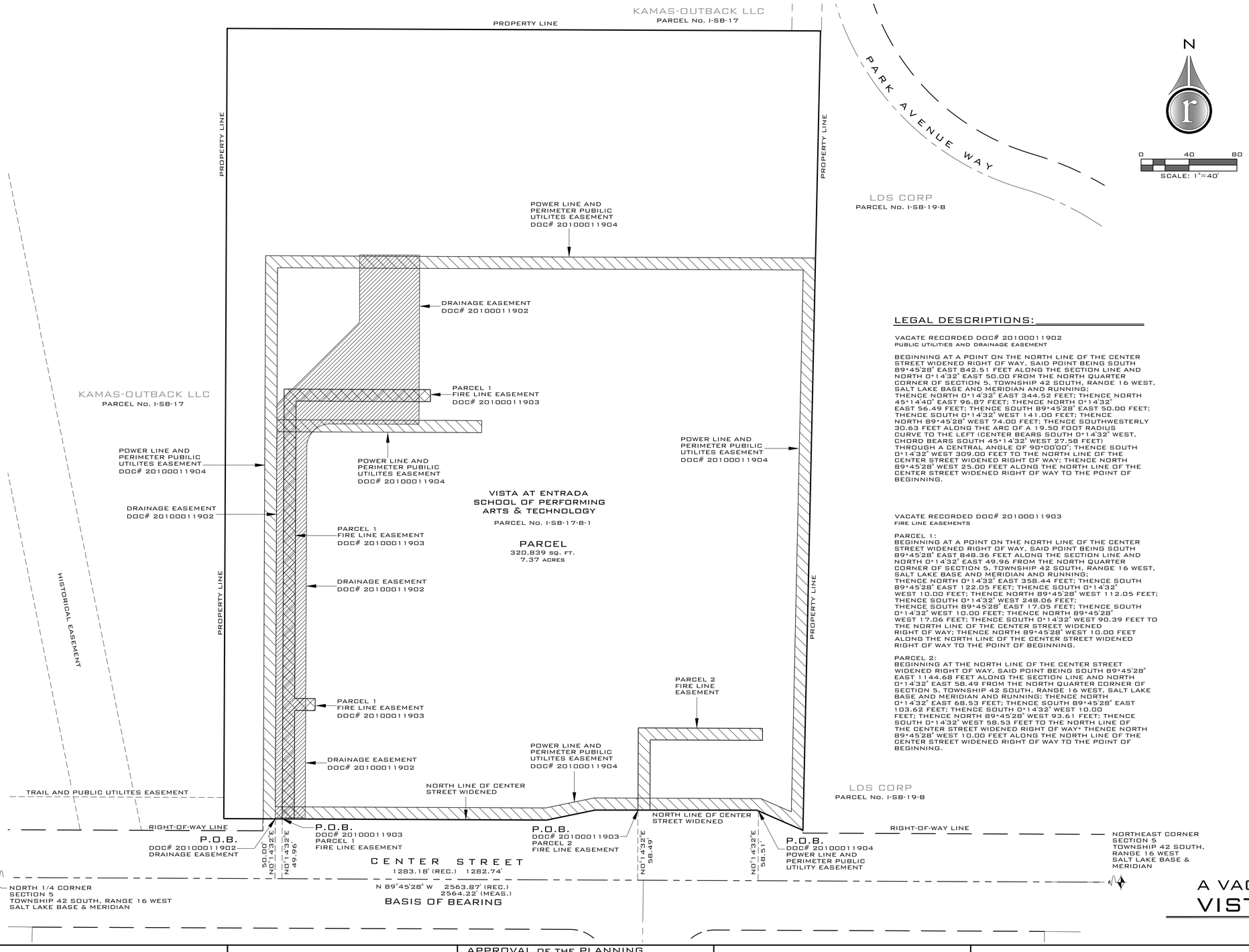


LEGEND:

- RECORDED DOC# 20100011904
- RECORDED DOC# 20100011903
- RECORDED DOC# 20100011902

NARRATIVE:

THE PURPOSE OF THIS PLAT IS A PETITION TO VACATE PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS RECORDED GRANTS OF EASEMENT TO IVINS CITY ON PARCEL I-SB-17-B-1, VISTA ENTRADA SCHOOL OF PERFORMING ARTS AND TECHNOLOGY, ENTRY NO. 20120017373, RECORDED MAY 25, 2012, WASHINGTON COUNTY, STATE OF UTAH. THE BASIS OF BEARING IS THE CENTERLINE OF CENTER STREET AS NOTED.

SURVEYOR'S CERTIFICATE:

I, ROBERT A. REID, PROFESSIONAL LAND SURVEYOR NUMBER 189106, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE REVIEWED LEGAL DESCRIPTIONS OF THE EASEMENTS DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE AS RECORDED IN WASHINGTON COUNTY, STATE OF UTAH.

DATE: 9-30-2020

NO. 189106 ROBERT A. REID STATE OF UTAH — REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT A. REID — CERTIFICATE NO. 189106

LEGAL DESCRIPTIONS:

VACATE RECORDED DOC# 20100011902
PUBLIC UTILITIES AND DRAINAGE EASEMENT

BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY, SAID POINT BEING SOUTH 89°45'28" EAST 842.51 FEET ALONG THE SECTION LINE AND NORTH 0°14'32" EAST 50.00 FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
THENCE NORTH 0°14'32" EAST 344.52 FEET; THENCE NORTH 45°14'40" EAST 96.87 FEET; THENCE NORTH 0°14'32" EAST 56.49 FEET; THENCE SOUTH 89°45'28" EAST 50.00 FEET; THENCE SOUTH 0°14'32" WEST 141.00 FEET; THENCE NORTH 89°45'28" WEST 74.00 FEET; THENCE SOUTHWESTERLY 30.63 FEET ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 0°14'32" WEST, CHORD BEARS SOUTH 45°14'32" WEST 27.58 FEET) THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 0°14'32" WEST 309.00 FEET TO THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE NORTH 89°45'28" WEST 25.00 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY TO THE POINT OF BEGINNING.

VACATE RECORDED DOC# 20100011903
FIRE LINE EASEMENTS

PARCEL 1:
BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY, SAID POINT BEING SOUTH 89°45'28" EAST 848.36 FEET ALONG THE SECTION LINE AND NORTH 0°14'32" EAST 49.96 FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING;
THENCE NORTH 0°14'32" EAST 358.44 FEET; THENCE SOUTH 89°45'28" EAST 122.05 FEET; THENCE SOUTH 0°14'32" WEST 10.00 FEET; THENCE NORTH 89°45'28" WEST 112.05 FEET; THENCE SOUTH 0°14'32" WEST 248.06 FEET; THENCE SOUTH 89°45'28" EAST 17.05 FEET; THENCE SOUTH 0°14'32" WEST 10.00 FEET; THENCE NORTH 89°45'28" WEST 17.06 FEET; THENCE SOUTH 0°14'32" WEST 90.39 FEET TO THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE NORTH 89°45'28" WEST 10.00 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY, SAID POINT BEING SOUTH 89°45'28" EAST 1144.68 FEET ALONG THE SECTION LINE AND NORTH 0°14'32" EAST 58.49 FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 0°14'32" EAST 68.53 FEET; THENCE SOUTH 89°45'28" EAST 103.62 FEET; THENCE SOUTH 0°14'32" WEST 10.00 FEET; THENCE NORTH 89°45'28" WEST 93.61 FEET; THENCE SOUTH 0°14'32" WEST 58.53 FEET TO THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE NORTH 89°45'28" WEST 10.00 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY TO THE POINT OF BEGINNING.

VACATE RECORDED DOC# 20100011904
PUBLIC UTILITY EASEMENT

BEGINNING AT THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY, SAID POINT BEING SOUTH 89°45'28" EAST 1245.39 FEET ALONG THE SECTION LINE AND NORTH 0°14'32" EAST 58.51 FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 89°45'28" WEST 135.89 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE SOUTH 78°18'58" WEST 41.20 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE NORTH 89°45'28" WEST 236.68 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE NORTH 0°14'32" EAST 469.50 FEET; THENCE SOUTH 89°45'28" EAST 458.52 FEET; THENCE SOUTH 01°15'38" WEST 477.09 FEET TO THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY; THENCE NORTH 66°25'58" WEST 40.47 FEET ALONG THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY THENCE NORTH 0°14'32" EAST 10.00 FEET; THENCE NORTH 89°45'28" WEST 136.93 FEET; THENCE SOUTH 78°18'68" WEST 41.20 FEET; THENCE NORTH 89°45'28" WEST 225.64 FEET; THENCE NORTH 0°14'32" EAST 312.78 FEET; THENCE SOUTH 89°45'28" EAST 170.78 FEET; THENCE NORTH 0°14'32" EAST 10.00 FEET; THENCE NORTH 89°45'28" WEST 170.78 FEET; THENCE NORTH 0°14'32" EAST 126.72 FEET; THENCE SOUTH 89°45'28" EAST 438.34 FEET; THENCE SOUTH 01°15'38" WEST 451.99 FEET; THENCE NORTH 66°25'58" WEST 27.62 FEET; THENCE NORTH 89°045'28" WEST 2.06 FEET; THENCE SOUTH 0°14'32" WEST 10.00 FEET TO THE NORTH LINE OF THE CENTER STREET WIDENED RIGHT OF WAY, BEING THE POINT OF BEGINNING.

REFERENCE DOCUMENTS:

1. RECORD OF SURVEY PREPARED FOR VISTA SCHOOL BY ROSENBERG ASSOCIATES, DATED 10-02-19, ENTRY NO. 20120017373.
2. ALTA/NSPS LAND TITLE SURVEY PREPARED FOR VISTA AT ENTRADA SCHOOL BY ALPHA ENGINEERING, DATED 6-8-2020.

A VACATION EASEMENT PLAT FOR VISTA CHARTER SCHOOL

LOCATED IN THE S.E. 1/4 OF SECTION 32, T.41S., 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

Vacate Easements FILE NAME:	9/30/2020 DATE:	L.M.P. DRAWN:
6281-19-001 JOB NUMBER:	1" = 40' SCALE:	R.A.R. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON 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 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 VACATE EASEMENTS 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 PLAT ON THE _____ DAY OF _____ A.D. 20__.

CITY RECORDER
IVINS CITY, UTAH

MAYOR
IVINS CITY, UTAH

RECORDED No._____

FEE: _____

COUNTY RECORDER
WASHINGTON COUNTY, UTAH