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 NOVEMBER 4, 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. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PADS.

3. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY IVINS CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

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. 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.

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.

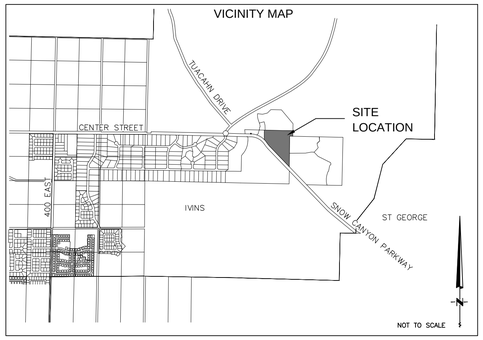
12. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

13. ALL COMMON AND LIMITED COMMON AREAS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF IVINS CITY TO REQUIRE THE OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR OTHER COMMON AREAS WHEN WORK IS PERFORMED BY IVINS CITY THEREON.

14. THE TRAIL EASEMENT ON SNOW CANYON PARKWAY SHALL BE DEDICATED TO IVINS CITY FOR PUBLIC ACCESS AND MAINTENANCE AND ALSO INCLUDES A DRAINAGE, PUBLIC UTILITY EASEMENT, SIGNAGE AND OTHER APPURTENANCES TO STREETS AND UTILITIES.

15. MAINTENANCE OF THE LANDSCAPE AREA ADJACENT TO PROJECT AND SNOW CANYON PARKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION WITH THE EXCEPTION OF THE TRAIL AND ANY OTHER UTILITY AND SIGNAGE THAT BELONG TO IVINS CITY.

VICINITY MAP



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____ A.D. 2014, 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 GP IVINS HOMES & LANDS L.C., 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 GP IVINS HOMES & LANDS L.C., 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

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:

ENCANTO RESORT

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO PADS, PRIVATE DRIVES, COMMON AREA 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 WHICH LIES SOUTH 88°43'01" EAST 654.58 FEET FROM THE NORTH QUARTER (N1/4) CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 151.86 FEET; THENCE SOUTH 88°47'01" EAST 792.57 FEET; THENCE SOUTH 1°13'15" WEST 152.74 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 88°43'01" WEST 84.22 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 1 OF SAID SECTION 4; THENCE SOUTH 0°41'03" WEST 852.97 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES; NORTH 43°53'13" WEST 768.39 FEET TO THE POINT OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'16", A DISTANCE OF 142.15 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 57°35'03" WEST 540.00 FEET DISTANT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'39", A DISTANCE OF 119.17 FEET; THENCE NORTH 110.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 469,096 SQUARE FEET OR 10.77 ACRES

_____
DATE

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

_____
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, PRIVATE STREETS, COMMON AREA AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

ENCANTO RESORT

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 PRIVATE 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.

GP IVINS HOMES & LAND L.C.
(A UTAH LIMITED LIABILITY COMPANY)

_____
NAME:
MANAGING MEMBER

_____
DATE:

ENCANTO RESORT

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

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS	TREASURER APPROVAL	RECORDED NUMBER
ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "ENCANTO RESORT" 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.	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS ___ DAY OF _____, A.D. 20___.	THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "ENCANTO RESORT" SUBIDIVISON ON THE _____ DAY OF _____, A.D. ____.	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.	
ATTEST: CITY RECORDER, IVINS, UTAH / PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH	CITY ENGINEER, IVINS, UTAH	CITY ATTORNEY, IVINS, UTAH	ATTEST: CITY RECORDER, IVINS, UTAH / MAYOR, IVINS, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
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205 East Tabernacle Suite #4
St. George, Utah 84770
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www.bushandgudgell.com

No	Date	By	Revision

Drawn : BLW/DBS Date : 2/2016
Designer : BLW
Checked : RRH
Approved : RRH
Scale : _____
Job No : 13119.0

ENCANTO RESORT
LOCATED IN
NE 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF SHEETS 2
FILE: 13119OFP



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S83° 06' 10.71"W	16.63'
L2	S29° 37' 16.45"W	21.10'
L3	S62° 39' 49.90"W	21.10'
L4	S30° 54' 31.02"W	22.83'
L5	S63° 00' 13.06"W	20.69'
L6	S58° 42' 03.40"W	27.59'
L7	S82° 41' 06.94"W	29.20'
L8	N75° 19' 22.76"W	34.10'
L9	N63° 39' 15.15"W	16.16'
L10	N0° 14' 07.10"W	20.03'
L11	N0° 04' 15.62"W	20.22'
L12	N28° 54' 39.05"E	29.54'
L13	N4° 39' 46.62"E	27.66'
L14	N0° 15' 11.22"W	20.01'
L15	N29° 52' 05.74"E	27.34'
L16	S7° 38' 01.10"W	30.11'
L17	S4° 12' 39.69"W	22.26'
L18	S29° 39' 44.07"W	23.15'
L19	N84° 33' 46.55"E	32.71'
L20	S76° 25' 29.81"E	28.18'
L21	N66° 03' 33.66"E	10.90'
L22	N56° 23' 15.61"E	10.45'
L23	N17° 02' 09.77"E	32.10'
L24	N40° 33' 06.89"E	27.20'
L25	S31° 53' 02.08"W	34.11'
L26	S49° 47' 57.73"W	30.34'
L27	S15° 59' 06.14"W	24.27'
L30	N25° 22' 18.28"E	26.34'
L29	N56° 14' 10.72"E	19.57'
L28	N52° 53' 50.54"E	20.07'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	30.36'	690.00'	2°31'16"	15.18'
C2	62.27'	690.00'	5°10'13"	31.15'
C3	45.52'	690.00'	3°46'47"	22.77'
C4	17.42'	560.00'	1°46'55"	8.71'
C5	85.15'	560.00'	8°42'45"	42.66'
C6	138.14'	690.00'	11°28'16"	69.30'
C7	102.57'	560.00'	10°29'39"	51.43'
C8	47.91'	30.50'	90°00'00"	30.50'
C9	21.08'	34.50'	35°00'38"	10.88'
C10	11.00'	18.00'	35°00'38"	5.68'
C11	15.71'	10.00'	90°00'00"	10.00'
C12	12.65'	115.00'	6°18'02"	6.33'
C13	73.90'	115.00'	36°49'08"	38.28'
C14	10.21'	8.00'	73°06'06"	5.93'
C15	35.36'	65.00'	31°10'00"	18.13'
C16	9.97'	65.00'	8°47'27"	5.00'
C17	34.45'	87.00'	22°41'18"	17.45'
C18	26.18'	65.00'	23°04'26"	13.27'
C19	49.04'	65.00'	43°13'50"	25.76'
C20	23.17'	65.00'	20°25'33"	11.71'
C21	16.17'	65.00'	14°15'00"	8.12'
C22	29.08'	65.00'	25°38'09"	14.79'
C23	5.40'	65.00'	4°45'43"	2.70'
C24	46.07'	80.00'	32°59'32"	23.69'
C25	10.61'	80.00'	7°36'02"	5.31'
C26	10.85'	8.00'	77°43'12"	6.45'
C27	51.26'	112.50'	26°06'23"	26.08'
C28	38.61'	112.50'	19°39'55"	19.50'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT
C29	12.93'	10.00'	74°04'58"	7.55'
C30	7.69'	30.00'	14°40'40"	3.86'
C31	94.52'	30.00'	180°31'11"	6615.61'
C32	47.43'	30.00'	90°35'30"	30.31'
C33	5.53'	10.00'	31°42'22"	2.84'
C34	70.84'	87.50'	46°23'19"	37.49'
C35	10.43'	8.00'	74°42'44"	6.11'
C36	36.06'	80.00'	25°49'21"	18.34'
C37	8.52'	65.00'	7°30'35"	4.27'
C38	29.29'	85.00'	19°44'41"	14.79'
C39	56.20'	85.00'	37°52'51"	29.17'
C40	8.18'	85.00'	5°30'50"	4.09'
C41	27.61'	137.50'	11°30'24"	13.85'
C42	10.11'	137.50'	4°12'51"	5.06'
C43	15.71'	10.00'	90°00'00"	10.00'
C44	15.71'	10.00'	90°00'00"	10.00'
C45	44.59'	162.50'	15°43'15"	22.43'
C46	15.71'	10.00'	90°00'00"	10.00'
C47	11.00'	18.00'	35°00'38"	5.68'
C48	21.08'	34.50'	35°00'38"	10.88'
C49	47.91'	30.50'	90°00'00"	30.50'
C50	19.37'	8.00'	138°41'58"	21.23'
C51	85.62'	35.00'	140°10'09"	96.60'
C52	81.48'	50.00'	93°21'59"	53.03'
C53	4.59'	35.00'	7°30'35"	2.30'
C54	39.63'	115.00'	19°44'42"	20.01'
C55	1.83'	115.00'	0°54'36"	0.91'

LEGEND

(symbol)	SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
(symbol)	SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD)
(symbol)	SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
(symbol)	SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED)
(symbol)	ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT
(line)	LIMITED COMMON OWNERSHIP LINE
(line)	PRIVATE OWNERSHIP LINE
(line)	EASEMENT LINE
(pattern)	COMMON AREA OWNERSHIP (HOA)
(pattern)	LIMITED COMMON OWNERSHIP
(pattern)	PRIVATE OWNERSHIP

CLASS 1 MONUMENTS

#1 N=10033074.03 E=1014400.21
#2 N=10033190.26 E=1014521.56
#3 N=10033306.56 E=1014443.79
#4 N=10033533.06 E=1014495.41
#5 N=10033530.63 E=1014243.50

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Job No : 131190

ENCANTO RESORT
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SHEET 2 OF SHEETS 2
FILE:131190FP