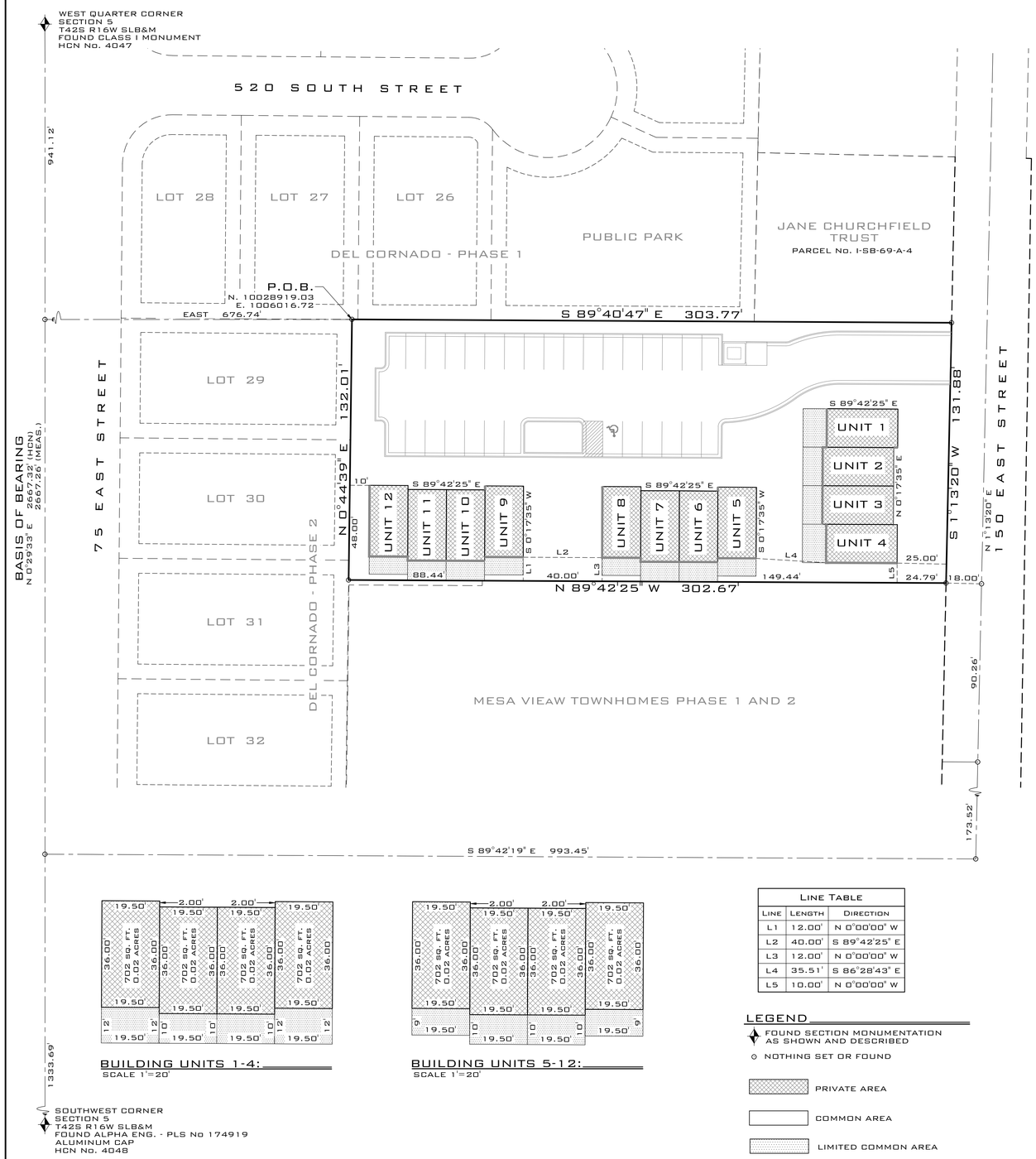


BUILDING UNITS 1-4:
SCALE 1"=20'

BUILDING UNITS 5-12:
SCALE 1"=20'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.00'	N 0°00'00" W
L2	40.00'	S 89°42'25" E
L3	12.00'	N 0°00'00" W
L4	35.51'	S 86°28'43" E
L5	10.00'	N 0°00'00" W

LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE, COMMON AND LIMITED COMMON AREAS TO BE HEREAFTER KNOWN AS:

TOWNHOMES 560 SUBDIVISION

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF "TOWNHOMES 560", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 201_ ENTRY NO. _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS 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. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO IVINS CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2018.

JL83S, LLC

_____
MANAGER MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, MANAGER.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES & RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY *AGEC APPLIED GEOTECH*. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED MARCH 1, 2018 PROJECT NO. 2172224. 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. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT *POTENTIALLY 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.

3. BY RECORDING THIS SUBDIVISION PLAT, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.

4. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.

5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

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

8. 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)

9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)

10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)

11. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY. ALL SEWER AND DRAINAGE IMPROVEMENTS LOCATED WITHIN THE LOTS OF THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

12. ALL WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

13. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DRAINAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

14. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNER'S ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENS IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYO LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AN DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTH CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PRIVATE, COMMON AN LIMITED COMMON AREAS TO BE HEREINAFTER KNOWN AS:

TOWNHOMES 560 SUBDIVISION

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR — CERTIFICATE NO. 4938716 — BRANDON E. ANDERSON — STATE OF UTAH

DATE: _____

_____
BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF DEL CORONADO PHASE 2, SA POINT BEING ON THE SOUTHERLY LINE OF DEL CORONADO PHASE 1, SAID POINT ALSO BE SOUTH 00°29'33" WEST 941.12 FEET ALONG THE SECTION LINE AND EAST 676.74 FEET FR THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LA BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°40'47" EAST 303.77 FEET ALONG AND BEYOND SAID SOUTHERLY LI OF DEL CORONADO PHASE 1 TO THE WESTERLY LINE OF 150 EAST STREET;
THENCE SOUTH 01°13'20" WEST 131.88 FEET ALONG SAID WESTERLY LINE OF 150 EA STREET TO THE NORTHEASTERLY CORNER OF MESA VIEW TOWNHOMES PHASE 1 & 2;
THENCE NORTH 89°42'25" WEST 302.67 FEET ALONG AND BEYOND THE NORTHERLY LINE SAID MESA VIEW TOWNHOMES PHASE 1 & 2 TO THE EASTERLY LINE OF SAID DEL CORONA PHASE 2;
THENCE NORTH 00°44'39" EAST 132.01 FEET ALONG SAID EASTERLY LINE OF D CORONADO PHASE 2 TO THE POINT OF BEGINNING.

CONTAINING 40,004 SQUARE FEET OR 0.918 ACRES.

MORTGAGEE CONSENT TO RECORD:

PEOPLES TOWN & COUNTRY BANK, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HERE GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS A JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
MANAGER

CORPORATE ACKNOWLEDGMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, VICE PRESIDENT.

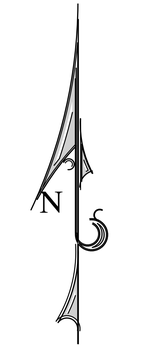
FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____



0 30' 60'
SCALE: 1"=30'

THE FINAL PLAT FOR
TOWNHOMES 560
SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER SECTION 5
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
IVINS CITY, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397, www.RACIVIL.COM

SURVEY-FPLAT FILE NUMBER:	4/24/2018 DATE:	B.E.A. DRAWN:
10207-17 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON ROAD DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20__.

_____
ENGINEER
IVINS CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 20__ THE PLANNING COMMISSION OF THE IVINS CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE IVINS CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID ROAD DEDICATION PLAT FOR ACCEPTANCE BY THE IVINS CITY, UTAH.

_____ _____
CITY RECORDER — CHAIRMAN OF THE PLANNING COMMISSION
IVINS CITY, UTAH — IVINS CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D. 20__.

_____
CITY ATTORNEY
IVINS CITY, UTAH

APPROVAL AND ACCEPTANCE BY IVINS CITY, UTAH:

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY APPROVAL FOR THIS ROAD DEDICATION PLAT ON THE _____ DAY OF _____ A.D. 20__.

_____ _____
CITY RECORDER — MAYOR
IVINS CITY, UTAH — IVINS CITY, 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 ROAD DEDICATION PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

RECORDED NO. _____

FEE: _____ _____
COUNTY RECORDER
WASHINGTON COUNTY,