GENERAL NOTES & RESTRICTIONS

1. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES. THE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE SHALL ALSO INCLUDE A PUBLIC ACCESS EASEMENT FOR SIDEWALKS.

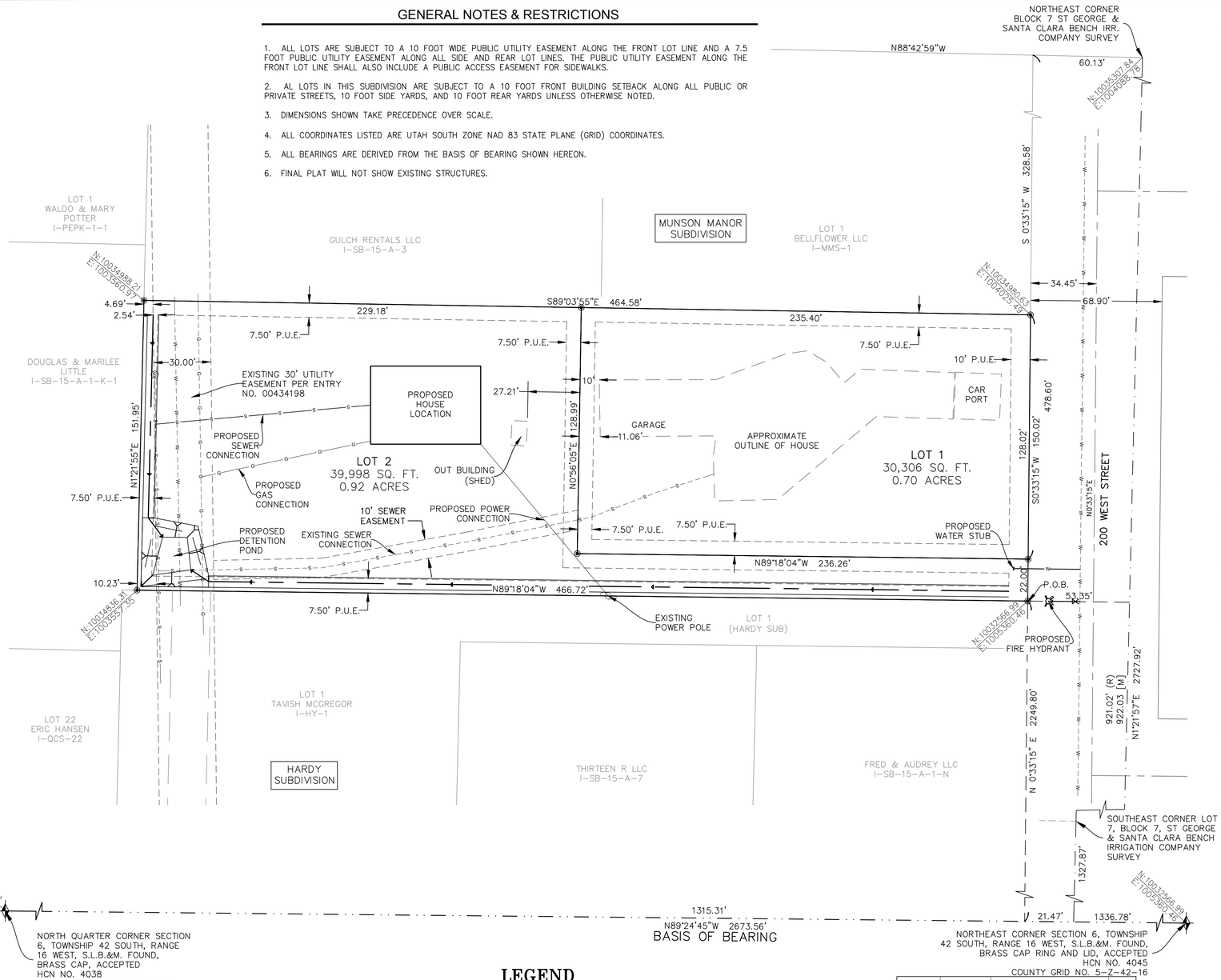
2. AL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10 FOOT FRONT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS, 10 FOOT SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

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. FINAL PLAT WILL NOT SHOW EXISTING STRUCTURES.



LEGEND

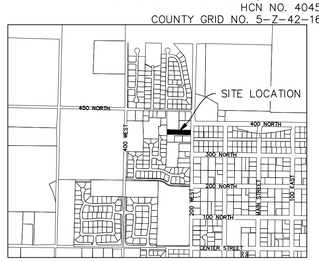
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT EASEMENT LINE
- SECTION LINE
- ST GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY LINE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.



VICINITY MAP
IVINS, UTAH
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HOLDING LICENSE NO. 312770, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY AND PLAT MADE BY ME OR UNDER MY DIRECT SUPERVISION HEREAFTER TO BE KNOWN AS:

TURNER MINOR SUBDIVISION

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

PROFESSIONAL LAND SURVEYOR
LICENSE #312770 D. GREGG MEYERS
STATE OF UTAH

DATE:
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

A PARCEL LAND OF SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 88°42'59" WEST 60.13 FEET AND SOUTH 0°33'15" WEST 478.60 FEET, FROM THE NORTHEAST CORNER OF BLOCK 7, ST GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AND RUNNING THENCE NORTH 89°18'04" WEST 466.72 FEET; THENCE NORTH 1°21'55" EAST 151.95 FEET; THENCE SOUTH 89°03'55" EAST 464.58 FEET; THENCE SOUTH 0°33'15" WEST 150.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 70,303 SQ. FT. OR 1.61 ACRES.

OWNER'S DEDICATION

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

TURNER MINOR SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, WE THE UNDER SIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF IVINS FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE TOWN OF IVINS AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIM OF ALL PERSONS. THE UNDERSIGNED OWNERS DO HEREBY WAIVE ALL RIGHTS TO OPPOSE ANY FURTHER SPECIAL IMPROVEMENTS DISTRICT ASSOCIATED WITH THIS PROPERTY.

HAROLD A. TURNER

JUDY C. TURNER

TRUSTEE'S CONSENT TO RECORD

HAROLD & JUDY TURNER TRUST DATED DECEMBER 12, 2002, DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE ADJUSTED AND AMENDED AS DESCRIBED AND SHOWN HEREON AND TO THE RECORDING OF THIS PLAT,

HAROLD A. TURNER
CO-TRUSTEE HAROLD & JUDY TURNER TRUST

JUDY C. TURNER
CO-TRUSTEE HAROLD & JUDY TURNER TRUST

ACKNOWLEDGMENT

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

ON THIS ___ DAY OF _____ IN THE YEAR 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED HAROLD A. TURNER AND JUDY C. TURNER PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE CO-TRUSTEES OF HAROLD & JUDY TURNER TRUST DATED DECEMBER 12, 2002, AND TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGE THEY EXECUTED THE SAME.

NOTARY SIGNATURE

NOTARY SIGNATURE

TURNER MINOR SUBDIVISION

LOCATED IN

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS	TREASURER APPROVAL	RECORDED NUMBER
ON THIS THE _____ DAY OF _____, A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "TURNER MINOR" 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 "TRUNER MINOR" 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

BUSH & GUDGELL, INC.
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www.bushandgudgell.com

No.	Date	By	Revision

Drawn : PAS Date : 05/31/2019
Email : gmeyers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 30'
Job No : 181191

TURNER MINOR SUBDIVISION
LOCATED IN
SE 1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1 SHEETS

FILE: 181191FP