GENERAL NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED DECEMBER 6, 2017. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY 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 LOOSE, DRY AND MODERATELY COLLAPSIBLE SOILS ARE PRESENT WITHIN THIS SUBDIVISION. OWNERS, BUILDERS AND CONTRACTORS SHOULD REVIEW THE GEOTECHNICAL REPORT MENTIONED ABOVE FOR SPECIAL RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES AND SITES. IVINS CITY IS NOT RESPONSIBLE FOR ANY DAMAGES TO STRUCTURES AND SITES AS A RESULT OF SHIFTING SOILS.

3. 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. **(NOT APPLICABLE TO THIS PLANNED UNIT DEVELOPMENT)**

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 DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (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.

110. 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.

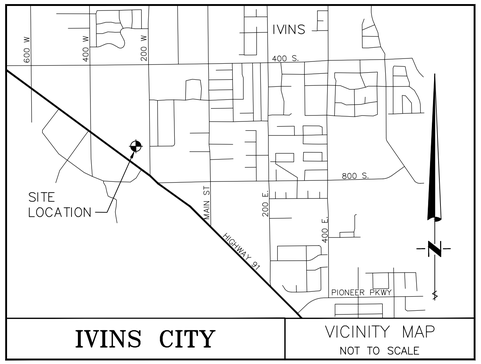
11. ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER AND METER BOX, UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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. IVINS CITY WILL REPAIR, RESTORE, OR REPLACE PRIVATE STREETS WITHIN STREET RIGHT-OF-WAYS TO A SERVICE LEVEL NOT TO EXCEED PUBLIC STREET STANDARDS. IMPROVEMENTS BEYOND TYPICAL PUBLIC STREET STANDARDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.

13. 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.

14. THERE SHALL BE NO PARKING ON PRIVATE STREETS.

15. PRIVATE STREETS AND SIDEWALK EASEMENTS SHALL HAVE A PUBLIC ACCESS EASEMENT.



IVINS CITY | VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HOLDING LICENSE NO. 312770, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, PRIVATE STREETS AND EASEMENTS TO BE KNOW AS:

RED MOUNTAIN VISTAS TOWNHOMES

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

PROFESSIONAL LAND SURVEYOR — LICENSE #312770 — D. GREGG MEYERS — 9/25/2018 — STATE OF UTAH

9/25/2018
DATE:
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

THE WEST HALF (W1/2) OF LOT 2 AND 9 AND THAT PART OF THE EAST QUARTER (E1/4) OF LOT 4 WHICH LIES NORTH OF HIGHWAY 91, BLOCK 21, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH LIES N 0°41'20" E ALONG THE SECTION LINE 1326.52 FEET AND S 88°57'55" E 511.37 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, S 88°57'55" E 486.62 FEET; THENCE S 0°36'54" W 892.48 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 91, THENCE N 52°31'46" W ALONG SAID LINE 608.57 FEET; THENCE N 0°39'06" E 531.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 346,495 SQ FT OR 7.95 ACRES MORE OR LESS

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS 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 (INCLUDING PRIVATE STREETS) 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 "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. _____, BOOK _____, PAGES _____, 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. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF IVINS AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

DUTCHMAN LAND HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: KADE ENCE, MANAGING MEMBER

BY: BLAKE FREI, MANAGING MEMBER

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____ IN THE YEAR 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KADE ENCE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

_____ COMMISSION NUMBER: _____
NOTARY PUBLIC

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____ IN THE YEAR 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BLAKE FREI, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

_____ COMMISSION NUMBER: _____
NOTARY PUBLIC

RED MOUNTAIN VISTAS TOWNHOMES

LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL

ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "THE PALISADES AT SNOW CANYON PHASE 2" 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 THE CITY OF IVINS

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "THE PALISADES AT SNOW CANYON PHASE 2" SUBIDIVISON 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 NUMBER

WASHINGTON COUNTY RECORDER

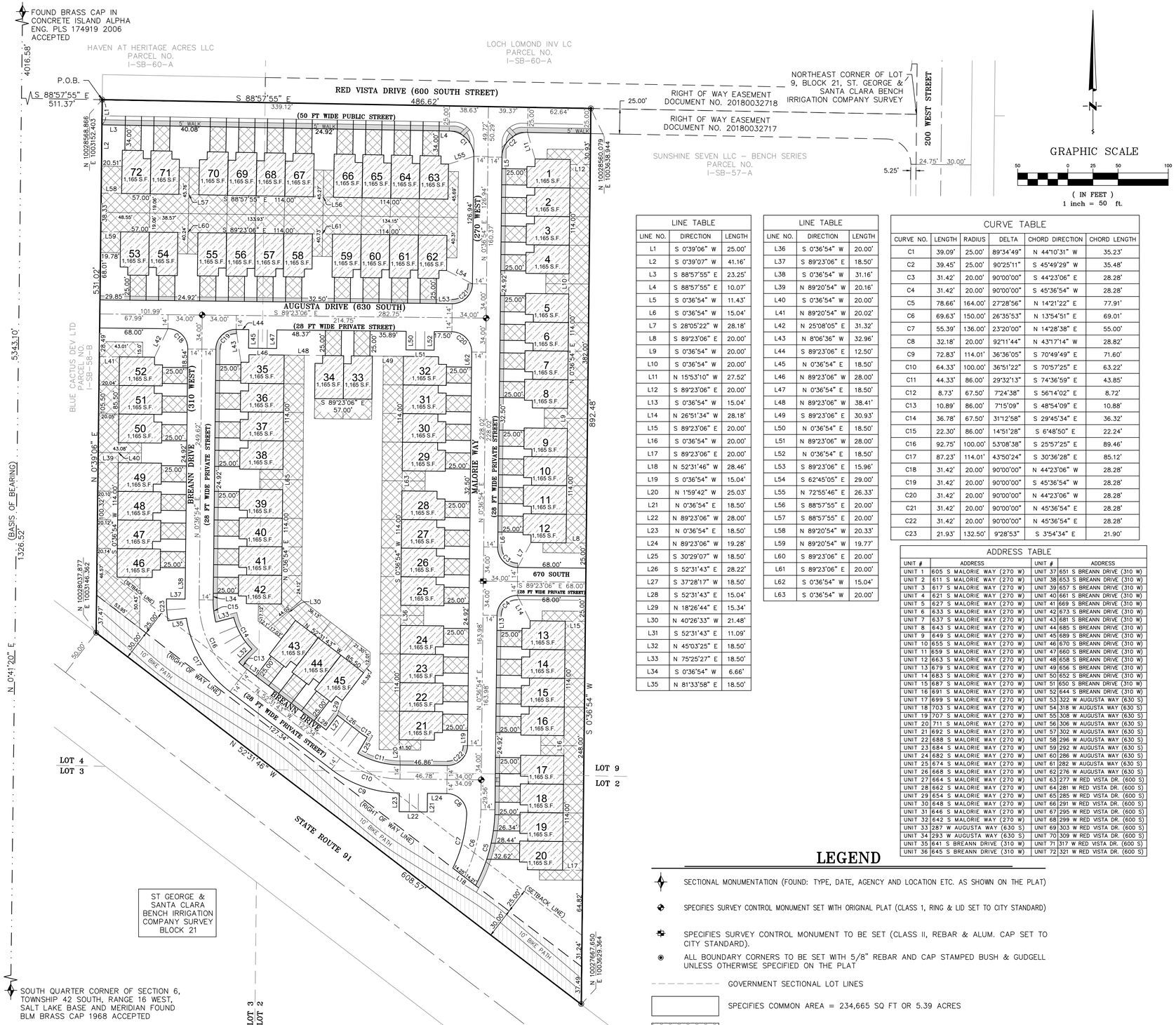
No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : ERIC/GBS Date : 9-25-2018
Email : gmeyers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 50'
Job No : 171099

RED MOUNTAIN VISTAS TOWNHOMES
LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN

SHEET 1
2 SHEETS
FILE: 171099FP



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 0°39'06" W	25.00'
L2	S 0°39'07" W	41.16'
L3	S 88°57'55" E	23.25'
L4	S 88°57'55" E	10.07'
L5	S 0°36'54" W	11.43'
L6	S 0°36'54" W	15.04'
L7	S 28°05'22" W	28.18'
L8	S 89°23'06" E	20.00'
L9	S 0°36'54" W	20.00'
L10	S 0°36'54" W	20.00'
L11	N 15°53'10" W	27.52'
L12	S 89°23'06" E	20.00'
L13	S 0°36'54" W	15.04'
L14	N 26°51'34" W	28.18'
L15	S 89°23'06" E	20.00'
L16	S 0°36'54" W	20.00'
L17	S 89°23'06" E	20.00'
L18	N 52°31'46" W	28.46'
L19	S 0°36'54" W	15.04'
L20	N 1°59'42" W	25.03'
L21	N 0°36'54" E	18.50'
L22	N 89°23'06" W	28.00'
L23	N 0°36'54" E	18.50'
L24	N 89°23'06" W	19.28'
L25	S 30°29'07" W	18.50'
L26	S 52°31'43" E	28.22'
L27	S 37°28'17" W	18.50'
L28	S 52°31'43" E	15.04'
L29	N 18°26'44" E	15.34'
L30	N 40°26'33" W	21.48'
L31	S 52°31'43" E	11.09'
L32	N 45°03'25" E	18.50'
L33	N 75°25'27" E	18.50'
L34	S 0°36'54" W	6.66'
L35	N 81°33'58" E	18.50'

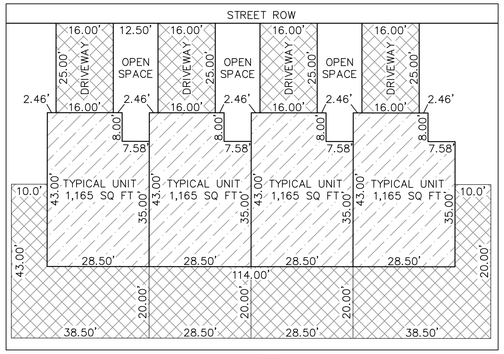
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L36	S 0°36'54" W	20.00'
L37	S 89°23'06" E	18.50'
L38	S 0°36'54" W	31.16'
L39	N 89°20'54" W	20.16'
L40	S 0°36'54" W	20.00'
L41	N 89°20'54" W	20.02'
L42	N 25°08'05" E	31.32'
L43	N 8°06'36" W	32.96'
L44	S 89°23'06" E	12.50'
L45	N 0°36'54" E	18.50'
L46	N 89°23'06" W	28.00'
L47	N 0°36'54" E	18.50'
L48	N 89°23'06" W	38.41'
L49	S 89°23'06" E	30.93'
L50	N 0°36'54" E	18.50'
L51	N 89°23'06" W	28.00'
L52	N 0°36'54" E	18.50'
L53	S 89°23'06" E	15.96'
L54	S 62°45'05" E	29.00'
L55	N 72°55'46" E	26.33'
L56	S 88°57'55" E	20.00'
L57	S 88°57'55" E	20.00'
L58	N 89°20'54" W	20.33'
L59	N 89°20'54" W	19.77'
L60	S 89°23'06" E	20.00'
L61	S 89°23'06" E	20.00'
L62	S 0°36'54" W	15.04'
L63	S 0°36'54" W	20.00'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.09'	25.00'	89°34'49"	N 44°10'31" W	35.23'
C2	39.45'	25.00'	90°25'11"	S 45°49'29" W	35.48'
C3	31.42'	20.00'	90°00'00"	S 44°23'06" E	28.28'
C4	31.42'	20.00'	90°00'00"	S 45°36'54" W	28.28'
C5	78.66'	164.00'	27°28'56"	N 14°21'22" E	77.91'
C6	69.63'	150.00'	26°35'53"	N 13°54'51" E	69.01'
C7	55.39'	136.00'	23°20'00"	N 14°28'38" E	55.00'
C8	32.18'	20.00'	92°11'44"	N 43°17'14" W	28.82'
C9	72.83'	114.01'	36°36'05"	S 70°49'49" E	71.60'
C10	64.33'	100.00'	36°51'22"	S 70°57'25" E	63.22'
C11	44.33'	86.00'	29°32'13"	S 74°36'59" E	43.85'
C12	8.73'	67.50'	7°24'38"	S 56°14'02" E	8.72'
C13	10.89'	86.00'	7°15'09"	S 48°54'09" E	10.88'
C14	36.78'	67.50'	31°12'58"	S 29°45'34" E	36.32'
C15	22.30'	86.00'	14°51'28"	S 6°48'50" E	22.24'
C16	92.75'	100.00'	53°08'38"	S 25°57'25" E	89.46'
C17	87.23'	114.01'	43°50'24"	S 30°36'28" E	85.12'
C18	31.42'	20.00'	90°00'00"	N 44°23'06" W	28.28'
C19	31.42'	20.00'	90°00'00"	N 45°36'54" W	28.28'
C20	31.42'	20.00'	90°00'00"	N 44°23'06" W	28.28'
C21	31.42'	20.00'	90°00'00"	N 45°36'54" E	28.28'
C22	31.42'	20.00'	90°00'00"	N 45°36'54" E	28.28'
C23	21.93'	132.50'	9°28'53"	S 3°54'34" E	21.90'

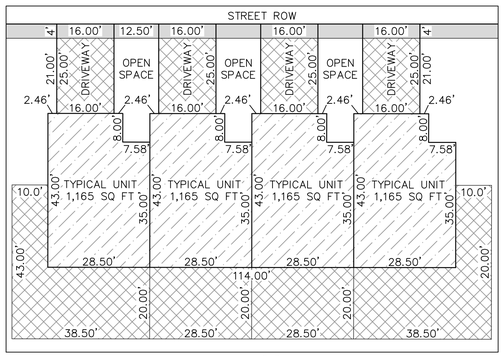
ADDRESS TABLE			
UNIT #	ADDRESS	UNIT #	ADDRESS
UNIT 1	605 S MALORIE WAY (270 W)	UNIT 37	651 S BREANN DRIVE (310 W)
UNIT 2	611 S MALORIE WAY (270 W)	UNIT 38	653 S BREANN DRIVE (310 W)
UNIT 3	617 S MALORIE WAY (270 W)	UNIT 39	657 S BREANN DRIVE (310 W)
UNIT 4	621 S MALORIE WAY (270 W)	UNIT 40	661 S BREANN DRIVE (310 W)
UNIT 5	627 S MALORIE WAY (270 W)	UNIT 41	669 S BREANN DRIVE (310 W)
UNIT 6	633 S MALORIE WAY (270 W)	UNIT 42	673 S BREANN DRIVE (310 W)
UNIT 7	637 S MALORIE WAY (270 W)	UNIT 43	681 S BREANN DRIVE (310 W)
UNIT 8	643 S MALORIE WAY (270 W)	UNIT 44	685 S BREANN DRIVE (310 W)
UNIT 9	649 S MALORIE WAY (270 W)	UNIT 45	689 S BREANN DRIVE (310 W)
UNIT 10	655 S MALORIE WAY (270 W)	UNIT 46	670 S BREANN DRIVE (310 W)
UNIT 11	659 S MALORIE WAY (270 W)	UNIT 47	660 S BREANN DRIVE (310 W)
UNIT 12	663 S MALORIE WAY (270 W)	UNIT 48	658 S BREANN DRIVE (310 W)
UNIT 13	679 S MALORIE WAY (270 W)	UNIT 49	656 S BREANN DRIVE (310 W)
UNIT 14	683 S MALORIE WAY (270 W)	UNIT 50	652 S BREANN DRIVE (310 W)
UNIT 15	687 S MALORIE WAY (270 W)	UNIT 51	650 S BREANN DRIVE (310 W)
UNIT 16	691 S MALORIE WAY (270 W)	UNIT 52	644 S BREANN DRIVE (310 W)
UNIT 17	699 S MALORIE WAY (270 W)	UNIT 53	322 W AUGUSTA WAY (630 S)
UNIT 18	703 S MALORIE WAY (270 W)	UNIT 54	318 W AUGUSTA WAY (630 S)
UNIT 19	707 S MALORIE WAY (270 W)	UNIT 55	308 W AUGUSTA WAY (630 S)
UNIT 20	711 S MALORIE WAY (270 W)	UNIT 56	306 W AUGUSTA WAY (630 S)
UNIT 21	692 S MALORIE WAY (270 W)	UNIT 57	302 W AUGUSTA WAY (630 S)
UNIT 22	688 S MALORIE WAY (270 W)	UNIT 58	296 W AUGUSTA WAY (630 S)
UNIT 23	684 S MALORIE WAY (270 W)	UNIT 59	292 W AUGUSTA WAY (630 S)
UNIT 24	682 S MALORIE WAY (270 W)	UNIT 60	286 W AUGUSTA WAY (630 S)
UNIT 25	674 S MALORIE WAY (270 W)	UNIT 61	282 W AUGUSTA WAY (630 S)
UNIT 26	668 S MALORIE WAY (270 W)	UNIT 62	276 W AUGUSTA WAY (630 S)
UNIT 27	664 S MALORIE WAY (270 W)	UNIT 63	277 W RED VISTA DR. (600 S)
UNIT 28	662 S MALORIE WAY (270 W)	UNIT 64	281 W RED VISTA DR. (600 S)
UNIT 29	654 S MALORIE WAY (270 W)	UNIT 65	285 W RED VISTA DR. (600 S)
UNIT 30	648 S MALORIE WAY (270 W)	UNIT 66	291 W RED VISTA DR. (600 S)
UNIT 31	646 S MALORIE WAY (270 W)	UNIT 67	295 W RED VISTA DR. (600 S)
UNIT 32	642 S MALORIE WAY (270 W)	UNIT 68	299 W RED VISTA DR. (600 S)
UNIT 33	287 W AUGUSTA WAY (630 S)	UNIT 69	303 W RED VISTA DR. (600 S)
UNIT 34	293 W AUGUSTA WAY (630 S)	UNIT 70	309 W RED VISTA DR. (600 S)
UNIT 35	641 S BREANN DRIVE (310 W)	UNIT 71	317 W RED VISTA DR. (600 S)
UNIT 36	645 S BREANN DRIVE (310 W)	UNIT 72	321 W RED VISTA DR. (600 S)

LEGEND

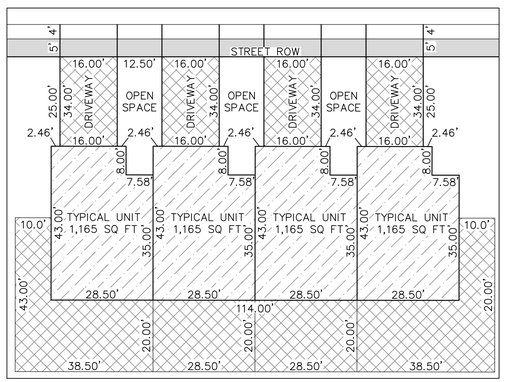
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL UNLESS OTHERWISE SPECIFIED ON THE PLAT
- GOVERNMENT SECTIONAL LOT LINES
- SPECIFIES COMMON AREA = 234,665 SQ FT OR 5.39 ACRES
- SPECIFIES LIMITED COMMON AREA = 29,031 SQ FT OR 0.67 ACRE
- SPECIFIES PRIVATE ELEMENT = 82,800 SQ FT OR 1.90 ACRE
- SPECIFIES SIDEWALK EASEMENT = 10,566 SQ FT OR 0.24 ACRE
- SPECIFIES RIGHT OF WAY (TO BE DEDICATED TO THE CITY OF IVINS WITH THIS PLAT = 14,319 SQ FT OR 0.33 ACRE



DETAIL "A"
TYPICAL UNIT
1" = 20'



DETAIL "B"
TYPICAL UNIT
1" = 20'



DETAIL "C"
TYPICAL UNIT
1" = 20'

PROFESSIONAL LAND SURVEYOR
LICENSE #312770
D. GREGG MEYERS
9/25/2018
STATE OF UTAH

RED MOUNTAIN VISTAS TOWNHOMES

LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

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St. George, Utah 84770
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www.bushandgudgell.com

No.	Date	By	Revision

Drawn - EBC/BBS Date - 9-25-2018
Email - gmeyers@bushandgudgell.com
Checked - DGM
Approved - DGM
Scale - 1" = 50'
Job No - 171099

RED MOUNTAIN VISTAS TOWNHOMES
LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 2
2 SHEETS
FILE: 171099FP