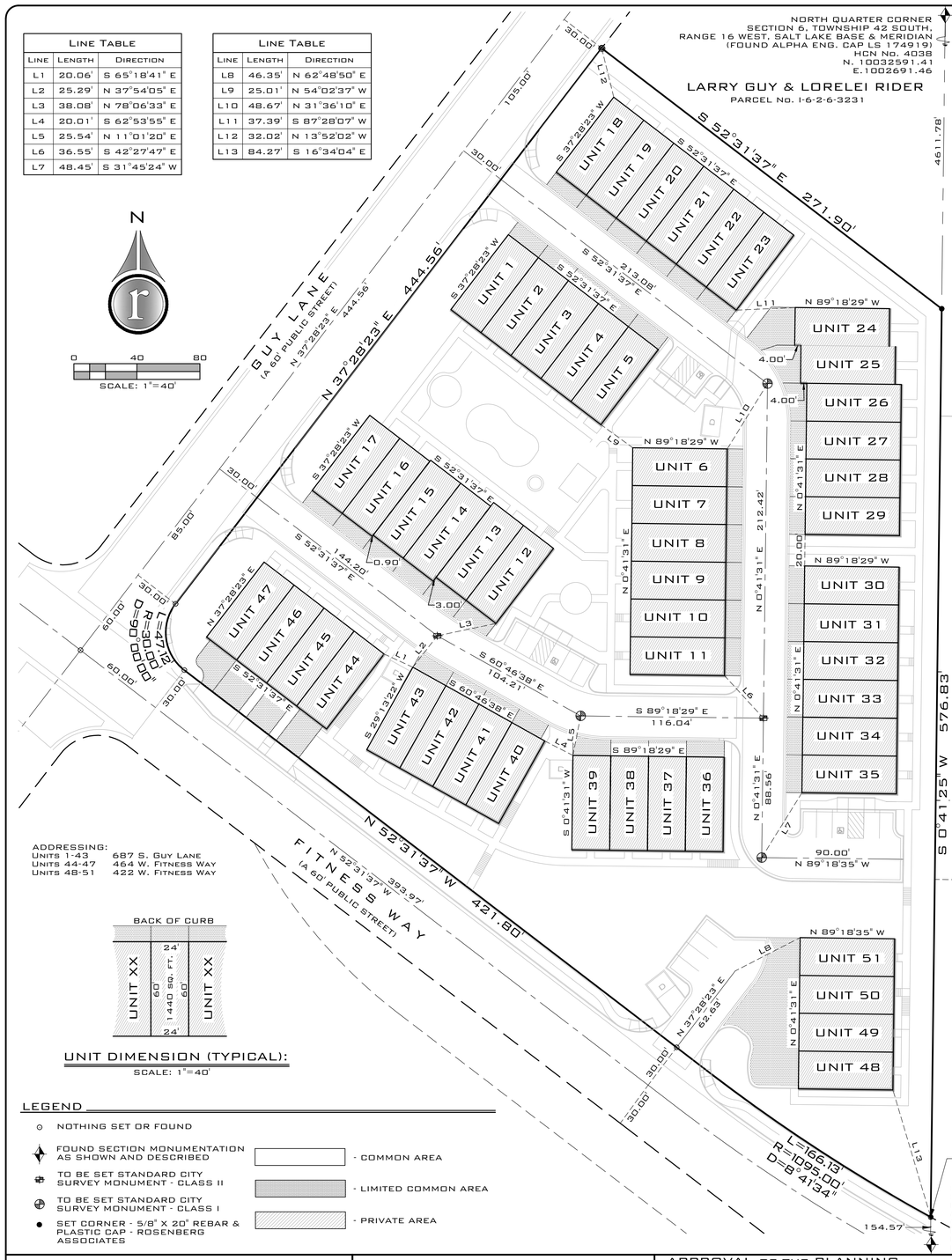
Line Table		
Line	Length	Direction
L1	20.06'	S 65°18'41" E
L2	25.29'	N 37°54'05" E
L3	38.08'	N 78°06'33" E
L4	20.01'	S 62°53'55" E
L5	25.54'	N 11°01'20" E
L6	36.55'	S 42°27'47" E
L7	48.45'	S 31°45'24" W

Line Table		
Line	Length	Direction
L8	46.35'	N 62°48'50" E
L9	25.01'	N 54°02'37" W
L10	48.67'	N 31°36'10" E
L11	37.39'	S 87°28'07" W
L12	32.02'	N 13°52'02" W
L13	84.27'	S 16°34'04" E



ADDRESSING:
Units 1-43 687 S. Guy Lane
Units 44-47 464 W. Fitness Way
Units 48-51 422 W. Fitness Way

BACK OF CURB

UNIT DIMENSION (TYPICAL):
SCALE: 1"=40'

LEGEND

- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
- TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE 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 lots, common areas to be hereafter known as:

SAGE VILLAS

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 "Sage Villas", 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.

NEIGHBORHOOD HOUSING SERVICES OF PROVO INC.,
A Utah Non-Profit Organization DBA SUN COUNTRY HOME SOLUTIONS

_____
President

CORPORATE ACKNOWLEDGMENT:

State of Utah)
County of Washington) S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____, President.

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. 2171286. 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 *expansive* 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. 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.

11. 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.

12. 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.

13. 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.

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 public sidewalk along Fitness Way in front of Lots 44-47 shall not be obstructed by any vehicular parking.

16. All owners are to keep personal vehicles inside their garages and not in or on the private or public streets.

17. No overnight parking of boats, campers, trailers or recreational vehicles will be permitted within the guest parking or along the private or public streets.

18. Handicap ramps along Fitness way and Guy Lane that extend outside the existing Right of Way will be granted a public access easement for pedestrian use.

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 areas to be hereinafter known as:

SAGE VILLAS

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 a point on the northerly line of Normandy Road, said point being on the center section line, said point also being North 00°41'25" East 154.57 feet along the center section line from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence northwesterly the following (3) courses along said northerly line of Normandy Road;
Thence Northwesterly 166.13 feet along an arc of a 1,095.00 feet radius curve to the right (center bears North 28°46'49" East, long chord bears North 56°52'24" West 165.97 feet with a central angle of 08°41'34");
Thence North 52°31'37" West 421.80 feet;
Thence Northerly 47.12 feet along an arc of a 30.00 feet radius curve to the right (center bears North 37°28'23" East, long chord bears North 07°31'37" West 42.43 feet with a central angle of 90°00'00") to the southeasterly line of Guy Lane;
thence North 37°28'23" East 444.56 feet along said southeasterly line of Guy Lane;
thence South 52°31'37" East 271.90 feet to the center section line;
thence South 00°41'25" West 576.83 feet along said center section line to the Point of Beginning.

Containing 212,279 square feet or 4.87 acres.

MORTGAGEE CONSENT TO RECORD:

Sam Edwards, 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.

_____
Sam Edwards

CORPORATION ACKNOWLEDGMENT:

State of Utah)
County of Washington) S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by Sam Edwards, Individual.

Full name signature: _____

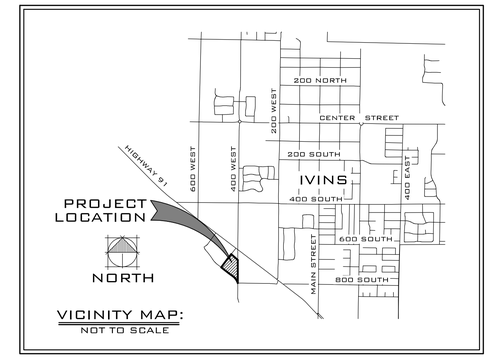
Full name print: _____

Commission no.: _____

Expiration date: _____

A notary commissioned in _____ the state of

OWNER DEVELOPER
Sharlene Wilde
Sun Country Home Solutions
382 S. Bluff St. No. 150
801.602.1723



VICINITY MAP:
NOT TO SCALE

THE FINAL PLAT FOR
SAGE VILLAS

LOCATED IN THE S.W. 1/4 OF SECTION 6
T.42S., R.16W., S.L.B.&M.
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:	7/17/2018 DATE:	B.E.A. DRAWN:
10156-17 JOB NUMBER:	1" = 40' 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, Utah