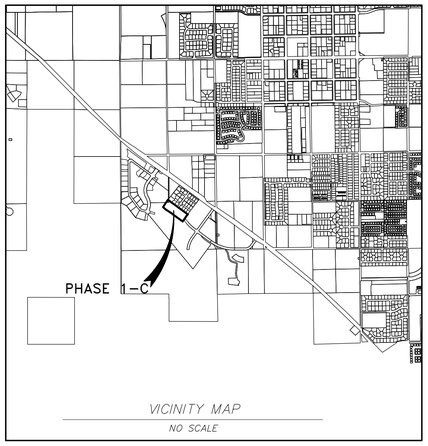


VICINITY MAP

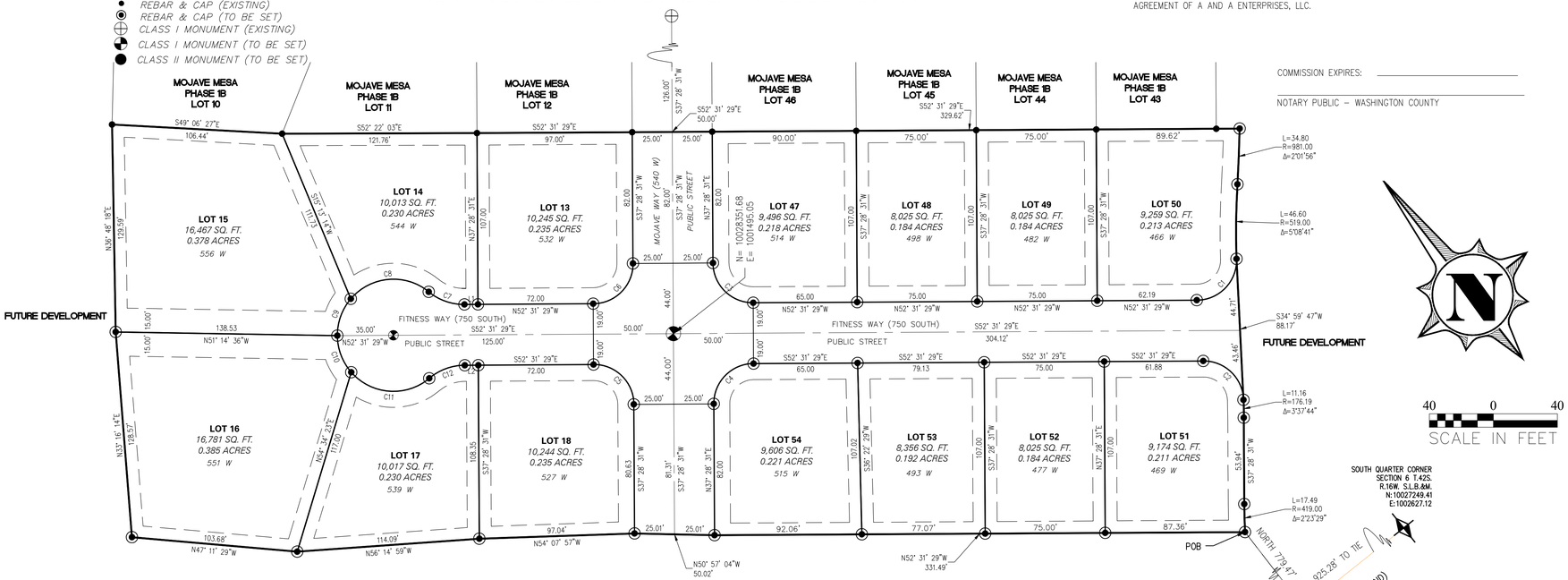
NO SCALE

NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT _____, PROJECT NO. _____. 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 SLIGHTLY TO HIGHLY COLLAPSIBLE AND EXPANSIVE 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 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL SIDE YARD LOT LINES HAVING A 5.0 FOOT SIDE YARD SETBACK, A 10.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE YARD LOT LINES HAVING A 10.0 FOOT SIDE YARD SETBACK AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
4. LOTS 13 THROUGH 18 ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, A 10 FOOT (20 FEET BETWEEN STRUCTURES) SIDE YARD SETBACK, AND A 10 FOOT REAR YARD SETBACK, UNLESS OTHERWISE NOTED.
5. LOTS 47 THROUGH 51 ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS. LOTS 47, 50, 51 AND 54 ARE SUBJECT TO A 25.0 FOOT SIDE YARD SETBACK ALONG PUBLIC AND PRIVATE STREETS, LOTS 47 THROUGH 54 ARE SUBJECT TO A 5 FOOT AND 10 FOOT (15 FEET BETWEEN STRUCTURES) SIDE YARD SETBACK, AND A 10 FOOT REAR YARD SETBACK, UNLESS OTHERWISE NOTED.
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 TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACE OR TO BE PLACE ON THE GROUND. (UNLESS OTHERWISE NOTED)
10. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
11. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
12. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
13. 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.
14. ALL APPROVED WATER 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.
15. 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 EASEMENTS OUTSIDE OF THE PUBLIC OR PRIVATE STREETS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS.
16. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

LEGEND

- SECTION CORNER (AS NOTED)
- REBAR & CAP (EXISTING)
- REBAR & CAP (TO BE SET)
- CLASS I MONUMENT (EXISTING)
- CLASS I MONUMENT (TO BE SET)
- CLASS II MONUMENT (TO BE SET)



Curve Table			
Curve #	Length	Radius	Delta
C1	39.93	25.00	091°31'13"
C2	38.69	25.00	088°40'15"
C3	39.27	25.00	090°00'00"
C4	39.27	25.00	090°00'00"
C5	39.27	25.00	090°00'00"
C6	39.27	25.00	090°00'00"
C7	24.14	35.00	039°31'04"
C8	54.12	35.00	088°35'32"
C9	25.00	35.00	040°55'32"
C10	25.00	35.00	040°55'32"
C11	54.12	35.00	088°35'32"
C12	24.14	35.00	039°31'04"

Line Table		
Line #	Length	Direction
L1	8.46	N52° 31' 29"W
L2	8.46	S52° 31' 29"E

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR TEANCUM PROPERTIES LLC, A MORTGAGEE OF THE DESCRIBED TRACT OF LAND, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

JOSH WESTBROOK
MANAGING MEMBER

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME JOSH WESTBROOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF DIXIE EXCHANGE, LLC AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE DIXIE EXCHANGE, LLC.

COMMISSION EXPIRES: _____

NOTARY PUBLIC - WASHINGTON COUNTY

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME KOLBY ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF ANA ENTERPRISES, LLC AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF A AND A ENTERPRISES, LLC.

COMMISSION EXPIRES: _____

NOTARY PUBLIC - WASHINGTON COUNTY

SURVEYOR'S CERTIFICATE

I , MICHAEL W. PURDY , DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 334571 IN ACCORDANCE WITH TITLE 58 CHAPTER 22 AS PRESCRIBED UNDER THE LAWS 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 HEREON, HEREAFTER TO BE KNOWN AS;

"MOJAVE MESA PHASE 1-C"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC AREAS AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 925.28 FEET ALONG THE SECTION LINE AND NORTH 779.47 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 52°31'29" WEST 331.49 FEET; THENCE NORTH 50°57'04" WEST 50.02 FEET; THENCE NORTH 54°07'57" WEST 97.04 FEET; THENCE NORTH 56°14'59" WEST 114.09 FEET; THENCE NORTH 47°11'29" WEST 103.68 FEET; THENCE NORTH 33°16'14" EAST 128.57 FEET; THENCE NORTH 36°48'18" EAST 129.59 FEET; THENCE SOUTH 49°06'27" EAST 106.44 FEET; THENCE SOUTH 52°22'03" EAST 121.76 FEET; THENCE SOUTH 52°31'29" EAST 97.00 FEET; THENCE SOUTH 52°31'29" EAST 50.00 FEET; THENCE SOUTH 52°31'29" EAST 329.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°01'56", HAVING A RADIUS OF 981.00 FEET (RADIUS POINT BEARS NORTH 50°55'58" WEST), AND WHOSE CHORD BEARS SOUTH 40°05'00" WEST 34.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.80 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°08'41", HAVING A RADIUS OF 519.00 FEET (RADIUS POINT BEARS SOUTH 48°54'01" EAST), AND WHOSE CHORD BEARS SOUTH 38°31'38" WEST 46.59 FEET; THENCE ALONG THE ARC OF SAID CURVE 46.60 FEET; THENCE SOUTH 34°59'47" WEST 88.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°37'44", HAVING A RADIUS OF 176.19 FEET (RADIUS POINT BEARS NORTH 55°00'13" WEST), AND WHOSE CHORD BEARS SOUTH 36°48'39" WEST 11.16 FEET; THENCE ALONG THE ARC OF SAID CURVE 11.16 FEET; THENCE SOUTH 37°28'31" WEST 53.94 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°23'29", HAVING A RADIUS OF 419.00 FEET (RADIUS POINT BEARS SOUTH 52°31'29" EAST), AND WHOSE CHORD BEARS SOUTH 36°16'47" WEST 17.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 17.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.085 ACRES

OWNER'S DEDICATION

KNOWN 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, AND PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS:

"MOJAVE MESA PHASE 1-C"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL PUBLIC ROADS ,UTILITY EASEMENTS AND DEDICATED OPEN SPACE AS SHOWN ON THIS PLAT. THE OWNER ALSO RETAINS RIGHTS OF USE WITHIN THE UTILITY EASEMENTS AS WELL AS GRANTS RIGHTS OF USE TO THE HOME OWNERS ASSOCIATION. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATIONS AND RESTRICTIONS, OF ,RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20___, AS BOOK _____, PAGE _____. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 20___.

KOLBY ANDERSON
ANA ENTERPRISES, LLC

OWNER:
ANA ENERPRISES, LLC

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

MOJAVE MESA PHASE 1-C

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "MOJAVE MESA PHASE 1-C" ON THE DAY OF _____ , A.D.____ ,

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

CITY ENGINEER'S CERTIFICATE

I, CHARLES GILLETTE, PE, 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.

_____ _____
DATE CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.

_____
IVINS, UTAH, CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY IVINS CITY

ON THIS THE ____ DAY OF _____, A.D. ____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "MOJAVE MESA PHASE 1-C" 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 CHAIRMAN, IVINS, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

RECORDER ACCEPTANCE

_____
WASHINGTON COUNTY RECORDER