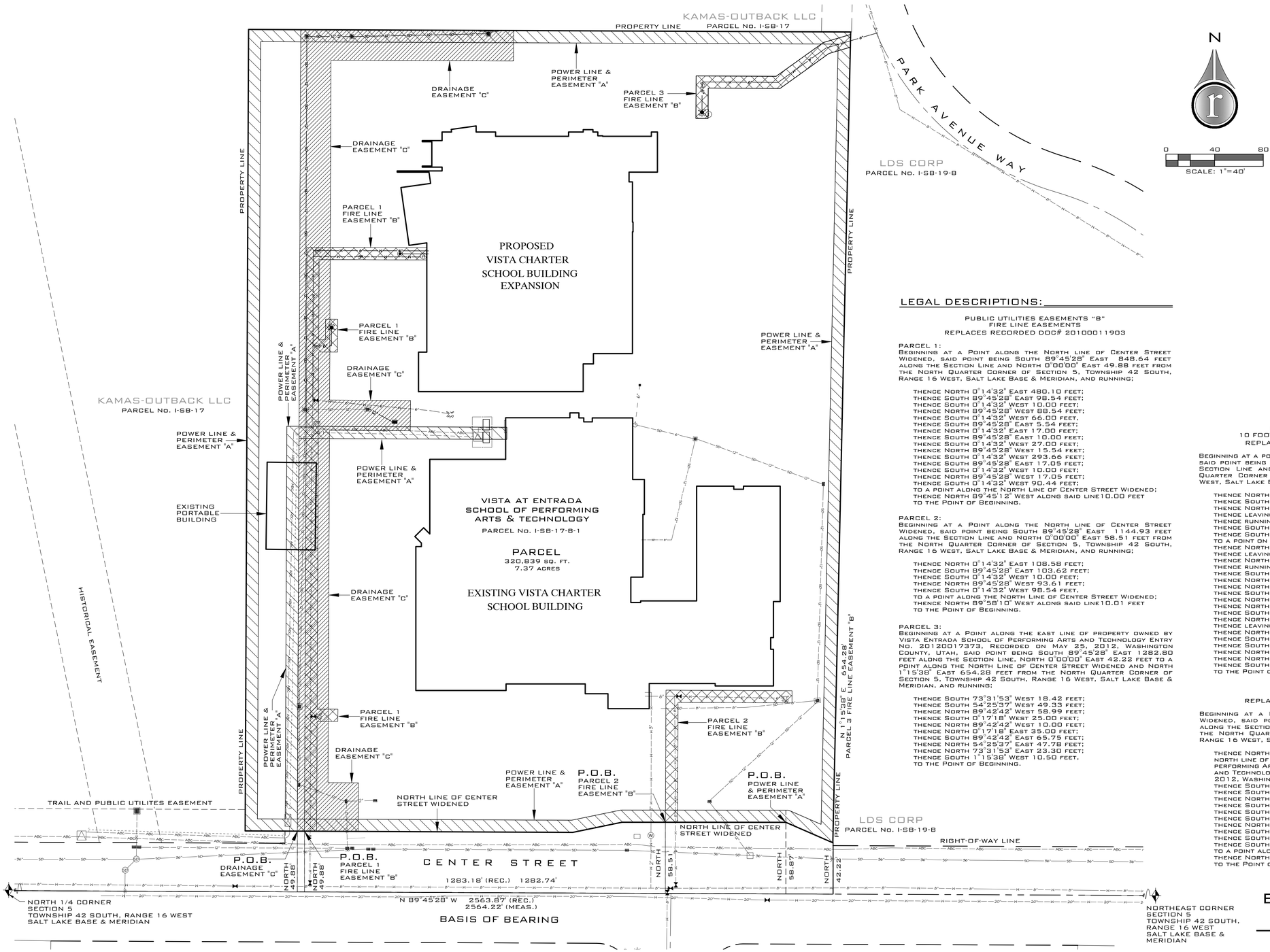


LEGEND:

- PUBLIC UTILITIES EASEMENT "A" POWER LINE & PERIMETER EASEMENT
- PUBLIC UTILITIES EASEMENTS "B" FIRE LINE EASEMENTS
- DRAINAGE EASEMENT "C"

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.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SHOW PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE GRANTED TO IVINS CITY, A MUNICIPAL CORPORATION, FROM VISTA ENTRADA SCHOOL OF PERFORMING ARTS AND TECHNOLOGY, THE OWNER OF THE PROPERTY SHOWN, 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 COMPLETED LEGAL DESCRIPTIONS OF THE EASEMENTS DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT.

DATE: 9-30-2020

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

ROBERT A. REID — CERTIFICATE No. 189106

LEGAL DESCRIPTIONS:

PUBLIC UTILITIES EASEMENTS "B"
FIRE LINE EASEMENTS
REPLACES RECORDED DOC# 20100011903

PARCEL 1:
BEGINNING AT A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED, SAID POINT BEING SOUTH 89°45'28" EAST 848.64 FEET ALONG THE SECTION LINE AND NORTH 0°00'00" EAST 49.88 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 0°14'32" EAST 480.10 FEET;
THENCE SOUTH 89°45'28" EAST 98.54 FEET;
THENCE SOUTH 0°14'32" WEST 10.00 FEET;
THENCE NORTH 89°45'28" WEST 88.54 FEET;
THENCE SOUTH 0°14'32" WEST 66.00 FEET,
THENCE SOUTH 89°45'28" EAST 5.54 FEET;
THENCE NORTH 0°14'32" EAST 17.00 FEET;
THENCE SOUTH 89°45'28" EAST 10.00 FEET;
THENCE SOUTH 0°14'32" WEST 27.00 FEET;
THENCE NORTH 89°45'28" WEST 15.54 FEET;
THENCE SOUTH 0°14'32" WEST 293.66 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 17.05 FEET;
THENCE SOUTH 0°14'32" WEST 90.44 FEET;
TO A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED;
THENCE NORTH 89°45'12" WEST ALONG SAID LINE10.00 FEET
TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED, SAID POINT BEING SOUTH 89°45'28" EAST 1144.93 FEET ALONG THE SECTION LINE AND NORTH 0°00'00" EAST 58.51 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 0°14'32" EAST 108.58 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 98.54 FEET,
TO A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED;
THENCE NORTH 89°58'10" WEST ALONG SAID LINE10.01 FEET
TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT A POINT ALONG THE EAST LINE OF PROPERTY OWNED BY VISTA ENTRADA SCHOOL OF PERFORMING ARTS AND TECHNOLOGY ENTRY NO. 20120017373, RECORDED ON MAY 25, 2012, WASHINGTON COUNTY, UTAH, SAID POINT BEING SOUTH 89°45'28" EAST 1282.80 FEET ALONG THE SECTION LINE, NORTH 0°00'00" EAST 42.22 FEET TO A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED AND NORTH 1°15'38" EAST 654.28 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 73°31'53" WEST 18.42 FEET;
THENCE SOUTH 54°25'37" WEST 49.33 FEET;
THENCE NORTH 89°42'42" WEST 58.99 FEET;
THENCE SOUTH 0°17'18" WEST 25.00 FEET;
THENCE NORTH 89°42'42" WEST 10.00 FEET;
THENCE NORTH 0°17'18" EAST 35.00 FEET;
THENCE SOUTH 89°42'42" EAST 65.75 FEET;
THENCE NORTH 54°25'37" EAST 47.78 FEET;
THENCE NORTH 73°31'53" EAST 23.30 FEET;
THENCE SOUTH 1°15'38" WEST 10.50 FEET,
TO THE POINT OF BEGINNING.

PUBLIC UTILITES EASEMENT "A"
10 FOOT POWER LINE & PERIMETER EASEMENT
REPLACES RECORDED DOC# 20100011904

BEGINNING AT A POINT ON THE NORTH LINE OF CENTER STREET WIDENED, SAID POINT BEING SOUTH 89°45'28" EAST 1244.24 FEET ALONG THE SECTION LINE AND NORTH 0°00'00" 58.87 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 89°58'10" WEST, ALONG SAID LINE 134.74 FEET;
THENCE SOUTH 78°18'58" WEST, ALONG SAID LINE 41.20 FEET;
THENCE NORTH 89°45'12" WEST, ALONG SAID LINE 269.25 FEET;
THENCE LEAVING SAID NORTH LINE OF CENTER STREET WIDENED;
THENCE RUNNING NORTH 0°14'32" EAST 659.02 FEET;
THENCE SOUTH 89°45'28" EAST 494.78 FEET;
THENCE SOUTH 01°15'38" WEST 666.79 FEET,
TO A POINT ON THE NORTH LINE OF CENTER STREET WIDENED;
THENCE NORTH 66°25'58" WEST, ALONG SAID LINE 42.07 FEET,
THENCE LEAVING SAID NORTH LINE OF CENTER STREET WIDENED;
THENCE NORTH 0°00'00" EAST 10.00 FEET;
THENCE RUNNING NORTH 89°58'10" WEST 135.76 FEET;
THENCE SOUTH 78°18'58" WEST 41.18 FEET;
THENCE NORTH 89°45'12" WEST 225.33 FEET;
THENCE NORTH 0°14'32" EAST 312.88 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 180.78 FEET;
THENCE SOUTH 0°14'32" WEST 322.88 FEET;
THENCE NORTH 89°45'12" WEST 22.88 FEET;
THENCE LEAVING SAID NORTH LINE OF CENTER STREET WIDENED;
THENCE NORTH 0°14'32" EAST 639.02 FEET;
THENCE SOUTH 89°45'28" EAST 474.60 FEET;
THENCE SOUTH 01°15'38" WEST 641.70 FEET;
THENCE NORTH 66°25'58" WEST 29.24 FEET;
THENCE NORTH 89°58'10" WEST 2.09 FEET;
THENCE SOUTH 0°00'00" WEST 10.00 FEET
TO THE POINT OF BEGINNING.

DRAINAGE EASEMENT "C"
REPLACES RECORDED DOC# 20100011902

BEGINNING AT A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED, SAID POINT BEING SOUTH 89°45'28" EAST 842.79 FEET ALONG THE SECTION LINE AND NORTH 0°00'00" EAST 49.88 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 0°14'32" EAST 659.02 FEET, TO A POINT ALONG THE NORTH LINE OF PROPERTY OWNED BY VISTA ENTRADA SCHOOL OF PERFORMING ARTS AND TECHNOLOGY, ENTRY NO. 20120017373, RECORDED MAY 25, 2012, WASHINGTON COUNTY, UTAH,
THENCE SOUTH 89°45'28" EAST ALONG SAID LINE 174.94 FEET;
THENCE SOUTH 0°14'32" WEST 25.00 FEET;
THENCE NORTH 89°45'28" WEST 149.94 FEET;
THENCE SOUTH 0°14'32" WEST 279.42 FEET,
THENCE SOUTH 89°45'28" EAST 66.47 FEET;
THENCE SOUTH 0°14'32" WEST 25.00 FEET;
THENCE NORTH 89°45'28" WEST 66.47 FEET;
THENCE SOUTH 0°14'32" WEST 289.61 FEET;
THENCE SOUTH 89°45'28" EAST 25.00 FEET;
THENCE SOUTH 0°14'32" WEST 40.00 FEET;
TO A POINT ALONG THE NORTH LINE OF CENTER STREET WIDENED,
THENCE NORTH 89°45'12" WEST ALONG SAID LINE 50.00 FEET
TO THE POINT OF BEGINNING.

EASEMENTS TO BE GRANTED TO IVINS CITY

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 84770 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