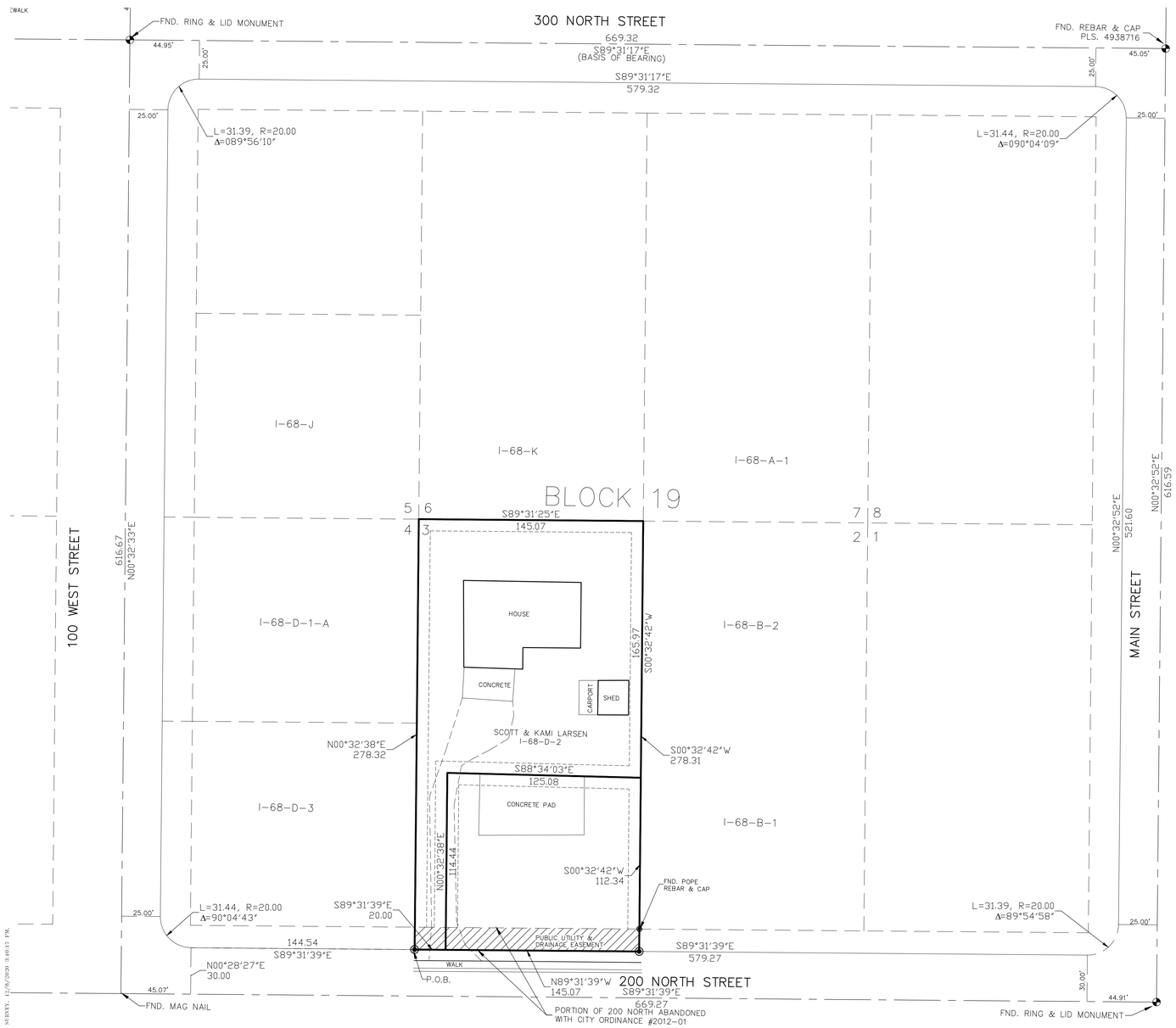
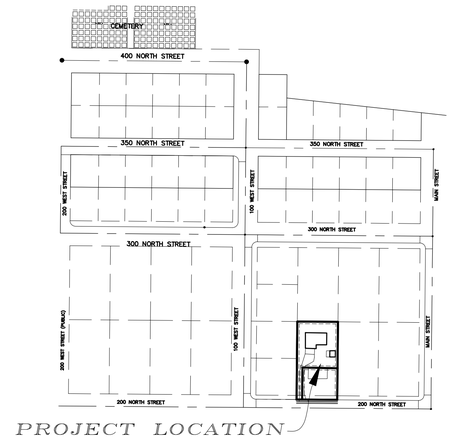




VICINITY MAP

NOT TO SCALE

N

1" = 40'

SCALE:

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 89°31'17" EAST, BETWEEN THE TWO CENTERLINE MONUMENTS LOCATED AT 100 WEST STREET AND 300 NORTH AND MAIN STREET AND 300 NORTH STREET.

LEGEND

- SPECIFIES SURVEY CONTROL MONUMENT FOUND (AS NOTED)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- CENTERLINE
- (P.U.D.E) PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- PROPERTY LINE
- LOT/BLOCK LINE

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, 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.

LARSEN SUBDIVISION

BOUNDARY DESCRIPTION

Commencing at the Intersection of 100 West Street and 200 North Street; Thence South 89°31'39" East, along the centerline of 200 North Street; Thence North 00°28'27" East, a distance of 30.00 feet; Thence South 89°31'39" East, a distance of 144.54 feet to the Point of Beginning; Thence North 00°32'38" East, to the Northwest Corner of said Lot 3; Thence South 89°31'25" East, along the north line of said Lot 3, a distance of 145.07 feet; Thence South 00°32'42" West, a distance of 278.31 feet, to the Northerly right of way line of 200 North Street; Thence North 89°31'39" West, along said line, a distance of 145.07 feet, to the Point of Beginning.

Containing: 40,375 S.F. or 0.93 Acres.

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
State of Utah

DATE

SCOTT P. WOOLSEY P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS & UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

LARSEN SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADS, DEDICATED OPEN SPACE AND UTILITY, AND DRAINAGE EASEMENTS. ALL LOT, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

BY: _____ BY: _____

SCOTT L. LARSEN

KAMI T. LARSEN

ACKNOWLEDGMENT

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by **SCOTT L. LARSEN.**

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

_____
Notary Public (signature)

ACKNOWLEDGMENT

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by **KAMI T. LARSEN**.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

_____
Notary Public (signature)

A 2 LOT RESIDENTIAL SUBDIVISION LOCATED AT 70 WEST 200 NORTH IN IVINS CITY UTAH IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

LARSEN SUBDIVISION

P:\2019\19-049 Cole-Heinz Lot 3 Subdivision\Drawings\Survey Drawings\19-049-01 SVY FINAL PLAT.dwg, RECORD SURVEY, 12/8/2020 8:40:17 PM,

19-049-01 FINAL PLAT (NOVEMBER 23, 2020)

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Treasurer Approval	Approval and Acceptance by Ivins City	City Engineer's Certificate	Approval as to Form	City Council Approval	Recorded Number
I, Washington County Treasurer, certify on this__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.	On this ___ day of _____ A.D. 20____ The Planning Commission of Ivins City, Utah, Having reviewed the above Santarra Estates 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.	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___.	Approved as to Form, this the ____ day of _____, A.D. 20	The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the Santarra Estates Subdivision on the ____ Day of _____ A.D. 20____.	
_____ Washington County Treasurer	_____ Attest: City Recorder Ivins City _____ Planning Commission Chairman Ivins City, Utah	_____ City Engineer Ivins City, Utah	_____ City Attorney Ivins City, Utah	_____ Attest: City Recorder Ivins City _____ Mayor, Ivins City, Utah	_____ WASHINGTON COUNTY RECORDER