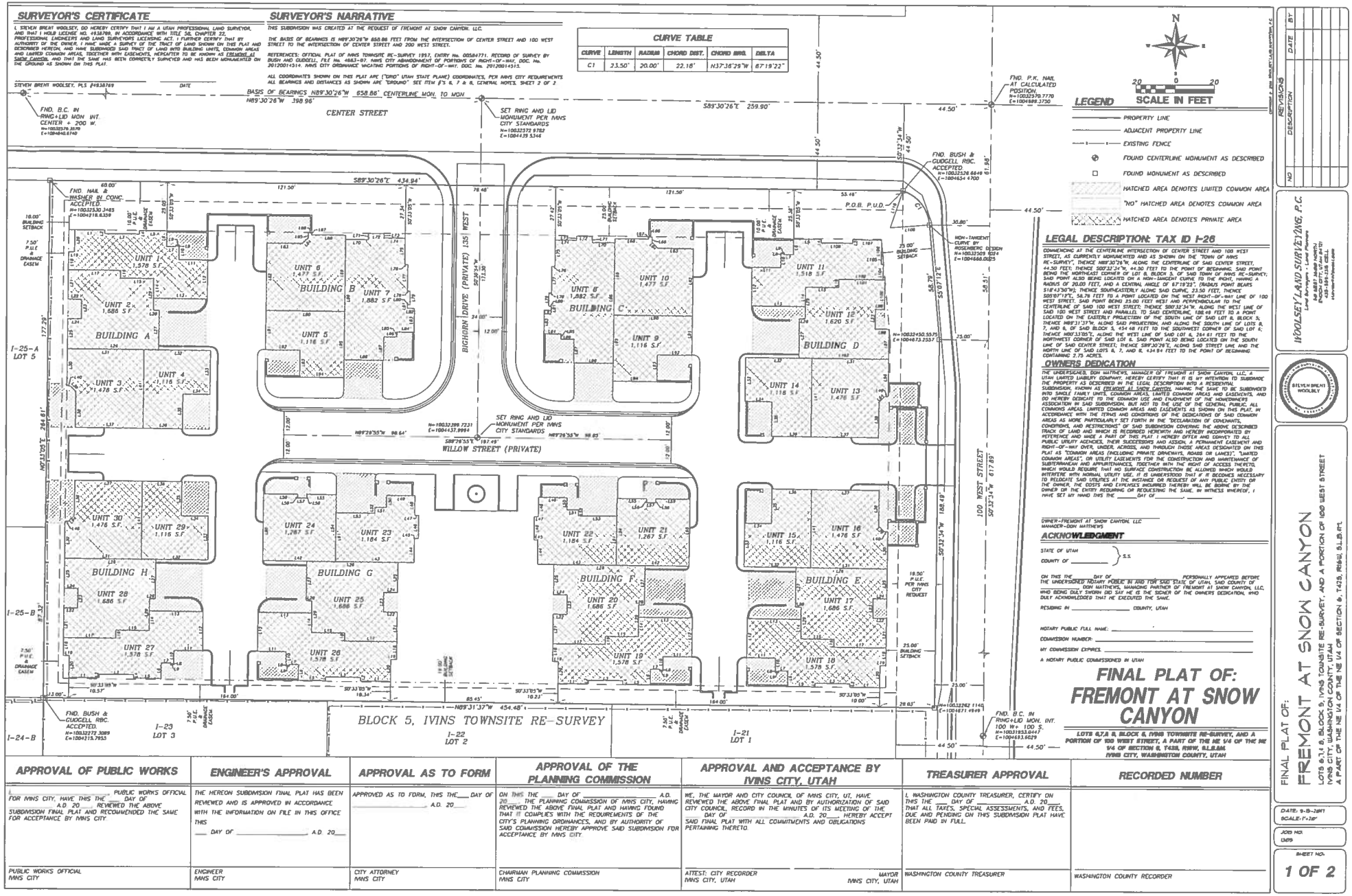
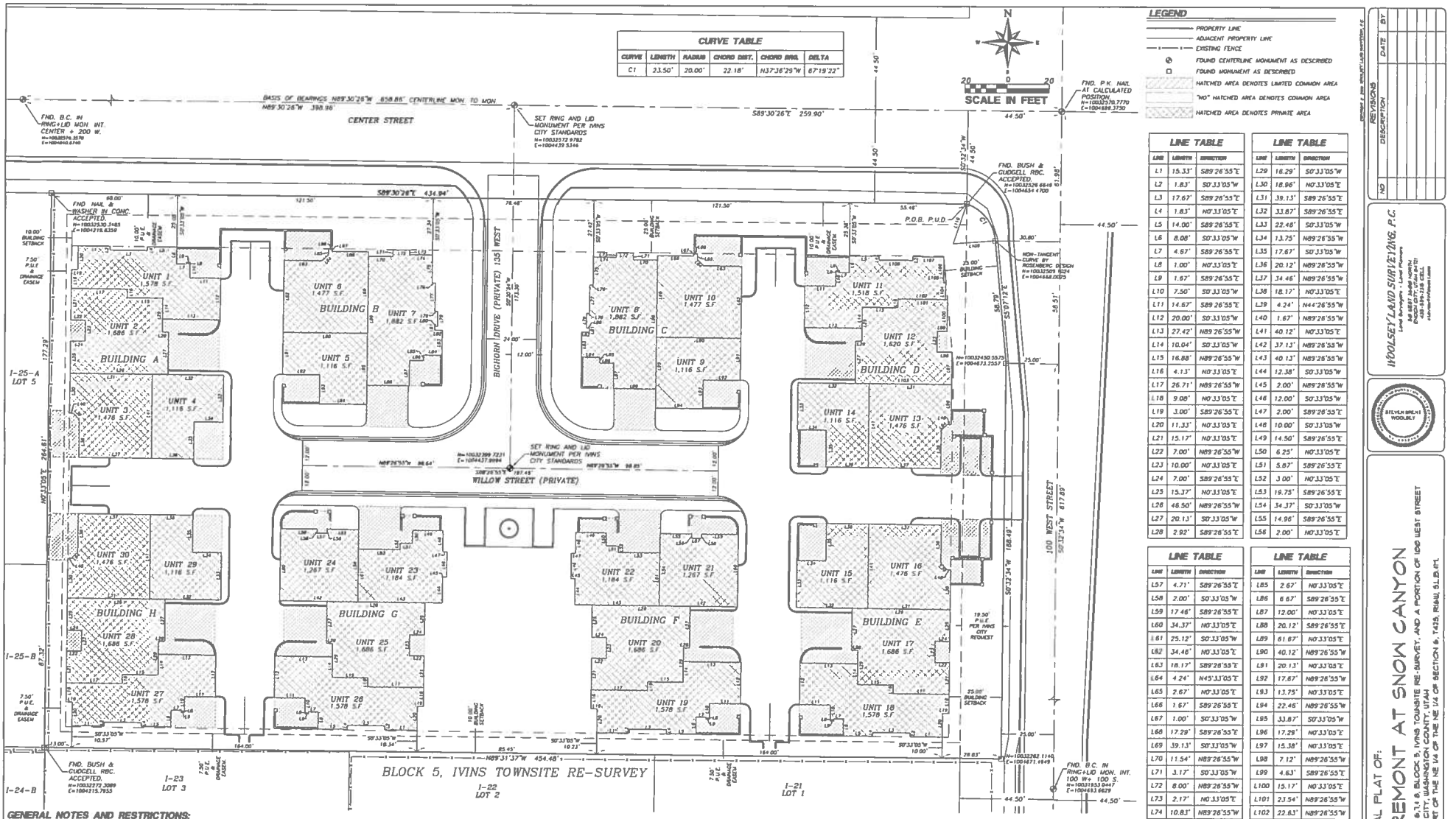

SURVEYOR'S CERTIFICATE
I, STEVEN BRENT WOOLSEY, DO HEREBY CERTIFY THAT I AM A UTAH PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938789, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO BUILDING UNITS, COMMON AREAS AND LIMITED COMMON AREAS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FREMONT AT SNOW CANYON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND HAS BEEN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.
STEVEN BRENT WOOLSEY, PLS #4938789 DATE
SURVEYOR'S NARRATIVE
THIS SUBDIVISION WAS CREATED AT THE REQUEST OF FREMONT AT SNOW CANYON, LLC.
THE BASIS OF BEARINGS IS N89°30'26"W 658.86 FEET FROM THE INTERSECTION OF CENTER STREET AND 100 WEST STREET TO THE INTERSECTION OF CENTER STREET AND 200 WEST STREET.
REFERENCES: OFFICIAL PLAT OF IVINS TOWNSITE RE-SURVEY 1997, ENTRY No. 00584771, RECORD OF SURVEY BY BUSH AND GUDDELL, FILE No. 4863-97, IVINS CITY ABANDONMENT OF PORTIONS OF RIGHT-OF-WAY, DOC. No. 20120011434, IVINS CITY ORDINANCE VACATING PORTIONS OF RIGHT-OF-WAY, DOC. No. 20120011433.
ALL COORDINATES SHOWN ON THIS PLAT ARE ("GRID" UTAH STATE PLANE) COORDINATES, PER IVINS CITY REQUIREMENTS. ALL BEARINGS AND DISTANCES AS SHOWN ARE "GROUND". SEE ITEM #'S 6, 7 & 8, GENERAL NOTES, SHEET 2 OF 2.
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA
C1 | 23.50' | 20.00' | 22.18' | N37°36'29"W | 67°19'22"
FND. B.C. IN RING+LID MON. WIT. CENTER + 200 W. N=10532579.3579 E=1084840.8740
BASIS OF BEARINGS N89°30'26"W 658.86' CENTERLINE MON. TO MON
N89°30'26"W 398.96'
CENTER STREET
SET RING AND LID MONUMENT PER IVINS CITY STANDARDS N=10532372.9782 E=1084439.5346
S89°30'26"E 259.90'
FND. P.K. NAIL AT CALCULATED POSITION N=10532570.7770 E=1084889.3730
N
20 0 20
SCALE IN FEET
LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING FENCE
FOUND CENTERLINE MONUMENT AS DESCRIBED
FOUND MONUMENT AS DESCRIBED
HATCHED AREA DENOTES LIMITED COMMON AREA
"NO" HATCHED AREA DENOTES COMMON AREA
HATCHED AREA DENOTES PRIVATE AREA
FND. NAIL & WASHER IN CONC. ACCEPTED N=10532330.3483 E=1084218.6359
S89°30'26"E 434.94'
BIGHORN DRIVE (PRIVATE) 135' WEST
WILLOW STREET (PRIVATE)
SET RING AND LID MONUMENT PER IVINS CITY STANDARDS N=10532399.7231 E=1084437.9994
N89°28'55"W 98.64'
S89°28'55"E 187.49'
N89°28'55"W 98.85'
100 WEST STREET
S0°32'34"W 617.85'
S0°32'34"W 188.49'
N0°32'05"E 284.61'
N89°31'37"W 454.48'
BLOCK 5, IVINS TOWNSITE RE-SURVEY
I-25-A LOT 5
I-25-B
I-24-B
I-23 LOT 3
I-22 LOT 2
I-21 LOT 1
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
BUILDING G
BUILDING H
UNIT 1 1,578 S.F.
UNIT 2 1,686 S.F.
UNIT 3 1,476 S.F.
UNIT 4 1,116 S.F.
UNIT 5 1,116 S.F.
UNIT 6 1,477 S.F.
UNIT 7 1,882 S.F.
UNIT 8 1,882 S.F.
UNIT 9 1,116 S.F.
UNIT 10 1,477 S.F.
UNIT 11 1,518 S.F.
UNIT 12 1,620 S.F.
UNIT 13 1,476 S.F.
UNIT 14 1,116 S.F.
UNIT 15 1,116 S.F.
UNIT 16 1,476 S.F.
UNIT 17 1,686 S.F.
UNIT 18 1,578 S.F.
UNIT 19 1,578 S.F.
UNIT 20 1,686 S.F.
UNIT 21 1,267 S.F.
UNIT 22 1,184 S.F.
UNIT 23 1,184 S.F.
UNIT 24 1,267 S.F.
UNIT 25 1,686 S.F.
UNIT 26 1,578 S.F.
UNIT 27 1,578 S.F.
UNIT 28 1,686 S.F.
UNIT 29 1,116 S.F.
UNIT 30 1,476 S.F.
FND. BUSH & GUDDELL RBC. ACCEPTED N=10532773.3089 E=1084215.7953
FND. BUSH & GUDDELL RBC. ACCEPTED N=10532526.6648 E=1084454.4700
P.O.B. P.U.D.
NON-TANGENT CURVE BY ROSEMBERG DESIGN N=10532309.9254 E=1084668.0025
N=10532430.5575 E=1084873.2357
FND. B.C. IN RING+LID MON. INT. 100 W.+ 100 S. N=10531853.6447 E=1084493.6629
N=10532762.1140 E=1084871.4949
18.00' BUILDING SETBACK
7.50' P.U.E. & DRAINAGE EASEM
10.00' P.U.E. & DRAINAGE EASEM
25.00' BUILDING SETBACK
18.00' P.U.E. PER IVINS CITY REQUEST
7.50' P.U.E. & DRAINAGE EASEMENT
LEGAL DESCRIPTION: TAX ID I-26
COMMENCING AT THE CENTERLINE INTERSECTION OF CENTER STREET AND 100 WEST STREET, AS CURRENTLY MONUMENTED AND AS SHOWN ON THE "TOWN OF IVINS RE-SURVEY", THENCE N89°30'26"W, ALONG THE CENTERLINE OF SAID CENTER STREET, 44.50 FEET; THENCE S00°32'34"W, 44.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 5, OF SAID TOWN OF IVINS RE-SURVEY, SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 67°19'22", (RADIUS POINT BEARS S18°43'38"E); THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.50 FEET, THENCE S05°57'12"E, 56.79 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 100 WEST STREET, SAID POINT BEING 25.00 FEET WEST AND PERPENDICULAR TO THE CENTERLINE OF SAID 100 WEST STREET; THENCE S00°32'34"W, ALONG THE WEST LINE OF SAID 100 WEST STREET AND PARALLEL TO SAID CENTERLINE, 108.49 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 6, BLOCK 5, IVINS; THENCE N89°31'37"W, ALONG SAID PROJECTION, AND ALONG THE SOUTH LINE OF LOTS 6, 7, AND 8, OF SAID BLOCK 5, 434.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N00°32'05"E, ALONG THE WEST LINE OF SAID LOT 6, 284.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF SAID CENTER STREET; THENCE S89°30'26"E, ALONG SAID STREET LINE AND THE NORTH LINE OF SAID LOTS 6, 7, AND 8, 434.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.75 ACRES.
OWNERS DEDICATION
THE UNDERSIGNED, DON MATTHEWS, MANAGER OF FREMONT AT SNOW CANYON, LLC, A UTAH LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT IS MY INTENTION TO SUBDIVIDE THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION INTO A RESIDENTIAL SUBDIVISION, KNOWN AS FREMONT AT SNOW CANYON, HAVING THE SAME TO BE SUBDIVIDED INTO SINGLE FAMILY UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS, AND DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNER'S ASSOCIATION IN SAID SUBDIVISION, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMONS AREAS, LIMITED COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" OF SAID SUBDIVISION COVERING THE ABOVE DESCRIBED TRACK OF LAND AND WHICH IS RECORDED HEREWITH AND HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAT I HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGN, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, ROADS OR LANES)", "LIMITED COMMON AREAS", OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS THE ____ DAY OF ____, ____
OWNER-FREMONT AT SNOW CANYON, LLC
MANAGER-DON MATTHEWS
ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF ____ }
ON THIS THE ____ DAY OF ____, ____ PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF ____, DON MATTHEWS, MANAGING PARTNER OF FREMONT AT SNOW CANYON, LLC, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.
RESIDING IN ____ COUNTY, UTAH
NOTARY PUBLIC FULL NAME: ____
COMMISSION NUMBER: ____
MY COMMISSION EXPIRES: ____
A NOTARY PUBLIC COMMISSIONED IN UTAH
FINAL PLAT OF:
FREMONT AT SNOW CANYON
LOTS 6,7,8 & 18, BLOCK 5, IVINS TOWNSITE RE-SURVEY, AND A PORTION OF THE 100 WEST STREET, A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T43S, R9W, S.L.B.&M. IVINS CITY, WASHINGTON COUNTY, UTAH
APPROVAL OF PUBLIC WORKS
_____ PUBLIC WORKS OFFICIAL FOR IVINS CITY, HAVE THIS THE ____ DAY OF A.D. 20____ REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY IVINS CITY.
PUBLIC WORKS OFFICIAL IVINS CITY
ENGINEER'S APPROVAL
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____
ENGINEER IVINS CITY
APPROVAL AS TO FORM
APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20____
CITY ATTORNEY IVINS CITY
APPROVAL OF THE PLANNING COMMISSION
ON THIS THE ____ DAY OF ____, A.D. 20____ THE PLANNING COMMISSION OF IVINS CITY, HAVING REVIEWED THE ABOVE FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY IVINS CITY.
CHAIRMAN PLANNING COMMISSION IVINS CITY
APPROVAL AND ACCEPTANCE BY IVINS, CITY, UTAH
WE, THE MAYOR AND CITY COUNCIL OF IVINS CITY, UT, HAVE REVIEWED THE ABOVE FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
ATTEST: CITY RECORDER IVINS CITY, UTAH
MAYOR IVINS CITY, UTAH
TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF ____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER
RECORDED NUMBER
WASHINGTON COUNTY RECORDER
NO | DESCRIPTION | DATE | BY
WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
P.O. BOX 1211
PROVO UTAH 84603
435-691-2381 CELL
www.woolseylandsurvey.com
STEVEN BRENT WOOLSEY
FINAL PLAT OF:
FREMONT AT SNOW CANYON
LOTS 6,7,8 & 18, BLOCK 5, IVINS TOWNSITE RE-SURVEY, AND A PORTION OF 100 WEST STREET
IVINS CITY, WASHINGTON COUNTY, UTAH
A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.43S, R.9W, S.L.B.&M.
DATE: 9-15-2017
SCALE: 1"=20'
JOB NO: LW09
SHEET NO.
1 OF 2



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.33'	S89°26'55"E
L2	1.83'	S0°33'05"W
L3	17.67'	S89°26'55"E
L4	1.83'	N0°33'05"E
L5	14.00'	S89°26'55"E
L6	8.08'	S0°33'05"W
L7	4.67'	S89°26'55"E
L8	1.00'	N0°33'05"E
L9	1.67'	S89°26'55"E
L10	7.50'	S0°33'05"W
L11	14.67'	S89°26'55"E
L12	20.00'	S0°33'05"W
L13	27.42'	N89°26'55"W
L14	10.04'	S0°33'05"W
L15	16.88'	N89°26'55"W
L16	4.13'	N0°33'05"E
L17	26.71'	N89°26'55"W
L18	9.08'	N0°33'05"E
L19	3.00'	S89°26'55"E
L20	11.33'	N0°33'05"E
L21	15.17'	N0°33'05"E
L22	7.00'	N89°26'55"W
L23	10.00'	N0°33'05"E
L24	7.00'	S89°26'55"E
L25	15.37'	N0°33'05"E
L26	46.50'	N89°26'55"W
L27	20.13'	S0°33'05"W
L28	2.92'	S89°26'55"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L29	16.29'	S0°33'05"W
L30	18.96'	N0°33'05"E
L31	39.13'	S89°26'55"E
L32	33.87'	S89°26'55"E
L33	22.46'	S0°33'05"W
L34	13.75'	N89°26'55"W
L35	17.67'	S0°33'05"W
L36	20.12'	N89°26'55"W
L37	34.46'	N89°26'55"W
L38	18.17'	N0°33'05"E
L39	4.24'	N44°26'55"W
L40	1.67'	N89°26'55"W
L41	40.12'	N0°33'05"E
L42	37.13'	N89°26'55"W
L43	40.13'	N89°26'55"W
L44	12.38'	S0°33'05"W
L45	2.00'	N89°26'55"W
L46	12.00'	S0°33'05"W
L47	2.00'	S89°26'55"E
L48	10.00'	S0°33'05"W
L49	14.50'	S89°26'55"E
L50	6.25'	N0°33'05"E
L51	5.87'	S89°26'55"E
L52	3.00'	N0°33'05"E
L53	19.75'	S89°26'55"E
L54	34.37'	S0°33'05"W
L55	14.96'	S89°26'55"E
L56	2.00'	N0°33'05"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L57	4.71'	S89°26'55"E
L58	2.00'	S0°33'05"W
L59	17.46'	S89°26'55"E
L60	34.37'	N0°33'05"E
L61	25.12'	S0°33'05"W
L62	34.46'	N0°33'05"E
L63	18.17'	S89°26'55"E
L64	4.24'	N45°33'05"E
L65	2.67'	N0°33'05"E
L66	1.67'	S89°26'55"E
L67	1.00'	S0°33'05"W
L68	17.29'	S89°26'55"E
L69	39.13'	S0°33'05"W
L70	11.54'	N89°26'55"W
L71	3.17'	S0°33'05"W
L72	8.00'	N89°26'55"W
L73	2.17'	N0°33'05"E
L74	10.83'	N89°26'55"W
L75	13.33'	N0°33'05"E
L76	1.50'	N89°26'55"W
L77	13.58'	N0°33'05"E
L78	1.33'	N89°26'55"W
L79	7.17'	N0°33'05"E
L80	1.33'	S89°26'55"E
L81	1.92'	N0°33'05"E
L82	3.67'	N89°26'55"W
L83	12.00'	N0°33'05"E
L84	8.75'	S89°26'55"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L85	2.67'	N0°33'05"E
L86	6.67'	S89°26'55"E
L87	12.00'	N0°33'05"E
L88	20.12'	S89°26'55"E
L89	61.87'	N0°33'05"E
L90	40.12'	N89°26'55"W
L91	20.13'	N0°33'05"E
L92	17.67'	N89°26'55"W
L93	13.75'	N0°33'05"E
L94	22.46'	N89°26'55"W
L95	33.87'	S0°33'05"W
L96	17.29'	N0°33'05"E
L97	15.38'	N0°33'05"E
L98	7.12'	N89°26'55"W
L99	4.63'	S89°26'55"E
L100	15.17'	N0°33'05"E
L101	23.54'	N89°26'55"W
L102	22.63'	N89°26'55"W
L103	45.83'	S89°26'55"E
L104	8.08'	S0°33'05"W
L105	1.08'	S89°26'55"E
L106	12.33'	S0°33'05"W
L107	14.67'	S89°26'55"E
L108	16.17'	S89°26'55"E
L109	20.00'	S86°03'12"W
L110	20.00'	N18°43'50"E

GENERAL NOTES AND RESTRICTIONS:

DEVELOPER:
FREMONT AT SNOW CANYON, LLC
5438 W HURRICANE MESA DR
HERRIMAN, UT 84096
PHONE: 1-801-312-9141

DESIGN ENGINEER:
EXCEL DESIGN ASSOCIATES, LLC
251 NORTH 1400 E DR. SUITE J-181
ST GEORGE, UTAH 84790
PHONE: 435-619-4589

FINAL PLAT OF: FREMONT AT SNOW CANYON

LOTS 6,7,& 8, BLOCK 5, IVINS TOWNSITE RE-SURVEY, AND A PORTION OF 100 WEST STREET, A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T42S, R16W, S.L.B.&M. IVINS CITY, WASHINGTON COUNTY, UTAH

REVISIONS		
NO	DESCRIPTION	DATE	BY

WOOLSEY LAND SURVEYING, P.C.
LAND SURVEYING & CONSULTING
AN 8887 MAIN MONTH
BOOK 0577, Of Ref 847
(435) 879-2232 FAX
STEVEN WOOLSEY
PROFESSIONAL ENGINEER

STEVEN WOOLSEY
6508817

FINAL PLAT OF:
FREMONT AT SNOW CANYON
LOTS 6,7,& 8, BLOCK 5, IVINS TOWNSITE RE-SURVEY, AND A PORTION OF 100 WEST STREET
IVINS CITY, WASHINGTON COUNTY, UTAH
A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.42S, R16W, S.L.B.&M.

DATE: 9-18-2017
SCALE: 1"=20'
JOB NO 13626
SHEET NO.
2 OF 2