GENERAL NOTES & RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED DECEMBER 15, 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. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY IVINS CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

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 PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

7. 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.

8. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE GOVERNING DOCUMENTS OF THE PROPERTY OWNERS ASSOCIATION.

9. 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.

10. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINE AND 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

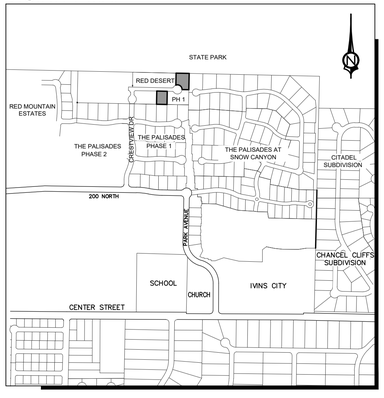
11. PURSUANT TO THE CURRENTLY EFFECTIVE IVINS CITY CODE, AS OF THE APPROVAL DATE OF THIS PLAT BY THE IVINS CITY PLANNING COMMISSION ON _____, THE MINIMUM IVINS CITY REQUIRED SETBACKS FOR PRIMARY BUILDINGS ARE A 25 FOOT FRONT SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS, A 10 FOOT SETBACK FOR ALL INTERIOR SIDE YARDS, AND A 10 FOOT SETBACK FOR ALL REAR YARDS. EXCEPT THAT THE REAR YARD SETBACK FOR LOT 16 SHALL BE A 35 FOOT SETBACK.

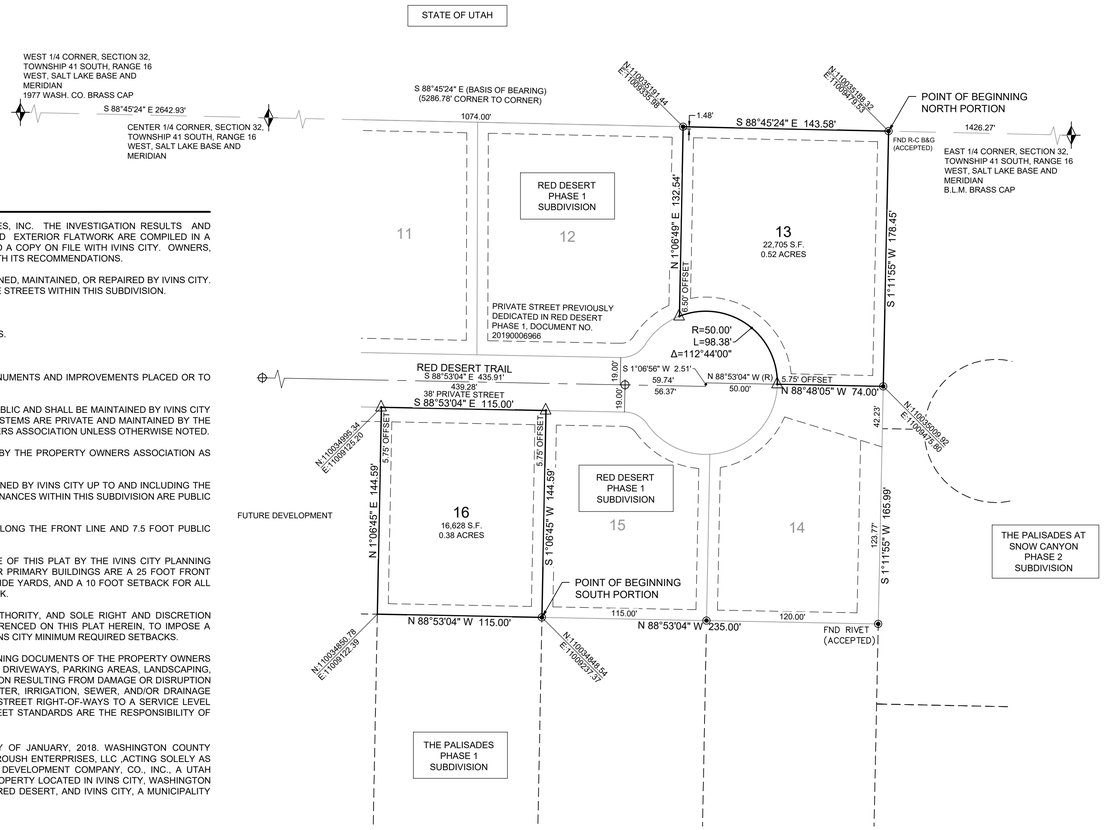
ACCORDINGLY, RED EARTH DEVELOPMENT CO., INC, AS THE DEVELOPER, RETAINS THE AUTHORITY, AND SOLE RIGHT AND DISCRETION PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERENCED ON THIS PLAT HEREIN, TO IMPOSE A MINIMUM REQUIRED SETBACK THAT IS EQUAL TO OR **GREATER THAN** THE AFOREMENTIONED IVINS CITY MINIMUM REQUIRED SETBACKS.

12. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE GOVERNING DOCUMENTS 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. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED 24TH DAY OF JANUARY, 2018. WASHINGTON COUNTY RECORDER'S DOCUMENT NO. 20180003469. SAID AGREEMENT WAS ENTERED INTO BETWEEN ROUSH ENTERPRISES, LLC ,ACTING SOLELY AS THE CURRENT PROPERTY OWNER AND NOT AS A CODEVELOPER IN ANY WAY, RED EARTH DEVELOPMENT COMPANY, CO., INC., A UTAH CORPORATION , ACTING AS THE SOLE DEVELOPER AND FUTURE OWNER OF CERTAIN REAL PROPERTY LOCATED IN IVINS CITY, WASHINGTON COUNTY, UTAH, ON WHICH DEVELOPER PROPOSES TO DEVELOP A PROJECT KNOWN AS THE RED DESERT, AND IVINS CITY, A MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF UTAH, BY AND THROUGH ITS CITY COUNCIL .

VICINITY MAP





LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PRIVATE STREETS, AS WELL AS THE EASEMENTS WHICH ARE HERE TO DESCRIBED, ALL OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

RED DESERT PHASE 2

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

DATE

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR — 9481170 — TRAVIS W. SANDERS — STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

BOUNDARY DESCRIPTION

NORTHERN PORTION (TO BE KNOWN AS LOT 13):

BEGINNING AT A POINT N 89°45'24" W 1426.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 32, POINT BEING THE NORTHWEST CORNER OF THE PALISADES AT SNOW CANYON PHASE 2, AMENDED AND EXTENDED, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°11'55" W 178.45 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION, TO A POINT ON EASTERLY BOUNDARY OF RED DESERT PHASE 1, RECORDED AND ON FILE AT SAID OFFICE OF THE RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) N 88°48'05" W 74.00 FEET, TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 88°53'04" W, (2) THENCE ALONG THE ARC OF SAID CURVE 98.38 FEET THROUGH A CENTRAL ANGLE OF 112°44'00", (3) THENCE N 1°06'49" E 132.54 FEET, TO A POINT ON THE SAID CENTER SECTION LINE; THENCE S 88°45'24" E 143.58 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 22,705 SQ FT OR 0.52 ACRE MORE OR LESS

SOUTHERN PORTION (TO BE KNOWN AS LOT 16:

BEGINNING AT A POINT N 89°45'24" W 1426.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND S 1°11'55" W 344.44 FEET AND N 88°53'04" W 235.00 FEET, FROM THE EAST 1/4 CORNER OF SAID SECTION 32, POINT BEING THE SOUTHWEST CORNER OF LOT 15 OF RED DESERT PHASE 1, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 88°53'04" W 115.00 FEET ALONG THE NORTH BOUNDARY OF THE PALISADES PHASE 1, RECORDED AND ON FILE AT THE SAID OFFICE OF THE RECORDER; THENCE N 1°06'45" E 144.59 FEET TO A POINT ON THE BOUNDARY OF SAID RED DESERT PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 88°53'04" E 115.00 FEET, (2) THENCE S 1°06'45" W 144.59 FEET, TO THE POINT OF BEGINNING.

CONTAINS 16,628 SQ FT OR 0.38 ACRE MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

RED DESERT PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY (1) DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC EASEMENTS SHOWN OR NOTED ON THIS PLAT AND (2) PURSUANT TO UTAH CODE 10-9a-604(d) DO DEDICATE AND CONVEY TO THE PROPERTY OWNERS ASSOCIATION FOR THIS DEVELOPMENT, AND NOT THE GENERAL PUBLIC, ALL PRIVATE STREETS AND COMMON IMPROVEMENTS SHOWN OR NOTED ON THIS PLAT. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT HAVE STREET ACCESS VIA RED DESERT TRAIL AND ARE SUBJECT TO THE CHARTER OF DECLARATIONS, COVENANTS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR RED DESERT RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY RECORDER ON THE 26TH DAY OF FEBRUARY, 2019, AS ENTRY NO. 20190006958, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ALL BYLAWS, RULES AND REGULATIONS OF THE ASSOCIATION, AND RESTRICTIONS AND RULES OF THE ARCHITECTURAL CONTROL COMMITTEE AND ASSOCIATED ARCHITECTURAL DESIGN ELEMENT SUMMARY, ANY OF WHICH MAY ALSO BE AMENDED FROM TIME TO TIME. SAID CHARTER IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID CHARTER FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

RED EARTH DEVELOPMENT CO., INC.
(A UTAH CORPORATION)

NAME:
PRESIDENT

DATE:

APPLICANT: RED EARTH DEVELOPMENT CO
PO BOX 492
BOUNTIFUL, UT 84011

CORPORATE ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF RED EARTH DEVELOPMENT CO., INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION 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.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

0 50
25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

RED DESERT PHASE 2

LOCATED IN

SE 1/4 SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - IVINS, UTAH

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDED No.
ON THIS THE____DAY OF_____ A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE 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.	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS ____DAY OF_____ A.D. 20___.	THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE ABOVE SUBDIVISION ON THE _____ DAY OF _____, A.D. ____.	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.	
ATTEST: CITY RECORDER, IVINS, UTAH / PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH	CITY ENGINEER, IVINS, UTAH	CITY ATTORNEY, IVINS, UTAH	ATTEST: CITY RECORDER, IVINS, UTAH / MAYOR, IVINS, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

RED DESERT PHASE 2
LOCATED IN
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF19065.031
DRAWN BY: PJW
DATE: 5-20-2019
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 1 OF 1