SURVEYOR'S CERTIFICATE

I, KELLY R. SCHMUTZ, DO HEREBY CERTIFY THAT I AM A UTAH PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938751, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO BUILDING UNITS, COMMON AREAS AND LIMITED COMMON AREAS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TUSCANO AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND HAS BEEN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

KELLY R. SCHMUTZ PLS #4938751 — DATE 4/11/2019

SURVEYOR'S NARRATIVE

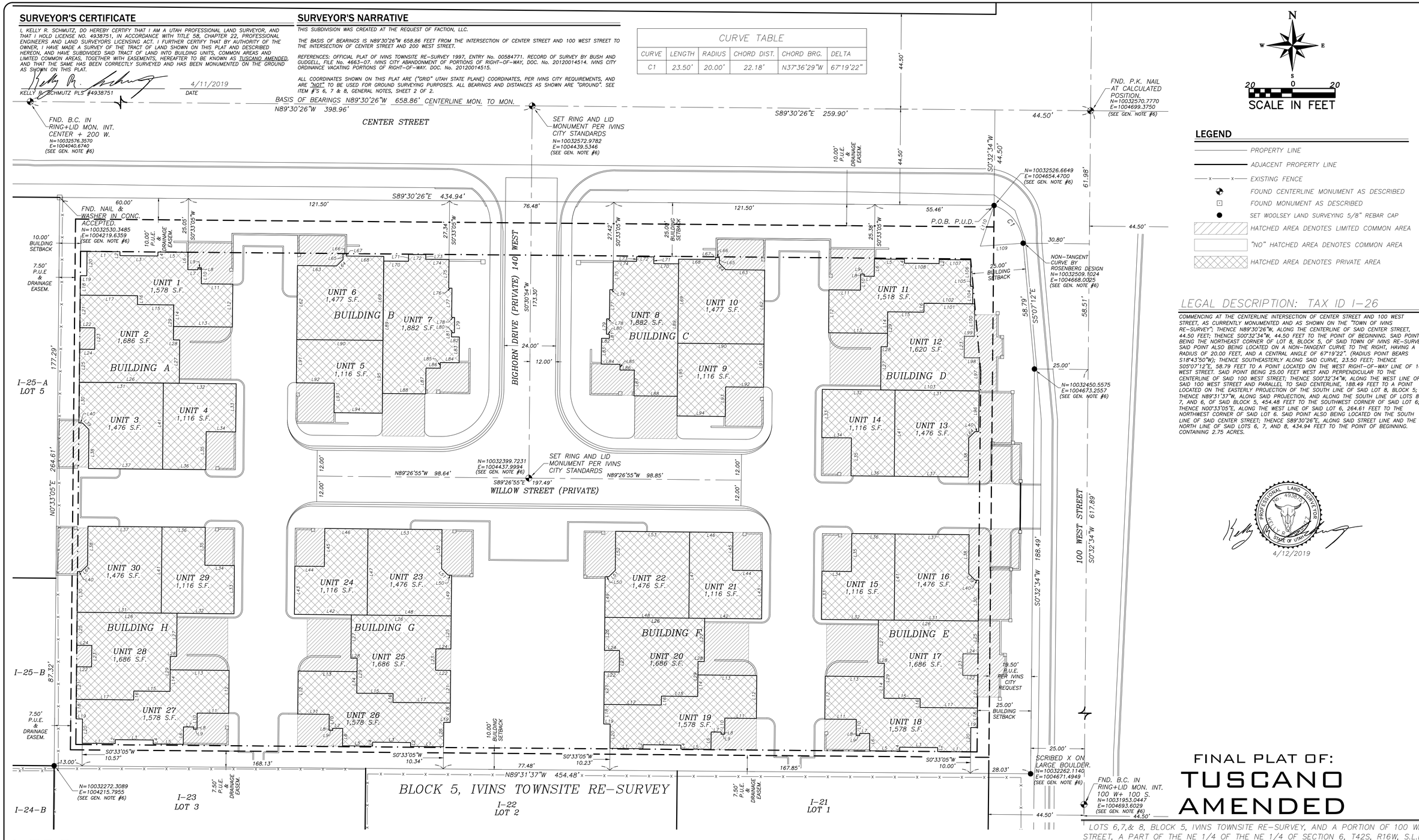
THIS SUBDIVISION WAS CREATED AT THE REQUEST OF FACTION, LLC.

THE BASIS OF BEARINGS IS N89°30'26"W 658.86 FEET FROM THE INTERSECTION OF CENTER STREET AND 100 WEST STREET TO THE INTERSECTION OF CENTER STREET AND 200 WEST STREET.

REFERENCES: OFFICIAL PLAT OF IVINS TOWNSITE RE-SURVEY 1997, ENTRY No. 00584771, RECORD OF SURVEY BY BUSH AND GUDDELL, FILE No. 4663-07, IVINS CITY ABANDONMENT OF PORTIONS OF RIGHT-OF-WAY, DOC. No. 20120014514, IVINS CITY ORDINANCE VACATING PORTIONS OF RIGHT-OF-WAY, DOC. No. 20120014515.

ALL COORDINATES SHOWN ON THIS PLAT ARE ("GRID" UTAH STATE PLANE) COORDINATES, PER IVINS CITY REQUIREMENTS, AND ARE "NOT" TO BE USED FOR GROUND SURVEYING PURPOSES. ALL BEARINGS AND DISTANCES AS SHOWN ARE "GROUND". SEE ITEM #'S 6, 7 & 8, GENERAL NOTES, SHEET 2 OF 2.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.50'	20.00'	22.18'	N37°36'29"W	67°19'22"



N
W E
S
20 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x x EXISTING FENCE
- FOUND CENTERLINE MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET WOOLSEY LAND SURVEYING 5/8" REBAR CAP
- HATCHED AREA DENOTES LIMITED COMMON AREA
- "NO" HATCHED AREA DENOTES COMMON AREA
- HATCHED AREA DENOTES PRIVATE AREA

LEGAL DESCRIPTION: TAX ID I-26

COMMENCING AT THE CENTERLINE INTERSECTION OF CENTER STREET AND 100 WEST STREET, AS CURRENTLY MONUMENTED AND AS SHOWN ON THE "TOWN OF IVINS RE-SURVEY"; THENCE N89°30'26"W, ALONG THE CENTERLINE OF SAID CENTER STREET, 44.50 FEET; THENCE S00°32'34"W, 44.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 5, OF SAID TOWN OF IVINS RE-SURVEY; SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 67°19'22". (RADIUS POINT BEARS S18°43'50"W); THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.50 FEET; THENCE S05°07'12"E, 58.79 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 100 WEST STREET. SAID POINT BEING 25.00 FEET WEST AND PERPENDICULAR TO THE CENTERLINE OF SAID 100 WEST STREET; THENCE S00°32'34"W, ALONG THE WEST LINE OF SAID 100 WEST STREET AND PARALLEL TO SAID CENTERLINE, 188.49 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 8, BLOCK 5; THENCE N89°31'37"W, ALONG SAID PROJECTION, AND ALONG THE SOUTH LINE OF LOTS 8, 7, AND 6, OF SAID BLOCK 5, 454.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N00°33'05"E, ALONG THE WEST LINE OF SAID LOT 6, 264.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF SAID CENTER STREET; THENCE S89°30'26"E, ALONG SAID STREET LINE AND THE NORTH LINE OF SAID LOTS 6, 7, AND 8, 434.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.75 ACRES.

PROFESSIONAL LAND SURVEYOR — KELLY R. SCHMUTZ — 4938751 — STATE OF UTAH

4/12/2019

FINAL PLAT OF: TUSCANO AMENDED

LOTS 6,7,& 8, BLOCK 5, IVINS TOWNSITE RE-SURVEY, AND A PORTION OF 100 WEST STREET, A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T42S, R16W, 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

FPLAT-AMEND FILE NUMBER:	4/11/2019 DATE:	K.R.S. DRAWN:
10939-18 JOB NUMBER:	1" = 20' 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

GENERAL NOTES AND RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 13, 2017, PROJECT NO. 2161410. 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 HIGHLY COLLAPSIBLE/MODERATELY COLLAPSIBLE/EXPANSIVE (INSERT PROPER DESCRIPTION(S) OF SOILS IF THE GEOTECH IDENTIFIED A POTENTIAL FOR SOIL MOVEMENT) 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.

4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE 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 (GRID) COORDINATES, AND ARE "NOT" TO BE USED FOR GROUND SURVEYING PURPOSES.

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 OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED) NOTE TO PREPARER OF PLAT: GENERALLY IVINS CITY WILL MAINTAIN LANDSCAPING ADJACENT TO ARTERIALS AND MAJOR COLLECTORS BUT THESE AREAS SHOULD BE NOTED ON THE PLAT.

10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

OWNER'S DEDICATION

THE UNDERSIGNED, TROY ENCE, MANAGER OF MACRO, LLC, A UTAH LIMITED LIABILITY COMPANY, AND TROY ENCE, PRESIDENT OF ENCE BROS. CONSTRUCTION, INC., A UTAH CORPORATION, HEREBY CERTIFY THAT IT IS MY INTENTION TO SUBDIVIDE THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION INTO A RESIDENTIAL SUBDIVISION, KNOWN AS TUSCANO AMENDED, HAVING THE SAME TO BE SUBDIVIDED INTO SINGLE FAMILY UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS, AND DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION IN SAID SUBDIVISION, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMONS AREAS. LIMITED COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" OF SAID SUBDIVISION COVERING THE ABOVE DESCRIBED TRACK OF LAND AND WHICH IS RECORDED HEREWITH AND HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAT. I HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGN, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, ROADS OR LANES)", "LIMITED COMMON AREAS", OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS THE _____DAY OF_____, _____.

_____
OWNER–MACRO, LLC
MANAGER–TROY ENCE

_____
OWNER–ENCE BROS. CONSTRUCTION, INC.
PRESIDENT–TROY ENCE

_____
OWNER–TUSCANO HOMEOWNERS ASSOCIATION, INC.
PRESIDENT–TROY ENCE

_____
OWNER–FACTION, LLC
MANAGER–TROY ENCE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

ON THIS THE_____DAY OF_____, _____. PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF _____, _____, TROY ENCE, MANAGING PARTNER OF MACRO, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

ON THIS THE_____DAY OF_____, _____. PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF _____, _____, TROY ENCE, PRESIDENT OF ENCE BROS. CONSTRUCTION, INC., A UTAH CORPORATION, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

LEGAL DESCRIPTION: TAX ID I-26

COMMENCING AT THE CENTERLINE INTERSECTION OF CENTER STREET AND 100 WEST STREET, AS CURRENTLY MONUMENTED AND AS SHOWN ON THE "TOWN OF IVINS RE-SURVEY"; THENCE N89°30'26"W, ALONG THE CENTERLINE OF SAID CENTER STREET, 44.50 FEET; THENCE S00°32'34"W, 44.50 FEET TO THE POINT OF BEGINNING. SAID POINT BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 5, OF SAID TOWN OF IVINS RE-SURVEY; SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 67°19'22". (RADIUS POINT BEARS S18°43'50"W); THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.50 FEET; THENCE S05°07'12"E, 58.79 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 100 WEST STREET. SAID POINT BEING 25.00 FEET WEST AND PERPENDICULAR TO THE CENTERLINE OF SAID 100 WEST STREET; THENCE S00°32'34"W, ALONG THE WEST LINE OF SAID 100 WEST STREET AND PARALLEL TO SAID CENTERLINE, 188.49 FEET TO A POINT LOCATED ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 8, BLOCK 5; THENCE N89°31'37"W, ALONG SAID PROJECTION, AND ALONG THE SOUTH LINE OF LOTS 8, 7, AND 6, OF SAID BLOCK 5, 454.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N00°33'05"E, ALONG THE WEST LINE OF SAID LOT 6, 264.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 6. SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF SAID CENTER STREET; THENCE S89°30'26"E, ALONG SAID STREET LINE AND THE NORTH LINE OF SAID LOTS 6, 7, AND 8, 434.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.75 ACRES.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

ON THIS THE_____DAY OF_____, _____. PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF _____, _____, TROY ENCE, MANAGING PARTNER OF FACTION, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

ON THIS THE_____DAY OF_____, _____. PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF _____, _____, TROY ENCE, PRESIDENT OF TUSCANO HOMEOWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- FOUND CENTERLINE MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET WOOLSEY LAND SURVEYING 5/8" REBAR CAP
- HATCHED AREA DENOTES LIMITED COMMON AREA
- "NO" HATCHED AREA DENOTES COMMON AREA
- HATCHED AREA DENOTES PRIVATE AREA

N
W E
S

20 0 20
SCALE IN FEET

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.33'	S89°26'55"E
L2	1.83'	S0°33'05"W
L3	17.67'	S89°26'55"E
L4	1.83'	N0°33'05"E
L5	14.00'	S89°26'55"E
L6	8.08'	S0°33'05"W
L7	4.67'	S89°26'55"E
L8	1.00'	N0°33'05"E
L9	1.67'	S89°26'55"E
L10	7.50'	S0°33'05"W
L11	14.67'	S89°26'55"E
L12	20.00'	S0°33'05"W
L13	27.42'	N89°26'55"W
L14	10.04'	S0°33'05"W
L15	16.88'	N89°26'55"W
L16	4.13'	N0°33'05"E
L17	26.71'	N89°26'55"W
L18	9.08'	N0°33'05"E
L19	3.00'	S89°26'55"E
L20	11.33'	N0°33'05"E
L21	15.17'	N0°33'05"E
L22	7.00'	N89°26'55"W
L23	10.00'	N0°33'05"E
L24	7.00'	S89°26'55"E
L25	15.37'	N0°33'05"E
L26	46.50'	N89°26'55"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L27	20.13'	S0°33'05"W
L28	2.92'	S89°26'55"E
L29	16.29'	S0°33'05"W
L30	18.96'	N0°33'05"E
L31	39.13'	S89°26'55"E
L32	33.87'	S89°26'55"E
L33	22.46'	S0°33'05"W
L34	13.75'	N89°26'55"W
L35	17.67'	S0°33'05"W
L36	20.12'	N89°26'55"W
L37	34.46'	N89°26'55"W
L38	18.17'	N0°33'05"E
L39	4.24'	N44°26'55"W
L40	1.67'	N89°26'55"W
L41	40.12'	N0°33'05"E
L42	33.87'	N89°26'55"W
L43	22.46'	N0°33'05"E
L44	13.75'	S89°26'55"E
L45	17.67'	N0°33'05"E
L46	20.12'	S89°26'55"E
L47	40.12'	S0°33'05"W
L48	39.13'	N89°26'55"W
L49	18.96'	S0°33'05"W
L50	1.67'	S89°26'55"E
L51	4.24'	S44°26'55"E
L52	18.17'	S0°33'05"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L53	34.46'	S89°26'55"E
L62	34.46'	N0°33'05"E
L63	18.17'	S89°26'55"E
L64	4.24'	N45°33'05"E
L65	2.67'	N0°33'05"E
L66	1.67'	S89°26'55"E
L67	1.00'	S0°33'05"W
L68	17.29'	S89°26'55"E
L69	39.13'	S0°33'05"W
L70	11.54'	N89°26'55"W
L71	3.17'	S0°33'05"W
L72	8.00'	N89°26'55"W
L73	2.17'	N0°33'05"E
L74	10.83'	N89°26'55"W
L75	13.33'	N0°33'05"E
L76	1.50'	N89°26'55"W
L77	13.58'	N0°33'05"E
L78	1.33'	N89°26'55"W
L79	7.17'	N0°33'05"E
L80	1.33'	S89°26'55"E
L81	1.92'	N0°33'05"E
L82	3.67'	N89°26'55"W
L83	12.00'	N0°33'05"E
L84	8.75'	S89°26'55"E
L85	2.67'	N0°33'05"E
L86	6.67'	S89°26'55"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L87	12.00'	N0°33'05"E
L88	20.12'	S89°26'55"E
L89	61.67'	N0°33'05"E
L90	40.12'	N89°26'55"W
L91	20.13'	N0°33'05"E
L92	17.67'	N89°26'55"W
L93	13.75'	N0°33'05"E
L94	22.46'	N89°26'55"W
L95	33.87'	S0°33'05"W
L96	17.29'	N0°33'05"E
L97	15.38'	N0°33'05"E
L98	7.12'	N89°26'55"W
L99	4.63'	S89°26'55"E
L100	15.17'	N0°33'05"E
L101	23.54'	N89°26'55"W
L102	22.63'	N89°26'55"W
L103	45.83'	S89°26'55"E
L104	8.08'	S0°33'05"W
L105	1.08'	S89°26'55"E
L106	12.33'	S0°33'05"W
L107	14.67'	S89°26'55"E
L108	16.17'	S89°26'55"E
L109	20.00'	S86°03'12"W
L110	20.00'	N18°43'50"E

DEVELOPER:

FACTION, LLC.
619 SOUTH BLUFF STREET
ST. GEORGE, UTAH 84770

PHONE: 1-435-680-8769

DESIGN ENGINEER:

EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DR. SUITE J-101
ST. GEORGE, UTAH 84790

PHONE: 435-619-4586

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE PRIVATE OWNERSHIP BOUNDARY AND AREA OF UNITS 21-24. BUILDINGS "F" AND "G" WERE ALSO MOVED TO THE WEST TO ACCOMMODATE THIS CHANGE. CORRESPONDING CHANGES HAVE ALSO BEEN MADE TO THE COMMON AREA. LINES INDICATING PARKING STALLS IN THE COMMON AREA HAVE BEEN REMOVED. THE DUPLICATE MAP ON PAGE 2 HAS BEEN ELIMINATED TO MAKE ROOM FOR ADDITIONAL OWNER SIGNATURES AND ACKNOWLEDGEMENTS. THIS AMENDMENT HAS BEEN PREPARED USING CAD LINEWORK FROM THE ORIGINAL PLAT, PROVIDED BY, AND WITH THE CONSENT OF THE ORIGINAL SURVEYOR. NO OTHER CHANGES TO THIS PLAT ARE SHOWN OR INTENDED.

FINAL PLAT OF:

TUSCANO AMENDED

LOTS 6,7,& 8, BLOCK 5, IVINS TOWNSITE RE-SURVEY, AND A PORTION OF 100 WEST STREET, A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T42S, R16W, 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

FPLAT-AMEND FILE NUMBER:	4/11/2019 DATE:	K.R.S. DRAWN:
10939-18 JOB NUMBER:	NONE SCALE:	B.E.A. CHECKED: