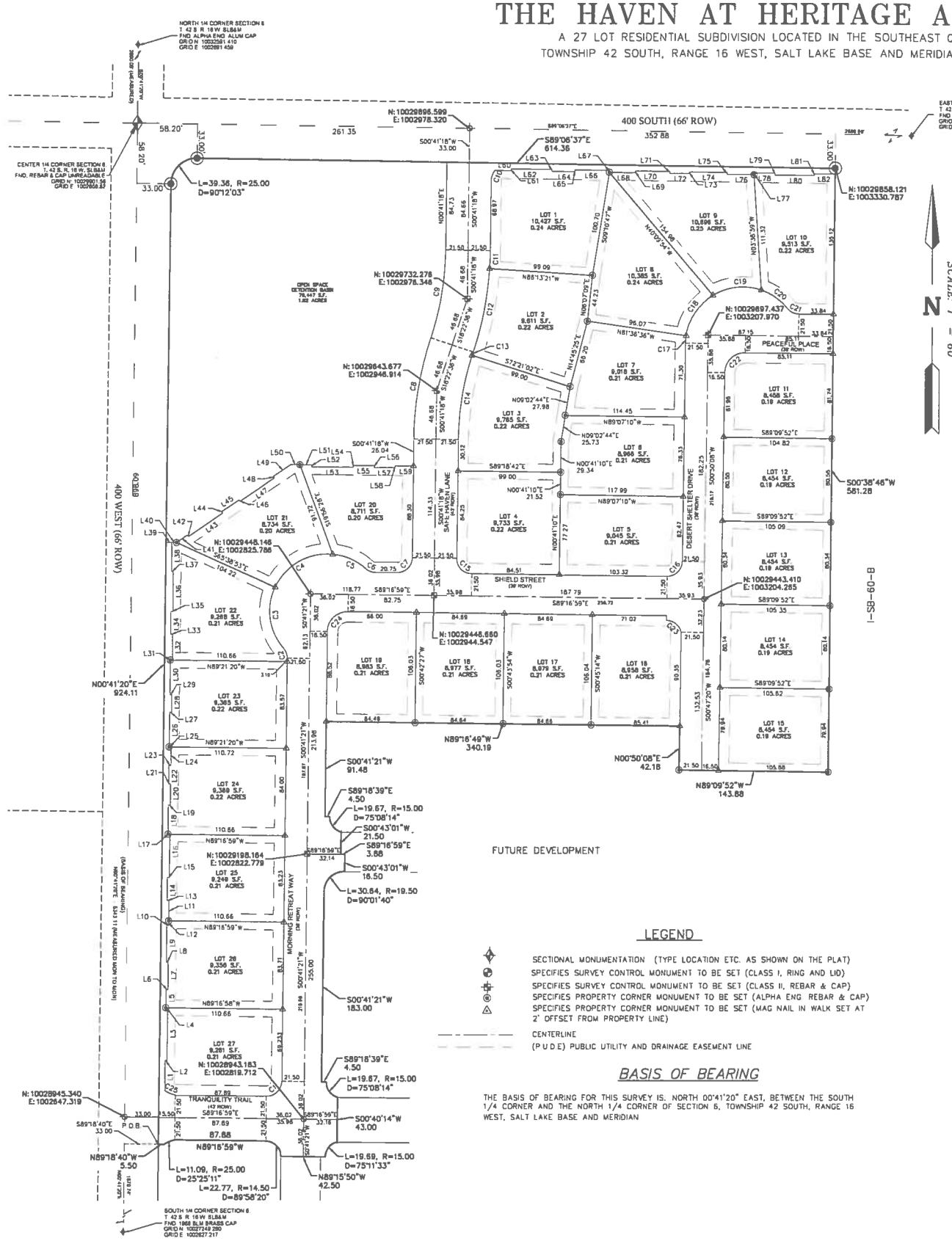
THE HAVEN AT HERITAGE ACRES PHASE 1

A 27 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH



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 #2170519 The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated October 23, 2017. 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.

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	28.50	N0°41'20"E
L2	1.75	S89°18'40"E
L3	50.75	N0°41'20"E
L4	1.75	N89°18'40"W
L5	17.50	N0°41'20"E
L6	1.75	S89°18'40"E
L7	26.21	N0°41'20"E
L8	1.75	N89°18'08"W
L9	35.54	N0°41'20"E
L10	1.75	S89°18'40"E
L11	18.54	N0°41'20"E
L12	4.46	N0°41'20"E
L13	1.75	N89°18'40"W
L14	22.00	N0°41'20"E
L15	1.75	S89°18'40"E
L16	41.79	N0°41'20"E
L17	1.75	N89°18'08"W
L18	25.02	N0°41'20"E
L19	1.75	S89°18'40"E
L20	20.08	N0°41'20"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L21	1.75	N89°18'40"W
L22	18.00	N0°41'20"E
L23	1.75	S89°18'40"E
L24	17.78	N0°28'55"E
L25	1.75	N89°18'40"W
L26	33.24	N0°47'58"E
L27	1.75	S89°18'40"E
L28	17.00	N0°41'20"E
L29	1.75	N89°18'40"W
L30	33.33	N0°41'20"E
L31	1.75	S89°18'40"E
L32	24.67	N0°41'20"E
L33	1.75	N89°18'40"W
L34	22.00	N0°41'20"E
L35	1.75	S89°18'40"E
L36	30.50	N0°41'20"E
L37	1.75	N89°18'40"W
L38	28.02	N0°41'20"E
L39	5.50	N89°18'40"W
L40	4.58	N89°18'40"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L41	13.83	S50°37'03"W
L42	1.79	N34°22'57"W
L43	40.00	S50°37'03"W
L44	1.75	S34°22'57"E
L45	20.00	S50°37'03"W
L46	1.79	N34°22'57"W
L47	40.00	S50°37'03"W
L48	1.75	S34°22'57"E
L49	20.00	S50°37'03"W
L50	5.87	N89°18'40"W
L51	11.13	N89°18'40"W
L52	1.75	N0°41'18"E
L53	40.00	N89°18'40"W
L54	1.79	S0°41'18"W
L55	20.00	N89°18'40"W
L56	1.75	N0°41'18"E
L57	20.00	N89°18'40"W
L58	1.75	S0°41'18"W
L59	17.81	N89°18'40"W
L60	15.50	S89°08'27"E

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C1	22.78	14.50	90°01'40"
C2	10.41	14.50	41°08'18"
C3	52.82	55.00	55°01'18"
C4	57.57	55.00	70°23'20"
C5	35.14	55.00	36°36'08"
C6	10.39	14.50	41°03'46"
C7	22.78	14.50	90°01'44"
C8	99.25	321.50	17°41'18"
C9	85.86	278.50	17°40'18"
C10	8.84	25.00	20°15'42"
C11	17.33	321.50	3°05'21"
C12	81.82	321.50	14°35'33"
C13	3.54	278.50	0°43'42"
C14	82.44	278.50	16°57'38"
C15	22.77	14.50	89°56'18"
C16	22.75	14.50	89°52'53"
C17	7.18	55.01	7°28'23"
C18	48.21	55.00	50°13'33"
C19	48.21	55.00	50°13'34"
C20	31.20	55.00	32°30'16"

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C21	12.78	14.50	50°32'08"
C22	30.57	18.50	94°46'37"
C23	19.71	15.00	75°17'01"
C24	30.64	19.50	90°01'40"
C25	11.87	25.00	25°21'48"

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L61	1.75	N0°53'23"E
L62	20.38	S89°17'29"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L81	1.75	N0°53'23"E
L82	20.38	S89°17'29"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L63	1.75	S0°53'23"W
L64	22.00	S89°06'37"E
L65	1.75	N0°53'23"E
L66	33.00	S89°06'37"E
L67	1.75	S0°53'23"W
L68	25.00	S89°06'37"E
L69	1.75	N0°53'23"E
L70	33.30	S89°06'37"E
L71	1.75	S0°53'23"W
L72	18.00	S89°06'37"E
L73	1.75	N0°53'23"E
L74	36.00	S89°06'37"E
L75	1.75	S0°53'23"W
L76	28.16	S89°06'37"E
L77	1.75	N0°53'23"E
L78	20.34	S89°06'37"E
L79	1.75	S0°53'23"W
L80	35.00	S89°06'37"E

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
- 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, NORTH 00°41'20" EAST, BETWEEN THE SOUTH 1/4 CORNER AND THE NORTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

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.

THE HAVEN AT HERITAGE ACRES PHASE 1
BOUNDARY DESCRIPTION

Commencing at the South ¼ Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North 00°41'20" East, along the Center Section line, a distance of 1670.74 feet; Thence South 88°18'40"East, a distance of 33.00 feet to the Point of Beginning, said point being on the Easterly right of way line of 400 West Street; Thence North 00°41'20" East, along said right of way line, a distance of 924.11 feet, to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 90°12'03", thence Northeasterly along the arc of said curve a distance of 39.36 feet, to a point on the Southerly right of way line of 400 South Street; Thence South 89°06'37" East, along said right of way line, a distance of 614.36 feet; Thence South 00°38'46" West, a distance of 581.28 feet; Thence North 89°09'52" West, a distance of 143.88 feet; Thence North 00°50'08" East, a distance of 42.18 feet; Thence North 89°16'49" West, a distance of 340.19 feet; Thence South 00°41'21" West, a distance of 91.48 feet; Thence South 89°18'39" East, a distance of 4.50 feet, to the beginning of a non- tangent curve to the left, of which the radius point lies South 89°18'39" East, a radial distance of 15.00 feet, thence Southeasterly along the arc of said curve, through a central angle of 75°08'14", a distance of 19.67 feet; Thence South 00°43'01" West, a distance of 21.50 feet; Thence South 89°16'59" East, a distance of 3.88 feet; Thence South 00°43'01" West, a distance of 16.50 feet, to the beginning of a non-tangent curve to the left, of which the radius point lies South 00°43'01" West, a radial distance of 19.50 feet, thence Southwesterly along the arc of said curve, through a central angle of 90°01'40", a distance of 30.64 feet; Thence South 00°41'21" West, a distance of 183.00 feet; Thence South 89°18'39" East, a distance of 4.50 feet, to the beginning of a non-tangent curve to the left, of which the radius point lies South 89°18'39" East, a radial distance of 15.00 feet, thence Southeasterly along the arc of said curve, through a central angle of 75°08'14", a distance of 19.67 feet; Thence South 00°40'14" West, a distance of 43.00 feet, to the beginning of a non-tangent curve to the left, of which the radius point lies South 14°07'05" East, a radial distance of 15.00 feet, thence Southwesterly along the arc of said curve, through a central angle of 75°11'33", a distance of 19.69 feet; Thence South 89°15'50" West, a distance of 42.50 feet, to the beginning of a non-tangent curve to the left, of which the radius point lies North 89°18'39" West, a radial distance of 14.50 feet; thence Northwesterly along the arc of said curve, through a central angle of 89°58'20", a distance of 22.77 feet; Thence North 89°16'59" West, a distance of 87.88 feet, to the beginning of a non-tangent curve to the left, of which the radius point lies South 10°45'41" East, a radial distance of 25.00 feet, thence Southwesterly along the arc of said curve, through a central angle of 25°25'11", a distance of 11.09 feet; Thence North 89°18'40" West, a distance of 5.50 feet, to the Point of Beginning.

Containing: 9.56 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

THE HAVEN AT HERITAGE ACRES PHASE 1

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 _____

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)

A 27 LOT RESIDENTIAL SUBDIVISION LOCATED IN IVINS CITY UTAH IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

THE HAVEN AT HERITAGE ACRES PHASE 1

1274-01 PHASE 1 FINAL PLAT.DWG (DECEMBER 20, 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	Approval and Acceptance by Ivins City	City Engineer's Certificate	Approval as to Form	City Council Approval	Recorded Number
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.	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	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____	Approved as to Form, this the ____ day of _____, A.D. 20____	The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the Santarra Estates Subdivision on the ____ Day of _____ A.D. 20____.	
_____ Washington County Treasurer	_____ Attest: City Recorder Ivins City _____ Planning Commission Chairman Ivins City, Utah	_____ City Engineer Ivins City, Utah	_____ City Attorney Ivins City, Utah	_____ Attest: City Recorder Ivins City _____ Mayor, Ivins City, Utah	_____ WASHINGTON COUNTY RECORDER

P:\1274-01 The Haven at Heritage Acres\Drawings\Survey Drawings\1274-01 Phase 1 Final Plat.dwg PHASE 1 | 12/20/2017 9:23:07 AM | brandon, GMT-6:00 DST