GENERAL NOTES & RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED NOVEMBER 4, 2014. 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. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PADS.

3. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES 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.

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

5. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.

6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.

7. ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

8. 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.

9. 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.

10. 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.

11. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS 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.

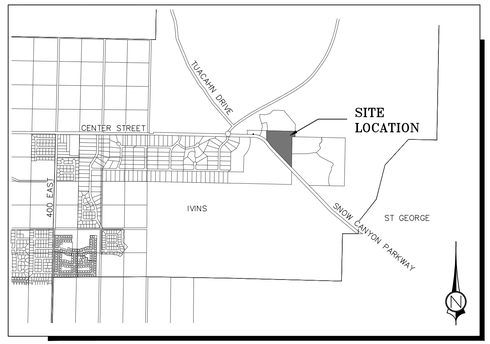
12. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

13. ALL COMMON AND LIMITED COMMON AREAS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF IVINS CITY TO REQUIRE THE OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR OTHER COMMON AREAS WHEN WORK IS PERFORMED BY IVINS CITY THEREON.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE PRIVATE OWNERSHIP OF PAD 17. NO OTHER CHANGES WERE MADE OR IMPLIED WITH THIS AMENDMENT.

VICINITY MAP



LIMITED LIABILITY ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20__, 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 IS THE MANAGER/MEMBER OF GP IVINS HOMES & LAND L.C., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF GP IVINS HOMES & LAND L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

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 PADS, PRIVATE DRIVES, AND COMMON AREAS, AS WELL AS THE EASEMENTS WHICH ARE HERE TO DESCRIBED, ALL OF WHICH ARE TO BE HEREINAFTER KNOWN AS:

ENCANTO RESORT 4TH AMENDED

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

_____
DATE

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH

_____
TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES SOUTH 88°43'01" EAST 654.58 FEET FROM THE NORTH QUARTER (N1/4) CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 151.86 FEET; THENCE SOUTH 88°47'01" EAST 792.57 FEET; THENCE SOUTH 1°13'15" WEST 152.74 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 88°43'01" WEST 84.22 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 1 OF SAID SECTION 4; THENCE SOUTH 0°41'03" WEST 852.97 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES; NORTH 43°53'13" WEST 768.39 FEET TO THE POINT OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'16", A DISTANCE OF 142.15 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 57°35'03" WEST 540.00 FEET DISTANT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'39", A DISTANCE OF 119.17 FEET; THENCE NORTH 110.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 469,096 SQUARE FEET OR 10.77 ACRES

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 PADS, PRIVATE DRIVES, COMMON AREA AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

ENCANTO RESORT 4TH AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PRIVATE STREETS AND EASEMENTS. ALL STREETS, LOTS, AND EASEMENTS ARE AS NOTED OR SHOWN. 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 ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 20190012996, DATED APRIL 9, 2019. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY 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.

GP IVINS HOMES & LAND L.C.
(A UTAH LIMITED LIABILITY COMPANY)

_____
NAME:
MANAGING MEMBER

_____
DATE:

ENCANTO RESORT 4TH AMENDED

LOCATED IN

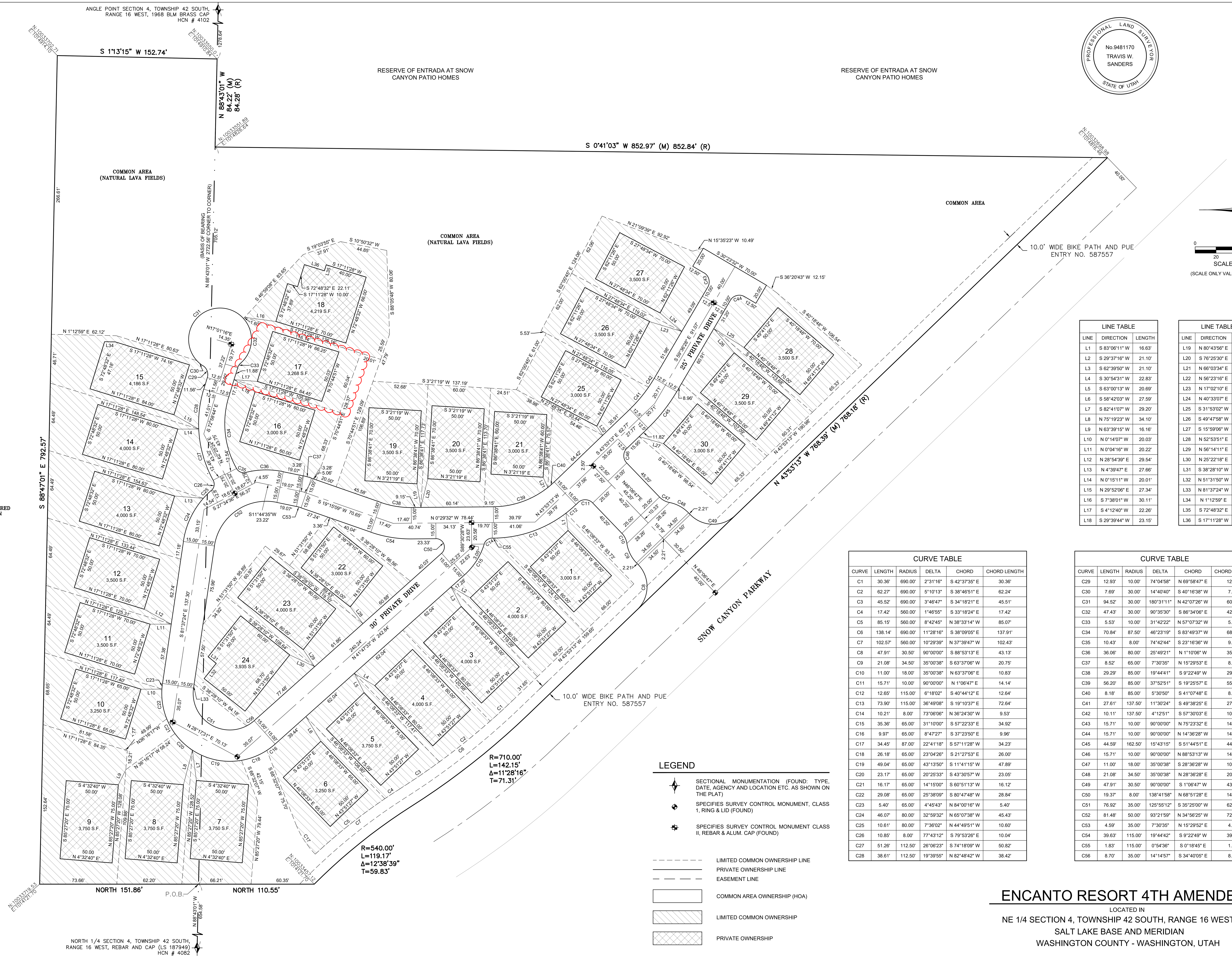
NE 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

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

ENCANTO RESORT 4TH AMENDED
LOCATED IN
NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20070.07
DRAWN BY: PJW
DATE: 5/08/2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: NTS



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 83°06'11" W	16.63'
L2	S 29°37'16" W	21.10'
L3	S 62°39'50" W	21.10'
L4	S 30°54'31" W	22.83'
L5	S 63°00'13" W	20.69'
L6	S 58°42'03" W	27.59'
L7	S 82°41'07" W	29.20'
L8	N 75°19'23" W	34.10'
L9	N 63°39'15" W	16.16'
L10	N 0°14'07" W	20.03'
L11	N 0°04'16" W	20.22'
L12	N 28°54'39" E	29.54'
L13	N 4°39'47" E	27.66'
L14	N 0°15'11" W	20.01'
L15	N 29°52'06" E	27.34'
L16	S 7°38'01" W	30.11'
L17	S 4°12'40" W	22.26'
L18	S 29°39'44" W	23.15'

LINE TABLE		
LINE	DIRECTION	LENGTH
L19	N 80°43'56" E	22.88'
L20	S 76°25'30" E	28.18'
L21	N 66°03'34" E	10.90'
L22	N 56°23'16" E	10.45'
L23	N 17°02'10" E	32.10'
L24	N 40°33'07" E	27.20'
L25	S 31°53'02" W	34.11'
L26	S 49°47'58" W	30.34'
L27	S 15°59'06" W	24.27'
L28	N 52°53'51" E	20.07'
L29	N 56°14'11" E	19.57'
L30	N 25°22'18" E	26.34'
L31	S 38°28'10" W	10.00'
L32	N 51°31'50" W	18.70'
L33	N 81°37'24" W	3.84'
L34	N 1°12'59" E	10.24'
L35	S 72°48'32" E	6.00'
L36	S 17°11'28" W	20.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	30.36'	690.00'	2°31'16"	S 42°37'35" E	30.36'
C2	62.27'	690.00'	5°10'13"	S 38°46'51" E	62.24'
C3	45.52'	690.00'	3°46'47"	S 34°18'21" E	45.51'
C4	17.42'	560.00'	1°46'55"	S 33°18'24" E	17.42'
C5	85.15'	560.00'	8°42'45"	N 38°33'14" W	85.07'
C6	138.14'	690.00'	11°28'16"	S 38°09'05" E	137.91'
C7	102.57'	560.00'	10°29'39"	N 37°39'47" W	102.43'
C8	47.91'	30.50'	90°00'00"	S 88°53'13" E	43.13'
C9	21.08'	34.50'	35°00'38"	S 63°37'06" W	20.75'
C10	11.00'	18.00'	35°00'38"	N 63°37'06" E	10.83'
C11	15.71'	10.00'	90°00'00"	N 1°06'47" E	14.14'
C12	12.65'	115.00'	6°18'02"	S 40°44'12" E	12.64'
C13	73.90'	115.00'	36°49'08"	S 19°10'37" E	72.64'
C14	10.21'	8.00'	73°06'06"	N 36°24'30" W	9.53'
C15	35.36'	65.00'	31°10'00"	S 57°22'33" E	34.92'
C16	9.97'	65.00'	8°47'27"	S 37°23'50" E	9.96'
C17	34.45'	87.00'	22°41'18"	S 57°11'28" W	34.23'
C18	26.18'	65.00'	23°04'26"	S 21°27'53" E	26.00'
C19	49.04'	65.00'	43°13'50"	S 11°41'15" W	47.89'
C20	23.17'	65.00'	20°25'33"	S 43°30'57" W	23.05'
C21	16.17'	65.00'	14°15'00"	S 60°51'13" W	16.12'
C22	29.08'	65.00'	25°38'09"	S 80°47'48" W	28.84'
C23	5.40'	65.00'	4°45'43"	N 84°00'16" W	5.40'
C24	46.07'	80.00'	32°59'32"	N 65°07'38" W	45.43'
C25	10.61'	80.00'	7°36'02"	N 44°49'51" W	10.60'
C26	10.85'	8.00'	77°43'12"	S 79°53'26" E	10.04'
C27	51.26'	112.50'	26°06'23"	S 74°18'09" W	50.82'
C28	38.61'	112.50'	19°39'55"	N 82°48'42" W	38.42'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C29	12.93'	10.00'	74°04'58"	N 69°58'47" E	12.05'
C30	7.69'	30.00'	14°40'40"	S 40°16'38" W	7.66'
C31	94.52'	30.00'	180°31'11"	N 42°07'26" W	60.00'
C32	47.43'	30.00'	90°35'30"	S 86°34'06" E	42.64'
C33	5.53'	10.00'	31°42'22"	N 57°07'32" W	5.46'
C34	70.84'	87.50'	46°23'19"	S 83°49'37" W	68.92'
C35	10.43'	8.00'	74°42'44"	S 23°16'36" W	9.71'
C36	36.06'	80.00'	25°49'21"	N 1°10'06" W	35.75'
C37	8.52'	65.00'	7°30'35"	N 15°29'53" E	8.51'
C38	29.29'	85.00'	19°44'41"	S 9°22'49" W	29.15'
C39	56.20'	85.00'	37°52'51"	S 19°25'57" E	55.18'
C40	8.18'	85.00'	5°30'50"	S 41°07'48" E	8.18'
C41	27.61'	137.50'	11°30'24"	S 49°38'25" E	27.57'
C42	10.11'	137.50'	4°12'51"	S 57°30'03" E	10.11'
C43	15.71'	10.00'	90°00'00"	N 75°23'32" E	14.14'
C44	15.71'	10.00'	90°00'00"	N 14°36'28" W	14.14'
C45	44.59'	162.50'	15°43'15"	S 51°44'51" E	44.45'
C46	15.71'	10.00'	90°00'00"	N 88°53'13" W	14.14'
C47	11.00'	18.00'	35°00'38"	S 28°36'28" W	10.83'
C48	21.08'	34.50'	35°00'38"	N 28°36'28" E	20.75'
C49	47.91'	30.50'	90°00'00"	S 1°06'47" W	43.13'
C50	19.37'	8.00'	138°41'58"	N 68°51'28" E	14.97'
C51	76.92'	35.00'	125°55'12"	S 35°25'00" W	62.35'
C52	81.48'	50.00'	93°21'59"	N 34°56'25" W	72.76'
C53	4.59'	35.00'	7°30'35"	N 15°29'52" E	4.58'
C54	39.63'	115.00'	19°44'42"	S 9°22'49" W	39.43'
C55	1.83'	115.00'	0°54'36"	S 0°18'45" E	1.83'
C56	8.70'	35.00'	14°14'57"	S 34°40'05" E	8.68'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT, CLASS 1, RING & LID (FOUND)
- SPECIFIES SURVEY CONTROL MONUMENT CLASS II, REBAR & ALUM. CAP (FOUND)
- LIMITED COMMON OWNERSHIP LINE
- PRIVATE OWNERSHIP LINE
- EASEMENT LINE
- COMMON AREA OWNERSHIP (HOA)
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP

ENCANTO RESORT 4TH AMENDED

LOCATED IN
NE 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

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

ENCANTO RESORT 4TH AMENDED
LOCATED IN
NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20070.07
DRAWN BY: PJW
DATE: 5/08/2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'