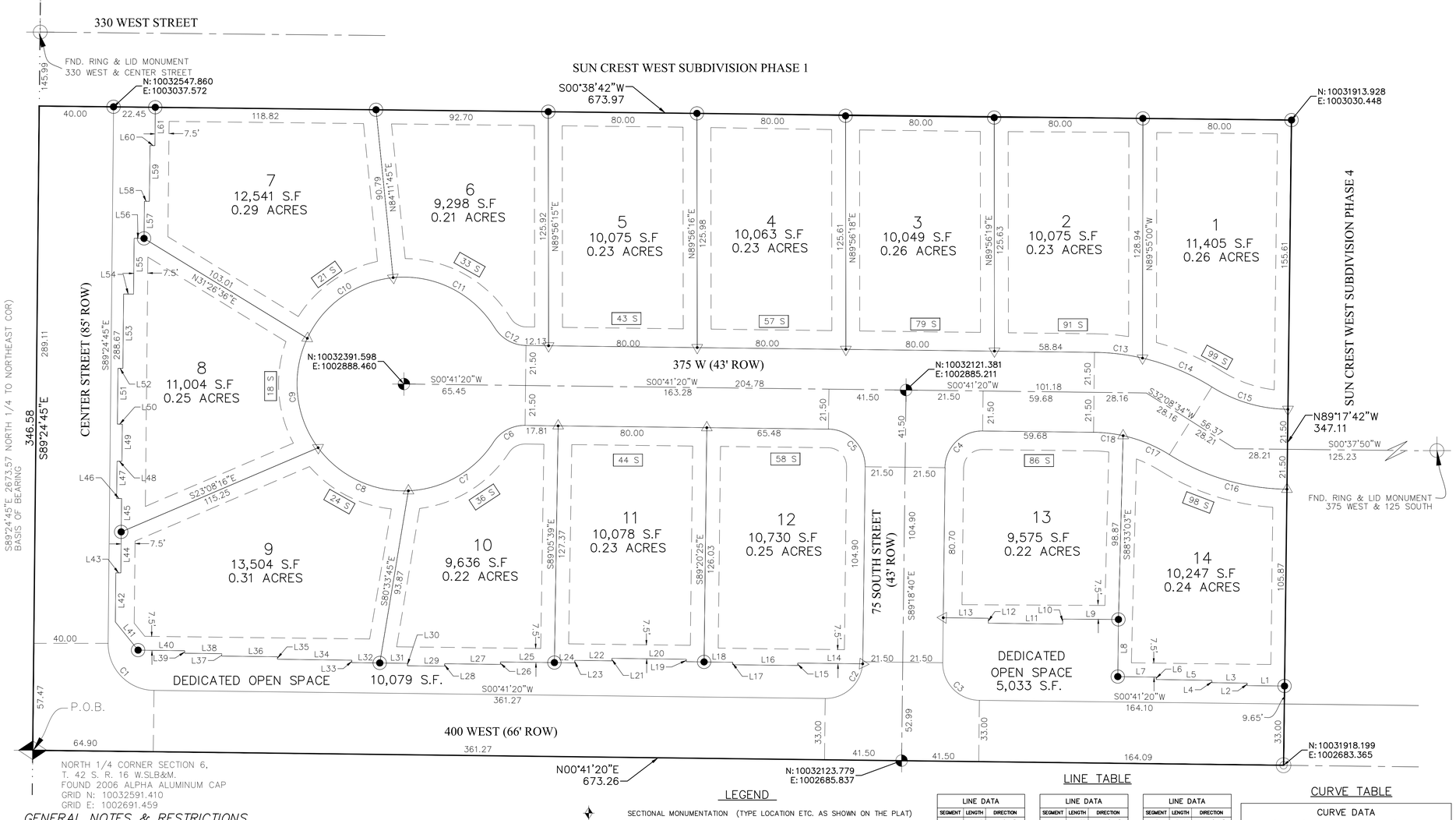
SANTARRA ESTATES SUBDIVISION

A 14 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH

SCALE: 1" = 30'



GENERAL NOTES & RESTRICTIONS

1. There exists a 10.00 foot public utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines, or as drawn or otherwise noted.
2. Setbacks on all lots are as follows unless otherwise noted: 25.00 foot front yard setback. 8.00 & 10.00 foot side yard setback. 10.00 foot rear yard setback.
3. A Geotechnical investigation was performed by AGEC, Inc. Project #2140886. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated November 28, 2016. 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.
4. All coordinates listed are Utah South Zone NAD 83 State Plane (Grid coordinates).
5. 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).
6. Rebar & Cap marked Alpha Engineering PLS 174919, to be placed at all rear lot corner locations. Mag nails to be placed in the sidewalk at a 2' extension of property line from the front property corner location (see legend for placement of front property corners).
7. Dimensions shown take precedence over scale.
8. landscape maintenance, and control within identified public open space areas shall be the responsibility of Ivins City. (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.
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.
11. All approved water and irrigation improvements are public and shall be maintained by Ivins City 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 light on private streets not maintained by Rocky Mountain Power shall be maintained and power paid by the property owners. All street lights on public roads not maintained by Rocky Mountain Power shall be maintained by Ivins City.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT FOUND (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK SET AT 2' OFFSET FROM PROPERTY LINE).
- CENTERLINE
- (P.U.D.E) PUBLIC UTILITY AND DRAINAGE EASEMENT LINE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 89°24'45" EAST, BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 65 WEST, SALT LAKE BASE AND MERIDIAN.

LINE TABLE

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	20.17	S0° 37' 55"W
L2	1.36	N89° 18' 54"W
L3	18.94	S0° 39' 03"W
L4	1.33	S88° 41' 55"W
L5	29.95	S0° 41' 06"W
L6	1.33	N89° 18' 13"W
L7	20.68	S0° 41' 06"W
L8	30.76	N89° 18' 36"W
L9	30.04	N0° 18' 27"E
L10	2.67	N89° 18' 40"W
L11	40.00	N0° 41' 20"E
L12	2.67	S89° 18' 40"E
L13	24.29	N0° 41' 20"E
L14	34.98	S0° 41' 20"W
L15	1.33	S89° 18' 40"E
L16	35.00	S0° 41' 20"W
L17	1.33	N89° 18' 40"W
L18	15.40	S0° 41' 20"W
L19	1.33	N89° 18' 40"W
L20	40.00	S0° 41' 20"W
L21	1.33	S89° 18' 40"E
L22	20.00	S0° 41' 20"W
L23	1.33	S89° 18' 40"E
L24	10.95	S0° 41' 20"W
L25	29.05	S0° 41' 20"W

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L26	1.33	S89° 18' 40"E
L27	30.00	S0° 41' 20"W
L28	1.33	S89° 18' 40"E
L29	20.00	S0° 41' 20"W
L30	1.33	N89° 18' 40"W
L31	14.91	S0° 41' 20"W
L32	15.09	S0° 41' 20"W
L33	1.33	N89° 18' 40"W
L34	40.00	S0° 41' 20"W
L35	1.33	N89° 18' 40"W
L36	30.00	S0° 41' 20"W
L37	1.33	N89° 18' 40"W
L38	20.00	S0° 41' 20"W
L39	1.33	S89° 18' 40"E
L40	25.05	S0° 41' 20"W
L41	19.49	S51° 02' 08"W
L42	26.45	N89° 24' 45"W
L43	2.67	N0° 35' 15"E
L44	22.03	N89° 24' 45"W
L45	17.97	N89° 24' 45"W
L46	2.67	S0° 35' 15"W
L47	20.00	N89° 24' 45"W
L48	2.67	N0° 35' 15"E
L49	20.00	N89° 24' 45"W
L50	2.67	S0° 35' 15"W

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L51	30.00	N89° 24' 45"W
L52	2.67	N0° 35' 15"E
L53	40.00	N89° 24' 45"W
L54	5.33	N0° 35' 15"E
L55	30.00	N89° 24' 46"W
L56	5.33	N0° 35' 15"E
L57	20.00	N89° 24' 45"W
L58	2.67	N0° 35' 15"E
L59	30.00	N89° 24' 45"W
L60	2.67	N0° 35' 15"E
L61	20.61	N89° 24' 45"W

CURVE TABLE

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.23	25.00	89°53'55"	35.32	S45°38'17"W
C2	31.42	20.00	90°00'00"	28.28	S44°18'40"E
C3	31.42	20.00	90°00'00"	28.28	S45°41'20"W
C4	31.42	20.00	90°00'00"	28.28	N44°18'40"W
C5	31.42	20.00	90°00'00"	28.28	N45°41'20"E
C6	20.11	20.00	57°37'24"	19.28	N28°07'22"W
C7	54.74	57.50	54°32'47"	52.70	S29°39'40"E
C8	56.02	57.50	55°49'04"	53.83	S25°31'16"W
C9	62.09	57.50	61°52'03"	59.12	S84°21'49"W
C10	59.10	57.50	58°53'40"	56.54	N35°15'20"W
C11	64.35	57.50	64°07'13"	61.04	N26°15'07"E
C12	20.11	20.00	57°37'24"	19.28	S29°30'02"W
C13	26.08	121.50	12°17'46"	26.03	N6°50'13"E
C14	40.63	121.50	19°09'27"	40.44	N22°33'50"E
C15	43.20	78.50	31°31'54"	42.66	S16°22'37"W
C16	66.80	121.50	31°29'56"	65.96	S16°23'36"W
C17	27.02	78.50	19°43'28"	26.89	N22°16'50"E
C18	16.07	78.50	11°43'46"	16.04	N6°33'13"E

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, 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.

SANTARRA ESTATES SUBDIVISION

BOUNDARY DESCRIPTION

A portion of the West One-Half of Lot 5 Block 16, St. George and Santa Clara Bench Irrigation Company Survey, being more particularly described as follows:

Beginning at the North ¼ Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence South 89°24'45" East, along the Section line, a distance of 346.58 feet, to the Northwesterly Corner of Sun Crest West Subdivision Phase 1 according to the Official Plat as shown by Document #20070041684, Washington County Records; Thence South 00°38'42" West, along the Westerly line of said Subdivision, a distance of 673.97 feet, to a point on the northerly boundary line of Sun Crest West Subdivision Phase 4, according to the Official Plat shown on Document #20120013302, Washington County Records; Thence North 89°17'42" West, along said line, a distance of 347.11 feet, to a point on the Center Section line of said Section 6; Thence North 00°41'20" East, along said line, a distance of 673.26 to the Point of Beginning;

Containing: 5.36 acres, more or less.

PROFESSIONAL LAND SURVEYOR No. 174919 SCOTT P. WOOLSEY State of Utah

DATE

SCOTT P. WOOLSEY P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS & UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

SANTARRA ESTATES SUBDIVISION

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 PUBLIC ROADS, DEDICATED OPEN SPACE AND UTILITY, AND DRAINAGE EASEMENTS, ALL LOT, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

BY: _____

NEW TREND CONSTRUCTION LLC.

ACKNOWLEDGMENT

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20_____ by _____, _____ of _____, A Utah Limited Liability Company.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

_____
Notary Public (signature)

MORTGAGEE'S CONSENT TO RECORD

CACHE VALLEY BANK, A MORTGAGEE OF RECORD OF THE HEREON DESCRIBED TRACT OF LAND, AND DOES GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THE PLAT, CONSENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS PLAT, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
CACHE VALLEY BANK

MORTGAGEE'S ACKNOWLEDGMENT

STATE OF UTAH)
)SS.
COUNTY OF WASHINGTON)

ON THE _____ DAY OF _____ 20_____, PERSONALLY APPEARED BEFORE ME _____, AND KNOWN TO ME TO BE THE_____ OF CACHE VALLEY BANK, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF CACHE VALLEY BANK; DULY AUTHORIZED BY CACHE VALLEY BANK THROUGH IT'S BOARD OF DIRECTORS OR OTHERWISE, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS SAID INSTRUMENT AND IN FACT EXECUTED THIS SAID INSTRUMENT ON BEHALF OF CACHE VALLEY BANK.

_____
NOTARY PUBLIC

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).

A 14 LOT RESIDENTIAL SUBDIVISION LOCATED IN IVINS CITY UTAH IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

SANTARRA ESTATES SUBDIVISION

912-15 FINAL PLAT.DWG (MARCH 23, 2017)

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

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 Ivins City

On this ___ day of _____ A.D. 20____ The Planning Commission of Ivins City, Utah, Having reviewed the above Santarra Estates 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 City

_____
Planning Commission Chairman
Ivins City, Utah

City Engineer's Certificate

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of _____, A.D. 20___.

_____
City Engineer
Ivins City, Utah

Approval as to Form

Approved as to Form, this the ____ day of _____, A.D. 20___.

_____
City Attorney
Ivins City, Utah

City Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the Santarra Estates Subdivision on the ____ Day of _____ A.D. 20____.

_____
Attest: City Recorder
Ivins City

_____
Mayor,
Ivins City, Utah

Recorded Number

_____
WASHINGTON COUNTY RECORDER