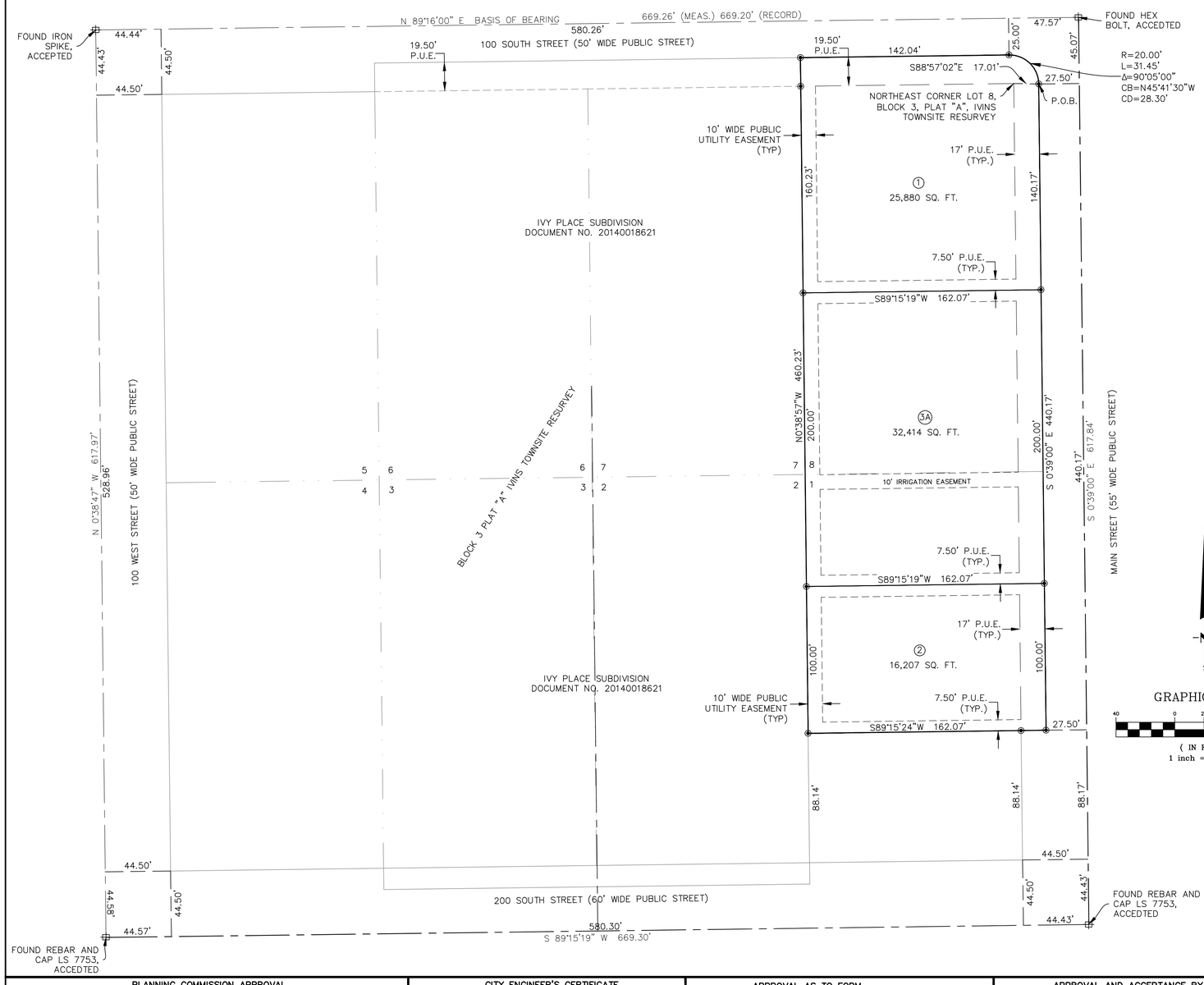


SURVEYOR'S CERTIFICATE

, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HOLDING LICENSE NO. 312770, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

POMEGRANATE LANE SUBDIVISION AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
LICENSE #312770
D. GREGG MEYERS
STATE OF UTAH

03-22-2018

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

ALL OF LOT 8, TOGETHER WITH THE NORTH TWO-THIRDS OF LOT 1, BOTH OF BLOCK 3 OF THE IVINS TOWNSITE RESURVEY PLAT "A" AND THAT PORTION OF RIGHT OF WAY ABANDONED ON MAIN STREET AND 100 SOUTH STREET, PER IVINS TOWNSITE ROAD ABANDONMENT PLAT, DOCUMENT NO. 20120014514, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWED:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8 AND RUNNING SOUTH 88°57'02" EAST 17.01 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE SOUTH 0°39'00" EAST 440.17 FEET; THENCE SOUTH 89°15'24" WEST 162.07 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 0°38'57" WEST 460.23 FEET ALONG SAID WEST LINE AND ITS EXTENSION; THENCE NORTH 89°16'00" EAST 142.04 FEET TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 31.45 SOUTHEASTERLY FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°05'00", (CHORD BEARS SOUTH 45°41'30" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE THAT PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREET AND EASEMENTS TO BE HEREAFTER KNOWN AS:

POMEGRANATE LANE SUBDIVISION AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, WE THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF IVINS FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE TOWN OF IVINS AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIM OF ALL PERSONS.
THE UNDERSIGNED OWNERS DO HEREBY WAIVE ALL RIGHTS TO OPPOSE ANY FURTHER SPECIAL IMPROVEMENTS DISTRICT ASSOCIATED WITH THIS PROPERTY.

LEROY OLIPHANT (HUSBAND)

THOMAS A. OLIPHANT (HUSBAND) — MARIE H. OLIPHANT (WIFE)

GREG JOHNSON (HUSBAND) — JENNIFER L. JOHNSON (WIFE)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS ___ DAY OF _____ IN THE YEAR 2018, BEFORE ME_____, A NOTARY PUBLIC, PERSONALLY APPEARED LEROY OLIPHANT AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME .

NOTARY PUBLIC — NOTARY NO.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS ___ DAY OF _____ IN THE YEAR 2018, BEFORE ME_____, A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS A. OLIPHANT AND MARIE H. OLIPHANT, HUSBAND WIFE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME .

NOTARY PUBLIC — NOTARY NO.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS ___ DAY OF _____ IN THE YEAR 2018, BEFORE ME_____, A NOTARY PUBLIC, PERSONALLY APPEARED GREG JOHNSON AND JENNIFER L. JOHNSON, HUSBAND AND WIFE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME .

NOTARY PUBLIC — NOTARY NO.

POMEGRANATE LANE SUBDIVISION AMENDED

LOCATED IN

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS	TREASURER APPROVAL	RECORDED NUMBER
ON THIS THE _____ DAY OF _____, A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "POMEGRANATE LANE SUBDIVISION AMENDED", 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 "POMEGRANATE LANE SUBDIVISION AMENDED" 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

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : PAS — Date : 02-21-2018
Email : GMEYERS@BUSHANDGUDGELL.COM
Checked : DGM
Approved : DGM
Scale : 1" = 40'
Job No : 181033

POMEGRANATE LANE SUBDIVISION AMENDED
LOCATED IN NE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1
1 SHEETS
FILE: 181033PA