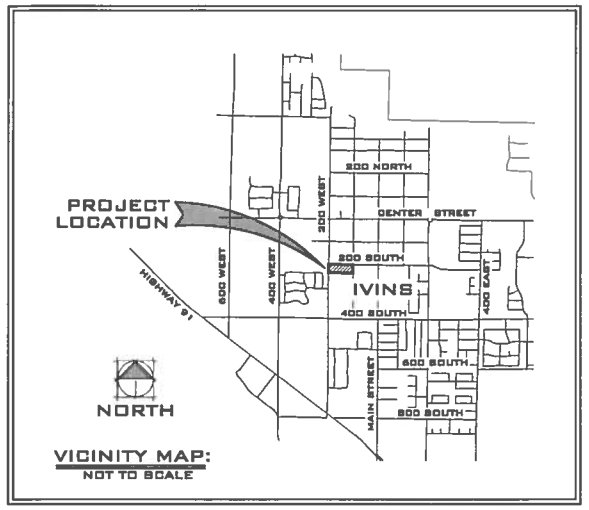



VICINITY MAP:
NOT TO SCALE

## NOTES:

1. NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. IVINS CITY DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
3. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.
4. ALL STREET LANDSCAPING SHALL CONFORM TO IVINS CITY LANDSCAPE ORDINANCE.
5. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
6. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) 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 AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

## MORTGAGEE CONSENT TO RECORD:

STATE BANK OF SOUTHERN UTAH, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
VICE PRESIDENT

## CORPORATION 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

## 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, COMMON AND LIMITED COMMON AREAS TO BE HEREAFTER KNOWN AS:

BEST ACRES TOWNHOMES

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 "BEST ACRES TOWNHOMES", 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.

RONALD TIM BEST _____ GIA S. BEST _____

_____ _____
INDIVIDUAL INDIVIDUAL

## INDIVIDUAL ACKNOWLEDGMENT:

STATE OF UTAH )
COUNTY OF WASHINGTON ) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY RONALD TIM & GIA S. BEST, INDIVIDUALS.

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)

## SURVEYOR'S CERTIFICATE:

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

BEST ACRES TOWNHOMES

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN 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 THE SOUTHWEST CORNER OF LOT 4, FRACTIONAL BLOCK 1, TOWN OF IVINS RESURVEY DATED 1997, LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH 89°29'43" WEST 9.45 FEET ALONG THE SOUTHERLY LINE OF SAID TOWN OF IVINS RESURVEY;
THENCE NORTH 00°33'15" EAST 64.37 FEET;
THENCE NORTHEASTERLY 31.38 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°26'45" EAST, LONG CHORD BEARS NORTH 45°29'58" EAST 28.25 FEET WITH A CENTRAL ANGLE OF 89°53'27");
THENCE SOUTH 89°33'18" EAST 569.12 FEET;
THENCE SOUTHEASTERLY 31.45 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°26'42" WEST, LONG CHORD BEARS SOUTH 44°30'22" EAST 28.31 FEET WITH A CENTRAL ANGLE OF 90°05'52");
THENCE SOUTH 00°32'34" WEST 64.94 FEET;
THENCE NORTH 89°29'43" WEST 19.50 FEET TO THE SOUTHERLY LINE OF SAID TOWN OF IVINS RESURVEY;
THENCE NORTH 89°29'43" WEST 580.18 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

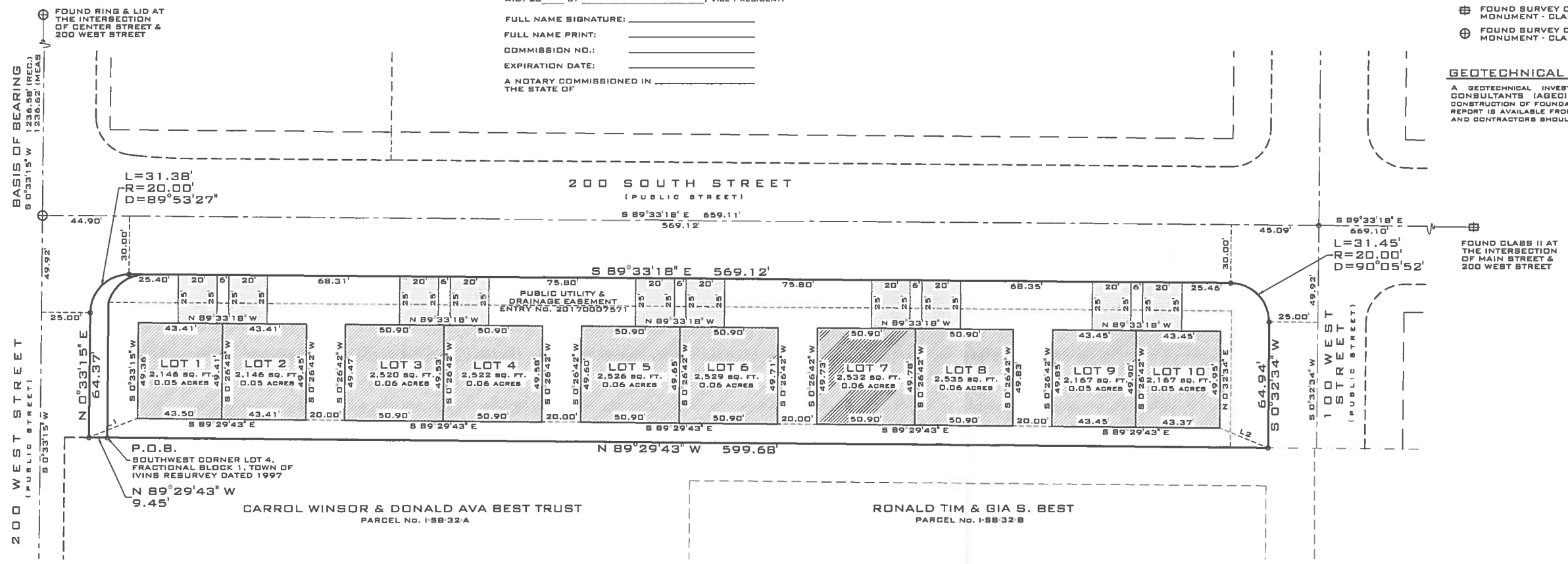
CONTAINING 51,393 SQUARE FEET OR 1.18 ACRES.

## LEGEND

- o NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA

## GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGEC). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT. 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.




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L1 | 26.93' | N 68°42'36" E |
| L2 | 26.92' | S 67°41'19" E |

# THE FINAL PLAT FOR
# BEST ACRES
## - TOWNHOMES -

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 41SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN

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: | 2/20/2018 DATE: | B.E.A. DRAWN: |
| 10216-17 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
IVINS CITY, UTAH

CHAIRMAN OF THE PLANNING COMMISSION
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
IVINS CITY, UTAH

MAYOR
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, UTAH