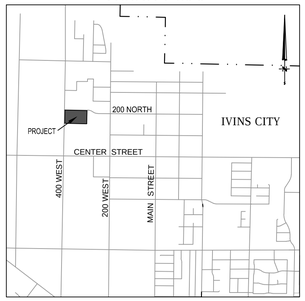
VICINITY MAP



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP)
- 5/8 " REBAR AND CAP AT ACTUAL CORNER WITH A RIVET SET AT OFFSET ON THE PROJECTION OF THE SIDE LOT LINE IN THE TOP OF CURB (UNLESS OTHERWISE SPECIFIED)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT
- PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- LANDSCAPE AREA

CURVE TABLE

Curve #	Length	Radius	Delta
C1	21.58	15.00	82°24'50"
C2	7.48	20.00	21°24'53"
C3	21.94	15.00	83°48'11"
C4	31.17	20.00	89°18'20"

GENERAL NOTES & RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JULY 31, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

2. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE BUILDING SETBACKS AS REQUIRED BY IVINS CITY.

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

5. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.

6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.

7. ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

8. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL LATERALS, GRINDER PUMPS, AND LOW PRESSURE SEWER SYSTEMS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION UNLESS OTHERWISE NOTED.

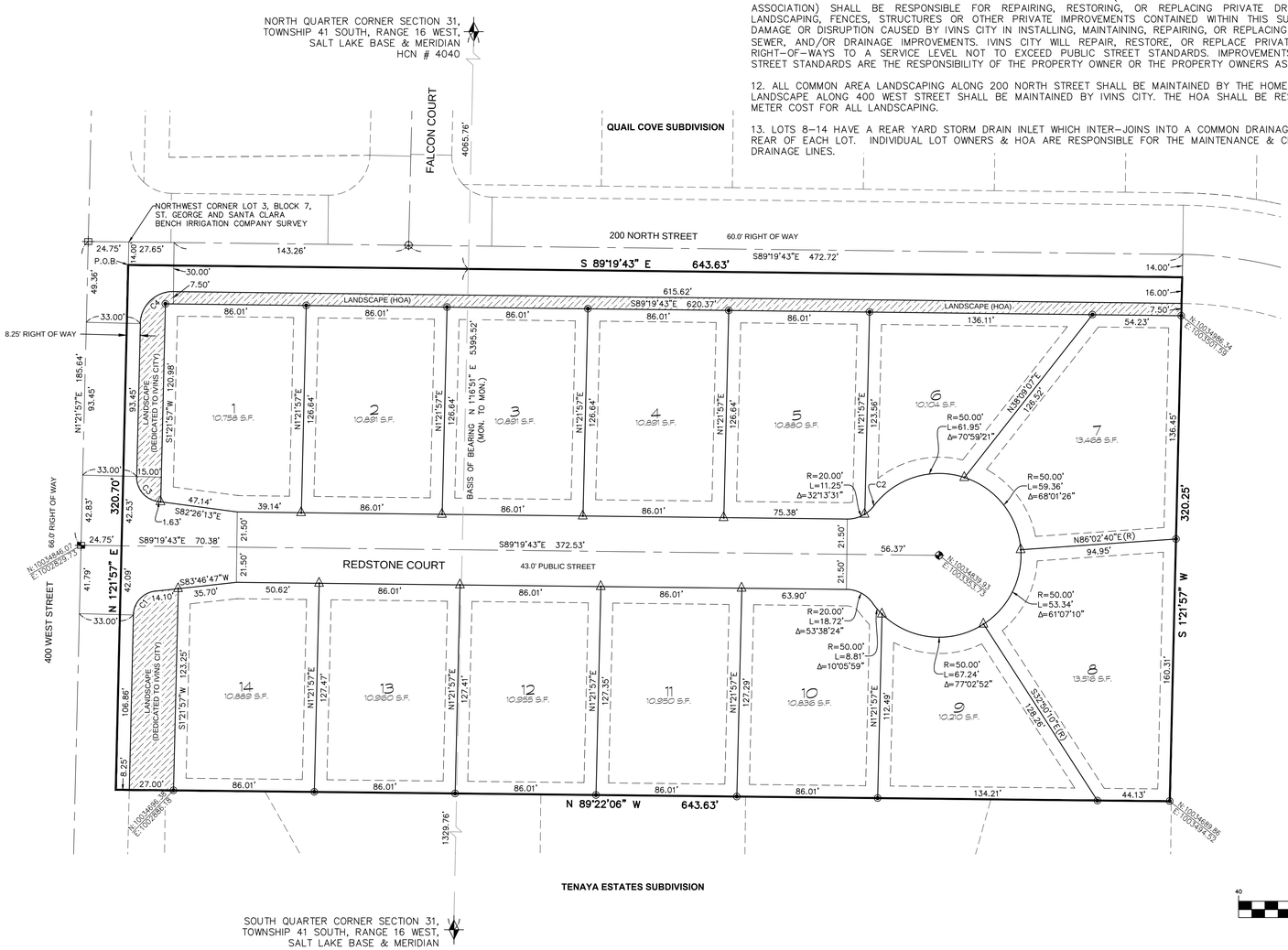
9. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. CITY WILL OWN AND MAINTAIN MAIN LINE STORM DRAINS THAT RECEIVE WATER FROM OFFSITE PUBLIC STREETS.

10. ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER AND METER BOX, UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED.

11. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION) SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS. IVINS CITY WILL REPAIR, RESTORE, OR REPLACE PRIVATE STREETS WITHIN STREET RIGHT-OF-WAYS TO A SERVICE LEVEL NOT TO EXCEED PUBLIC STREET STANDARDS. IMPROVEMENTS BEYOND TYPICAL PUBLIC STREET STANDARDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.

12. ALL COMMON AREA LANDSCAPING ALONG 200 NORTH STREET SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALL LANDSCAPE ALONG 400 WEST STREET SHALL BE MAINTAINED BY IVINS CITY. THE HOA SHALL BE RESPONSIBLE FOR THE WATER METER COST FOR ALL LANDSCAPING.

13. LOTS 8-14 HAVE A REAR YARD STORM DRAIN INLET WHICH INTER-JOINS INTO A COMMON DRAINAGE SYSTEM LOCATED AT THE REAR OF EACH LOT. INDIVIDUAL LOT OWNERS & HOA ARE RESPONSIBLE FOR THE MAINTENANCE & CLEANING OF THESE PRIVATE DRAINAGE LINES.



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

REDSTONE ESTATES

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°21'57" W 14.00 FEET FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 7 OF THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, SAID POINT ALSO BEING N 1°16'51" E ALONG THE QUARTER SECTION LINE 1329.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3 AND N 89°19'43" W ALONG SAID NORTH LINE 207.70 FEET TO THE WEST LINE OF SAID LOT 3 AND S 1°21'57" E ALONG SAID WEST LINE 14.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°19'43" E 643.63 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S 1°21'57" W ALONG SAID EAST LINE 320.25 FEET TO A POINT ON THE NORTH BOUNDARY OF TENAYA ESTATES SUBDIVISION, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 89°22'06" W ALONG SAID NORTH BOUNDARY 643.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N 1°21'57" E ALONG SAID WEST LINE 320.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 206,251 SQ. FT. OR 4.735 ACRES

PROFESSIONAL LAND SURVEYOR
No.6362432
ROBERT R. HERMANDSON
STATE OF UTAH

DATE
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

REDSTONE ESTATES

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL STREETS, LOTS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. _____, DATED _____. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

REDSTONE ESTATES, LLC
(A UTAH LIMITED LIABILITY COMPANY)

NAME:
MANAGING MEMBER

DATE:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D. _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF REDSTONE ESTATES, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF REDSTONE ESTATES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, WARD H. GUBLER AND JUDY A. GUBLER, MORTGAGEE OF RECORD OF REDSTONE ESTATES, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS.

MANAGER: WARD H. GUBLER

MANAGER: JUDY A. GUBLER

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D._____ , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, WARD H. GUBLER AND JUDY A. GUBLER, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

REDSTONE ESTATES

A RESIDENTIAL SUBDIVISION LOCATED IN
SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL

ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRATED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

ATTEST: CITY RECORDER, IVINS, UTAH

PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

I, IVINS CITY ENGINEER, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS ___ DAY OF _____, A.D. 20____.

CITY ATTORNEY, IVINS, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE ABOVE SUBDIVISION ON THE _____ DAY OF _____, A.D. _____.

ATTEST: CITY RECORDER, IVINS, UTAH

MAYOR, IVINS, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2237 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn - BLW
Designer - BLW
Checked - BRH
Approved - BRH
Date - 9/2014
Scale - 1" = 40'
Job No - 141108

REDSTONE ESTATES
LOCATED IN
SECTION 31, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET 1
OF SHEETS 1
FILE: 141108FP