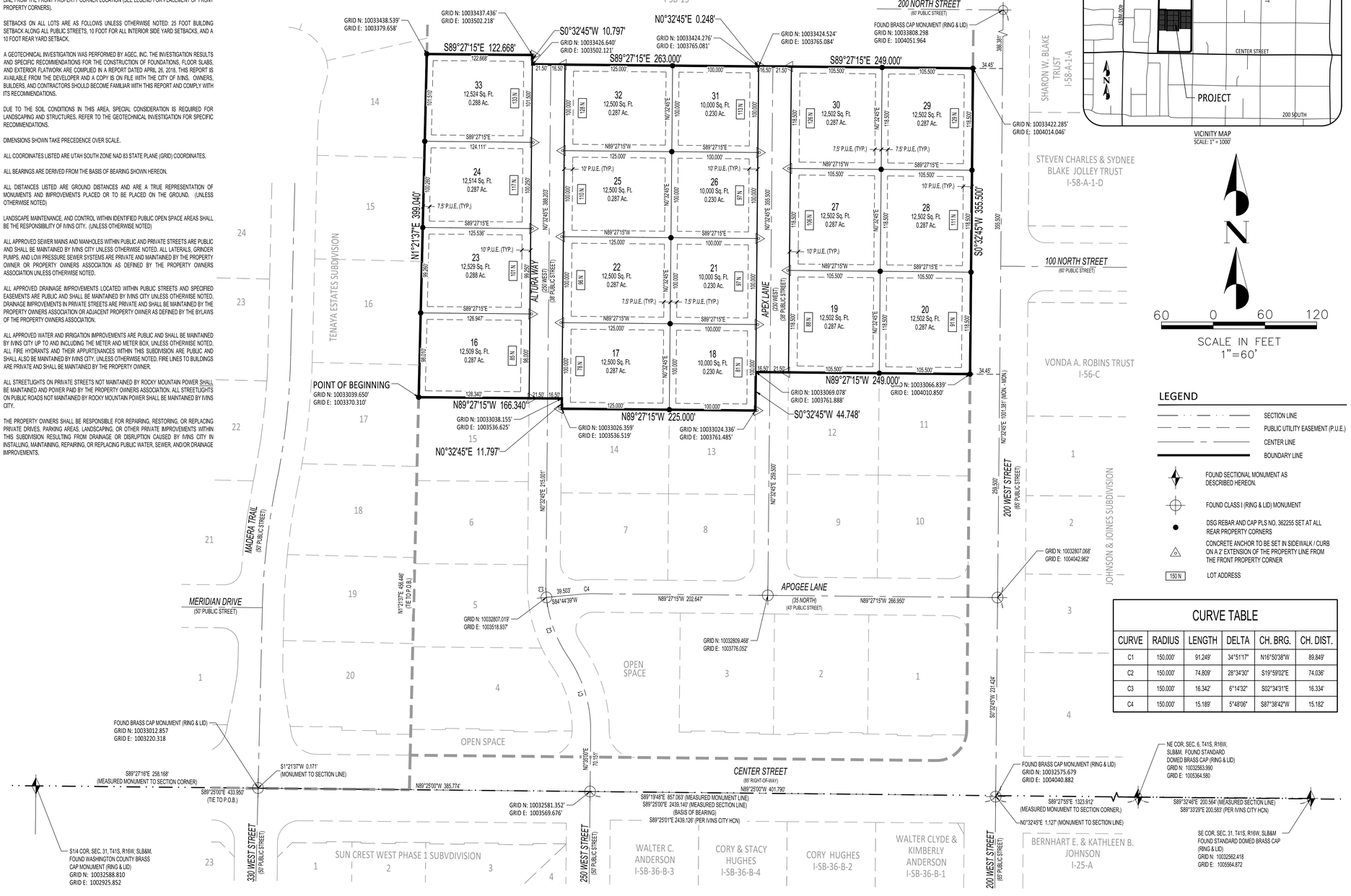
NOTES AND RESTRICTIONS

1. ALL LOTS SHOWN HEREON ARE SUBJECT TO A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDE YARD LOT LINES, AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E. ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
2. REBAR & CAP MARKED DSG PLS 362255 TO BE PLACED AT REAR LOT CORNER LOCATIONS. CONCRETE ANCHOR TO BE PLACED IN THE SIDEWALK / CURB AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
3. SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC STREETS, 10 FOOT FOR ALL INTERIOR SIDE YARD SETBACKS, AND A 10 FOOT REAR YARD SETBACK.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED APRIL 26, 2018. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF IVINS. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
6. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
7. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
8. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
9. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE A TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
10. LANDSCAPE 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. 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.
15. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS SUBDIVISION RESULTING FROM DRAINAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.



VICINITY MAP
SCALE: 1" = 1000'

N

60 0 60 120

SCALE IN FEET
1"=60'

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTIONAL MONUMENT AS DESCRIBED HEREON.
- FOUND CLASS I (RING & LID) MONUMENT
- DSG REBAR AND CAP PLS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR TO BE SET IN SIDEWALK / CURB ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE FRONT PROPERTY CORNER
- 150 N — LOT ADDRESS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	150.000'	91.249'	34°51'17"	N16°50'38"W	89.849'
C2	150.000'	74.809'	28°34'30"	S19°59'02"E	74.036'
C3	150.000'	16.342'	6°14'32"	S02°34'31"E	16.334'
C4	150.000'	15.189'	5°48'06"	S87°38'42"W	15.182'

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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 BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, DEDICATED PUBLIC OPEN SPACE, AND EASEMENTS HEREAFTER KNOWN AS:

ALTURA - PHASE 2

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

D. BRADFORD PETERSEN — No. 362255 — 5/29/19 — STATE OF UTAH

LEGAL DESCRIPTION:

A PART OF LOTS 1 AND 8, BLOCK 7, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST BOUNDARY CORNER OF ALTURA - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, AND A POINT ON THE EASTERLY BOUNDARY OF TENAYA ESTATES SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, THE COMMON BOUNDARY OF SAID SUBDIVISIONS BEING THE WESTERLY BOUNDARY OF SAID LOTS 1 AND 8, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, SAID POINT BEING SOUTH 89°25'00" EAST, ALONG THE SECTION LINE, A DISTANCE OF 433.950 FEET; AND NORTH 00°21'37" EAST ALONG THE WESTERLY BOUNDARY OF SAID ALTURA - PHASE 1 AND LINE EXTENDED, A DISTANCE OF 456.446 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°21'37" EAST, ALONG THE COMMON BOUNDARY OF SAID LOTS 1 & 8 AND SAID TENAYA ESTATES SUBDIVISION, A DISTANCE OF 399.040 FEET; THENCE SOUTH 89°27'15" EAST 122.668 FEET; THENCE SOUTH 00°32'45" WEST 10.797 FEET; THENCE SOUTH 89°27'15" EAST 263.000 FEET; THENCE NORTH 00°32'45" EAST 0.248 FEET; THENCE SOUTH 89°27'15" EAST 249.000 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE SOUTH 00°32'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 355.500 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID ALTURA - PHASE 1 SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (5) FIVE COURSES: (1) NORTH 89°27'15" WEST 249.000 FEET; (2) SOUTH 00°32'45" WEST 44.748 FEET; (3) NORTH 89°27'15" WEST 225.000 FEET; (4) NORTH 00°32'45" EAST 11.797 FEET; AND (5) NORTH 89°27'15" WEST 166.340 FEET TO THE POINT OF BEGINNING.

CONTAINING: 243,347 SQ. FT., (5.586 ACRES)

OWNER'S DEDICATION:

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

ALTURA - PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, DEDICATED PUBLIC OPEN SPACE AND EASEMENTS, ALL LOTS, PUBLIC STREETS, DEDICATED PUBLIC OPEN SPACE AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF IVINS IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF ALTURA SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 2ND DAY OF AUGUST, 2019, AS DOCUMENT NO. 20190030661. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, 20____.

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

Subdivision Final Plat for

ALTURA - PHASE 2

Located in the Southeast Quarter of Section 31, Township 41 South, Range 16 West, SLB&M

SHEET 1 OF 2

DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd., Suite #300
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

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 SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY THE IVINS CITY

ON THIS _____ DAY OF _____ A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE "ALTURA - PHASE 1" 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.

_____ _____
ATTEST: CITY RECORDER, IVINS, UTAH — PLANNING COMMISSION, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ _____
DATE — CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HERE APPROVE THIS SUBDIVISION PLAT AS TO FORM THIS DAY OF _____, _____ A.D._____

_____
CITY ATTORNEY, IVINS, UTAH

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "ALTURA - PHASE 1" SUBDIVISION ON THE _____ OF _____, A.D. _____.

_____ _____
ATTEST: CITY RECORDER, IVINS, UTAH — MAYOR, IVINS, UTAH

FEE $ _____
WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT; OR
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

_____
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

NAME:_____

TITLE:_____

STATE OF UTAH
WASHINGTON COUNTY } S.S.

ON THIS THE____DAY OF_____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

_____
DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

_____
STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____
STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20___, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
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_____
NOTARY PUBLIC

Subdivision Final Plat for

ALTURA - PHASE 2

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