N

0 40 80

SCALE: 1"=40'

Line Table		
Line	Length	Direction
L1	39.69'	S 66°34'49" W
L2	29.26'	S 12°10'16" E
L3	45.57'	N 40°06'00" W
L4	49.89'	S 2°02'33" E
L5	48.05'	N 17°40'13" W
L6	36.42'	N 32°55'33" E
L7	23.33'	N 75°05'32" W
L8	34.50'	S 89°18'35" E
L9	40.75'	S 0°41'20" W
L10	13.54'	S 37°27'08" W
L11	34.41'	N 52°31'23" W
L12	6.50'	N 52°31'23" W
L13	33.40'	N 52°31'23" W
L14	48.50'	N 79°17'02" W
L15	12.79'	N 37°23'09" E
L16	28.94'	S 52°36'51" E
L17	59.78'	S 89°18'40" E
L18	66.96'	N 37°27'08" E
L19	10.35'	N 52°31'42" W
L20	4.65'	N 37°28'15" E
L21	19.30'	N 52°31'42" W
L22	4.50'	S 37°28'15" W

Line Table		
Line	Length	Direction
L23	35.70'	N 52°31'45" W
L24	3.06'	N 37°28'15" E
L25	23.21'	N 52°31'45" W
L26	5.00'	N 37°28'15" E
L27	25.55'	N 52°31'45" W
L28	4.00'	S 37°28'15" W
L29	15.00'	N 52°31'45" W
L30	5.00'	S 37°28'15" W
L31	20.70'	N 52°31'45" W
L32	3.00'	N 37°28'15" E
L33	34.30'	N 52°31'45" W
L34	2.00'	S 37°28'15" W
L35	20.70'	N 52°31'45" W
L36	5.00'	N 37°28'15" E
L37	25.00'	N 52°31'45" W
L38	4.00'	N 37°28'15" E
L39	29.30'	N 52°31'45" W
L40	6.00'	S 37°28'15" W
L41	21.31'	N 52°31'45" W
L42	3.08'	S 37°28'15" W
L43	40.70'	N 52°31'45" W
L44	4.00'	N 37°28'15" E

Line Table		
Line	Length	Direction
L45	30.00'	N 52°31'45" W
L46	5.00'	N 37°28'15" E
L47	29.30'	N 52°31'45" W
L48	4.00'	S 37°28'15" W
L49	25.00'	N 52°31'45" W
L50	4.14'	S 37°28'15" W
L51	35.23'	N 52°31'45" W
L52	2.90'	N 37°28'15" E
L53	19.30'	N 52°31'45" W
L54	4.84'	S 37°28'15" W
L55	40.03'	N 52°31'45" W
L56	4.67'	N 37°28'15" E
L57	24.97'	N 52°31'45" W
L58	4.83'	S 37°28'15" W
L59	25.70'	N 52°31'45" W
L60	5.00'	N 37°28'15" E
L61	15.00'	N 52°31'45" W
L62	4.00'	N 37°28'15" E
L63	19.30'	N 52°31'45" W
L64	4.65'	S 37°28'15" W
L65	2.86'	N 52°31'45" W

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 & common areas to be hereafter known as:

KANTA VILLAGE PHASE - 1

Do hereby dedicate to the common use of the property owners, but not to the use of the general public, all common and limited common areas shown on this plat, in accordance with the terms and conditions of dedication of said common and limited common areas as more fully provided in the "declaration of covenants, conditions and restrictions", of "Kanta Village", recorded in the office of the Washington county recorder on this _____ day of _____, 2020 entry no. _____, said declaration of covenants, conditions and restriction is 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. 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 easements over, on, under and across all common and limited 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 easements granted herein against the claims of all persons.

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

Kanta Holdings, LLC, a Utah limited liability company

_____
Manager

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 January 29, 2019Project No. 2181595. 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. By recording this subdivision plat, public utility & drainage easements are hereby granted within all common and limited common areas within this subdivision for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water, power, sewer and drainage improvements.

3. Minimum building setback requirements are incorporated into the pad layout as shown. All structures shall be built entirely within their respective pad. A Record of Survey shall be required prior to construction of building foundations.

4. Dimensions shown take precedence over scale.

5. All coordinates listed are Utah South Zone NAD 83 State Plane Feet (Grid) coordinates.

6. All bearings are derived from the basis of bearing shown hereon.

7. 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)

8. 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)

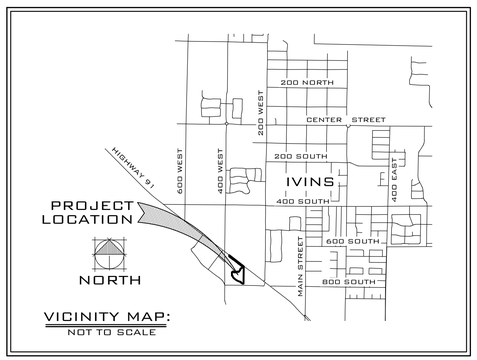
9. All approved sewer mains and manholes within public and private streets are public and shall be maintained by Ivins City unless otherwise noted. All laterals, grinder pumps, and low pressure sewer systems are private and maintained by the property owner or property owners association as defined by the property owners association unless otherwise noted.

10. All water improvements are public and shall be maintained by Ivins City up to and including the meters. 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.

11. 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.

12. 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 installins, maintaining, repairing, or replacing water, sewer, and/or drainage improvements.

13. Cleaning and maintenance of storm water detention system required by homeowners association after every major storm event.



VICINITY MAP:
NOT TO SCALE

OWNER DEVELOPER
KANTA HOLDINGS
10589 LADNER TRUNK ROAD
DELTA, BRITISH COLUMBIA V4G 1K2
602.821.7369

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 lots & common areas to be hereinafter known as:

KANTA VILLAGE PHASE - 1

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:

Beginning at a point on the westerly line of Movara Villas, said point being South ~~88°48'53"~~ East 506.97 feet along the section line and North 79.29 feet from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°20'53" West 34.45 feet;
thence North 56°01'01" West 78.99 feet;
thence North 33°58'08" East 17.19 feet;
thence North 75°59'03" West 38.76 feet;
thence Northwest 245.89 feet along an arc of a 419.50 foot radius curve to the right (center bears North 14°00'57" East, long chord bears North 59°11'31" West 242.39 feet with a central angle of 33°35'5");
thence North 42°23'59" West 23.38 feet;
thence Northwest 73.70 feet along an arc of a 119.50 foot radius curve to the right (center bears North 47°36'01" East, long chord bears North 24°43'51" West 72.54 feet with a central angle of 35°20'16");
thence North 89°18'40" West 16.59 feet;
thence North 00°41'20" East 61.00 feet;
thence North 01°48'02" East 25.77 feet;
thence North 00°41'20" East 29.00 feet;
thence Northeast 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears North 00°41'20" East, long chord bears North 45°41'20" East 28.28 feet with a central angle of 90°00'00");
thence North 00°41'20" East 6.25 feet;
thence South 89°18'40" East 29.00 feet;
thence South 00°41'20" West 6.25 feet;
thence Southeast 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears South 89°18'40" East, long chord bears South 44°18'40" East 28.28 feet with a central angle of 90°00'00");
thence South 89°18'40" East 59.78 feet;
thence Northeast 7.85 feet along an arc of a 5.00 foot radius curve to the left (center bears North 00°41'20" East, long chord bears North 45°41'20" East 7.07 feet with a central angle of 90°00'00");
thence North 00°41'20" East 15.50 feet;
thence South 89°18'40" East 52.64 feet;
thence North 37°23'09" East 12.79 feet;
thence South 52°36'51" East 28.94 feet;
thence Northeast 37.57 feet along an arc of a 80.50 foot radius curve to the left (center bears North 25°48'35" West, long chord bears North 50°49'16" East 37.23 feet with a central angle of 26°44'17");
thence North 37°27'08" East 65.52 feet;
thence North 07°04'50" West 20.05 feet;
thence North 35°05'48" East 40.25 feet;
thence North 89°14'27" East 19.36 feet;
thence North 37°27'08" East 66.96 feet;
thence North 52°31'42" West 10.35 feet;
thence North 37°28'15" East 4.65 feet;
thence North 52°31'42" West 19.30 feet;
thence South 37°28'15" West 4.50 feet;
thence North 52°31'45" West 35.70 feet;
thence North 37°28'15" East 3.06 feet;
thence North 52°31'45" West 23.21 feet;
thence North 37°28'15" East 5.00 feet;
thence North 52°31'45" West 25.55 feet;
thence South 37°28'15" West 4.00 feet;
thence North 52°31'45" West 15.00 feet;
thence South 37°28'15" West 5.00 feet;
thence North 52°31'45" West 20.70 feet;
thence North 37°28'15" East 3.00 feet;
thence North 52°31'45" West 34.30 feet;
thence South 37°28'15" West 2.00 feet;
thence North 52°31'45" West 20.70 feet;
thence North 37°28'15" East 5.00 feet;
thence North 52°31'45" West 25.00 feet;
thence North 37°28'15" East 4.00 feet;
thence North 52°31'45" West 29.30 feet;
thence South 37°28'15" West 6.00 feet;
thence North 52°31'45" West 21.31 feet;
thence South 37°28'15" West 3.08 feet;
thence North 52°31'45" West 40.70 feet;
thence North 37°28'15" East 4.00 feet;
thence North 52°31'45" West 30.00 feet;
thence North 37°28'15" East 5.00 feet;
thence North 52°31'45" West 29.30 feet;
thence South 37°28'15" West 4.00 feet;
thence North 52°31'45" West 25.00 feet;
thence South 37°28'15" West 4.14 feet;
thence North 52°31'45" West 35.23 feet;
thence North 37°28'15" East 2.90 feet;
thence North 52°31'45" West 19.30 feet;
thence South 37°28'15" West 4.84 feet;
thence North 52°31'45" West 40.03 feet;
thence North 37°28'15" East 4.67 feet;
thence North 52°31'45" West 24.97 feet;
thence South 37°28'15" West 4.83 feet;
thence North 52°31'45" West 25.70 feet;
thence North 37°28'15" East 5.00 feet;
thence North 52°31'45" West 15.00 feet;
thence North 37°28'15" East 4.00 feet;
thence North 52°31'45" West 19.30 feet;
thence South 37°28'15" West 4.65 feet;
thence North 52°31'45" West 2.86 feet to the center section line;
thence North 00°41'25" East 37.46 feet along said center section line to the southerly line of Highway 91;
thence South 52°31'42" East 631.26 feet along said southerly line of Highway 91 to the northwest corner of said Movara Villas
thence South 00°39'07" West 597.68 feet along the westerly line of said Movara Villas to the Point of Beginning.

Containing 157,464 square feet or 3.61 acres.

THE FINAL PLAT FOR
KANTA VILLAGE
- P H A S E - 1 -

LOCATED IN THE S.E. 1/4 OF SECTION 6
T.42S., R.16W., S.L.B.&M.
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-PH-1 FILE NUMBER:	7/07/2020 DATE:	B.E.A. DRAWN:
5881-18-018 JOB NUMBER:	1" = 40' SCALE:	B.E.A. 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

N

0 40 80

SCALE: 1"=40'

LEGEND

- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND RIGHT-OF-WAY MONUMENT
- TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA
- AREA DEDICATED TO IVINS CITY WITH THIS PLAT

FOUND RIGHT-OF-WAY MARKER

812.71'

N 0°41'25" E 37.46'

LARRY GUY & LORELEI RIDER
PARCEL No. I-6-2-6-3231

OLD HIGHWAY 91
(100.00' PUBLIC STREET)

S 52°31'42" E 631.26'

L65 L64 L63 L62 L61 L60 L59 L58 L57 L56 L55 L54 L53 L52 L51 L50 L49 L48 L47 L46 L45 L44 L43 L42 L41 L40 L39 L38 L37 L36 L35 L34 L33 L32 L31 L30 L29 L28 L27 L26 L25 L24 L23 L22 L21

9.14'

L20 L19

EASEMENT AGREEMENT ENTRY No. 20190041346

L18

S 37°27'08" W 124.34'

N 89°14'27" E 19.36'

N 35°05'48" E 40.25'

19.51' L1 20.14'

128.06'

KANTA HOLDINGS LLC
PARCEL No. I-S8-58-A-1

UNIT 24
UNIT 25
UNIT 26
UNIT 27
UNIT 28
UNIT 29
SAGE VILLAS SUBDIVISION

23.32' 21.00'
54.77' END UNITS 1,277 SQ. FT. 54.77'
54.77' INNER UNITS 1,150 SQ. FT. 54.77'
23.32' 21.00'

UNIT DIMENSION (TYPICAL):

SCALE: 1"=20'

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-PH-1 FILE NUMBER:	7/07/2020 DATE:	B.E.A. DRAWN:
5881-18-018 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

KANTA HOLDINGS LLC
PARCEL No. I-S8-58-A-1

L28 L26 L25 L24 L23 L22 L21 9.14' L20 L19

EASEMENT AGREEMENT ENTRY No. 20190041346

N 89°14'27" E 19.36'

S 37°27'08" W 124.34'

N 35°05'48" E 40.25'

N 7°04'50" W 20.05'

N 37°27'08" E 65.52'

S 37°27'08" W 137.09'

S 89°18'40" E 52.64'

L=37.57' R=80.50' D=26°44'17"

L=31.42' R=20.00' D=90°00'00"

N 0°41'20" E 15.50'

L=7.85' R=5.00' D=90°00'00"

S 0°41'20" W 6.25'

S 89°18'40" E 29.00'

N 0°41'20" E 6.25'

L=31.42' R=20.00' D=90°00'00"

N 0°41'20" E 29.00'

N 1°48'02" E 25.77'

MONARCH INV. CO.
PARCEL No. I-S8-58-C

N 0°41'20" E 61.00'

N 89°18'40" W 16.59'

S 89°18'40" E 196.96'

124.63' S 0°41'20" W

N 0°41'20" E

N 89°18'40" W

L=73.70' R=119.50' D=35°20'16"

N 42°23'59" W 23.38'

S 42°23'59" E 121.90'

L=245.89' R=419.50' D=33°35'05"

N 75°59'03" W 38.76'

N 33°58'08" E 17.19'

N 56°01'01" W 78.99'

N 89°20'53" W 34.45'

P.O.B.

S 52°32'52" E 157.42'

N 52°32'52" W

S 53°55'39" E

S 36°04'21" W

N 14°02'41" E

S 75°57'19" E

N 75°59'03" W 126.48'

S 48°57'16" W 47.24'

BUILDING A: UNIT 1 UNIT 2 UNIT 3 UNIT 4

BUILDING B: UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10

BUILDING C: UNIT 11 UNIT 12 UNIT 13 UNIT 14 UNIT 15

BUILDING D: UNIT 16 UNIT 17 UNIT 18 UNIT 19 UNIT 20

BUILDING E: UNIT 21 UNIT 22 UNIT 23 UNIT 24 UNIT 25 UNIT 26

1837.72'

FOUND RIGHT-OF-WAY MARKER

128.06'

UNIT 13 UNIT 14 UNIT

RECIPROCAL EASEMENT ENTRY No. 20200013976 PUBLIC UTILITIES & DRAINAGE EASEMENT 20200009656

S 0°39'07" W 597.68'

426.73'

MOVARA VILLAS SUBDIVISION

UNIT 10 UNIT 9 UNIT 8 UNIT 7 UNIT 6 UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

RECIPROCAL EASEMENT ENTRY No. 20200013976

33.75'

KANTA HOLDINGS LLC
PARCEL No. I-S8-58-A-1

FITNESS WAY
(60.0' PUBLIC STREET)

SOUTHEAST CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN (FOUND ALPHA ENG. CAP LS 174919) HCN No. 4048 N. 10027193.45 E.1005325.27

NORTH 79.29'

506.25'

N 88°48'53" W 2699.14' (COR. TO COR.)
BASIS OF BEARING

SOUTH QUARTER CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN (FOUND BLM CAP) HCN No. 4037 N. 10027249.28 E. 1002627.22

THE FINAL PLAT FOR
KANTA VILLAGE
- PHASE - 1 -

LOCATED IN THE S.E. 1/4 OF SECTION 6
T.42S., R.16W., S.L.B.&M.
IVINS CITY | WASHINGTON COUNTY | UTAH