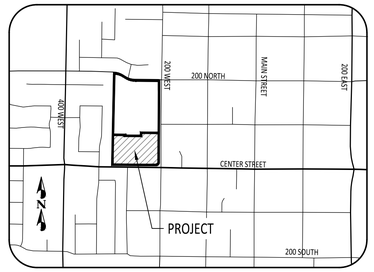
LEGEND

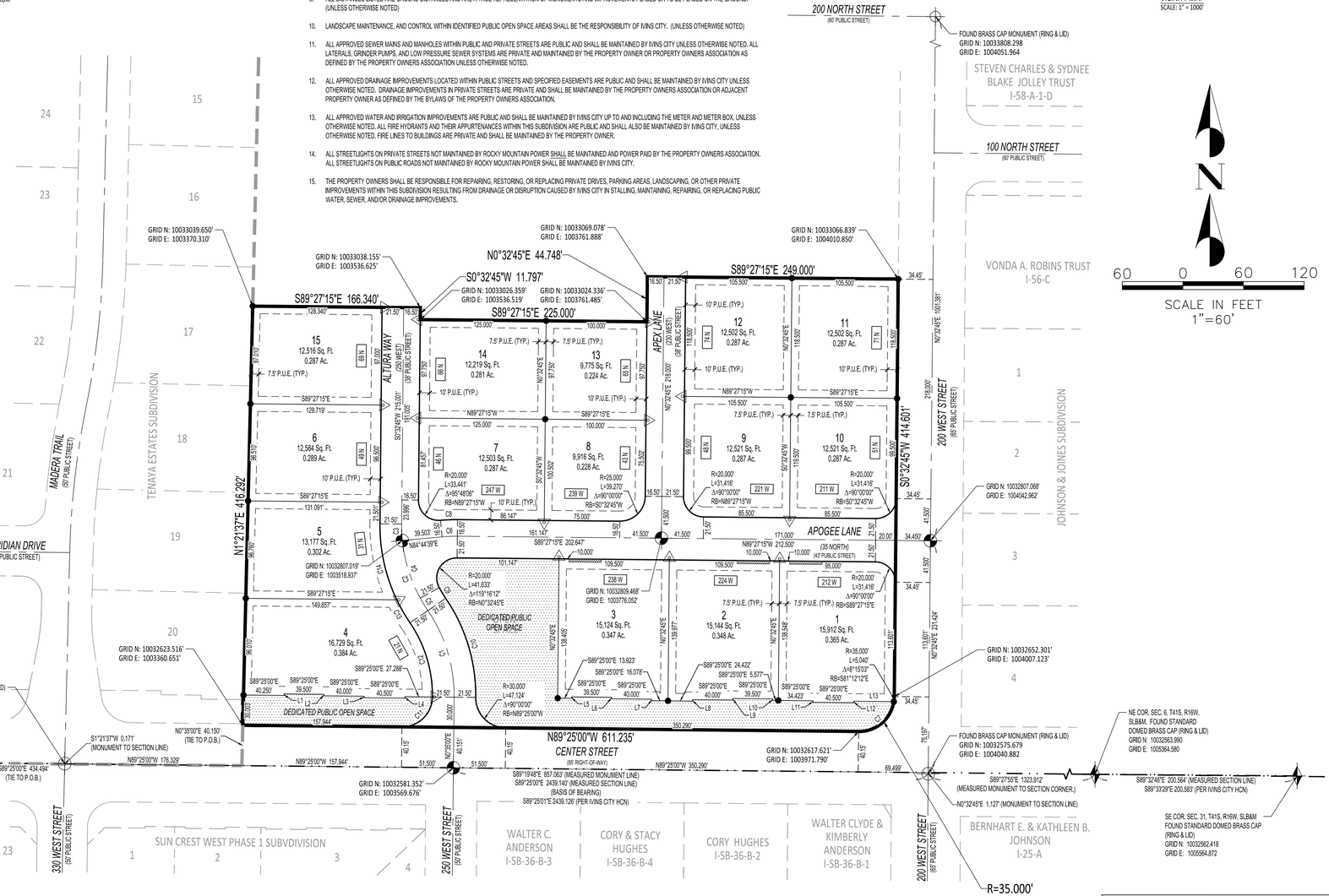
- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- PROPOSED CLASS I (RING & LID) MONUMENT
- FOUND CLASS I (RING & LID) MONUMENT
- DSG REBAR AND CAP PLS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK / CURB ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- DEDICATED PUBLIC OPEN SPACE
- 150 N — LOT ADDRESS
- REQUIRED DRIVEWAY LOCATION LOTS 1-3 WIDTH VARIES TO MEET IVINS CITY CODE

NOTES AND RESTRICTIONS

1. ALL LOTS SHOWN HEREON ARE SUBJECT TO A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDE YARD LOT LINES, AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E. ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK / CURB AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC STREETS, 10 FOOT FOR ALL INTERIOR SIDE YARD SETBACKS, AND A 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED APRIL 26, 2018. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF IVINS. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
6. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
7. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
8. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
9. 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)
10. LANDSCAPE MAINTENANCE, AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
11. 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.
12. 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 ASSOCIATION OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.
13. 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. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
14. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
15. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS SUBDIVISION RESULTING FROM DRAINAGE OR DISRUPTION CAUSED BY IVINS CITY IN STALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.



VICINITY MAP
SCALE: 1" = 1000'



SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, DEDICATED PUBLIC OPEN SPACE, AND EASEMENTS HEREAFTER KNOWN AS:

ALTURA - PHASE 1

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

D. BRADFORD PETERSEN — PROFESSIONAL LAND SURVEYOR — No. 362255 — 4/26/18 — STATE OF UTAH

LEGAL DESCRIPTION:

A PART OF LOT 1, BLOCK 7, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET, SAID POINT BEING SOUTH 89°25'00" EAST, ALONG THE SECTION LINE, A DISTANCE OF 434.494 FEET; AND NORTH 00°35'00" EAST, A DISTANCE OF 40.150 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF SAID LOT 1, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AND RUNNING THENCE NORTH 01°21'37" EAST, ALONG THE EAST LINE OF SAID LOT 1, SAID LOT BOUNDARY ALSO BEING THE EASTERLY BOUNDARY OF TENAYA ESTATES SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 416.292 FEET; THENCE SOUTH 89°27'15" EAST 166.340 FEET; THENCE SOUTH 00°32'45" WEST 11.797 FEET; THENCE SOUTH 89°27'15" EAST 225.000 FEET; THENCE NORTH 00°32'45" EAST 44.748 FEET; THENCE SOUTH 89°27'15" EAST 249.000 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE SOUTH 00°32'45" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 414.601 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 35.000 FOOT RADIUS CURVE TO THE RIGHT,THROUGH A CENTRAL ANGLE OF 90°02'15", A DISTANCE OF 55.001 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE NORTH 89°25'00" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 611.235 TO THE POINT OF BEGINNING.

CONTAINING: 273,197 SQ. FT., (6.272 ACRES)

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 LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

ALTURA - PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, DEDICATED PUBLIC OPEN SPACE AND EASEMENTS, ALL LOTS, PUBLIC STREETS, DEDICATED PUBLIC OPEN SPACE AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF IVINS IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF ALTURA SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ DAY OF _____, 20____, AS DOCUMENT NO. _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, 20____.

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, 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 FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

ALTURA - PHASE 1

Located in the Southeast Quarter of Section 31, Township 41 South, Range 16 West, SLB&M

SHEET 1 OF 2

DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

TREASURER APPROVAL	APPROVAL AND ACCEPTANCE BY THE IVINS CITY	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CITY COUNCIL 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.	ON THIS _____ DAY OF _____ A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE "ALTURA - PHASE 1" 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.	I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	I, THE IVINS CITY ATTORNEY, DO HERE APPROVE THIS SUBDIVISION PLAT AS TO FORM THIS DAY OF _____ , _____ A.D._____	THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "ALTURA - PHASE 1" SUBDIVISION ON THE _____ OF _____ , A.D. _____ .	
WASHINGTON COUNTY TREASURER	ATTEST: CITY RECORDER, IVINS, UTAH — PLANNING COMMISSION, IVINS, UTAH	DATE — CITY ENGINEER, IVINS, UTAH	CITY ATTORNEY, IVINS, UTAH	ATTEST: CITY RECORDER, IVINS, UTAH — MAYOR, IVINS, UTAH	FEE $ — WASHINGTON COUNTY RECORDER