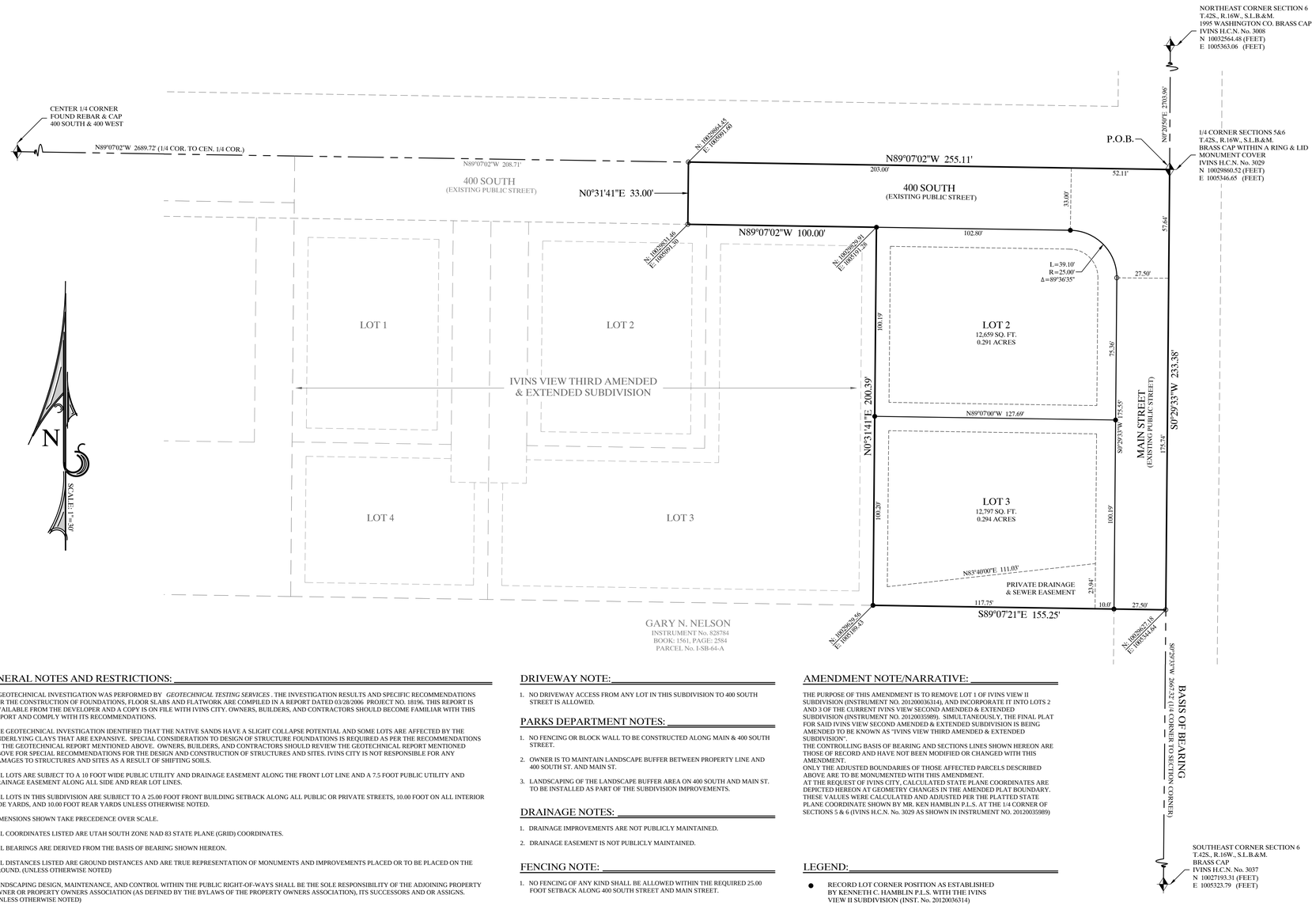


SURVEYOR'S CERTIFICATE:

I, MICHAEL R. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7706445-2201, AS PRESCRIBED UNDER THE LAWS UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

IVINS VIEW II AMENDED SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

STATE OF UTAH
MICHAEL R. DRAPER
PROFESSIONAL LAND SURVEYOR
7706445-2201
DRAFT COPY FOR MUNICIPAL REVIEW 06/25/2015
10-21-2015

Michael R. Draper — License No. 7706445-2201

BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 6, BLOCK 22, ST GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AND WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 AND RUNNING:

THENCE SOUTH 00°29'33" WEST 233.38 FEET ALONG THE SECTION LINE COMMON TO SAID SECTIONS 5 AND 6;
THENCE NORTH 89°07'21" WEST 155.25 FEET;
THENCE NORTH 00°31'41" EAST 200.39 FEET;
THENCE NORTH 89°07'02" WEST 100.00 FEET;
THENCE NORTH 00°31'41" EAST 33.00 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 6;
THENCE SOUTH 89°07'02" EAST 255.11 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 39,515 SQUARE FEET OR 0.907 ACRES.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

IVINS VIEW II AMENDED SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____, DAY OF_____, A.D. 20____.

_____
E & B IVINS, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF:
COUNTY OF: } S.S.

ON THE _____ DAY OF _____20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF E & B IVINS LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF E & B IVINS LLC. AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATES HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____
COMMISSION NO.

EXPIRATION DATE: _____

A NOTARY COMMISSIONED
IN THE STATE OF UTAH: _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

GENERAL NOTES AND RESTRICTIONS:

1. A *GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES* . THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED 03/28/2006 PROJECT NO. 18196. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT THE NATIVE SANDS HAVE A SLIGHT COLLAPSE POTENTIAL AND SOME LOTS ARE AFFECTED BY THE UNDERLYING CLAYS THAT ARE EXPANSIVE. SPECIAL CONSIDERATION TO DESIGN OF STRUCTURE FOUNDATIONS IS REQUIRED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT MENTIONED ABOVE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD REVIEW THE GEOTECHNICAL REPORT MENTIONED ABOVE FOR SPECIAL RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES AND SITES. IVINS CITY IS NOT RESPONSIBLE FOR ANY DAMAGES TO STRUCTURES AND SITES AS A RESULT OF SHIFTING SOILS.
3. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS, 10.00 FOOT ON ALL INTERIOR SIDE YARDS, AND 10.00 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
6. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
7. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
8. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
11. 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.
12. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.
13. 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. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
14. 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.
15. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

DRIVEWAY NOTE:

1. NO DRIVEWAY ACCESS FROM ANY LOT IN THIS SUBDIVISION TO 400 SOUTH STREET IS ALLOWED.

PARKS DEPARTMENT NOTES:

1. NO FENCING OR BLOCK WALL TO BE CONSTRUCTED ALONG MAIN & 400 SOUTH STREET.
2. OWNER IS TO MAINTAIN LANDSCAPE BUFFER BETWEEN PROPERTY LINE AND 400 SOUTH ST. AND MAIN ST.
3. LANDSCAPING OF THE LANDSCAPE BUFFER AREA ON 400 SOUTH AND MAIN ST. TO BE INSTALLED AS PART OF THE SUBDIVISION IMPROVEMENTS.

DRAINAGE NOTES:

1. DRAINAGE IMPROVEMENTS ARE NOT PUBLICLY MAINTAINED.
2. DRAINAGE EASEMENT IS NOT PUBLICLY MAINTAINED.

FENCING NOTE:

1. NO FENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE REQUIRED 25.00 FOOT SETBACK ALONG 400 SOUTH STREET AND MAIN STREET.

BASIS OF BEARING:

1. S00°29'33"W, being the bearing along the section line between the 1/4 corner of Sections 5 & 6, Township 42 South, Range 16 West, S.L.B.&M. brass cap and the Southeast corner of Section 6, Wash. Co, brass cap.

AMENDMENT NOTE/NARRATIVE:

THE PURPOSE OF THIS AMENDMENT IS TO REMOVE LOT 1 OF IVINS VIEW II SUBDIVISION (INSTRUMENT NO. 20120036314), AND INCORPORATE IT INTO LOTS 2 AND 3 OF THE CURRENT IVINS VIEW SECOND AMENDED & EXTENDED SUBDIVISION (INSTRUMENT NO. 20120035989). SIMULTANEOUSLY, THE FINAL PLAT FOR SAID IVINS VIEW SECOND AMENDED & EXTENDED SUBDIVISION IS BEING AMENDED TO BE KNOWN AS "IVINS VIEW THIRD AMENDED & EXTENDED SUBDIVISION".
THE CONTROLLING BASIS OF BEARING AND SECTIONS LINES SHOWN HEREON ARE THOSE OF RECORD AND HAVE NOT BEEN MODIFIED OR CHANGED WITH THIS AMENDMENT.
ONLY THE ADJUSTED BOUNDARIES OF THOSE AFFECTED PARCELS DESCRIBED ABOVE ARE TO BE MONUMENTED WITH THIS AMENDMENT.
AT THE REQUEST OF IVINS CITY, CALCULATED STATE PLANE COORDINATES ARE DEPICTED HEREON AT GEOMETRY CHANGES IN THE AMENDED PLAT BOUNDARY. THESE VALUES WERE CALCULATED AND ADJUSTED PER THE PLATTED STATE PLANE COORDINATE SHOWN BY MR. KEN HAMBLIN P.L.S. AT THE 1/4 CORNER OF SECTIONS 5 & 6 (IVINS H.C.N. No. 3029 AS SHOWN IN INSTRUMENT NO. 20120035989)

LEGEND:

- ● RECORD LOT CORNER POSITION AS ESTABLISHED BY KENNETH C. HAMBLIN P.L.S. WITH THE IVINS VIEW II SUBDIVISION (INST. No. 20120036314)
- ◉ SET 5/8" REBAR & CAP MARKED "ROSENBERG ASSOCIATES"
- ○ NOTHING SET OR FOUND
- ✦ SECTION MONUMENTATION OF RECORD AS SHOWN AND DESCRIBED

IVINS VIEW II AMENDED SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 6
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397, www.rosenbergassociates.net

FPLAT.DWG FILE No.	06/25/15 DATE:	M.R.D. DRAWN:
8765-14 PROJECT No.	1" = 30' SCALE:	M.R.D. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20__.

ENGINEER
IVINS CITY, UTAH

APPROVAL of the PLANNING COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 20__ THE PLANNING COMMISSION OF THE IVINS CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE IVINS CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE IVINS CITY, UTAH.

CITY RECORDER
IVINS CITY, UTAH

CHAIRMAN OF THE PLANNING COMMISSION
IVINS CITY, UTAH

APPROVAL as to FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D. 20__.

CITY ATTORNEY
IVINS CITY, UTAH

APPROVAL and ACCEPTANCE by IVINS CITY, UTAH:

WE THE MAYOR AND THE CITY COUNCIL OF IVINS CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF IT'S MEETING OF THE _____ DAY OF _____, A.D. 20__, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

CITY RECORDER
IVINS CITY, UTAH

MAYOR
IVINS CITY, UTAH

RECORDED No.

FEE:

COUNTY RECORDER
WASHINGTON COUNTY, UTAH