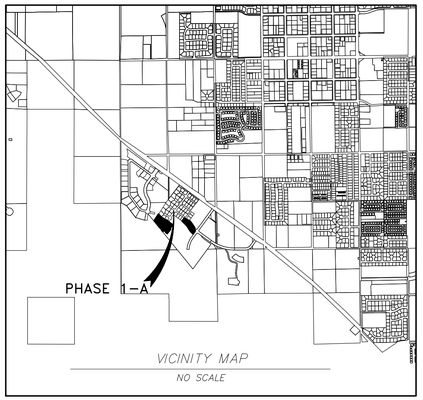


VICINITY MAP

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 1 THROUGH 6 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 7, 19 AND 30 THROUGH 35 ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, LOTS 7, 19 AND 30 THROUGH 35 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. LOTS 7, 19, AND 35 ARE SUBJECT TO A 25.0 FOOT SIDE YARD SETBACK ALONG PUBLIC AND PRIVATE STREETS
7. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
8. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
9. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
10. 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)
11. 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)
12. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
13. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
14. 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.
15. 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.
16. 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.
17. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

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.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF IVINS CITY, AND THAT HE/SHE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID IVINS CITY BY AUTHORITY AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CITY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

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.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6)

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 AND PUBLIC ROADWAYS TO BE HEREAFTER KNOWN AS:

"MOJAVE FLATS PHASE 1-A"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL PUBLIC ROADS AND UTILITY EASEMENTS 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

_____
IVINS CITY

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 FLATS PHASE 1-A"

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

_____
MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

PARCEL A

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 634.37 FEET ALONG THE SECTION LINE AND NORTH 425.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 44°31'16" WEST 85.49 FEET; THENCE NORTH 35°04'41" WEST 78.62 FEET; THENCE NORTH 30°04'22" WEST 81.15 FEET; THENCE NORTH 36°18'00" WEST 78.11 FEET; THENCE NORTH 42°53'04" WEST 76.07 FEET; THENCE NORTH 49°15'34" WEST 75.12 FEET; THENCE NORTH 37°28'31" EAST 107.00 FEET; THENCE SOUTH 55°00'16" EAST 10.80 FEET; THENCE SOUTH 34°59'47" WEST 0.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°57'48", HAVING A RADIUS OF 781.00 FEET (RADIUS POINT BEARS SOUTH 38°18'21" WEST), AND WHOSE CHORD BEARS SOUTH 46°42'45" EAST 135.64 FEET; THENCE ALONG THE ARC OF SAID CURVE 135.81 FEET; THENCE NORTH 48°16'08" EAST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°53'20", HAVING A RADIUS OF 819.00 FEET (RADIUS POINT BEARS SOUTH 48°16'08" WEST), AND WHOSE CHORD BEARS SOUTH 34°47'12" EAST 198.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 198.53 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°48'31", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 62°09'28" EAST), AND WHOSE CHORD BEARS SOUTH 32°44'48" EAST 56.60 FEET; THENCE ALONG THE ARC OF SAID CURVE 56.67 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°27'25", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 52°20'57" EAST), AND WHOSE CHORD BEARS SOUTH 40°22'46" EAST 31.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.53 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 99°25'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 46°53'31" EAST), AND WHOSE CHORD BEARS NORTH 87°11'01" EAST 38.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 43.38 FEET; THENCE SOUTH 37°28'31" WEST 74.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°52'12", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 89°23'41" WEST), AND WHOSE CHORD BEARS SOUTH 19°02'25" WEST 15.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 16.09 FEET; THENCE SOUTH 37°28'31" WEST 84.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 63115.32 SQUARE FEET OR 1.449 ACRES.

PARCEL B

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 1,378.32 FEET ALONG THE SECTION LINE AND NORTH 446.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 49°10'54" WEST 47.34 FEET; THENCE NORTH 28°42'41" WEST 78.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°14'08", HAVING A RADIUS OF 425.00 FEET (RADIUS POINT BEARS NORTH 42°22'28" WEST), AND WHOSE CHORD BEARS SOUTH 51°44'36" WEST 61.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.09 FEET; THENCE NORTH 37°46'54" WEST 50.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°57'31", HAVING A RADIUS OF 375.00 FEET (RADIUS POINT BEARS NORTH 33°39'09" WEST), AND WHOSE CHORD BEARS NORTH 52°22'06" EAST 52.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 52.09 FEET; THENCE NORTH 65°55'23" WEST 106.11 FEET; THENCE NORTH 37°46'54" WEST 243.24 FEET; THENCE NORTH 33°52'21" EAST 219.96 FEET; THENCE SOUTH 39°15'00" EAST 100.08 FEET; THENCE SOUTH 54°32'03" EAST 130.18 FEET; THENCE SOUTH 64°49'34" EAST 97.00 FEET; THENCE SOUTH 40°10'39" EAST 55.31 FEET; THENCE SOUTH 52°31'29" EAST 122.42 FEET; THENCE SOUTH 37°28'31" WEST 33.00 FEET; THENCE SOUTH 52°31'29" EAST 4.00 FEET; THENCE SOUTH 37°28'31" WEST 74.00 FEET; THENCE SOUTH 01°50'20" WEST 46.76 FEET; THENCE SOUTH 40°53'13" WEST 140.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.982 ACRES

OWNER:
ANA ENERPRISES, LLC

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

MOJAVE FLATS PHASE 1-A

A PLANNED RESIDENTIAL COMMUNITY

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

SHEET 1 OF 2

CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "MOJAVE FLATS PHASE 1-A" ON THE DAY OF _____ , A.D.____ ,	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.	ON THIS THE ____ DAY OF _____, A.D. ____ , THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "MOJAVE FLATS PHASE 1-A" 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.	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.	
ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	_____ DATE _____ CITY ENGINEER, IVINS, UTAH	_____ IVINS, UTAH, CITY ATTORNEY	ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

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