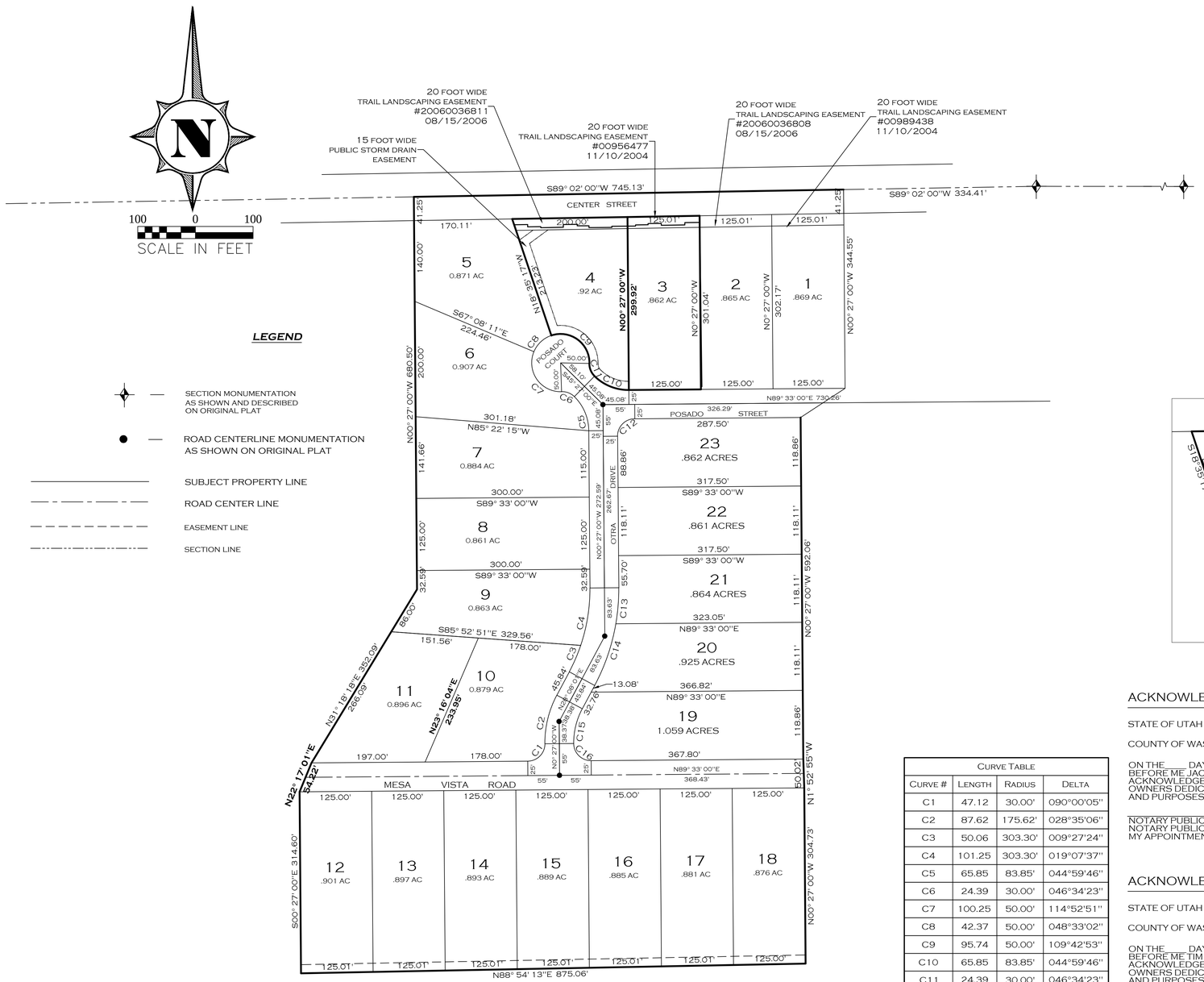
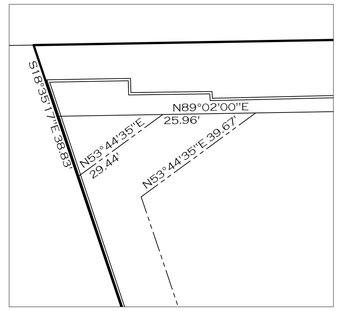


LEGEND

- SECTION MONUMENTATION AS SHOWN AND DESCRIBED ON ORIGINAL PLAT
- ROAD CENTERLINE MONUMENTATION AS SHOWN ON ORIGINAL PLAT
- SUBJECT PROPERTY LINE
- ROAD CENTER LINE
- EASEMENT LINE
- SECTION LINE



EASEMENT DETAIL
1"=20'

Curve Table			
Curve #	Length	Radius	Delta
C1	47.12	30.00'	090°00'05"
C2	87.62	175.62'	028°35'06"
C3	50.06	303.30'	009°27'24"
C4	101.25	303.30'	019°07'37"
C5	65.85	83.85'	044°59'46"
C6	24.39	30.00'	046°34'23"
C7	100.25	50.00'	114°52'51"
C8	42.37	50.00'	048°33'02"
C9	95.74	50.00'	109°42'53"
C10	65.85	83.85'	044°59'46"
C11	24.39	30.00'	046°34'23"
C12	47.12	30.00'	090°00'00"
C13	62.74	353.30'	010°10'28"
C14	113.52	353.30'	018°24'33"
C15	62.67	125.62'	028°35'06"
C16	47.11	30.00'	089°58'36"

SURVEYOR'S CERTIFICATE

I, MICHAEL W PURDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER (LICENSE NO.) 334571, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

PADRE CANYON ESTATES UNIT 1 - PHASE 3 AMENDED 2

DESCRIPTION

ALL OF LOTS 3 AND 4 AS SHOWN ON PADRE CANYON ESTATES UNIT 1 PHASE 3 RECORDED JANUARY 31, 1984 AS DOCUMENT NUMBER 257378 IN BOOK 342 PAGE 669, WASHINGTON COUNTY RECORDERS OFFICE, ST. GEORGE, UTAH.

PROFESSIONAL LAND SURVEYOR No. 334571 Michael W Purdy 10/06/2018 MICHAEL W PURDY STATE OF UTAH

NARRATIVE

THE PURPOSE FOR AMENDING THIS SUBDIVISION PLAT WAS TO DIVIDE LOT 3 INTO LOTS 3 AND 4 AS SHOWN ON THE ORIGINAL PLAT. NO RE-SURVEY OF THE ORIGINAL PADRE CANYON UNIT 1-PHASE 3 WAS PERFORMED AS PART OF THIS AMENDMENT. THE BOUNDARY OF THE ORIGINAL SUBDIVISION REMAINS THE SAME AND IS INCLUDED HEREON. HOWEVER THERE WERE SOME SIGNIFICANT LABELING ERRORS ON THE LOWER HALF OF OTRA DRIVE, CURVES WITH A RADIUS OF 503.30' AND 533.30' WERE CHANGED TO 303.30' AND 353.30 ' RESPECTIVELY AND CENTERLINE BEARING N32°50'30"E WAS CHANGED TO N28°08'01"E AND BEARING BETWEEN LOTS 10 AND 11 WAS CHANGED TO N23°16'04"E AND LABELED HERE ON. SNOWS CANYON ROAD WAS CHANGED TO CENTER STREET.

BASIS OF BEARINGS; S89°57'00"E NORTHEAST COR. SEC. 5 TO NORTH 1/4 COR. SEC. 4, T42S, R16W, SLB&M.

AMENDMENT NOTES

1. THIS PLAT WAS AMENDED TO DIVIDE LOT 3 INTO LOTS 3 AND 4 AS SHOWN ON THE ORIGINAL PLAT.
2. EXISTING 20 FOOT WIDE TRAIL LANDSCAPING EASEMENTS ON THE NORTH SIDE OF LOTS 1-4 ARE SHOWN HEREON THAT WERE NOT ON THE ORIGINAL PLAT.
3. THE AMENDMENT OF THIS PLAT WAS APPROVED BY IVINS CITY PURSUANT TO IVINS CITY CODE.
4. CORNERS COMMON TO LOTS 3 AND 4 TO BE SET WITH 5/8" REBAR AND CAP MARKED CORNERPOINT P.L.S 334571 OR AS NOTED
5. THERE ARE NO NEW ROADWAYS NEEDED WITH THIS AMENDMENT. ALL EASEMENTS ALONG FRONT, BACK AND SIDE LOT LINES ARE AS SHOWN ON THIS AMENDED PLAT.
6. THIS AMENDMENT IS MADE UPON THE PETITION OF _____, TRUSTEE OF THE _____WILSON REVOCABLE TRUST U/A DATED _____ TO IVINS CITY OF WASHINGTON COUNTY, UTAH.

NOTES

1. 7.5 FT. DRAINAGE AND PUBLIC UTILITIES EASEMENT REQUIRED ON THE INSIDE OF ALL LOT LINES (BOTH SIDES OF EACH LINE)
2. NO ACCESS IS PERMITTED ONTO "SNOWS CANYON ROAD" (NOW NAMED CENTER STREET) FROM LOTS.

ACKNOWLEDGMENT

STATE OF UTAH } SS.
COUNTY OF WASHINGTON }

ON THE____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME JACOB BURTON WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING OWNERS DEDICATION, FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:_____

ACKNOWLEDGMENT

STATE OF UTAH } SS.
COUNTY OF WASHINGTON }

ON THE____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME TIM BRYAN WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING OWNERS DEDICATION, FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES:_____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF LOTS 3 & 4 IN THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS;

"PADRE CANYON ESTATES UNIT 1- PHASE 3 AMENDED 2"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS I HAVE HEREUNTO SET OUR HAND THIS___, DAY OF _____, 2018

_____
JACOB BURTON

_____
TIM BRYAN

PADRE CANYON ESTATES UNIT 1 - PHASE 3 AMENDED 2

WASHINGTON COUNTY TREASURER

_____ _____
DATE WASHINGTON COUNTY TREASURER

APPROVAL

THE PLANNING COMMISION OF IVINS CITY, UTAH, GAVE FINAL PLAT APPROVAL FOR THE "PADRE CANYON UNIT 1 - PHASE 3 - AMENDED 2" ON THE__ DAY OF____ , A.D._____ .

ATTEST: _____ _____
CITY RECORDER, IVINS, UTAH MAYOR, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

I, CHARLES GILLETTE, PE, 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.

_____ _____
DATE 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. .

_____
IVINS, UTAH, CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY IVINS CITY

ON THIS THE____ DAY OF_____, A.D.____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "PADRE CANYON UNIT 1 - PHASE 3 - AMENDED 2" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID AMENDED SUBDIVISION PLAT FOR ACCEPTANCE BY IVINS CITY, UTAH.

_____
PLANNING COMMISSION CHAIRMAN, IVINS, UTAH

RECORDER ACCEPTANCE

_____
WASHINGTON COUNTY RECORDER