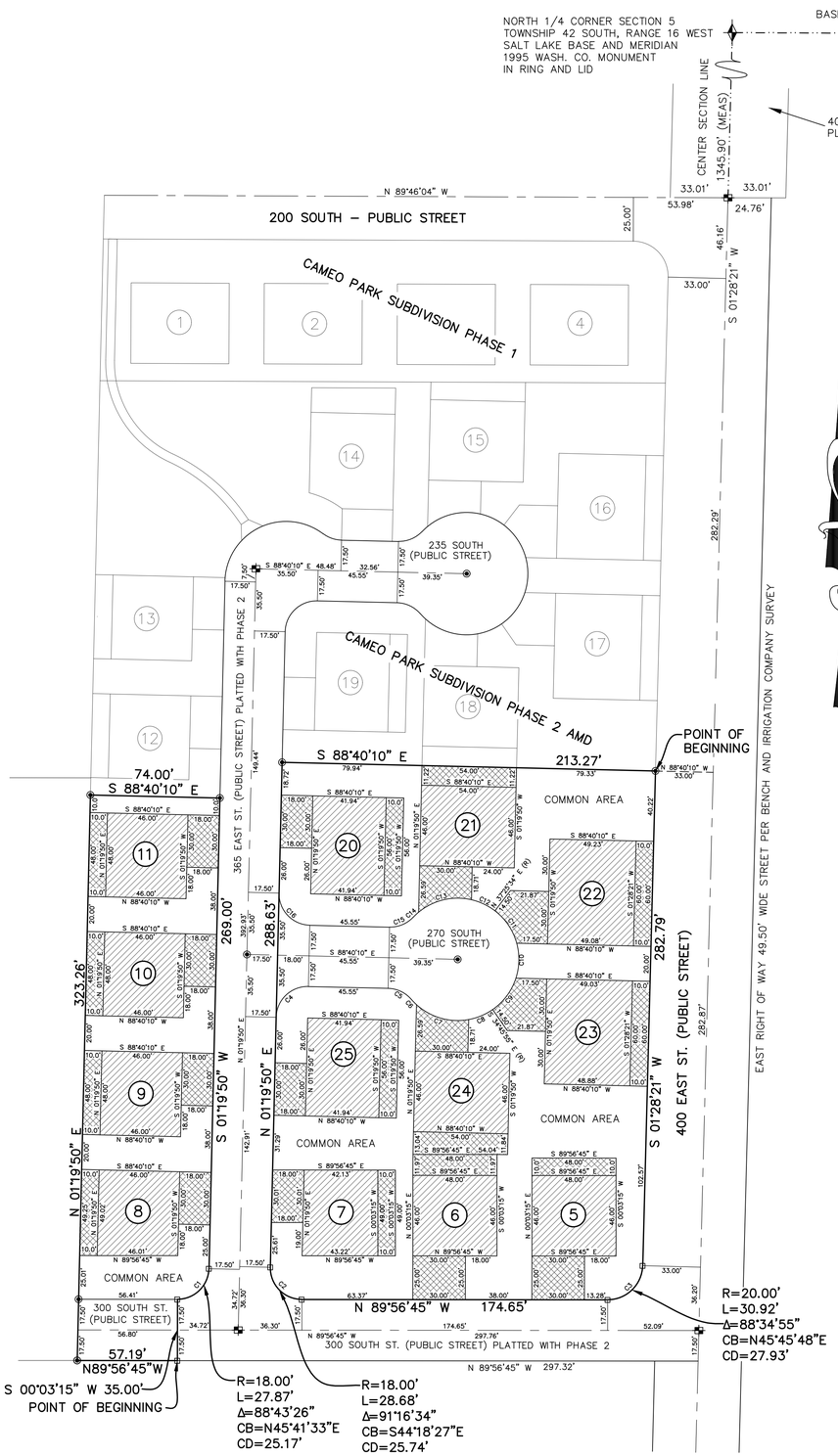


CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	18.00'	27.87'	17.60'	25.17'	N 45°41'33" E	88°43'26"
C2	18.00'	28.68'	18.41'	25.74'	S 44°18'27" E	91°16'34"
C3	20.00'	30.92'	19.51'	27.93'	N 45°45'48" E	88°34'55"
C4	18.00'	28.27'	18.00'	25.46'	N 46°19'50" E	90°00'00"
C5	18.00'	15.06'	8.00'	14.63'	N 64°41'45" W	47°56'51"
C6	35.00'	4.24'	2.12'	4.24'	N 44°11'41" W	06°56'43"
C7	35.00'	32.13'	17.30'	31.02'	S 73°58'03" E	52°36'03"
C8	35.00'	14.96'	7.60'	14.85'	N 67°29'00" E	24°29'50"
C9	35.00'	22.79'	11.81'	22.39'	N 36°35'00" E	37°18'10"
C10	35.00'	20.28'	10.43'	20.00'	N 01°19'50" E	33°12'14"
C11	35.00'	22.79'	11.81'	22.39'	N 33°55'21" W	37°18'10"
C12	35.00'	14.96'	7.60'	14.85'	N 64°49'21" W	24°29'50"
C13	35.00'	32.13'	17.30'	31.02'	N 76°37'43" E	52°36'03"
C14	35.00'	4.24'	2.12'	4.24'	S 46°51'20" W	06°56'43"
C15	18.00'	15.06'	8.00'	14.63'	S 67°21'24" W	47°56'51"
C16	18.00'	28.27'	18.00'	25.46'	N 43°40'10" W	90°00'00"

GENERAL NOTES:

1. A 10.00 FOOT WIDE PUBLIC UTILITY, DRAINAGE AND SIDEWALK EASEMENT EXISTS ALONG THE SIDES OF ALL PUBLIC STREETS UNLESS OTHERWISE NOTED. A PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS WITHIN ALL COMMON AREAS AS WELL AS OVER, ON, UNDER, AND ACROSS ALL PRIVATE DRIVEWAYS FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES.

2. THE CITY OF IVINS AND THE OWNER/DEVELOPER OF THIS SUBDIVISION DISCLAIM ANY RESPONSIBILITY FOR DRAINAGE CONTROL, WATER (SURFACE AND/OR SUBSURFACE) CONTROL, AND SOILS CONDITIONS AND ADVISES ALL BUYERS AND HOMEBUILDERS TO OBTAIN APPROPRIATE ENGINEERING ADVICE CONCERNING THE SAME.

3. A 10.0 FOOT WIDE BUILDING SETBACK EXISTS ALONG ALL SIDE AND REAR LOT LINES (MAINTAINING A MINIMUM OF 20.00 FEET BETWEEN BUILDINGS). A 25.00 FOOT WIDE BUILDING SETBACK EXISTS FOR ALL LOTS/BUILDINGS FRONTING A PUBLIC STREET.

4. ALL BEARINGS SHOWN ON THIS PLAT ARE STATE PLANE GRID, AS DETERMINED FROM THE NORTH LINE OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS PLAT.

LEGEND

- SET 5/8" REBAR AND CAP STAMPED LS 187849 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (RING AND LID)
- BOUNDARY CORNER NOT MONUMENTED
- COMMON AREA (INCLUDING PRIVATE STREETS) OR AS LABELED
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

AMENDMENT NOTE

THE SOLE PURPOSE OF THIS PLAT AMENDMENT IS TO DEDICATE THE PREVIOUSLY PLATTED PRIVATE STREETS AS PUBLIC RIGHT–OF–WAYS TO THE CITY OF IVINS. NO OTHER CHANGES WERE MADE OR INTENDED.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 312770, 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:

CAMEO PARK SUBDIVISION PHASE 3 AMENDED

AND THAT SAID TRACT OF LAND HAS BEEN PREVIOUSLY SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS, PUBLIC STREETS, AND THAT SAME WAS CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S 1°28'21" W 1674.35 FEET ALONG THE CENTER SECTION LINE AND N 88°40'10" W 33.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 1°28'21" W 282.79 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°34'55", A DISTANCE OF 30.92 FEET TO THE POINT OF TANGENCY; THENCE N 89°56'45" W 174.65 FEET TO THE POINT OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°16'34", A DISTANCE OF 28.68 FEET TO THE POINT OF TANGENCY; THENCE N 1°19'50" E 288.63 FEET; THENCE S 88°40'10" E 213.27 FEET TO THE POINT OF BEGINNING. CONTAINS 1.49 ACRES.

TOGETHER WITH:

BEGINNING AT A POINT WHICH LIES S 1°28'21" W 2010.92 FEET ALONG THE CENTER SECTION LINE AND N 89°56'45" W 297.32 FEET FROM THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 89°56'45" W 57.19 FEET; THENCE N 1°19'50" E 323.26 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF CAMEO PARK PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR COURSES: S 88°40'10" E 74.00 FEET; THENCE S 1°19'50" W 269.00 FEET TO THE POINT OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°43'26", A DISTANCE OF 27.87 FEET; THENCE S 0°03'15" W 35.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.53 ACRES.

FOR REVIEW

DATE:
BUSH AND GUDGELL INC.

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

D. GREGG MEYERS
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

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

CAMEO PARK SUBDIVISION PHASE 3 AMENDED

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO THE CAMEO PARK SUBDIVISION PHASE I DATED OCTOBER 14, 1998, AND RECORDED CONCURRENTLY WITH THE PLAT OF CAMEO PARK SUBDIVISION PHASE I. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS, ALL PUBLIC STREETS AND EASEMENTS AS SHOWN OR NOTED ON THIS PLAT, AND DO DEDICATE AND CONVEY TO THE CITY OF IVINS AN EASEMENT OVER, ON, UNDER, AND ACROSS ALL COMMON AREAS AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF IVINS AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS.

CAMEO PARK HOMEOWNERS ASSOCIATION
A UTAH CORPORATION

BY: _____
ITS: _____

HOME OWNERS ASSOCIATION ACKNOWLEDGEMENT

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

ON THIS ____ DAY OF _____ A.D._____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF CAMEO PARK HOMEOWNERS ASSOCIATION, AND THAT HE/SHE EXECUTED THE THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID HOMEOWNERS ASSOCIATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CAMEO PARK HOMEOWNERS ASSOCIATION, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH HOMEOWNERS ASSOCIATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN:

CAMEO PARK SUBDIVISION PHASE 3 AMENDED

A RESIDENTIAL PLANNED UNIT DEVELOPMENT LOCATED IN THE
NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M
SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
205 EAST TABERNACLE STREET
ST. GEORGE CITY, UTAH 84770
PHONE (801) 673–2337

APPROVAL OF PLANNING COMMISSION	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS	RECORDED #
ON THIS _____ DAY OF _____ A.D. ____, THE PLANNING COMMISSION CHAIRMAN OF THE CITY OF IVINS, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. _____.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. ____	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF IVINS, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. ____ HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: _____
IVINS CITY PLANNING COMMISSION CHAIRMAN	IVINS CITY ENGINEER	IVINS CITY ATTORNEY	ATTEST: CITY RECORDER — IVINS CITY MAYOR	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
				FEE $ _____ WASHINGTON COUNTY RECORDER

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
205 EAST TABERNACLE STREET
ST. GEORGE, UTAH 84770
PHONE (801) 673–2337

Drawn : BRS Date : 6/4/19
Designer : dmeyers@bushandgudgell.com
Checked : GM
Approved : GM
Scale : 1" = 40'
Job No : 191099

CAMEO PARK SUBDIVISION PHASE 3 AMENDED
LOCATED IN THE
NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET 1
1 SHEETS
FILE: 191099F3