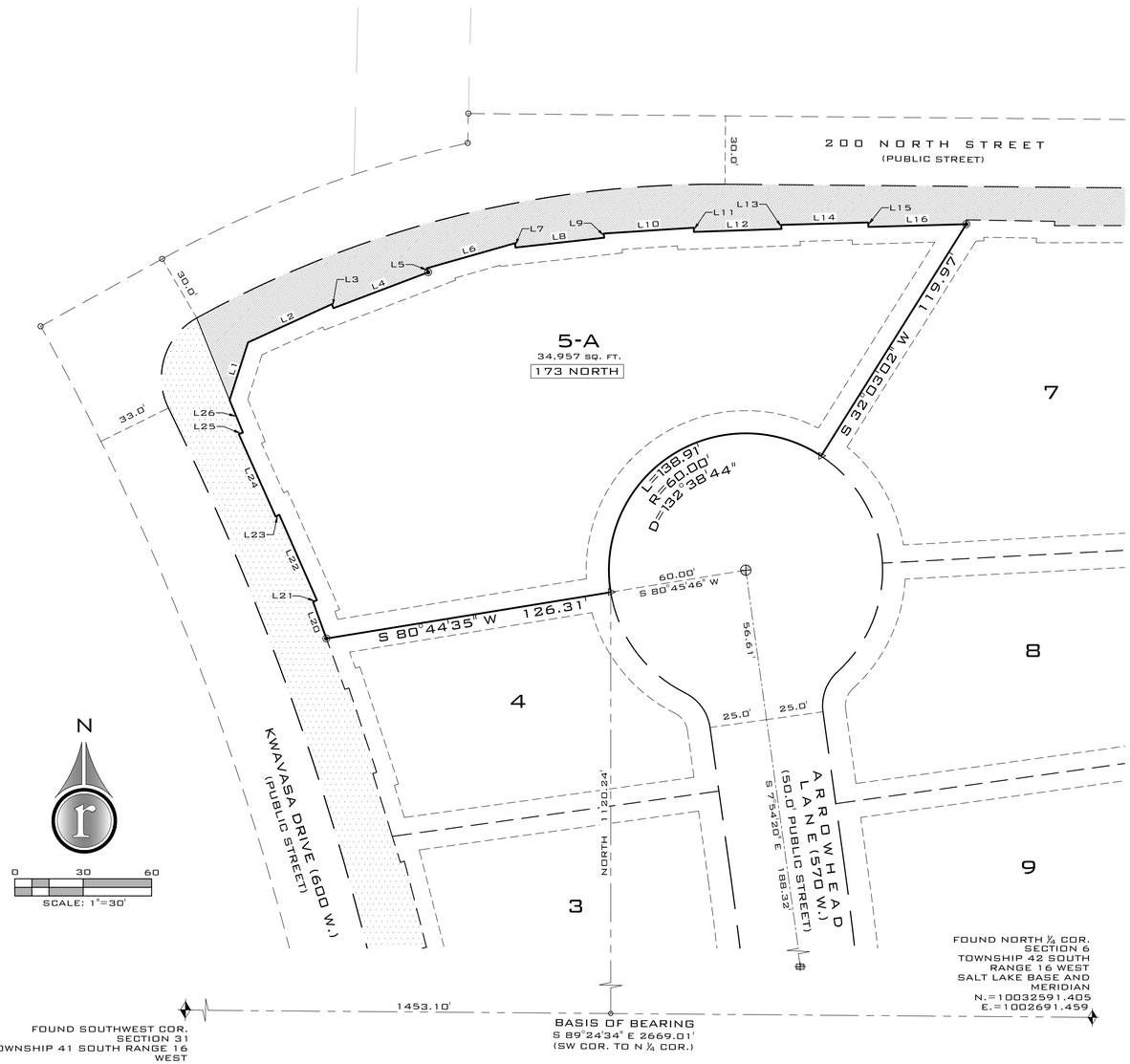
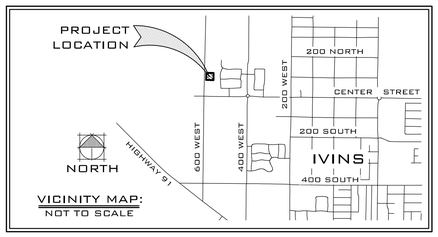


LEGEND:

- NOTHING SET OR FOUND
- FOUND 2.0' OFFSET TO THE FRONT PROPERTY CORNERS IS SET AT THE EXTENSION OF THE LOT LINE WITH PLUG (UNLESS OTHERWISE NOTED)
- COMMON AREA
- XX NORTH LOT ADDRESS
- FOUND STANDARD SURVEY MONUMENT - CLASS I
- FOUND STANDARD SURVEY MONUMENT - CLASS II
- FOUND NAIL PLACED ON LINE IN EXISTING WALL
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- AREA TO BE DEDICATED TO THE CITY WITH THE ORIGINAL PLAT



VICINITY MAP:
NOT TO SCALE

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above described tract of land having caused the same to be subdivided into lots, common areas, dedicated areas & public streets, to be hereafter known as:

ARROWHEAD SUBDIVISION-AMENDING LOTS 5 & 6

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" recorded concurrently with this plat and as supplemented by supplemental CC & Rs recorded concurrently with this plat, incorporated and made part of this plat. Reference is made to said declaration for details concerning the right 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 Ivins City, for perpetual use of the public all parcels of land shown on this plat as public streets, dedicated areas and easements over, on, under and across all common areas for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to Ivins City and its successors and assigns, the right to use all public streets, dedicated areas and easements granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2020.

ARROWHEAD IVINS, Inc., a Utah Corporation

_____

President - Jake Meng

CORPORATE ACKNOWLEDGMENT:

State of Utah }
County of Washington } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____, Manager.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

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

GENERAL NOTES & RESTRICTIONS:

1. A geotechnical investigation was performed by *AGEC Applied GeoTech*. The investigation results and specific recommendations for the construction of foundations, floor slabs and flatwork are compiled in a report dated July 20, 2005 Project No. 205130. 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 *collapsible* soils are present within this subdivision. Special consideration to design of structure foundations is required as per the recommendations of the geotechnical report mentioned above.

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 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 Feet (Grid) coordinates.

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 owners association, its successors and or assigns. (Unless otherwise noted)

10. Landscaping maintenance and control within identified public open space areas shall be the responsibility of Ivins City. (Unless otherwise noted)

11. All sewer and drainage improvements within the public streets are public and shall be maintained by Ivins City. All sewer and drainage improvements located within the lots of this subdivision are private and shall be maintained by the property owners association.

12. All water and irrigation improvements are public and shall be maintained by Ivins City up to and including the meter & meter box. All fire hydrants and their appurtenances within this subdivision are public and shall also be maintained by Ivins City. Fire lines to buildings are private and shall be maintained by the property owners association.

13. The property owners association (as defined by the bylaws of the property owners association) shall be responsible for repairing, restoring, or replacing private drives, parking areas, landscaping, or other private improvements contained 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.

14. In addition to annual, usual, and special assessments for maintenance of common nonpublic improvements contained within this subdivision, the property owner's association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private drives, parking areas, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Ivins City in installing, maintaining, repairing, or replacing water, sewer, and/or drainage improvements.

15. All streetlights on public roads not maintained by Rocky Mountain Power shall be maintained by Ivins City.

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into public streets, lots, common areas and public easements to be hereinafter known as:

ARROWHEAD SUBDIVISION-AMENDING LOTS 5 & 6

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

Date: _____

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

All of Lots 5 & 6 of the Arrowhead Subdivision and recorded as Entry No. 20190019943 with the Washington County Recorder's Office, more particularly described as follows:

Beginning at the northeast corner of Lot 4, said Arrowhead Subdivision, said point being South 89°24'17" East 1,453.10 feet along the section line and North 1,120.24 feet from the Southwest Corner of Section 31, Township 41 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 80°44'35" West 126.31 feet along the north line to the northwest corner of said Lot 4, said point also being the easterly line of the common area for said Arrowhead Subdivision;
thence northerly the following (7) courses along said common area;
thence North 19°58'17" West 17.14 feet;
thence North 67°59'54" East 1.83 feet;
thence North 23°45'07" West 40.98 feet;
thence South 61°54'21" West 1.83 feet;
thence North 24°04'18" West 39.56 feet;
thence North 66°45'22" East 1.98 feet;
thence North 22°18'05" West 15.38 feet to the southerly line deeded to Ivins City with said Arrowhead Subdivision;
thence easterly the following (16) courses along said southerly line;
thence North 17°39'15" East 26.56 feet;
thence North 65°29'26" East 40.35 feet;
thence South 23°05'05" East 1.90 feet;
thence North 69°13'20" East 44.45 feet;
thence North 21°06'13" West 1.84 feet;
thence North 74°04'52" East 40.24 feet;
thence South 06°17'40" East 1.92 feet;
thence North 83°43'54" East 39.14 feet;
thence North 04°09'23" West 1.88 feet;
thence North 86°16'10" East 39.49 feet;
thence South 02°37'38" East 1.89 feet;
thence North 88°02'45" East 38.46 feet;
thence North 05°44'43" West 1.82 feet;
thence North 88°27'35" East 38.16 feet;
thence South 03°25'06" East 1.92 feet;
thence North 88°25'24" East 42.95 feet to the northwesterly corner of Lot 7, said Arrowhead Subdivision;
thence South 32°03'02" West 119.97 feet along the westerly line to the southwest corner of said Lot 7;
thence Southwest 138.91 feet along an arc of a 60.00 foot radius curve to the left (center bears South 33°24'30" West, long chord bears South 57°05'08" West 109.90 feet with a central angle of 132°38'44") along Arrowhead Lane to the Point of Beginning.

Containing 34,957 square feet or 0.80 acres.

AMENDMENT NOTE:

The purpose of this amendment is to remove the lot line and public utility & drainage easement common to lots 5 & 6. This creates one Lot which will now be called Lot 5-A.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	26.56'	N 17°39'15" E
L2	40.35'	N 65°29'26" E
L3	1.90'	S 23°05'05" E
L4	44.45'	N 69°13'20" E
L5	1.84'	N 21°06'13" W
L6	40.24'	N 74°04'52" E
L7	1.92'	S 6°17'40" E
L8	39.14'	N 83°43'54" E
L9	1.88'	N 4°09'23" W
L10	39.49'	N 86°16'10" E
L11	1.89'	S 2°37'38" E
L12	38.46'	N 88°02'45" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L13	1.82'	N 5°44'43" W
L14	38.16'	N 88°27'35" E
L15	1.92'	S 3°25'06" E
L16	42.95'	N 88°25'24" E
L20	17.14'	N 19°58'17" W
L21	1.83'	N 67°59'54" E
L22	40.98'	N 23°45'07" W
L23	1.83'	S 61°54'21" W
L24	39.56'	N 24°04'18" W
L25	1.98'	N 66°45'22" E
L26	15.38'	N 22°18'05" W

THE FINAL PLAT FOR
ARROWHEAD
- SUBDIVISION - AMENDING LOTS 5 & 6

LOCATED IN
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
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

SURVEY-FPLAT-AMD	4/27/2020	B.E.A.
FILE NUMBER:	DATE:	DRAWN:
4946-18-006	1" = 30'	B.E.A.
JOB NUMBER:	SCALE:	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