LINE TABLE		
LINE	LENGTH	DIRECTION
L1	43.82'	S 8°27'27" E
L2	27.69'	N 47°31'26" W
L3	40.94'	N 7°03'04" W
L4	34.28'	S 82°45'11" W
L5	31.34'	N 6°32'41" W
L6	9.35'	N 6°40'41" W
L7	9.55'	S 81°22'20" W
L8	44.15'	N 4°51'05" W
L9	10.31'	N 71°24'36" E
L10	39.58'	N 10°51'11" W
L11	6.67'	S 75°32'22" W
L12	41.40'	N 13°11'46" W
L13	15.17'	N 77°08'36" E
L14	39.01'	N 14°20'21" W
L15	13.25'	S 71°42'39" W
L16	13.68'	N 17°34'30" W
L17	28.42'	N 17°17'13" W
L18	14.81'	N 74°18'46" E
L19	38.44'	N 18°15'44" W
L20	14.07'	S 71°27'57" W
L21	23.68'	N 18°58'11" W
L22	17.14'	N 18°58'11" W
L23	16.32'	N 65°12'44" E
L24	40.98'	N 23°45'07" W
L25	17.98'	S 64°35'09" W
L26	34.56'	N 24°04'18" W
L27	16.55'	N 65°16'05" E
L28	19.35'	N 22°33'36" W
L29	38.80'	N 21°51'18" W
L30	23.79'	N 11°39'15" E
L31	40.35'	N 65°29'26" E
L32	17.34'	N 22°35'04" W
L33	44.45'	N 69°13'20" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L34	15.36'	N 23°35'08" W
L35	40.24'	N 74°04'52" E
L36	16.78'	S 3°28'33" E
L37	34.14'	N 83°43'54" E
L38	15.69'	N 4°51'30" W
L39	39.49'	N 86°16'10" E
L40	18.23'	S 0°52'18" E
L41	38.46'	N 88°02'45" E
L42	16.21'	N 2°11'22" W
L43	38.16'	N 88°21'35" E
L44	16.01'	S 0°59'34" E
L45	42.45'	N 88°25'24" E
L46	14.27'	N 2°58'18" W
L47	38.85'	S 84°02'24" E
L48	16.24'	S 4°14'46" W
L49	34.62'	N 84°54'32" E
L50	11.47'	N 0°27'43" W
L51	35.41'	S 88°01'47" E
L52	40.49'	N 71°40'24" W
L53	17.81'	N 14°21'40" E
L54	40.03'	N 71°56'21" W
L55	18.05'	S 16°01'31" W
L56	46.40'	N 71°13'01" W
L57	47.59'	S 54°18'41" W
L58	18.58'	N 36°37'21" W
L59	19.73'	S 53°18'57" W
L60	47.49'	S 84°11'26" W
L61	34.74'	N 46°05'04" W
L62	56.52'	N 1°25'15" E
L63	17.44'	N 87°00'10" W
L64	34.31'	N 1°23'02" E
L65	18.30'	S 88°50'40" E
L66	17.52'	N 0°44'56" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L67	24.82'	N 1°19'26" E
L68	18.60'	N 84°58'44" W
L69	34.30'	N 1°20'36" E
L70	17.60'	S 86°38'05" E
L71	41.03'	N 1°33'52" E
L72	17.20'	N 84°53'29" W
L73	40.65'	N 1°34'57" E
L74	16.51'	S 84°07'26" E
L75	37.64'	N 1°15'57" E
L76	16.66'	N 88°26'21" W
L77	30.47'	N 0°47'17" E
L78	10.41'	N 2°36'04" E
L79	17.70'	S 88°35'25" E
L80	39.70'	N 0°56'28" E
L81	15.58'	N 88°55'31" W
L82	43.36'	N 1°43'20" E
L83	18.21'	S 88°58'35" E
L84	17.82'	N 1°35'43" E
L85	22.84'	N 1°35'43" E
L86	19.64'	N 88°18'58" W
L87	34.44'	N 1°06'10" E
L88	18.00'	S 84°10'11" E
L89	29.87'	N 1°38'02" E
L90	42.72'	N 5°25'48" E
L91	26.54'	N 46°56'40" E
L92	28.32'	S 84°48'56" E
L93	21.47'	S 81°38'40" E
L94	45.49'	S 82°18'31" W
L95	16.34'	N 1°20'45" E
L96	30.88'	N 84°50'30" W
L97	542.56'	S 1°21'11" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	90.42'	2475.00'	2°05'35"
C22	25.90'	2475.00'	0°35'58"
C23	19.47'	20.00'	55°46'16"
C24	18.17'	60.00'	17°21'02"
C25	111.76'	60.00'	106°43'24"
C26	48.17'	60.00'	46°00'02"
C27	113.07'	60.00'	107°58'24"
C28	14.13'	60.00'	13°29'34"
C29	19.47'	20.00'	55°46'16"
C30	88.65'	2525.00'	2°00'42"
C31	34.35'	2525.00'	0°46'46"
C32	31.68'	20.00'	90°45'50"
C33	46.30'	30.00'	88°25'09"
C34	24.27'	30.00'	46°20'56"

MORTGAGEE CONSENT TO RECORD:

CONQUEST PROPERTIES LLC, A UTAH LIMITED LIABILITY COMPANY, 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.

_____

MANAGER

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.

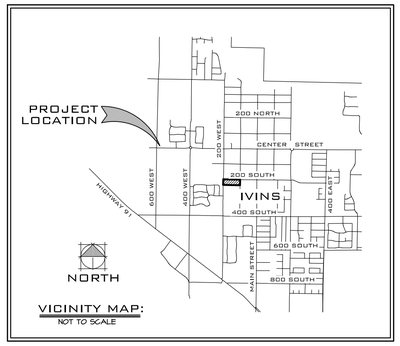
FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF_____



VICINITY MAP:
NOT TO SCALE

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, DEDICATED AREAS & PUBLIC STREETS, TO BE HEREAFTER KNOWN AS:

ARROWHEAD SUBDIVISION

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & Rs RECORDED CONCURRENTLY WITH THIS PLAT, 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 PUBLIC STREETS, DEDICATED AREAS AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL 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 PUBLIC STREETS, DEDICATED AREAS AND EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

TEMTING LLC, A UTAH LIMITED LIABILITY COMPANY

_____

MANAGER - JAKE MENG

CORPORATE ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } 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)

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 PUBLIC STREETS, LOTS, COMMON AREAS AND PUBLIC EASEMENTS TO BE HEREINAFTER KNOWN AS:

ARROWHEAD SUBDIVISION

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 SECTION LINE, SAID POINT BEING SOUTH 89°24'17" EAST 1,334.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 01°21'17" EAST 640.69 FEET;
THENCE NORTHERLY 620.13 FEET ALONG AN ARC OF A 1,170.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 88°38'43" WEST, LONG CHORD BEARS NORTH 13°49'46" WEST 612.90 FEET WITH A CENTRAL ANGLE OF 30°22'06");
THENCE NORTH 60°59'12" EAST 60.91 FEET;
THENCE EASTERLY 143.78 FEET ALONG AN ARC OF A 500.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 29°00'48" EAST, LONG CHORD BEARS NORTH 69°13'29" EAST 143.29 FEET WITH A CENTRAL ANGLE OF 16°28'34") TO THE WESTERLY LINE OF LOT 6, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SUBDIVISION;
THENCE NORTH 01°21'17" EAST 12.93 FEET ALONG SAID WEST LINE OF BLOCK 6 TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 6;
THENCE SOUTH 89°28'52" EAST 333.11 FEET ALONG THE NORTHERLY LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF TENAYA SANDS PHASE 2 SUBDIVISION, AS FOUND ON RECORD AT THE WASHINGTON COUNTY, UTAH RECORDER'S OFFICE AS ENTRY NO. 20060021549.
THENCE SOUTH 01°19'45" WEST 1,330.00 FEET ALONG THE WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID TENAYA SANDS PHASE 2 SUBDIVISION, SAID POINT BEING ON THE SECTION LINE;
THENCE NORTH 89°24'17" WEST 358.44 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 513,499 SQUARE FEET OR 11.79 ACRES.

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 JULY 20, 2005 PROJECT NO. 2051330. 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 *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. 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 UTLITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC STREETS, 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

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)

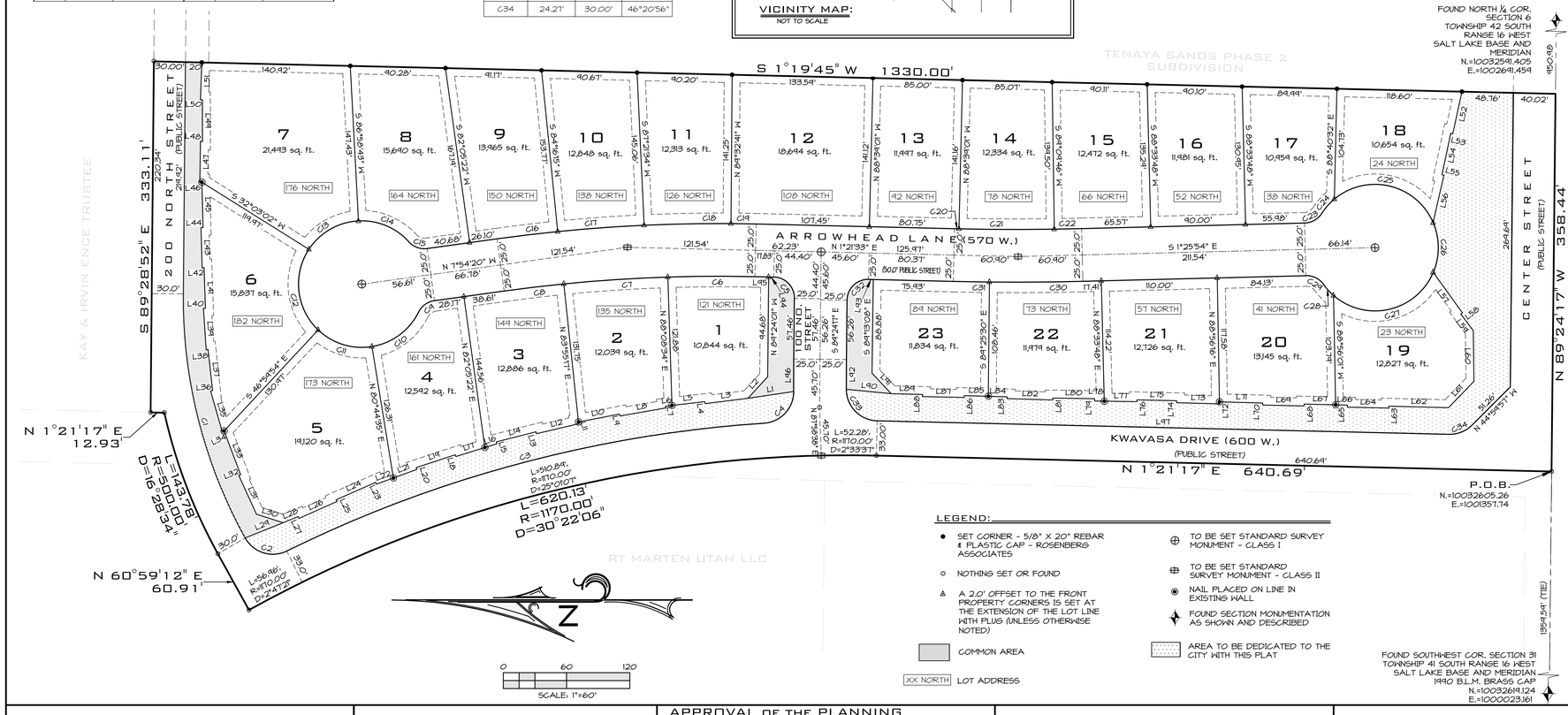
11. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN THE PUBLIC STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY. ALL SEWER AND DRAINAGE IMPROVEMENTS LOCATED WITHIN THE LOTS OF THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

12. ALL WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER & METER BOX. 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 (AS DEFINED BY THE BYLAWS OF 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.

15. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.



LEGEND:

- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ○ NOTHING SET OR FOUND
- ▲ A 2.0' OFFSET TO THE FRONT PROPERTY CORNERS IS SET AT THE EXTENSION OF THE LOT LINE WITH PLUG (UNLESS OTHERWISE NOTED)
- COMMON AREA
- XX NORTH LOT ADDRESS
- ⊕ TO BE SET STANDARD SURVEY MONUMENT - CLASS I
- ⊞ TO BE SET STANDARD SURVEY MONUMENT - CLASS II
- ◉ NAIL PLACED ON LINE IN EXISTING WALL
- ✦ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- AREA TO BE DEDICATED TO THE CITY WITH THIS PLAT

0 60 120
SCALE: 1"=60'

THE FINAL PLAT FOR ARROWHEAD - SUBDIVISION -

LOCATED IN
SECTION 31, TOWNSHIP 41 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:	DATE:	B.E.A. DRAWN:
4946-18-005 JOB NUMBER:	1" = 60' 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