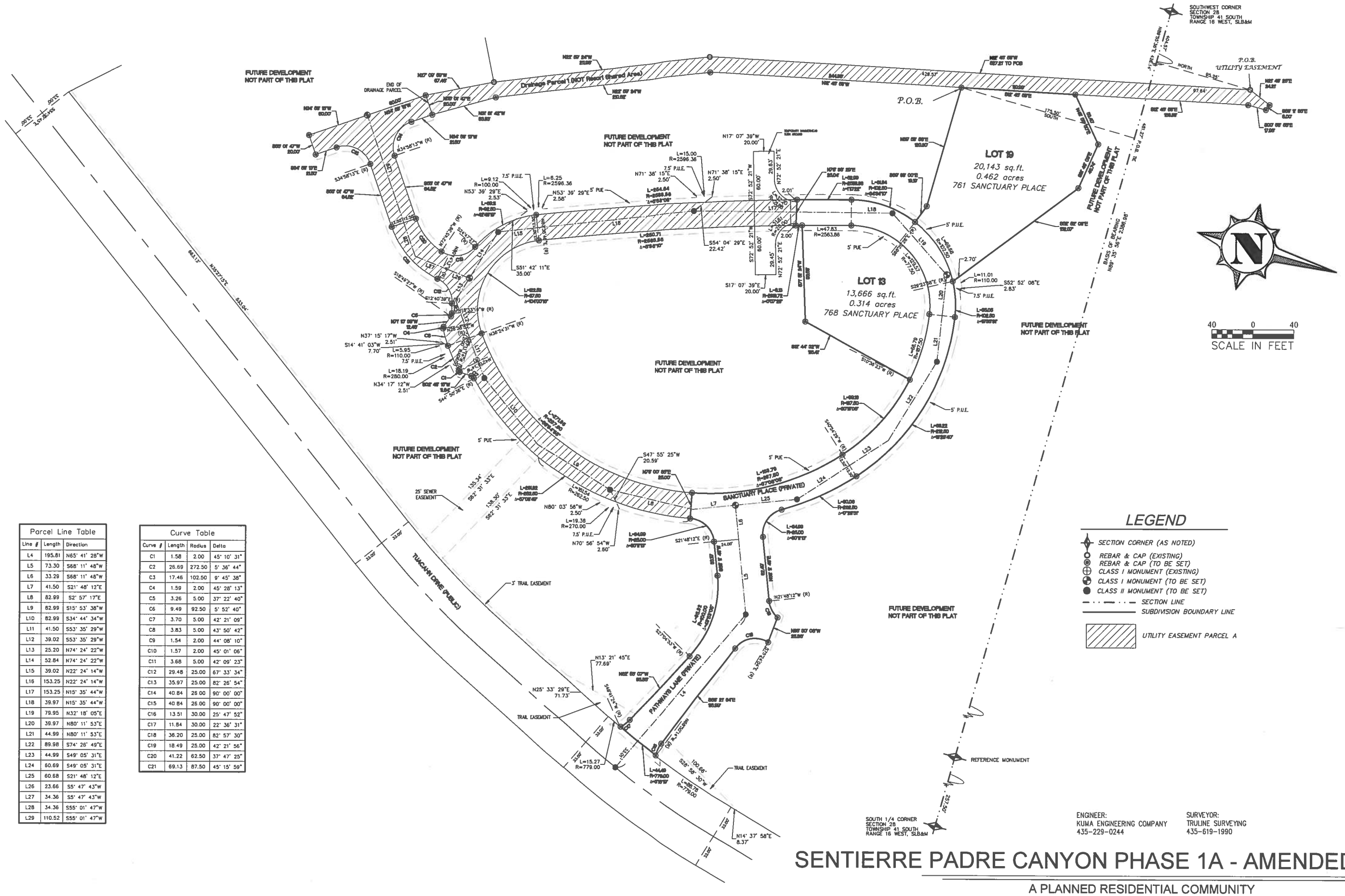


Parcel Line Table		
Line #	Length	Direction
L4	195.81	N65° 41' 28"W
L5	73.30	S68° 11' 48"W
L6	33.29	S68° 11' 48"W
L7	41.50	S21° 48' 12"E
L8	82.99	S2° 57' 17"E
L9	82.99	S15° 53' 38"W
L10	82.99	S34° 44' 34"W
L11	41.50	S53° 35' 29"W
L12	39.02	S53° 35' 29"W
L13	25.20	N74° 24' 22"W
L14	52.84	N74° 24' 22"W
L15	39.02	N22° 24' 14"W
L16	153.25	N22° 24' 14"W
L17	153.25	N15° 35' 44"W
L18	39.97	N15° 35' 44"W
L19	79.95	N32° 18' 05"E
L20	39.97	N80° 11' 53"E
L21	44.99	N80° 11' 53"E
L22	89.98	S74° 26' 49"E
L23	44.99	S49° 05' 31"E
L24	60.69	S49° 05' 31"E
L25	60.68	S21° 48' 12"E
L26	23.66	S5° 47' 43"W
L27	34.36	S5° 47' 43"W
L28	34.36	S55° 01' 47"W
L29	110.52	S55° 01' 47"W

Curve Table			
Curve #	Length	Radius	Delta
C1	1.58	2.00	45° 10' 31"
C2	26.69	272.50	5° 36' 44"
C3	17.46	102.50	9° 45' 38"
C4	1.59	2.00	45° 28' 13"
C5	3.26	5.00	37° 22' 40"
C6	9.49	92.50	5° 52' 40"
C7	3.70	5.00	42° 21' 09"
C8	3.83	5.00	43° 50' 42"
C9	1.54	2.00	44° 08' 10"
C10	1.57	2.00	45° 01' 06"
C11	3.68	5.00	42° 09' 23"
C12	29.48	25.00	67° 33' 34"
C13	35.97	25.00	82° 26' 54"
C14	40.84	26.00	90° 00' 00"
C15	40.84	26.00	90° 00' 00"
C16	13.51	30.00	25° 47' 52"
C17	11.84	30.00	22° 36' 31"
C18	36.20	25.00	82° 57' 30"
C19	18.49	25.00	42° 21' 56"
C20	41.22	62.50	37° 47' 25"
C21	69.13	87.50	45° 15' 59"

LEGEND

- SECTION CORNER (AS NOTED)
- REBAR & CAP (EXISTING)
- REBAR & CAP (TO BE SET)
- CLASS I MONUMENT (EXISTING)
- CLASS I MONUMENT (TO BE SET)
- CLASS II MONUMENT (TO BE SET)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- UTILITY EASEMENT PARCEL A

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
TRULINE SURVEYING
435-619-1990

SENTIERRE PADRE CANYON PHASE 1A - AMENDED"

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

NOTES:

1. THE LOTS ON THIS PLAT ("LOTS") WILL BE ENCUMBERED BY THE SENTIERRE VILLAS AT PADRE CANYON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("DECLARATION") EXECUTED BY PADRE CANYON VILLAS, LC ("DECLARANT") THAT WILL BE RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. THE DECLARATION SETS FORTH THE EASEMENTS, RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE LOTS. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION OR THE USE AGREEMENT (DEFINED BELOW), AS APPLICABLE. ALL OF THE PROPERTY DESCRIBED ON THIS PLAT (THE "PROPERTY") WILL ALSO BE SUBJECT TO AN EASEMENT, MAINTENANCE AND AMENITIES USE AGREEMENT ("USE AGREEMENT") BETWEEN DECLARANT THE PADRE CANYON RESORT, LC ("RESORT OWNER"), WHICH WILL ALSO BE RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. THE USE AGREEMENT GRANTS TO THE DECLARANT AND ALL SUBSEQUENT OWNERS OF THE LOTS AN EASEMENT OVER DESIGNATED ACCESS PARCELS SHOWN ON THIS PLAT AND OTHER DRIVES AND ACCESS PARCELS TO BE CREATED IN THE FUTURE, AND GRANTS TO LOT OWNERS THE RIGHT TO USE CERTAIN LAND, IMPROVEMENTS, FACILITIES AND AMENITIES FROM TIME-TO-TIME LOCATED IN THE PORTIONS OF THE RESORT DESIGNATED AS IN THE DECLARATION AND USE AGREEMENT AS "RESORT SHARED AREA", SUBJECT TO THE RIGHT OF THE RESORT OWNER TO LEVY ASSESSMENTS AGAINST THE LOTS FOR MAINTENANCE, MANAGEMENT, REPAIRS AND REPLACEMENTS OF IMPROVEMENTS TO THE RESORT SHARED AREA.
2. THE PROPERTY IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE DECLARATION, AND THE RIGHTS OF RESORT OWNER AS DESCRIBED IN THE USE AGREEMENT, AND DECLARANT AND RESORT OWNER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN THE DECLARATION AND USE AGREEMENT, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING, EXPANDING OR RELOCATING THE RESORT SHARED AREA AND RELATED IMPROVEMENTS AND AMENITIES, AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR RESORT OWNER SHALL DETERMINE, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION AND THE USE AGREEMENT.
3. TRAILS CROSS THROUGH PORTIONS OF THE PROPERTY. RESORT OWNER SHALL HAVE THE RIGHT TO MODIFY, RELOCATE, EXPAND, REDUCE OR ELIMINATE THE LOCATION AND CONFIGURATION OF ANY TRAILS AS SHOWN ON THIS PLAT FROM TIME TO TIME, AND MAY ADD NEW TRAILS AS WELL. RESORT OWNER RESERVES THE RIGHT TO GRANT EASEMENTS TO MEMBERS OF THE PUBLIC TO ACCESS AND USE ANY TRAILS THAT HAVE BEEN OR MAY BE CONSTRUCTED IN THE FUTURE ON THE OPEN SPACE PARCELS FOR THE PURPOSES FOR WHICH THEY ARE DEVELOPED AND MAINTAINED, SUBJECT TO REASONABLE, NON-DISCRIMINATORY RULES AND REGULATIONS AS THE RESORT OWNER MAY ADOPT FROM TIME TO TIME.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT DATED NOVEMBER 26, 2014, PROJECT NO. 2140076. THIS REPORT IS AVAILABLE FROM THE DECLARANT AND A COPY IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT SLIGHTLY TO HIGHLY COLLAPSIBLE SOILS ARE PRESENT WITHIN THIS SUBDIVISION. SPECIAL CONSIDERATION TO DESIGN OF STRUCTURE FOUNDATIONS IS REQUIRED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT MENTIONED ABOVE.
6. A ROCK FALL HAZARD INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION IDENTIFIES A POTENTIAL ROCK FALL HAZARD ZONE, SPECIFICS CAN BE FOUND IN A REPORT DATED MARCH 10, 2014, PROJECT NO. 2140075. THIS REPORT IS AVAILABLE FROM THE DECLARANT AND A COPY IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
7. ALL LOTS ARE SUBJECT TO A 5-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LOT LINE.
8. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, AND NO SETBACK ON ALL INTERIOR SIDE YARDS AND REAR YARDS UNLESS OTHERWISE NOTED.
9. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
10. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
11. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
12. 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.
13. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE RESORT SHARED AREAS AND THE LANDSCAPED AREAS OF LOTS OUTSIDE OF THE HOMES TO BE CONSTRUCTED ON THE LOTS, AS WELL PUBLIC RIGHTS-OF-WAY, IF ANY, ON THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE RESORT OWNER AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE USE AGREEMENT.
14. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. LATERALS ARE PRIVATE AND MAINTAINED BY THE RESORT OWNER, AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE USE AGREEMENT.
15. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED PUBLIC EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS AND ACCESSES ARE PRIVATE AND SHALL BE MAINTAINED BY THE RESORT OWNER AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE USE AGREEMENT.
16. ALL APPROVED WATER 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.
17. THE RESORT OWNER SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER PRIVATE IMPROVEMENTS AS PROVIDED IN THE DECLARATION AND USE AGREEMENT AND THE COST THEREOF MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE USE AGREEMENT.
18. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY THE RESORT OWNER. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
19. ALL PRIVATE ACCESS DRIVE PARCELS SHALL IMPLY AN UNDERLYING SUB-SURFACE UTILITY EASEMENT.
20. THE DRAINAGE PARCEL IS PRIVATE AND SHALL BE MAINTAINED BY THE RESORT OWNER AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE USE AGREEMENT.
21. RESORT OWNER IS RESPONSIBLE FOR ANY PAVER REPAIR REQUIRED BY IVINS CITY UTILITY WORK IN ROADWAY AT NO COST TO IVINS CITY.

BOUNDARY DESCRIPTION

LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89° 55' 36" EAST 481.27 FEET ALONG THE SECTION LINE AND SOUTH 175.50 FEET FROM THE SOUTHWEST CORNER OF SECTION 28 TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 12°45'58" WEST 110.99 FEET; THENCE NORTH 48°56'30" EAST 53.40 FEET; THENCE SOUTH 81°46'03" EAST 46.74 FEET; THENCE SOUTH 52°52'08" EAST 152.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°35'31", HAVING A RADIUS OF 102.50 FEET (RADIUS POINT BEARS SOUTH 29°23'38" EAST), AND WHOSE CHORD BEARS NORTH 70°24'08" EAST 34.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.05 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°42'36", HAVING A RADIUS OF 212.50 FEET (RADIUS POINT BEARS SOUTH 09°48'07" EAST), AND WHOSE CHORD BEARS SOUTH 74°26'49" EAST 182.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 188.07 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°28'31", HAVING A RADIUS OF 262.50 FEET (RADIUS POINT BEARS SOUTH 40°54'29" WEST), AND WHOSE CHORD BEARS SOUTH 40°21'15" EAST 79.75 FEET; THENCE ALONG THE ARC OF SAID CURVE 80.06 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°11'13", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 58°23'00" EAST), AND WHOSE CHORD BEARS SOUTH 71°42'36" EAST 32.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.99 FEET; THENCE NORTH 68°11'48" EAST 62.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°21'56", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 21°48'12" WEST), AND WHOSE CHORD BEARS NORTH 47°00'50" EAST 18.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.49 FEET; THENCE SOUTH 85°30'06" EAST 25.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 82°57'30", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 75°24'04" EAST), AND WHOSE CHORD BEARS SOUTH 26°52'49" EAST 33.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 36.20 FEET; THENCE SOUTH 68°21'34" EAST 116.99 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°51'04", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 21°38'26" EAST), AND WHOSE CHORD BEARS SOUTH 80°47'06" EAST 12.91 FEET; THENCE ALONG THE ARC OF SAID CURVE 13.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°14'15", HAVING A RADIUS OF 779.00 FEET (RADIUS POINT BEARS NORTH 68°44'59" WEST), AND WHOSE CHORD BEARS SOUTH 22°52'08" WEST 44.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 44.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°32'52", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH 48°37'44" WEST), AND WHOSE CHORD BEARS NORTH 52°08'41" WEST 11.22 FEET; THENCE ALONG THE ARC OF SAID CURVE 11.28 FEET; THENCE NORTH 62°55'07" WEST 85.35 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°53'05", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 27°04'53" WEST), AND WHOSE CHORD BEARS NORTH 87°21'40" WEST 82.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 85.32 FEET; THENCE SOUTH 68°11'48" WEST 33.19 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°11'13", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 21°48'12" EAST), AND WHOSE CHORD BEARS SOUTH 28°06'11" WEST 32.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.99 FEET; THENCE SOUTH 78°00'35" WEST 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°06'06", HAVING A RADIUS OF 237.50 FEET (RADIUS POINT BEARS SOUTH 78°00'35" WEST), AND WHOSE CHORD BEARS NORTH 30°32'28" WEST 151.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 153.79 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°18'08", HAVING A RADIUS OF 187.50 FEET (RADIUS POINT BEARS SOUTH 40°54'29" WEST), AND WHOSE CHORD BEARS NORTH 64°14'34" WEST 98.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 99.16 FEET; THENCE SOUTH 12°44'32" WEST 116.41 FEET; THENCE SOUTH 71°51'24" WEST 93.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°08'13", HAVING A RADIUS OF 2563.86 FEET (RADIUS POINT BEARS NORTH 73°20'08" EAST), AND WHOSE CHORD BEARS SOUTH 16°43'58" EAST 6.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 6.13 FEET; THENCE SOUTH 76°36'29" WEST 25.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°10'22", HAVING A RADIUS OF 2588.86 FEET (RADIUS POINT BEARS NORTH 73°13'54" EAST), AND WHOSE CHORD BEARS NORTH 16°10'55" WEST 52.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 52.99 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°15'16", HAVING A RADIUS OF 102.50 FEET (RADIUS POINT BEARS NORTH 74°24'16" EAST), AND WHOSE CHORD BEARS NORTH 03°01'54" EAST 65.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 66.65 FEET; THENCE NORTH 69°38'00" WEST 19.19 FEET; THENCE SOUTH 89°58'56" WEST 120.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.333 ACRES.

UTILITY EASEMENT:

BEGINNING AT A POINT NORTH 89° 55' 36" EAST 404.57 FEET ALONG THE SECTION LINE AND NORTH 95.25 FEET FROM THE SOUTHWEST CORNER OF SECTION 28 TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 21°48'25" EAST 24.21 FEET; THENCE SOUTH 68°11'35" EAST 6.00 FEET; THENCE SOUTH 00°56'55" EAST 17.95 FEET; THENCE SOUTH 12°45'58" EAST 168.88 FEET; THENCE SOUTH 12°45'58" EAST 110.99 FEET; THENCE SOUTH 12°45'58" EAST 244.96 FEET; THENCE SOUTH 22°59'24" EAST 210.62 FEET; THENCE SOUTH 31°31'42" EAST 63.83 FEET; THENCE SOUTH 34°58'13" EAST 21.50 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 26.00 FEET (RADIUS POINT BEARS NORTH 55°01'47" EAST), AND WHOSE CHORD BEARS SOUTH 79°58'13" EAST 36.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.84 FEET; THENCE NORTH 55°01'47" EAST 64.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°47'25", HAVING A RADIUS OF 62.50 FEET (RADIUS POINT BEARS NORTH 34°58'13" WEST), AND WHOSE CHORD BEARS NORTH 36°08'04" EAST 40.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.22 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 82°26'54", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 72°45'39" WEST), AND WHOSE CHORD BEARS NORTH 23°59'06" WEST 32.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.97 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°48'19", HAVING A RADIUS OF 92.50 FEET (RADIUS POINT BEARS NORTH 24°47'27" EAST), AND WHOSE CHORD BEARS NORTH 43°48'23" WEST 67.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 69.11 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°38'08", HAVING A RADIUS OF 2588.86 FEET (RADIUS POINT BEARS NORTH 67°35'46" EAST), AND WHOSE CHORD BEARS NORTH 19°35'10" WEST 254.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 254.64 FEET; THENCE NORTH 76°36'29" EAST 25.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°36'10", HAVING A RADIUS OF 2563.86 FEET (RADIUS POINT BEARS NORTH 73°11'55" EAST), AND WHOSE CHORD BEARS SOUTH 19°36'09" EAST 250.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 250.71 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 104°00'16", HAVING A RADIUS OF 67.50 FEET (RADIUS POINT BEARS NORTH 67°35'46" EAST), AND WHOSE CHORD BEARS SOUTH 74°24'22" EAST 106.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 122.53 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°05'58", HAVING A RADIUS OF 237.50 FEET (RADIUS POINT BEARS NORTH 36°24'31" WEST), AND WHOSE CHORD BEARS NORTH 21°02'31" EAST 255.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 269.85 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°28'57", HAVING A RADIUS OF 237.50 FEET (RADIUS POINT BEARS SOUTH 78°29'32" WEST), AND WHOSE CHORD BEARS NORTH 11°44'57" WEST 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 2.00 FEET; THENCE NORTH 78°00'35" EAST 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°26'11", HAVING A RADIUS OF 262.50 FEET (RADIUS POINT BEARS SOUTH 78°00'35" WEST), AND WHOSE CHORD BEARS SOUTH 11°46'20" EAST 2.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 2.00 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56°42'37", HAVING A RADIUS OF 262.50 FEET (RADIUS POINT BEARS SOUTH 78°26'46" WEST), AND WHOSE CHORD BEARS SOUTH 16°48'05" WEST 249.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 259.82 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°21'09", HAVING A RADIUS OF 5.00 FEET (RADIUS POINT BEARS SOUTH 44°50'36" EAST), AND WHOSE CHORD BEARS SOUTH 23°58'49" WEST 3.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 3.70 FEET; THENCE SOUTH 02°46'15" WEST 11.84 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°10'31", HAVING A RADIUS OF 2.00 FEET (RADIUS POINT BEARS NORTH 87°11'45" WEST), AND WHOSE CHORD BEARS SOUTH 25°23'30" WEST 1.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1.58 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°36'44", HAVING A RADIUS OF 272.50 FEET (RADIUS POINT BEARS NORTH 42°01'14" WEST), AND WHOSE CHORD BEARS SOUTH 50°47'08" WEST 26.68 FEET; THENCE ALONG THE ARC OF SAID CURVE 26.69 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°45'38", HAVING A RADIUS OF 102.50 FEET (RADIUS POINT BEARS NORTH 36°24'31" WEST), AND WHOSE CHORD BEARS SOUTH 58°28'19" WEST 17.44 FEET; THENCE ALONG THE ARC OF SAID CURVE 17.46 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°28'13", HAVING A RADIUS OF 2.00 FEET (RADIUS POINT BEARS NORTH 26°38'52" WEST), AND WHOSE CHORD BEARS SOUTH 86°05'14" WEST 1.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 1.59 FEET; THENCE NORTH 71°10'39" WEST 12.46 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°22'40", HAVING A RADIUS OF 5.00 FEET (RADIUS POINT BEARS SOUTH 18°49'21" WEST), AND WHOSE CHORD BEARS NORTH 89°51'59" WEST 3.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 3.26 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°52'40", HAVING A RADIUS OF 92.50 FEET (RADIUS POINT BEARS NORTH 18°33'19" WEST), AND WHOSE CHORD BEARS SOUTH 74°23'01" WEST 9.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.49 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 67°33'34", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 12°40'39" EAST), AND WHOSE CHORD BEARS SOUTH 43°32'34" WEST 27.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 29.48 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°15'59", HAVING A RADIUS OF 87.50 FEET (RADIUS POINT BEARS NORTH 80°14'13" WEST), AND WHOSE CHORD BEARS SOUTH 32°23'47" WEST 67.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 69.13 FEET; THENCE SOUTH 55°01'47" WEST 64.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 26.00 FEET (RADIUS POINT BEARS SOUTH 34°58'13" EAST), AND WHOSE CHORD BEARS SOUTH 10°01'47" WEST 36.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.84 FEET; THENCE SOUTH 34°58'13" EAST 21.50 FEET; THENCE SOUTH 55°01'47" WEST 20.00 FEET; THENCE NORTH 34°58'13" WEST 60.00 FEET; THENCE NORTH 27°09'59" WEST 67.46 FEET; THENCE NORTH 22°59'24" WEST 211.96 FEET; THENCE NORTH 12°45'58" WEST 527.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.851 ACRES.

SURVEYOR'S CERTIFICATE

I, KEVAN BUNDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER (LICENSE NO.) 177128, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

"SENTIERRE PADRE CANYON PHASE 1A - AMENDED"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND COMMON AREAS (INCLUDING PRIVATE ROADS) AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROFESSIONAL LAND SURVEYOR — No.177128 — KEVAN L. BUNDY — STATE OF UTAH

KEVAN L. BUNDY P.L.S No. 177128

OWNER'S DEDICATION

KNOWN 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 LOTS, COMMON AREAS, AND PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS:

"SENTIERRE PADRE CANYON PHASE 1A - AMENDED"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE OWNER ALSO RETAINS RIGHTS OF USE WITHIN THE UTILITY EASEMENTS AS WELL AS GRANTS RIGHTS OF USE TO THE HOME OWNERS ASSOCIATION. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATIONS AND RESTRICTIONS, OF _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20__, AS BOOK _____, PAGE _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 20__.

ALAN S LAYTON
MANAGING PARTNER – PARKWAY PARTNERS, LC

LC ACKNOWLEDGEMENT

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

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME ALAN S LAYTON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING PARTNER OF PARKWAY PARTNERS, L.C.. AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD 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.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
TRULINE SURVEYING
435-619-1990

SENTIERRE PADRE CANYON PHASE 1A - AMENDED

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
1 OF 2

CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "SENTIERRE PADRE CANYON PHASE 1A – AMENDED" ON THE_____ DAY OF _____, A.D.____ . ATTEST:_____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	I, CHARLES GILLETTE, PE, 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. _____ DATE _____ CITY ENGINEER, IVINS, UTAH	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____, _____ IVINS, UTAH, CITY ATTORNEY	ON THIS THE ____DAY OF_____, A.D. ____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "SENTIERRE PADRE CANYON PHASE 1A – AMENDED" 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. ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. _____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER