OWNER'S DEDICATION:

KNOW 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 AND TO BE HEREAFTER KNOWN AS:

T&L PARKWAY SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF IVINS AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____ DAY OF_____ , 20__

_____

By: TROY NELSON, OWNER

_____

By: LYDIA NELSON, OWNER

ACKNOWLEDGMENT

STATE OF UTAH }
} SS.
COUNTY OF WASHINGTON }

ON THE ___ DAY OF _____,20___, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, TROY NELSON & LYDIA NELSON, WHOM BEING BY ME DULY SWORN, DID SAY THAT HE AND SHE ARE THE OWNERS OF WESTBROOK TOWNHOMES. AND THAT HE AND SHE EXECUTED THE FOREGOING OWNERS DEDICATION FOR THE USES AND PURPOSES STATED HEREIN.

_____ _____

NOTARY FULL NAME (pnnt) NOTARY SIGNATURE
A NOTARY PUBLIC
COMMISSIONED IN UTAH

_____ (STAMP NOT REQUIRED PER
MY COMMISSION NUMBER: UTAH CODE 46-1-16(6))

_____

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION OF LOT #1

BEGINNING AT A POINT BEING NORTH 00° 32' 55" EAST 149.96 FEET ALONG THE LOT LINE FROM THE SOUTHEAST CORNER OF LOT 6, BLOCK 4 OF THE TOWN OF IVINS RE-SURVEY PLAT 'A' AND RUNNING
THENCE NORTH 89° 26' 55" WEST 120.02 FEET;
THENCE NORTH 00° 33' 05" EAST 133.94 FEET;
THENCE SOUTH 89° 32' 48" EAST 122.01 FEET;
THENCE SOUTH 00° 32' 55" WEST 104.50 FEET;
THENCE NORTH 89° 32' 48" WEST 2.00 FEET;
THENCE SOUTH 00° 32' 55" WEST 29.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,296 SF OR 0.374 ACRES,

DESCRIPTION OF A PARCEL OF LAND RESERVED BY THE CITY OF IVINS AS A DRAINAGE AND PUBLIC UTILITIES EASEMENT

BEGINNING AT A POINT BEING SOUTH 89° 32' 48" EAST 2.00 FEET FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 4 OF THE TOWN OF IVINS RE-SURVEY PLAT "A" AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING
THENCE NORTH 89° 32' 48" WEST 122.01 FEET;
THENCE NORTH 00° 33' 05" EAST 19.50 FEET;
THENCE SOUTH 89° 32' 48" EAST 122.01 FEET;
THENCE SOUTH 00° 32' 55" WEST 19.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,379 SF

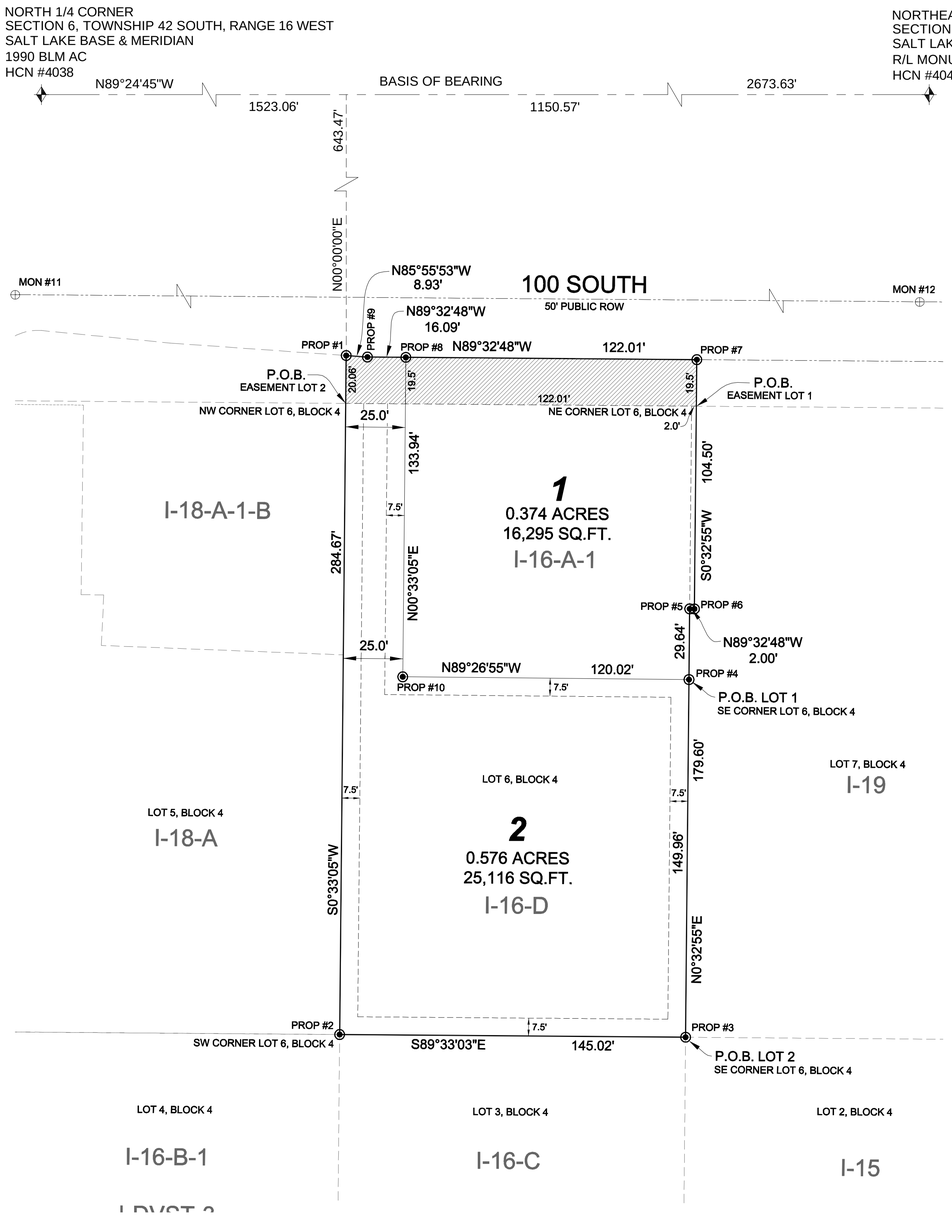
LEGAL DESCRIPTION OF LOT #2

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 4 OF THE TOWN OF IVINS RE-SURVEY PLAT 'A' AND RUNNING
THENCE NORTH 89°33'03" WEST 145.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 0°33'05" EAST 284.67 FEET ALONG THE LOT LINE AND EXTENSION THEREOF;
THENCE SOUTH 85°55'53" EAST 8.93 FEET;
THENCE SOUTH 89°32'48" EAST 16.09 FEET;
THENCE SOUTH 00° 33' 05" WEST 133.94 FEET;
THENCE SOUTH 89° 26' 55" EAST 120.02 FEET TO THE EAST LINE OF SAID LOT 6;
THENCE SOUTH 0° 32' 55" WEST 149.96 FEET ALONG THE LOT LINE TO THE POINT OF BEGINNING.

CONTAINS 25,116 SF OR 0.577 ACRES,

DECRIPTION OF A PARCEL OF LAND RESERVED BY THE CITY OF IVINS AS A DRAINAGE AND PUBLIC UTILITIES EASEMENT.

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 4 OF THE TOWN OF IVINS RE-SURVEY PLAT "A" AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING
THENCE NORTH 0°33'05" EAST 20.06 FEET;
THENCE SOUTH 85°55'53" EAST 8.93 FEET;
THENCE SOUTH 89°32'48" EAST 16.09 FEET;
THENCE SOUTH 0° 33' 05" WEST 19.50 FEET;
THENCE NORTH 89°32'48" WEST 25.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 500 SF



LEGEND:

- SET REBAR & CAP OR PK NAIL STAMPED PLS #334571
- FOUND REBAR & CAP AS NOTED
- FOUND STANDARD SURVEY MONUMENT - CLASS 1
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SECTION MONUMENTATION NOT FOUND
- DRAINAGE & PUBLIC UTILITY EASEMENT RESERVED BY THE CITY OF IVINS
- EASEMENT LINE
- 208 W ADDRESS NUMBER

STATE PLANE COORDINATE TABLES

PROPERTY CORNERS

#	NORTHING	EASTING
1	1003932.3122	1004214.2490
2	1003647.7303	1004211.5106
3	1003646.5935	1004356.5107
4	1003796.5247	1004357.9460
5	1003826.1616	1004358.2297
6	1003826.1458	1004360.2293
7	1003930.6267	1004361.2295
8	1003931.5919	1004239.2398
9	1003931.7192	1004223.1530
10	1003797.6794	1004237.9512

STREET MONUMENTS

MON.#	NORTHING	EASTING
11	1003958.2048	1004035.0557
12	1003952.9916	1004693.9308

SECTION MONUMENTS

MON.#	NORTHING	EASTING
4045	1003563.990	1005364.580
4038	1003591.405	1002691.459

GENERAL NOTES AND RESTRICTIONS:

1. LOT 2 IS SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

2. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC OR PRIVATE STREETS (MEASURED TO THE BACK OF SIDEWALK), 20 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

5. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARINGS SHOWN HEREON.

6. 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)

7. 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.

8. 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.

9. 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. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

10. OWNER OF LOT 1 IS NOT A PARTY TO THIS SUBDIVISION. ANY FUTURE BUILDING PERMITS ON LOT 1 WILL REQUIRE DEDICATION OF EASEMENTS PRIOR TO ISSUANCE.

SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE FO REGISTRATION NUMBER 334571 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENCING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REPRESENTED ON THE PLAT TO BE HEREAFTER KNOWN AS:

T&L PARKWAY SUBDIVISION

PROFESSIONAL SURVEYOR — STATE OF UTAH
12/10/2020
License No. 334571
MICHAEL W. PURDY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

T&L PARKWAY SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, UTAH - WASHINGTON COUNTY

T&L PARKWAY SUBDIVISION

PREMIER Design & Engineering
75 EAST 100 NORTH, IVINS, UTAH 84738 (435) 313-2267

FINAL PLAT FILE NUMBER:	11/27/2020 DATE:	E.A.M. DRAWN:
T&L PARKWAY JOB TITLE:	1" = 30' SCALE:	M.P. CHECKED:

APPROVAL of the PLANNING and ZONING MANAGER

I,the Planning and Zoning Manager for the City of Ivins, Utah, have this the ____ day of _____ A.D. 20____ reviewed the above Subdivision Final Plat and recommend the same for acceptance by the City of Ivins, Utah.

_____
Planning and Zoning Manager
City of Ivins, Utah

CITY ENGINEERS APPROVAL

The hereon Subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this
____ day of _____, A.D. 20___

_____
City Engineer
City of Ivins, Utah

APPROVAL AS TO FORM

Approved as to Form, this the
____ day of _____, A.D. 20___

_____
City Attorney
City of Ivins, Utah

APPROVAL of the PLANNING COMMISSION

On this the ____ day of _____, A.D. 20____ the Planning Commission of the City of Ivins, Utah having reviewed the above subdivision Final Plat and having found that it complies with the requirements of the City's Planning Ordinances, and by authority of said Commission hereby approve said subdivision for acceptance by the City of Ivins, Utah.

_____
Chairman Planning Commission
City of Ivins, Utah

APPROVAL and ACCEPTANCE by City of IVINS, UTAH

We, the Mayor and City Council of the City of Ivins, Utah have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of it's meeting of the _____ day of _____, A.D. 20_____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

_____ _____
Attest: City Recorder Mayor
City of Ivins, Utah City of Ivins, Utah

Treasurer Approval

I,Washington County Treasurer, certify on this the ____ 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.

_____
Washington County Treasurer

Recorded Number

_____
Washington County Recorder