

NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT_____, PROJECT NO. _____. 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 SLIGHTLY TO HIGHLY COLLAPSIBLE AND 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. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
4. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
5. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
6. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACE OR TO BE PLACE ON THE GROUND. (UNLESS OTHERWISE NOTED)
7. 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)
8. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (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.
10. 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 IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY KWU 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.
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 EASEMENTS OUTSIDE OF THE PUBLIC OR PRIVATE STREETS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS.
13. EASEMENTS ARE RESERVED THROUGHOUT THE PROPERTY AS MAY BE REQUIRED FOR UTILITY SERVICES OR AS THE UTILITY SERVICE EXISTS.

SEWER NOTE:

ALL LOTS IN THIS SUBDIVISION SHALL INSTALL A SEPTIC TANK ON THE SEWER LATERAL SUCH THAT ONLY EFFLUENT FROM THE SEPTIC TANK DISCHARGES INTO THE THE SEWER SYSTEM. PROPERTY OWNER MUST BE AWARE THAT THE SEPTIC TANK HAS SPECIAL MAINTENANCE REQUIREMENTS.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME LANCE ANDERSON, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC – WASHINGTON COUNTY

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME LANCE ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF KAYENTA DEVELOPMENT, INC. AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC – WASHINGTON COUNTY

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR RT MARTEN UTAH, LLC, A MORTGAGEE OF THE DESCRIBED 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.

_____
JOSH WESTBROOK
MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I , MICHAEL W. PURDY , DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 334571 IN ACCORDANCE WITH TITLE 58 CHAPTER 22 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH . I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS;

"COYOTE GULCH COMMERCIAL - AMENDED AND EXTENDED"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND COMMON AREAS (INCLUDING PRIVATE ROADS) AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

_____
MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 00° 21' 32" EAST 72.61 FEET ALONG THE CENTER OF SECTION LINE FROM THE SOUTH ¼ CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 42°49'09" WEST 9.25 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91°31'49", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 47°10'51" WEST), AND WHOSE CHORD BEARS SOUTH 88°35'03" WEST 35.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.94 FEET; THENCE NORTH 45°39'02" WEST 31.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°59'30", HAVING A RADIUS OF 660.00 FEET (RADIUS POINT BEARS SOUTH 44°20'58" WEST), AND WHOSE CHORD BEARS NORTH 49°38'47" WEST 91.98 FEET; THENCE ALONG THE ARC OF SAID CURVE 92.06 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°28'54", HAVING A RADIUS OF 940.00 FEET (RADIUS POINT BEARS NORTH 36°21'28" EAST), AND WHOSE CHORD BEARS NORTH 49°24'05" WEST 139.02 FEET; THENCE ALONG THE ARC OF SAID CURVE 139.15 FEET; THENCE NORTH 45°09'38" WEST 197.93 FEET; THENCE NORTH 01°21'33" EAST 35.48 FEET; THENCE SOUTH 51°05'59" EAST 106.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°45'41", HAVING A RADIUS OF 175.00 FEET (RADIUS POINT BEARS NORTH 56°43'38" WEST), AND WHOSE CHORD BEARS NORTH 11°53'32" EAST 127.60 FEET; THENCE ALONG THE ARC OF SAID CURVE 130.61 FEET; THENCE NORTH 09°29'18" WEST 141.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°14'48", HAVING A RADIUS OF 205.00 FEET (RADIUS POINT BEARS NORTH 80°30'42" EAST), AND WHOSE CHORD BEARS NORTH 09°38'06" EAST 134.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 136.84 FEET; THENCE NORTH 61°14'30" WEST 28.47 FEET; THENCE NORTH 38°39'15" EAST 417.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°17'26", HAVING A RADIUS OF 481.00 FEET (RADIUS POINT BEARS NORTH 40°07'14" EAST), AND WHOSE CHORD BEARS SOUTH 54°31'29" EAST 77.91 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.99 FEET; THENCE SOUTH 01°21'32" WEST 206.40 FEET; THENCE SOUTH 88°38'23" EAST 110.64 FEET; THENCE SOUTH 04°14'27" WEST 17.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°33'11", HAVING A RADIUS OF 157.50 FEET (RADIUS POINT BEARS NORTH 85°45'33" WEST), AND WHOSE CHORD BEARS SOUTH 12°01'03" WEST 42.62 FEET; THENCE ALONG THE ARC OF SAID CURVE 42.75 FEET; THENCE SOUTH 70°21'44" EAST 35.00 FEET; THENCE SOUTH 61°54'05" EAST 148.65 FEET; THENCE SOUTH 52°27'09" EAST 187.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°16'26", HAVING A RADIUS OF 4285.38 FEET (RADIUS POINT BEARS NORTH 52°41'27" WEST), AND WHOSE CHORD BEARS SOUTH 38°26'46" WEST 170.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 170.08 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°14'10", HAVING A RADIUS OF 4285.38 FEET (RADIUS POINT BEARS NORTH 50°25'00" WEST), AND WHOSE CHORD BEARS SOUTH 41°12'04" WEST 242.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 242.03 FEET; THENCE SOUTH 42°49'09" WEST 251.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.479 ACRES.

OWNER'S DEDICATION

KNOWN 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, AND PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS:

"COYOTE GULCH COMMERCIAL - AMENDED AND EXTENDED"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL PUBLIC ROADS ,UTILITY EASEMENTS AND DEDICATED OPEN SPACE AS SHOWN ON THIS PLAT. THE OWNER ALSO RETAINS RIGHTS OF USE WITHIN THE UTILITY EASEMENTS AS WELL AS GRANTS RIGHTS OF USE TO THE HOME OWNERS ASSOCIATION. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATIONS AND RESTRICTIONS, OF ,RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF , 20___, AS BOOK _____ , PAGE _____ . SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 20__.

_____
LANCE ANDERSON – PRESIDENT
KAYENTA DEVELOPMENT INC.

OWNER:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

COYOTE GULCH COMMERCIAL - AMENDED AND EXTENDED

SHEET 1 OF 2

A COMMERCIAL DEVELOPMENT

LOCATED IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 17 WEST, SALT LAKE BASE & MERIDIAN

CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "COYOTE GULCH COMMERCIAL" ON THE_____ DAY OF_____ , A.D.	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.	ON THIS THE _____DAY OF_____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "COYOTE GULCH COMMERCIAL" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
ATTEST:_____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	_____ DATE _____ CITY ENGINEER, IVINS, UTAH	_____ IVINS, UTAH, CITY ATTORNEY	ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

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