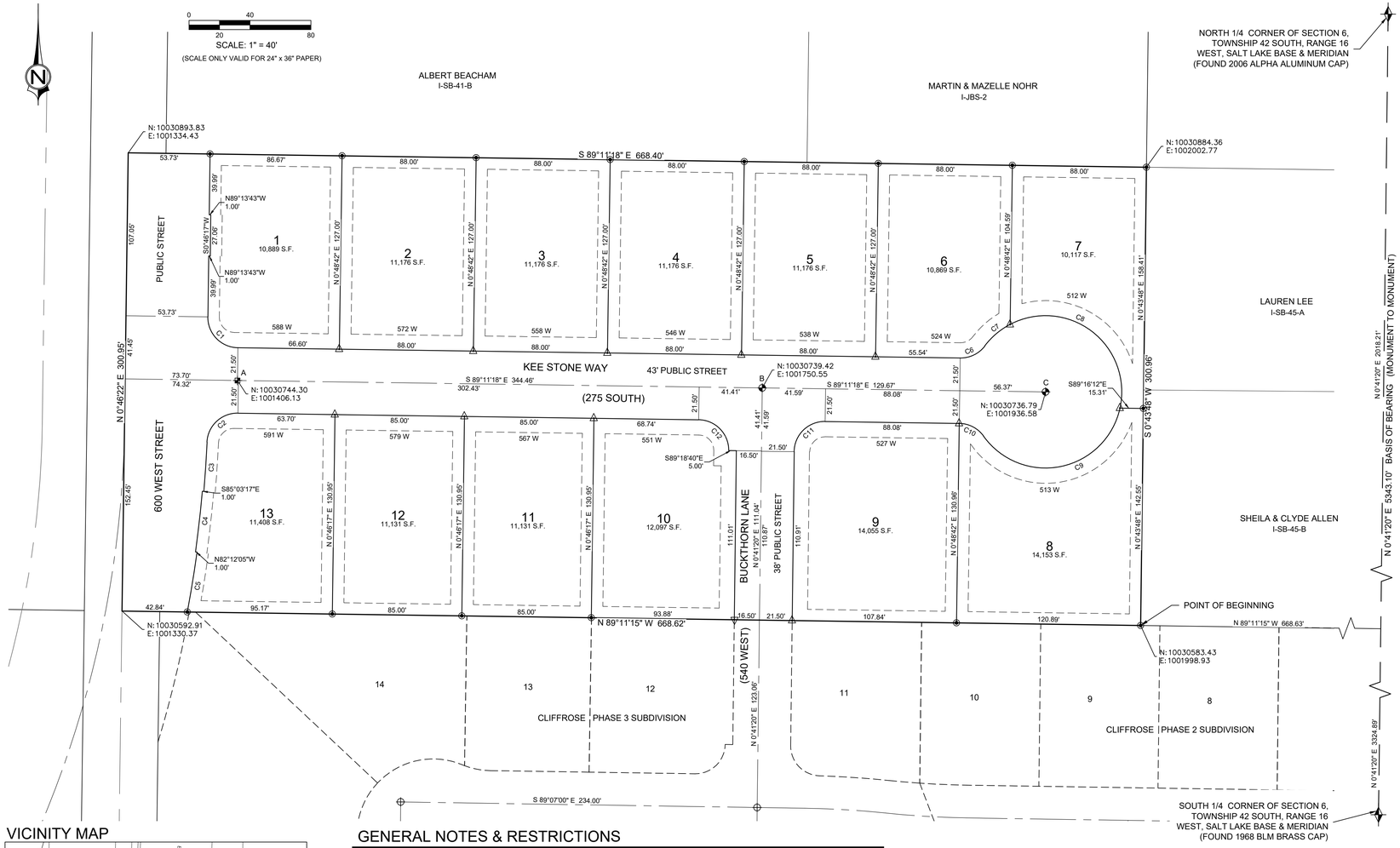


SURVEYOR'S CERTIFICATE

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 PUBLIC STREETS, AND EASEMENTS AS NOTED OR SHOWN, ALL OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

KEE STONE VILLAGE

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

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH

DATE

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 17, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY SAID POINT BEING N 0°41'20" E 3324.89 FEET AND N 89°11'15" W 668.63 FEET FROM THE SOUTH 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE AND MERIDIAN POINT ALSO BEING ON THE NORTH BOUNDARY OF CLIFFROSE PHASE 2 AT THE OFFICE OF RECORDER, WASHINGTON COUNTY, UTAH AND RUNNING THENCE N 89°11'15" W 668.62 FEET ALONG THE SOUTH LINE OF SAID LOT 3 AND NORTH LINE OF SAID SUBDIVISION; THENCE N 0°46'22" E 300.95 FEET; THENCE S 89°11'18" E 668.40 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S 0°43'48" W 300.96 FEET ALONG THE LOT LINE TO THE POINT OF BEGINNING.

CONTAINS 4.62 ACRES

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

KEE STONE VILLAGE

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF PUBLIC, ALL PARCELS OF LAND SHOW ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL STREETS, LOTS, AND EASEMENTS AS NOTED OR SHOWN. 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 SHOW 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.

B&V INVESTMENTS LLC
(A UTAH LIMITED LIABILITY COMPANY)

NAME: MANAGING MEMBER — DATE:

IVINS CITY
(A UTAH MUNICIPAL CORPORATION)

NAME: — DATE:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

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 B&V INVESTMENTS 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 B&V INVESTMENTS 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

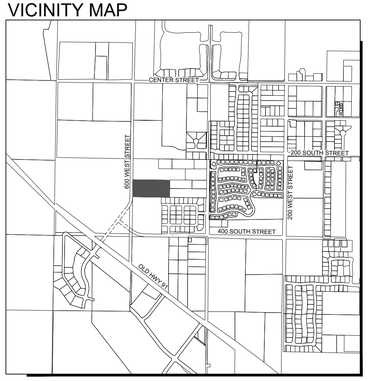
MUNICIPAL CORPORATION

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20___, APPEARED BEFORE ME, CHRIS HART, MAYOR OF IVINS CITY, WHO BEING DULY SWORN DID SAY THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HIM ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL, AND SAID CHRIS HART DID DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

VICINITY MAP



MONUMENT TABLE		
MONUMENT	BEARING	DISTANCE
MONUMENT A - B	S 89°11'18" E	344.46'
MONUMENT B - C	S 89°11'18" E	186.04'

GENERAL NOTES & RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED NOVEMBER 2, 2017 PROJECT NO. 17499. 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. 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.
3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC STREETS, 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
5. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
7. 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)
8. LANDSCAPING 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 OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
10. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
11. 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.
12. 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 IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS.
13. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

CURVE TABLE					
Curve Number	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.40'	20.00'	89°57'35"	28.27'	S44° 12' 31"E
C2	30.78'	20.00'	88°10'01"	27.83'	S46° 43' 41"W
C3	32.32'	805.00'	2°18'02"	32.32'	N3° 47' 42"E
C4	40.04'	804.00'	2°51'13"	40.04'	N6° 22' 19"E
C5	39.84'	805.00'	2°50'09"	39.84'	N9° 13' 00"E
C6	18.72'	20.00'	53°38'24"	18.05'	N63° 59' 30"E
C7	21.88'	50.00'	25°04'28"	21.71'	S49° 42' 31"W
C8	113.47'	50.00'	130°01'28"	90.64'	N52° 44' 31"W
C9	115.35'	50.00'	132°10'53"	91.42'	N78° 21' 39"E
C10	18.72'	20.00'	53°38'24"	18.05'	N62° 22' 06"W
C11	31.46'	20.00'	90°07'22"	28.31'	S45° 45' 01"W
C12	31.37'	20.00'	89°52'38"	28.25'	N44° 14' 59"W

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 SURVEY CONTROL MONUMENT TO BE SET (CLASS 2, REBAR & ALUMINUM CAP SET TO CITY STANDARD).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET 6.0' IN CURB.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET 1.0' IN CURB.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

APPLICANT CONTACT

B&V INVESTMENTS LLC
13879 S STANDING OAK DR
DRAPER, UT 84020
801-330-0240

KEE STONE VILLAGE

LOCATED IN
NORTHWEST 1/4 SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - IVINS, UTAH

PLANNING COMMISSION APPROVAL

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.

ATTEST: CITY RECORDER, IVINS, UTAH — PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

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.

CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS ____DAY OF _____, A.D. 20___.

CITY ATTORNEY, IVINS, UTAH

APPROVAL AND ACCEPTANCE BY IVINS CITY

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE ABOVE SUBDIVISION ON THE _____ DAY OF _____, A.D. ___.

ATTEST: CITY RECORDER, IVINS, UTAH — MAYOR, IVINS, UTAH

TREASURER APPROVAL

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.

WASHINGTON COUNTY TREASURER

RECORDED No.

WASHINGTON COUNTY RECORDER

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

KEE STONE VILLAGE
LOCATED IN
NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF17124.00
DRAWN BY: BLW
DATE: 4/02/2018
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 40'

SHEET 1 OF 1