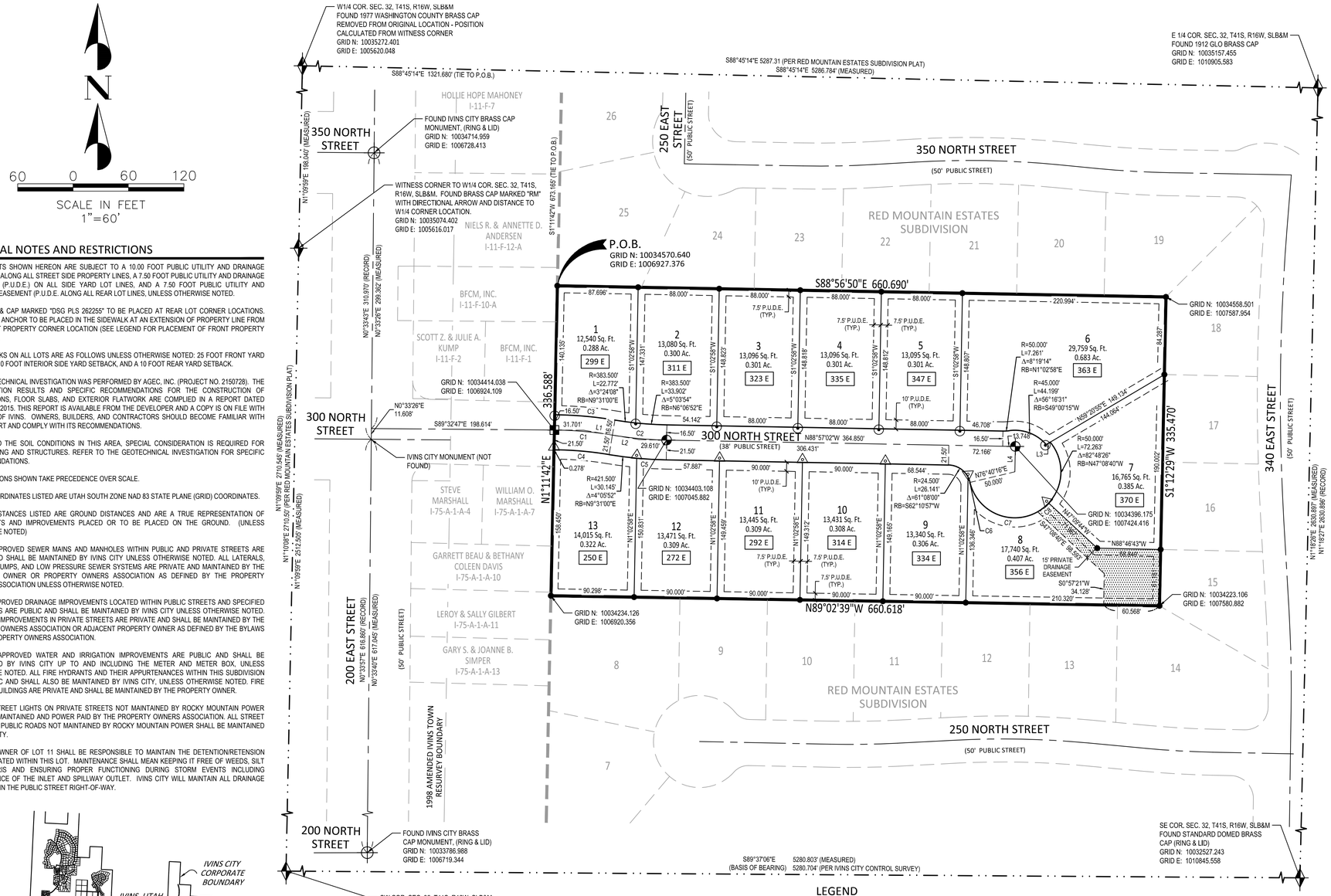


GENERAL NOTES AND RESTRICTIONS

1. ALL LOTS SHOWN HEREON ARE SUBJECT TO A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDE YARD LOT LINES, AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E. ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED "DSG PLS 262255" TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK AT AN EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).

3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT FRONT YARD SETBACK, 10 FOOT INTERIOR SIDE YARD SETBACK, AND A 10 FOOT REAR YARD SETBACK.

4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. (PROJECT NO. 2150728). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED AUGUST 6, 2015. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF IVINS. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

5. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.

6. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

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

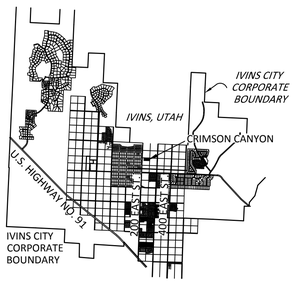
9. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL LATERALS, GRINDER PUMPS, AND LOW PRESSURE SEWER SYSTEMS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY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

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

13. THE OWNER OF LOT 11 SHALL BE RESPONSIBLE TO MAINTAIN THE DETENTION/RETENSION BASIN LOCATED WITHIN THIS LOT. MAINTENANCE SHALL MEAN KEEPING IT FREE OF WEEDS, SILT AND DEBRIS AND ENSURING PROPER FUNCTIONING DURING STORM EVENTS INCLUDING MAINTENANCE OF THE INLET AND SPILLWAY OUTLET. IVINS CITY WILL MAINTAIN ALL DRAINAGE FACILITIES IN THE PUBLIC STREET RIGHT-OF-WAY.



VICINITY MAP

NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L3	S59°20'55"W	5.074'
L4	S1°02'58"W	27.500'
L1	S80°29'00"E	31.701'
L2	S80°29'00"E	29.610'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	400.000'	63.270'	9°03'46"	N85°00'54"W	63.204'
C2	400.000'	59.112'	8°28'02"	S84°43'01"E	59.059'
C3	416.500'	65.667'	9°02'00"	N85°00'01"W	65.599'
C4	378.500'	59.870'	9°03'46"	N85°00'54"W	59.807'
C5	421.500'	32.144'	4°22'10"	N86°45'57"W	32.137'
C6	24.500'	6.195'	14°29'19"	N20°34'23"W	6.179'
C7	50.000'	92.815'	106°21'29"	N66°30'28"W	80.051'
C8	50.000'	15.259'	17°29'08"	N51°35'54"E	15.200'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.D.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- LOT/BLOCK LINE
- SECTIONAL MONUMENT AS DESCRIBED HEREON.
- CLASS II (REBAR & ALUM. CAP) MONUMENT SET
- CLASS I MONUMENT SET PER CITY OF IVINS STANDARDS
- CLASS I MONUMENT FOUND
- DSG REBAR AND CAP LS NO. 362255 SET AT ALL REAR PROPERTY CORNERS (WHERE PROPERTY CORNER FALLS IN EXISTING WALL A RIVET IS SET IN TOP OF WALL)
- CONCRETE ANCHOR TO BE SET IN SIDEWALK ON A 3' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER
- CONCRETE ANCHOR TO BE SET IN CURB & GUTTER ON A 1' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- 486 W LOT ADDRESS
- DRAINAGE AND STORM WATER DETENTION EASEMENT

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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 BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

CRIMSON CANYON SUBDIVISION

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

PROFESSIONAL LAND SURVEYOR — D. BRADFORD PETERSEN — No. 362255 — STATE OF UTAH

LEGAL DESCRIPTION:

BEGINNING AT A THE SOUTHWESTERLY CORNER OF LOT 25, RED MOUNTAIN ESTATES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°45'14" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1321.680 FEET TO THE SIXTEENTH LINE AND THE NORTHWEST BOUNDARY CORNER OF SAID RED MOUNTAIN ESTATES SUBDIVISION, AND SOUTH 01°11'42" WEST ALONG SAID SIXTEENTH LINE AND SAID SUBDIVISION BOUNDARY, A DISTANCE OF 673.165 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID RED MOUNTAIN ESTATES SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) SOUTH 88°56'50" EAST 660.690 FEET; (2) SOUTH 01°12'29" WEST 335.470 FEET; AND (3) NORTH 89°02'39" WEST 660.618 FEET TO A POINT ON SAID SIXTEENTH LINE AND THE NORTHWEST CORNER OF LOT 8, IN SAID RED MOUNTAIN ESTATES SUBDIVISION; THENCE NORTH 01°11'42" EAST ALONG SAID SIXTEENTH LINE, A DISTANCE OF 336.588 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,997 SQ. FT. (5.096 ACRES)

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 LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

CRIMSON CANYON SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF IVINS IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF CRIMSON CANYON SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ___ DAY OF _____, 20____, AS DOCUMENT NO. _____. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, 20____.

_____ BY: CRAIG R. FLOWERS

_____ BY: LINDA FLOWERS

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE____DAY OF_____, 20____, BY CRAIG R. FLOWERS.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE____DAY OF_____, 20____, BY LINDA FLOWERS.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____ NOTARY PUBLIC

DEVELOPMENT SOLUTIONS GROUP, INC.
ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

Subdivision Final Plat for

CRIMSON CANYON SUBDIVISION

Located in the Northwest Quarter of Section 32,
Township 41 South, Range 16 West, SLB&M

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

APPROVAL AND ACCEPTANCE BY THE IVINS CITY

ON THIS _____ DAY OF _____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE "SILVER SAGE PHASE 2" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

ATTEST: CITY RECORDER, IVINS, UTAH — PLANNING COMMISSION, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE — CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HERE APPROVE THIS SUBDIVISION PLAT AS TO FORM THIS _____DAY OF _____, _____A.D.

CITY ATTORNEY, IVINS, UTAH

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "SILVER SAGE - PHASE 2" SUBDIVISION ON THE ___ DAY OF _____, A.D. _____ .

ATTEST: CITY RECORDER, IVINS, UTAH — MAYOR, IVINS, UTAH

RECORDED NUMBER

_____ WASHINGTON COUNTY RECORDER