OWNER'S DEDICATION:

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

400 EAST STREET, 200 NORTH STREET, CENTER STREET & 200 EAST STREET

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES 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 AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

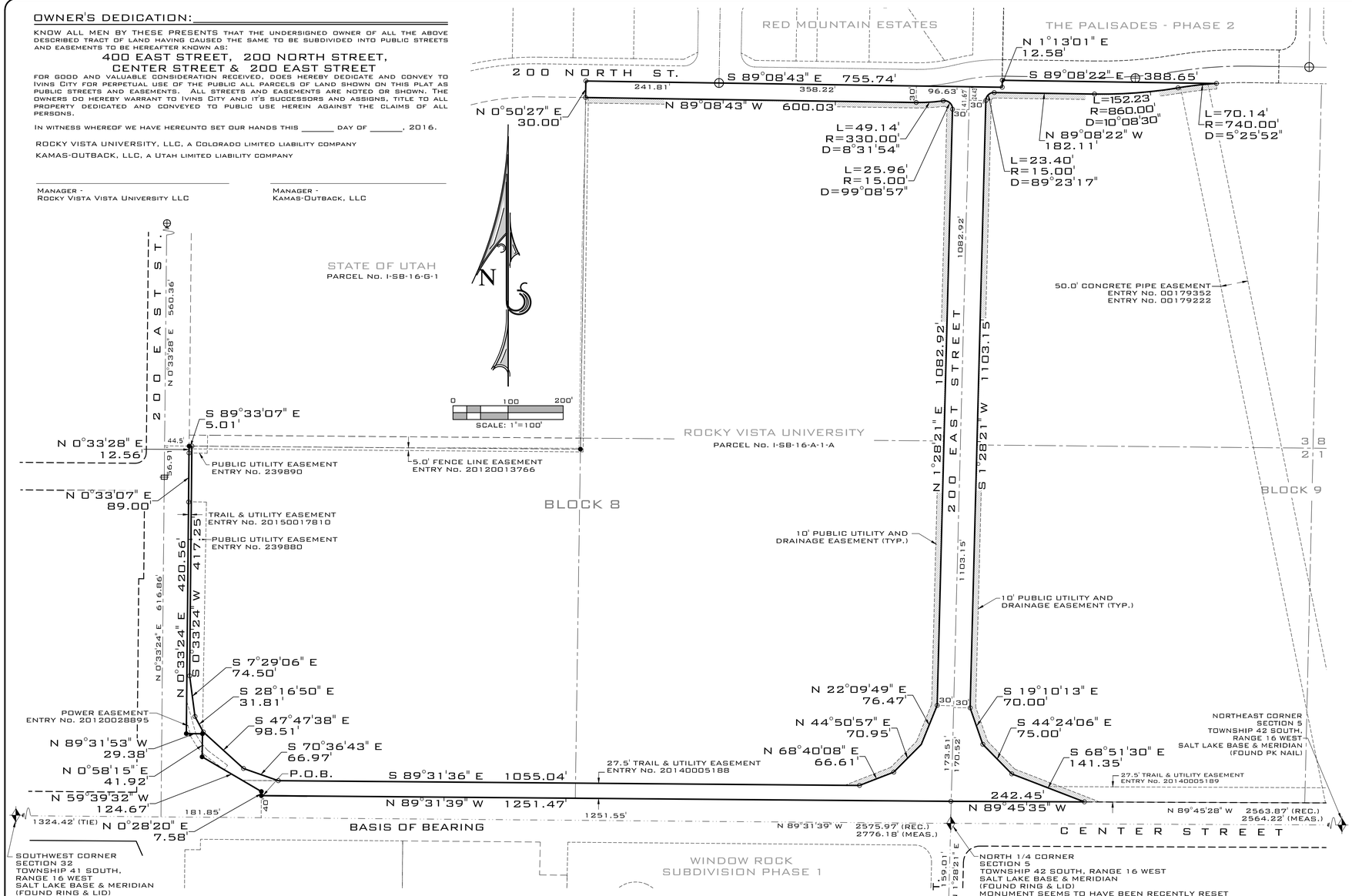
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2016.

ROCKY VISTA UNIVERSITY, LLC, A COLORADO LIMITED LIABILITY COMPANY

KAMAS-OUTBACK, LLC, A UTAH LIMITED LIABILITY COMPANY

Manager -
Rocky Vista Vista University LLC

Manager -
Kamas-Outback, LLC



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Washington } S.S.

ON THE _____ DAY OF _____2016, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE KAMAS-OUTBACK, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF KAMAS-OUTBACK, LLC, AND HE 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 _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah
County of Washington } S.S.

ON THE _____ DAY OF _____2016, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE ROCKY VISTA UNIVERSITY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF ROCKY VISTA UNIVERSITY, LLC, AND HE 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 _____

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES W/ ORIGINAL SURVEY
- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT DEDICATED TO IVINS CITY WITH THIS PLAT

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS AND PUBLIC EASEMENTS TO BE HEREINAFTER KNOWN AS:

400 EAST STREET, 200 NORTH STREET, CENTER STREET & 200 EAST STREET

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

DRAFT

DATE:

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CENTER STREET, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1, CENTER STREET/ 200 EAST INTERSECTION ROAD DEDICATION PLAT, AS FOUND ON RECORD AT THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 00723669, SAID POINT ALSO BEING SOUTH 89°31'39" EAST 1,324.42 FEET ALONG THE SECTION LINE AND NORTH 40.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE THE FOLLOWING (2) COURSES ALONG THE NORTHERLY LINE OF SAID CENTER STREET/ 200 EAST INTERSECTION ROAD DEDICATION PLAT;
THENCE NORTH 00°28'20" EAST 7.58 FEET;
THENCE NORTH 59°39'32" WEST 124.67 FEET TO THE EASTERLY LINE OF THE AMENDED TOWN OF IVINS RESURVEY;
THENCE NORTH 00°58'15" EAST 41.92 FEET ALONG SAID EASTERLY LINE;
THENCE NORTH 89°31'53" WEST 29.38 FEET TO THE WESTERLY LINE OF FRACTIONAL BLOCK 8, AMENDED TOWN OF IVINS RESURVEY;
THENCE NORTH 00°33'24" EAST 420.56 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID FRACTIONAL BLOCK 8, AMENDED TOWN OF IVINS RESURVEY;
THENCE NORTH 00°33'07" EAST 89.00 FEET TO THE SOUTHWEST CORNER OF FRACTIONAL BLOCK 9, AMENDED TOWN OF IVINS RESURVEY;
THENCE NORTH 00°33'28" EAST 12.56 FEET ALONG THE WESTERLY LINE OF FRACTIONAL BLOCK 9, AMENDED TOWN OF IVINS RESURVEY;
THENCE SOUTH 89°33'07" EAST 5.01 FEET;
THENCE SOUTH 00°33'24" WEST 417.25 FEET;
THENCE SOUTH 07°29'06" EAST 74.50 FEET;
THENCE SOUTH 28°16'50" EAST 31.81 FEET;
THENCE SOUTH 47°47'38" EAST 98.51 FEET;
THENCE SOUTH 70°36'43" EAST 66.97 FEET;
THENCE SOUTH 89°31'36" EAST 1,055.04 FEET;
THENCE NORTH 68°40'08" EAST 66.61 FEET;
THENCE NORTH 44°50'57" EAST 70.95 FEET;
THENCE NORTH 22°09'49" EAST 76.47 FEET;
THENCE NORTH 01°28'21" EAST 1,082.92 FEET;
THENCE NORTHWESTERLY 25.96 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 88°31'39" WEST, LONG CHORD BEARS NORTH 48°06'08" WEST 22.84 FEET WITH A CENTRAL ANGLE OF 99°08'57");
THENCE WESTERLY 49.14 FEET ALONG AN ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°40'37" WEST, LONG CHORD BEARS SOUTH 86°35'20" WEST 49.09 FEET WITH A CENTRAL ANGLE OF 08°31'54");
THENCE NORTH 89°08'43" WEST 600.03 FEET;
THENCE NORTH 00°50'27" EAST 30.00 FEET TO THE SOUTHERLY LINE OF RED MOUNTAIN ESTATES, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20060055391, SAID POINT ALSO BEING THE NORTHERLY LINE OF LOT 8, BLOCK 9, ST. GEORGE & SANTA CLARA IRRIGATION BENCH SURVEY;
THENCE SOUTH 89°08'43" EAST 755.74 FEET ALONG SAID SOUTHERLY LINE OF RED MOUNTAIN ESTATES, SAID POINT ALSO BEING ALONG AND BEYOND THE NORTHERLY LINE OF LOT 8;
THENCE NORTH 01°13'01" EAST 12.58 FEET TO THE SOUTHERLY LINE OF THE PALISADES - PHASE 2 AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20060051247;
THENCE SOUTH 89°08'22" EAST 388.65 FEET ALONG SAID SOUTHERLY LINE OF THE PALISADES - PHASE 2;
THENCE WESTERLY 70.14 FEET ALONG AN ARC OF A 740.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 03°51'00" EAST, LONG CHORD BEARS SOUTH 83°26'04" WEST 70.12 FEET WITH A CENTRAL ANGLE OF 05°25'52");
THENCE WESTERLY 152.23 FEET ALONG AN ARC OF A 860.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 09°16'52" WEST, LONG CHORD BEARS SOUTH 85°47'23" WEST 152.03 FEET WITH A CENTRAL ANGLE OF 10°08'30");
THENCE NORTH 89°08'22" WEST 182.11 FEET;
THENCE SOUTHWESTERLY 23.40 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 00°51'38" WEST, LONG CHORD BEARS SOUTH 46°09'59" WEST 21.10 FEET WITH A CENTRAL ANGLE OF 89°23'17");
THENCE SOUTH 01°28'21" WEST 1,103.15 FEET;
THENCE SOUTH 19°10'13" EAST 70.00 FEET;
THENCE SOUTH 44°24'06" EAST 75.00 FEET;
THENCE SOUTH 68°51'30" EAST 141.35 FEET TO THE NORTHERLY LINE OF CENTER STREET;
THENCE NORTH 89°45'35" WEST 242.45 FEET ALONG SAID NORTHERLY LINE OF CENTER STREET;
THENCE NORTH 89°31'39" WEST 1,251.47 FEET ALONG SAID NORTHERLY LIEN OF CENTER STREET TO THE POINT OF BEGINNING.

CONTAINING 162,821 SQUARE FEET OR 3.74 ACRES.

A ROAD DEDICATION PLAT FOR
400 EAST STREET, 200 NORTH STREET, CENTER STREET & 200 EAST STREET

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 41SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN

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.RACIVIL.COM

ROAD-DED.dwg FILE NUMBER:	4/11/2016 DATE:	B.E.A. DRAWN:
9141-15 JOB NUMBER:	1" = 100' SCALE:	B.E.A. 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:

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY APPROVAL FOR IVINS VIEW II AMENDED SUBDIVISION ON THE _____ DAY OF _____ A.D. 20__.

CITY RECORDER
IVINS CITY, UTAH

MAYOR
IVINS CITY, 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 NO. _____

FEE: _____

COUNTY RECORDER
WASHINGTON COUNTY, UTAH