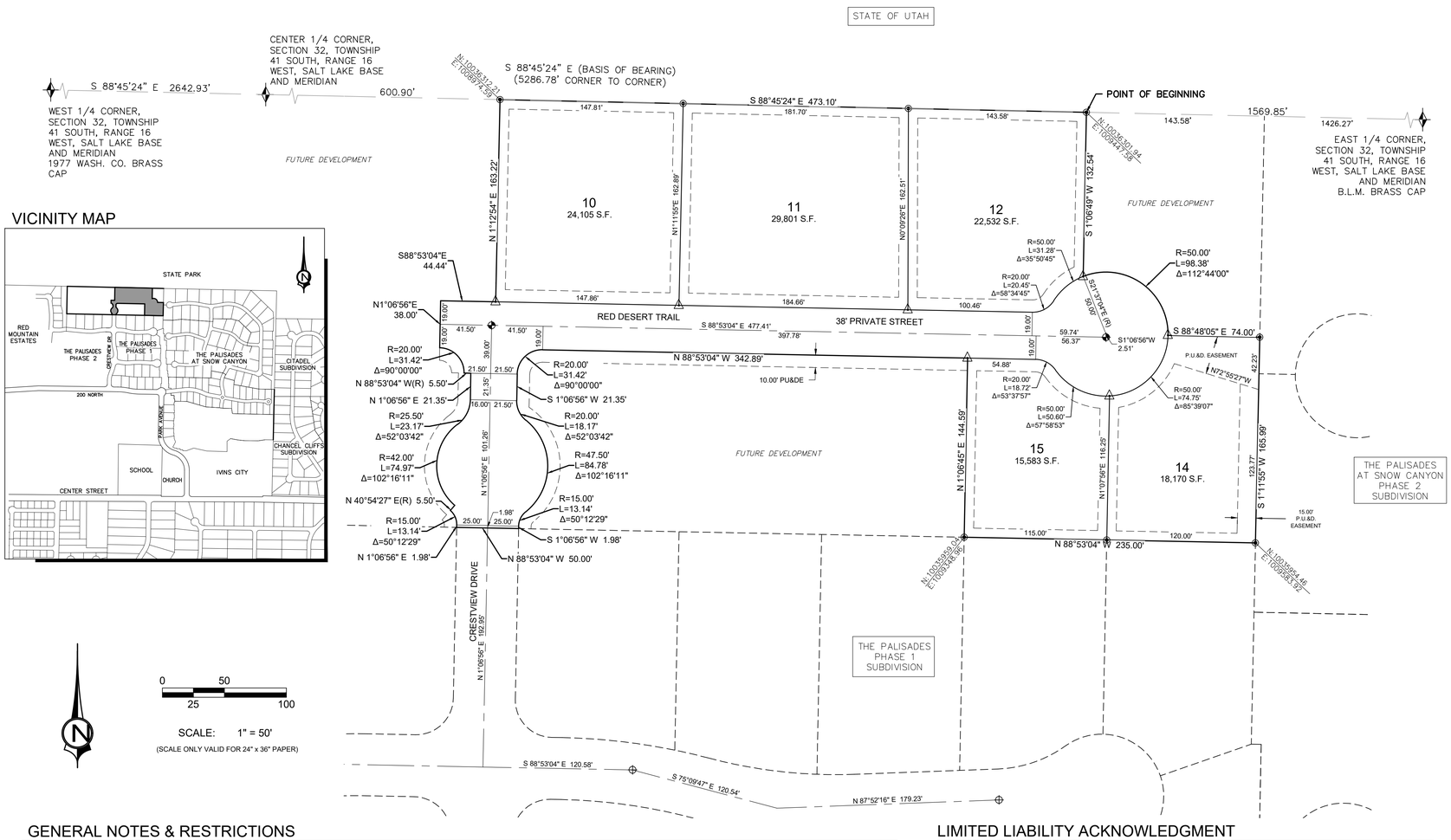


VICINITY MAP

GENERAL NOTES & RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED DECEMBER 15, 2017. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

2. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY IVINS CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

5. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.

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

7. 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.

8. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE GOVERNING DOCUMENTS OF THE PROPERTY OWNERS ASSOCIATION.

9. 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.

10. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINE AND 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

11. PURSUANT TO THE CURRENTLY EFFECTIVE IVINS CITY CODE, AS OF THE APPROVAL DATE OF THIS PLAT BY THE IVINS CITY PLANNING COMMISSION ON FEBRUARY 13, 2018, THE MINIMUM IVINS CITY REQUIRED SETBACKS FOR PRIMARY BUILDINGS ARE A 25 FOOT FRONT SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS, A 10 FOOT SETBACK FOR ALL INTERIOR SIDE YARDS, AND A 10 FOOT SETBACK FOR ALL REAR YARDS, EXCEPT THAT THE REAR YARD SETBACKS FOR LOTS 14 AND 15 SHALL BE 35 FEET.

ACCORDINGLY, RED EARTH DEVELOPMENT CO., INC, AS THE DEVELOPER, RETAINS THE AUTHORITY, AND SOLE RIGHT AND DISCRETION PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERENCED ON THIS PLAT HEREIN, TO IMPOSE A MINIMUM REQUIRED SETBACK THAT IS EQUAL TO OR **GREATER THAN** THE AFOREMENTIONED IVINS CITY MINIMUM REQUIRED SETBACKS.

12. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE GOVERNING DOCUMENTS 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. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED _____DAY OF _____2018. WASHINGTON COUNTY RECORDER'S DOCUMENT NUMBER_____. SAID AGREEMENT WAS ENTERED INTO BETWEEN ROUSH ENTERPRISES, LLC ,ACTING SOLELY AS THE CURRENT PROPERTY OWNER AND NOT AS A CODEVELOPER IN ANY WAY, RED EARTH DEVELOPMENT COMPANY, CO., INC., A UTAH CORPORATION , ACTING AS THE SOLE DEVELOPER AND FUTURE OWNER OF CERTAIN REAL PROPERTY LOCATED IN IVINS CITY, WASHINGTON COUNTY, UTAH, ON WHICH DEVELOPER PROPOSES TO DEVELOP A PROJECT KNOWN AS THE RED DESERT, AND IVINS CITY, A MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF UTAH, BY AND THROUGH ITS CITY COUNCIL .

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 FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF ROUSH ENTERPRISES 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 ROUSH ENTERPRISES LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF RED EARTH DEVELOPMENT CO., INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 LOTS AND PRIVATE STREETS, AS WELL AS THE EASEMENTS WHICH ARE HERE TO DESCRIBED, ALL OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

RED DESERT PHASE 1

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 N 88°45'24" W 1569.85 FEET ALONG THE CENTER SECTION LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 32 AND RUNNING THENCE S 1°06'49" W 132.54 FEET TO A POINT OF A 50.00 FOOT NON-TANGENT CURVE TO THE RIGHT WHICH RADIUS BEARS S 21°37'04" E; THENCE ALONG THE ARC OF SAID CURVE 98.38 FEET THROUGH A CENTRAL ANGLE OF 112°44'00"; THENCE S 88°48'05" E 74.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PALISADES AT SNOW CANYON PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE S 1°11'55" W 165.99 FEET ALONG SAID SUBDIVISION TO A POINT ALONG THE NORTH BOUNDARY LINE OF THE PALISADES PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE N 88°53'04" W 235.00 FEET ALONG SAID SUBDIVISION; THENCE N 1°06'45" E 144.59 FEET; THENCE N 88°53'04" W 342.89 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 1°06'56" W 21.35 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 18.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°03'42" TO THE POINT OF A 47.50 FOOT REVERSE CURVE TO THE RIGHT; THENCE 84.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°16'11" TO A POINT OF A 15.00 FOOT REVERSE CURVE TO THE LEFT; THENCE 13.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°12'29"; THENCE S 1°06'56" W 1.98 FEET TO A POINT ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION; THENCE N 88°53'04" W 50.00 FEET; THENCE N 1°06'56" E 1.98 FEET TO A POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 13.14 FEET THROUGH A CENTRAL ANGLE OF 50°12'29"; THENCE N 40°54'27" E 5.50 FEET TO A POINT ON A 42.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS WHICH BEARS N 40°54'27" E; THENCE ALONG THE ARC OF SAID CURVE 74.97 FEET THROUGH A CENTRAL ANGLE OF 102°16'11" TO A POINT OF A 25.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.17 FEET THROUGH A CENTRAL ANGLE OF 52°03'42"; THENCE N 1°06'56" E 21.35 FEET; THENCE N 88°53'04" W 5.50 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS N 88°53'04" W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 1°06'56" E 38.00 FEET; THENCE S 88°53'04" E 44.44 FEET; THENCE N 1°12'54" E 163.22 FEET TO A POINT ON THE SAID CENTER SECTION LINE; THENCE S 88°45'24" E 473.10 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 145,622 SQ FT OR 3.343 ACRES MORE OR LESS

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, PRIVATE STREETS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

RED DESERT PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY (1) DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC EASEMENT SHOWN OR NOTED ON THIS PLAT AND (2) PURSUANT TO UTAH CODE 10-9a-604(d) DO DEDICATE AND CONEY TO THE PROPERTY OWNERS ASSOCIATION FOR THIS DEVELOPMENT, AND NOT THE GENERAL PUBLIC, ALL PRIVATE STREETS AND COMMON AREA SHOWN OR NOTED ON THIS PLAT. 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 SHOWN 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.

ROUSH ENTERPRISES LLC
(A UTAH LIMITED LIABILITY COMPANY)

AS TO THE PROPERTY COMPROMISING LOT 11 AND NOT AS A CO-DEVELOPER, BUT AS A LAND OWNER CONSENTING TO THE PLAT AND ITS DEDICATIONS AS AN ACCOMMODATION TO THE DEVELOPER, RED EARTH DEVELOPMENT CO., INC.

_____ _____
NAME: DATE:
MANAGING MEMBER

RED EARTH DEVELOPMENT CO., INC.
(A UTAH CORPORATION)

AS TO ALL THE PROPERTY EXCEPT THAT COMPROMISING LOT 11.

_____ _____
NAME: DATE:
PRESIDENT

APPLICANT: RED EARTH DEVELOPMENT CO
PO BOX 492
BOUNTIFUL, UT 84011

RED DESERT PHASE 1

LOCATED IN
SE 1/4 SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - IVINS, UTAH

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDED No.
ON THIS THE____DAY OF_____ A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE 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 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

INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CIVIL SCIENCE

RED DESERT PHASE 1
LOCATED IN
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF161218.00
DRAWN BY: BLW
DATE: 2/13/2018
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE:

SHEET 1 OF 1