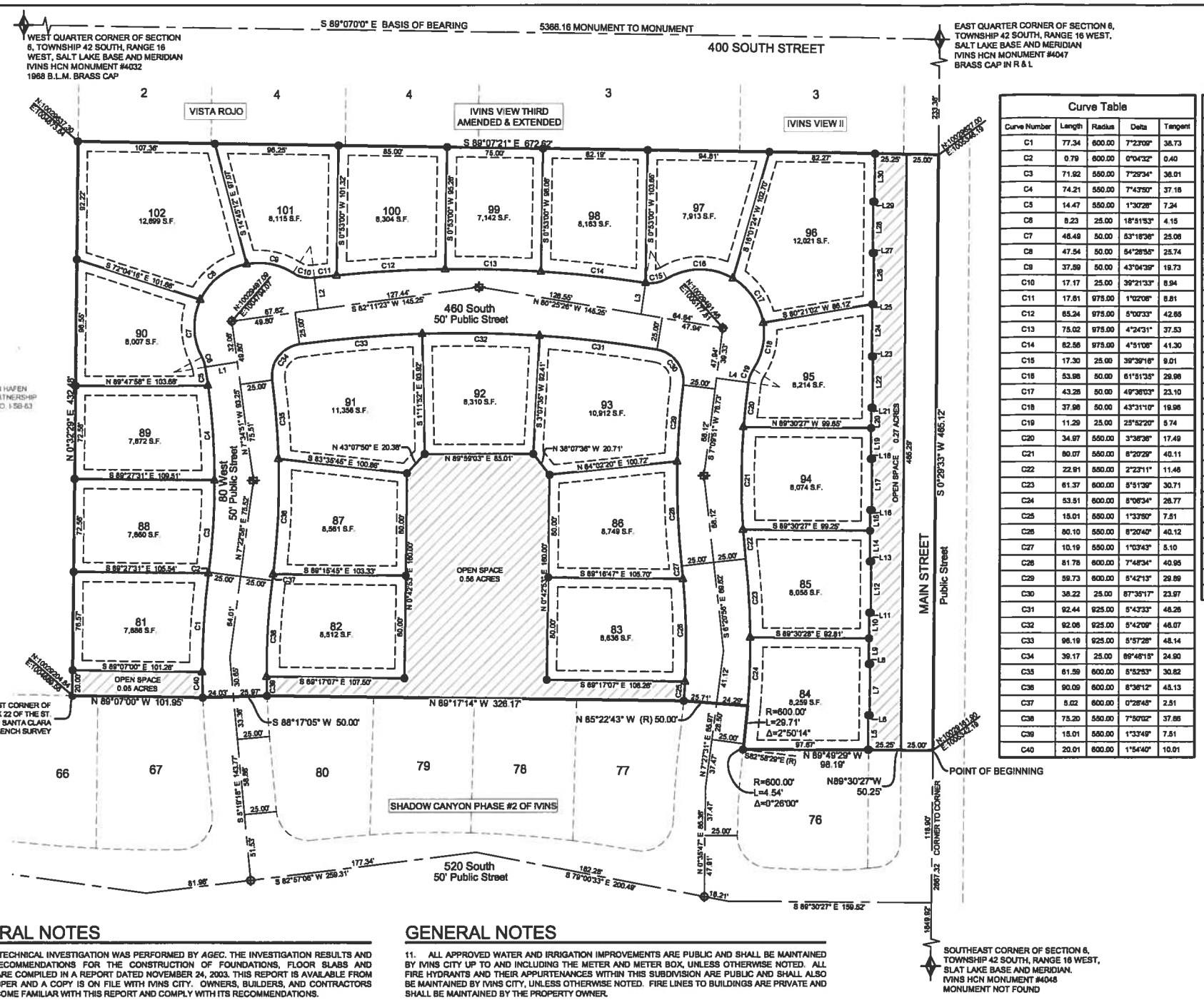


Curve Table				
Curve Number	Length	Radius	Delta	Tangent
C1	77.34	600.00	7°23'05"	38.73
C2	0.79	600.00	0°04'32"	0.40
C3	71.92	550.00	7°29'34"	36.01
C4	74.21	550.00	7°43'50"	37.18
C5	14.47	550.00	1°30'26"	7.24
C6	8.23	25.00	18°51'53"	4.15
C7	46.49	50.00	53°16'38"	25.08
C8	47.54	50.00	54°28'55"	25.74
C9	37.59	50.00	43°04'39"	19.73
C10	17.17	25.00	39°21'33"	8.94
C11	17.61	975.00	1°02'06"	8.81
C12	85.34	975.00	5°00'33"	42.65
C13	75.02	975.00	4°24'31"	37.53
C14	82.56	975.00	4°51'06"	41.30
C15	17.30	25.00	39°39'16"	9.01
C16	53.98	50.00	61°51'35"	29.98
C17	43.28	50.00	49°36'03"	23.10
C18	37.98	50.00	43°31'10"	19.98
C19	11.29	25.00	25°52'20"	5.74
C20	34.97	550.00	3°38'36"	17.49
C21	80.07	550.00	8°20'29"	40.11
C22	22.91	550.00	2°23'11"	11.46
C23	61.37	600.00	5°51'36"	30.71
C24	53.51	600.00	5°06'34"	26.77
C25	15.01	550.00	1°33'50"	7.51
C26	80.10	550.00	8°20'40"	40.12
C27	10.19	550.00	1°03'43"	5.10
C28	81.78	600.00	7°48'34"	40.95
C29	59.73	600.00	5°42'13"	29.89
C30	36.22	25.00	87°35'17"	23.97
C31	92.44	925.00	5°43'33"	46.26
C32	92.06	925.00	5°42'06"	46.07
C33	96.19	925.00	5°57'26"	48.14
C34	39.17	25.00	89°46'15"	24.90
C35	61.59	600.00	5°52'53"	30.82
C36	90.09	600.00	8°36'12"	45.13
C37	5.02	600.00	0°28'45"	2.51
C38	75.20	550.00	7°50'02"	37.66
C39	15.01	550.00	1°33'49"	7.51
C40	20.01	600.00	1°54'40"	10.01

Line Table		
Line Number	Length	Direction
L1	25.27	S80° 39' 07.54"W
L2	24.83	N8° 44' 08.17"W
L3	24.85	N8° 34' 08.83"E
L4	25.06	S81° 58' 39.54"E
L5	27.00	N0° 30' 25.58"E
L6	1.00	S89° 29' 34.42"E
L7	40.00	N0° 30' 25.58"E
L8	1.00	N89° 29' 34.42"W
L9	20.00	N0° 30' 25.58"E
L10	20.00	N0° 29' 32.90"E
L11	1.00	N89° 29' 34.42"W
L12	40.00	N0° 29' 32.90"E
L13	1.00	N89° 29' 34.42"W
L14	24.00	N0° 29' 32.90"E
L15	18.00	N0° 29' 32.90"E
L16	1.00	N89° 29' 34.42"W
L17	40.00	N0° 29' 32.90"E
L18	1.00	N89° 29' 34.42"W
L19	24.00	N0° 29' 32.90"E
L20	18.00	N0° 29' 32.90"E
L21	1.00	N89° 29' 34.42"W
L22	40.00	N0° 29' 32.90"E
L23	1.00	N89° 29' 34.42"W
L24	40.75	N0° 29' 32.90"E
L25	1.00	S89° 29' 34.42"E
L26	40.09	N0° 29' 32.90"E
L27	1.00	N89° 29' 34.42"W
L28	40.00	N0° 29' 32.90"E
L29	1.00	N89° 29' 34.42"W
L30	37.81	N0° 29' 32.90"E

SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC ROADS, AS WELL AS THE EASEMENTS WHICH ARE SHOWN BY THE DASH LINES PARALLEL AND IMMEDIATELY ADJACENT TO THE DESCRIBED AREA BOTH OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

SHADOW CANYONS PHASE #3 OF IVINS

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

DATE

PROFESSIONAL LAND SURVEYOR — No.9481170 TRAVIS W. SANDERS — STATE OF UTAH

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE CENTERLINE OF MAIN STREET, SAID POINT BEING LOCATED N0°29'33"E 1968.82 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°30'27"W 50.25 FEET; THENCE N89°49'29"W 98.19 FEET TO A POINT ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT BEARS S82°58'29"E; THENCE NORTHEASTERLY 4.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°26'00" TO THE POINT OF A 600.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 29.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'14"; THENCE N85°22'43"W 50.00 FEET; THENCE N89°17'14"W 326.17 FEET; THENCE S88°17'05"W 101.95 FEET; THENCE N0°32'29"E 432.48 FEET; THENCE S89°07'21"E 672.82 FEET TO A POINT ON THE CENTERLINE OF SAID MAIN STREET AND SAID SECTION LINE; THENCE S0°29'33"W 465.12 FEET ALONG SAID CENTERLINE AND SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 6.768 ACRES.

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, OPEN SPACE, AND EASEMENTS, TO BE HEREAFTER KNOW AS:

SHADOW CANYONS PHASE #3 OF IVINS

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF PUBLIC, ALL PARCELS OF LAND SHOW ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL STREETS, LOTS, AND EASEMENTS 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 SHOW 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.

GARY N NELSON

GARY N NELSON

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, GARY N. NELSON, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC

COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____

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

GENERAL NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED NOVEMBER 24, 2003. 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. 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.

3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 20.00 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS. 10.00 FOOT ON ALL INTERIOR SIDE YARDS, AND10.00 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

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

8. 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)

9. 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.

10. 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.

GENERAL NOTES

11. 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.

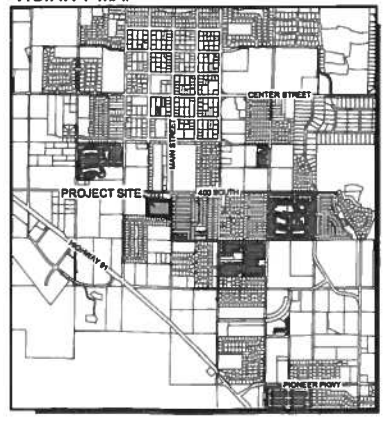
12. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION) SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION 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.

13. 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.

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 SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES 5/8" REBAR AND CAP STAMPED CIVIL SURVEYORS, AND A RIVET SET AT A 5.25' OFFSET ALONG THE PROJECTION ON THE LOT LINE
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- SPECIFIES OPEN SPACE

VICINITY MAP



0 50 25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

SHADOW CANYONS PHASE #3 OF IVINS

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

TAX ID# I-SB-64-D
TAX ID# I-SB-61-A-2

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 DESCRIBED 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 THE ABOVE DESCRIBED SUBDIVISION 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

CIVIL SCIENCE INFRASTRUCTURE, INC.
1060 SOUTH MAIN STREET, B-301A
ST. GEORGE, UT 84770
435.986.0100

SHADOW CANYONS PHASE #3 OF IVINS
LOCATED IN
SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF16149.00
DRAWN BY: BLW/TWS
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'
SHEET 1 OF 1