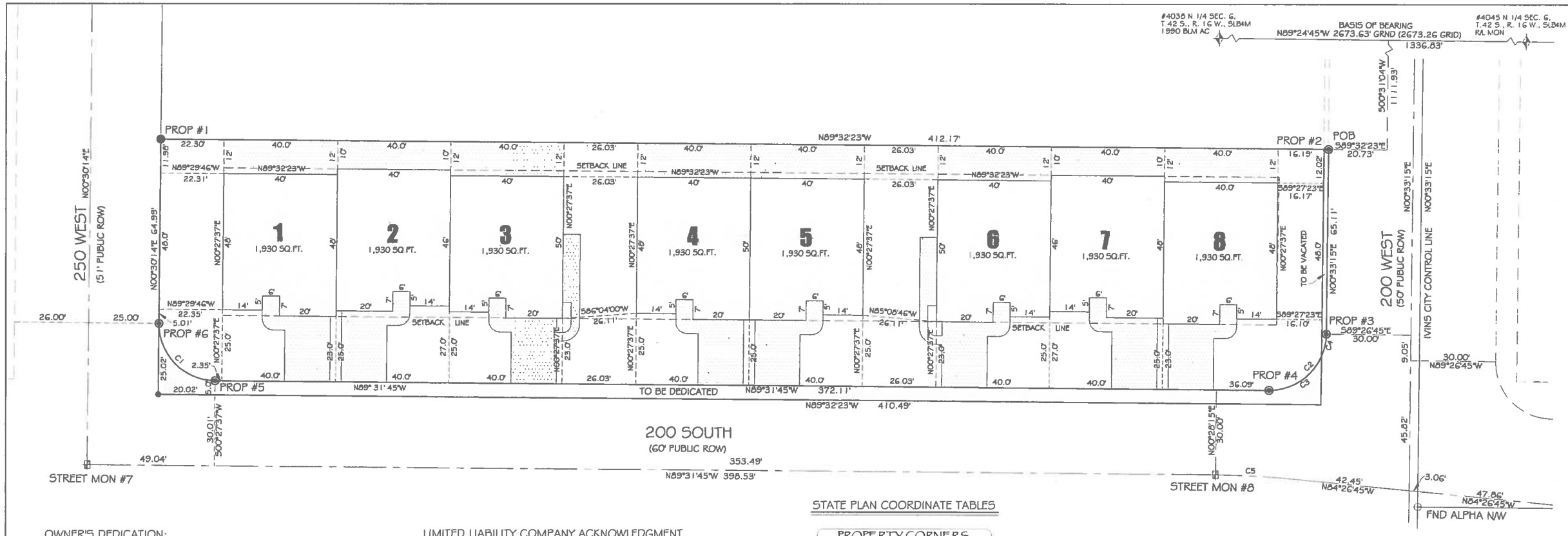


GENERAL NOTES AND RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND PLAT WORK ARE COMPILED IN A REPORT DATED AUGUST 3, 2017, PROJECT NO. 11026. 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. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT SILTY SAND (SM) WITH TRACE GRAVEL SOILS ARE PRESENT WITHIN THIS SUBDIVISION. OWNERS, BUILDERS, AND CONTRACTORS SHOULD REVIEW THE GEOTECHNICAL REPORT MENTIONED ABOVE FOR SPECIAL RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES AND SITES. IVINS CITY IS NOT RESPONSIBLE FOR ANY DAMAGES TO STRUCTURES AND SITES AS A RESULT OF SHIFTING SOILS.

3. 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.

4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS (MEASURED TO THE BACK OF SIDEWALK), 20 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

7. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARINGS SHOWN HEREON.

8. 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)

9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS ASSOCIATION, (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)

10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED DEDICATED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)

11. 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.

12. 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.

13. 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.

14. 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 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.

15. 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.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, COMMON AND LIMITED COMMON AREAS INCLUDING PRIVATE STREETS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

WESTBROOK TOWNHOMES

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO THE LOFTS HOMEOWNERS ASSOCIATION, DATED NOVEMBER, 2017, AND RECORDED ON ??????????, 2017, AS ENTRY No. ??????????? AND RECORDED CONCURRENTLY WITH THE PLAT. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS, EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF IVINS AND ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____ DAY OF _____, 2017
WESTBROOK TOWNHOMES, LLC.

_____
By: TROY NELSON, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, TROY NELSON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF WESTBROOK TOWNHOMES, LLC. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF WESTBROOK TOWNHOMES, LLC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

_____ NOTARY FULL NAME (print)

_____ NOTARY SIGNATURE
A NOTARY PUBLIC
COMMISSIONED IN UTAH

_____ MY COMMISSION NUMBER:

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

_____ MY COMMISSION EXPIRES:

STATE PLAN COORDINATE TABLES

PROPERTY CORNERS

#	NORTHING	EASTING
1	1003469.4406	1003585.1350
2	1003466.1301	1003997.2323
3	1003401.0370	1003996.6030
4	1003381.2339	1003976.4400
5	1003384.2913	1003604.3987
6	1003404.4637	1003584.5666

STREET MONUMENTS

MON.#	NORTHING	EASTING
7	1003354.6664	1003559.1311
8	1003351.3919	1003957.5925

SECTION MONUMENTS

MON.#	NORTHING	EASTING
4045	1003263.9900	1005364.5800
4036	1003259.1.4100	1002691.4590

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	31.43'	20.00'	90°01'59"
C2	31.39'	20.00'	89°55'00"
C3	23.34'	20.00'	66°51'07"
C4	8.05'	20.00'	23°03'53"
C5	26.28'	300.00	5°01'11"

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND:

- SET REBAR & CAP OR PK NAIL STAMPED PLS #334571
- FOUND REBAR & CAP AS NOTED
- SET STANDARD SURVEY MONUMENT - CLASS I
- FOUND STANDARD SURVEY MONUMENT - CLASS I
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SECTION MONUMENTATION NOT FOUND
- SET STANDARD SURVEY MONUMENT - CLASS II
- ROADWAY AREA TO BE DEDICATED TO THE CITY OF IVINS
- COMMON AREAS
- PRIVATE OWNERSHIP UNIT
- LIMITED COMMON AND PARKING AREAS

LEGAL DESCRIPTION WESTBROOK TOWNHOMES:

BEGINNING AT A POINT BEING NORTH 89°24'45" WEST 1336.83 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 2, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M AND SOUTH 00°31'04" WEST 1111.93 FEET ALONG THE EAST LINE OF SECTIONAL LOT 2 AND NORTH 89°32'23" WEST 20.73 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M;
THENCE SOUTH 00°33'15" WEST 65.11 FEET TO THE POINT OF CURVATURE OF A 20 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 89°26'45" WEST;
THENCE 31.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'00";
THENCE NORTH 89°31'45" WEST 372.11 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 00°28'15" EAST;
THENCE 31.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'59";
THENCE NORTH 00°30'14" EAST 64.99 FEET;
THENCE SOUTH 89°32'23" EAST 412.17 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.601 ACRES OR 34874.945 SF.

LEGAL DESCRIPTION PARCEL TO BE VACATED

A PORTION OF THE WEST SIDE OF 200 WEST STREET AS SHOWN ON THE "HAFEN AND SHERRATT" ROAD DEDICATION PLAT TO BE VACATED BY THE CITY OF IVINS AND INCLUDED IN "WESTBROOK TOWNHOMES"

BEGINNING AT A POINT BEING NORTH 89°24'45" WEST ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 2, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M AND SOUTH 00°31'04" WEST 1111.93 FEET AND NORTH 89°32'23" WEST 20.73 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M;
THENCE SOUTH 00°33'15" WEST 65.11 FEET TO THE POINT OF CURVATURE OF A 20 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 89°26'45" WEST;
THENCE 8.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'53";
THENCE NORTH 00°32'37" EAST 72.94 FEET;
THENCE SOUTH 89°32'23" EAST 1.61 FEET TO THE POINT OF BRGINNING.
CONTAINS 113.0 SF.

LEGAL DESCRIPTION OF PARCEL TO BE DEDICATED

BEGINNING AT A POINT BEING NORTH 89°24'45" WEST ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 2, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M AND SOUTH 00°31'04" WEST 1111.93 FEET AND NORTH 89°32'23" WEST 22.34 FEET AND SOUTH 00°32'37" WEST 72.94 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M;
THENCE SOUTH 00°32'37" WEST 17.05 FEET;
THENCE NORTH 89°32'23" WEST 410.49 FEET;
THENCE NORTH 00°30'14" EAST 25.00 FEET TO A POINT ON A 20 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, CENTER BEARS SOUTH 89°29'46" EAST;
THENCE SOUTHEASTERLY 31.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'59";
THENCE SOUTH 89° 31' 45" EAST 372.11 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 00°28'15" EAST;
THENCE 23.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°51'07" TO THE POINT OF BEGINNING.
CONTAINS 0.050 ACRES OR 2180.953 SF.

SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE FO REGISTRATION NUMBER 334571 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENCING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REPRESENTED ON THE PLAT TO BE HEREAFTER KNOWN AS:

WESTBROOK TOWNHOMES

PROFESSIONAL SURVEYOR
10/27/2017
License No. 334571
MICHAEL W. PURDY
IVINS, UTAH

WESTBROOK TOWNHOMES

LOCATED IN
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, UTAH - WASHINGTON COUNTY

WESTBROOK TOWNHOMES

PREMIER Design & Engineering
75 EAST 100 NORTH, IVINS, UTAH 84738 (435) 313-2267

FINAL PLAT	10/27/2017	E.A.M.
FILE NUMBER:	DATE:	DRAWN:
WESTBROOK FP	1" = 20'	M.P.
JOB TITLE:	SCALE:	CHECKED:

APPROVAL of the PLANNING and ZONING MANAGER

I, the Planning and Zoning Manager for the City of Ivins, Utah, have this the ____ day of _____ A.D. 20____ reviewed the above Subdivision Final Plat and recommend the same for acceptance by the City of Ivins, Utah.

_____
Planning and Zoning Manager
City of Ivins, Utah

CITY ENGINEERS 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____

_____
City Engineer
City of Ivins, Utah

APPROVAL AS TO FORM

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

_____
City Attorney
City of Ivins, Utah

APPROVAL of the PLANNING COMMISSION

On this the ____ day of _____, A.D. 20____ the Planning Commission of the City of Ivins, Utah having reviewed the above subdivision 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 the City of Ivins, Utah.

_____
Chairman Planning Commission
City of Ivins, Utah

APPROVAL and ACCEPTANCE by City of IVINS, UTAH

We, the Mayor and City Council of the City of Ivins, Utah have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of it's meeting of the ____ day of _____, A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

_____ _____
Attest: City Recorder Mayor
City of Ivins, Utah City of Ivins, 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 owing on this subdivision Final Plat have been paid in full.

_____
Washington County Treasurer

Recorded Number

_____
Washington County Recorder