LEGAL DESCRIPTION:

Beginning at a point on the Center section line said point being on the easterly line of Sage Villas, said point also being North 00°41'25" East 419.28 feet along the section line from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 00°41'25" East 593.83 feet along said Center section line to the southerly line of Azalea Townhomes Phase 1;
thence the following (66) courses along said westerly line of Azalea Townhomes Phase 1;
thence South 52°31'45" East 2.86 feet;
thence North 37°28'15" East 4.65 feet;
thence South 52°31'45" East 19.30 feet;
thence South 37°28'15" West 4.00 feet;
thence South 52°31'45" East 15.00 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 25.70 feet;
thence North 37°28'15" East 4.83 feet;
thence South 52°31'45" East 24.97 feet;
thence South 37°28'15" West 4.67 feet;
thence South 52°31'45" East 40.03 feet;
thence North 37°28'15" East 4.84 feet;
thence South 52°31'45" East 19.30 feet;
thence South 37°28'15" West 2.90 feet;
thence South 52°31'45" East 35.23 feet;
thence North 37°28'15" East 4.14 feet;
thence South 52°31'45" East 25.00 feet;
thence North 37°28'15" East 4.00 feet;
thence South 52°31'45" East 29.30 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 30.00 feet;
thence South 37°28'15" West 4.00 feet;
thence South 52°31'45" East 40.70 feet;
thence North 37°28'15" East 3.08 feet;
thence South 52°31'45" East 21.31 feet;
thence North 37°28'15" East 6.00 feet;
thence South 52°31'45" East 29.30 feet;
thence South 37°28'15" West 4.00 feet;
thence South 52°31'45" East 25.00 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 20.70 feet;
thence North 37°28'15" East 2.00 feet;
thence South 52°31'45" East 34.30 feet;
thence South 37°28'15" West 3.00 feet;
thence South 52°31'45" East 20.70 feet;
thence North 37°28'15" East 5.00 feet;
thence South 52°31'45" East 15.00 feet;
thence North 37°28'15" East 4.00 feet;
thence South 52°31'45" East 25.55 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 23.21 feet;
thence South 37°28'15" West 3.06 feet;
thence South 52°31'45" East 35.70 feet;
thence North 37°28'15" East 4.50 feet;
thence South 52°31'42" East 19.30 feet;
thence South 37°28'15" West 4.65 feet;
thence South 52°31'42" East 10.35 feet;
thence South 37°27'08" West 66.96 feet;
thence South 89°14'27" West 19.36 feet;
thence South 35°05'48" West 40.25 feet;
thence South 07°04'50" East 20.05 feet;
thence South 37°27'08" West 65.52 feet;
thence Southwest 37.57 feet along an arc of a 80.50 foot radius curve to the right (center bears North 52°32'52" West, long chord bears South 50°49'16" West 37.23 feet with a central angle of 26°44'17");
thence North 52°36'51" West 28.94 feet;
thence South 37°23'09" West 12.79 feet;
thence North 89°18'40" West 52.64 feet;
thence South 00°41'20" West 15.50 feet;
thence Southwest 7.85 feet along an arc of a 5.00 foot radius curve to the right (center bears North 89°18'40" West, long chord bears South 45°41'20" West 7.07 feet with a central angle of 90°00'00");
thence North 89°18'40" West 59.78 feet;
thence Northwest 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears North 00°41'20" East, long chord bears North 44°18'40" West 28.28 feet with a central angle 90°00'00");
thence North 00°41'20" East 6.25 feet;
thence North 89°18'40" West 29.00 feet;
thence South 00°41'20" West 6.25 feet;
thence Southwest 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears North 89°18'40" West, long chord bears South 45°41'20" West 28.28 feet with a central angle of 90°00'00");
thence South 00°41'20" West 29.00 feet;
thence South 01°48'02" West 10.30 feet to the northerly line of Azalea Townhomes Phase 5;
thence South 88°33'27" West 79.46 feet along said northerly line of Azalea Townhomes Phase 5;
thence North 89°18'40" West 24.76 feet to the Point of Beginning.

Containing 162,606 square feet or 3.73 acres.

OWNER'S DEDICATION:

Know all men by these presents that the undersigned owner of all the above described tract of land having caused the same to be subdivided into lots & common areas to be hereafter known as:

AZALEA TOWNHOMES PHASE - 2, 3, & 4

Do hereby dedicate to the common use of the property owners, but not to the use of the general public, all common and limited common areas shown on this plat, in accordance with the terms and conditions of dedication of said common and limited common areas as more fully provided in the "declaration of covenants, conditions and restrictions", of "Kanta Village", recorded in the office of the Washington county recorder on this _____ day of _____, 2020 entry no. _____, said declaration of covenants, conditions and restriction is hereby incorporated and made part of this plat. reference is made to said declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. for good and valuable consideration received, the undersigned owners hereby dedicate and convey to Ivins city, for perpetual use of the public all parcels of land shown on this plat as easements over, on, under and across all common and limited common areas for the installation and maintenance of public utilities and drainage. the undersigned owners do hereby warrant to Ivins city and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2020.

Visionary Homes 2020, LLC

_____
Manager

ACKNOWLEDGMENT:

State of Utah)
County of Washington) S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____, Manager.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

GENERAL NOTES & RESTRICTIONS:

1. A geotechnical investigation was performed by *AGEC Applied GeoTech*. The investigation results and specific recommendations for the construction of foundations, floor slabs and flatwork are compiled in a report dated January 29, 2019Project No. 2181595. 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. By recording this subdivision plat, public utility & drainage easements are hereby granted within all common and limited common areas within this subdivision for installation, access, maintenance, and repair of all utilities including natural gas, cable tv, telephone, water, power, sewer and drainage improvements.

3. Minimum building setback requirements are incorporated into the pad layout as shown. All structures shall be built entirely within their respective pad. A Record of Survey shall be required prior to construction of building foundations.

4. Dimensions shown take precedence over scale.

5. All coordinates listed are Utah South Zone NAD 83 State Plane Feet (Grid) coordinates.

6. All bearings are derived from the basis of bearing shown hereon.

7. 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)

8. Landscaping design, maintenance, and control within the public right-of-ways shall be the sole responsibility of the adjoining property owners association, its successors and or assigns. (Unless otherwise noted)

9. 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.

10. All water improvements are public and shall be maintained by Ivins City up to and including the meters. All fire hydrants and their appurtenances within this subdivision are public and shall also be maintained by Ivins City. Fire lines to buildings are private and shall be maintained by the property owners association.

11. The property owners association shall be responsible for repairing, restoring, or replacing private drives, parking areas, landscaping, or other private improvements contained within this subdivision resulting from drainage or disruption caused by Ivins City in installing, maintaining, repairing, or replacing public water, sewer, and/or drainage improvements.

12. In addition to annual, usual, and special assessments for maintenance of common nonpublic improvements contained within this subdivision, the property owner's association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private drives, parking areas, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Ivins City in installing, maintaining, repairing, or replacing water, sewer, and/or drainage improvements.

13. Cleaning and maintenance of storm water detention system required by homeowners association after every major storm event.

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, 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 I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into lots & common areas to be hereinafter known as:

AZALEA TOWNHOMES PHASE - 2, 3, & 4

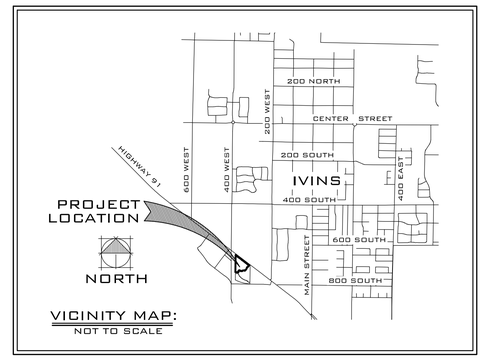
That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

_____
Date:

_____
Brandon E. Anderson — Certificate No. 4938716

OWNER DEVELOPER
VISIONARY HOMES
50 East 2500 North, Suite 101
Logan, Utah, 84341
435.774.0438



VICINITY MAP:
NOT TO SCALE

THE FINAL PLAT FOR

AZALEA TOWNHOMES

- P H A S E - 2, 3, & 4 -

LOCATED IN THE S.E. 1/4 OF SECTION 6
T.42S., 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

SURVEY-FPLAT-PH-2-4 FILE NUMBER:	6/28/2021 DATE:	B.E.A. DRAWN:
5881-20-022 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

The hereon road dedication 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 subdivision final 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 road dedication plat for acceptance by the Ivins City, Utah.

_____ _____
City Recorder — Chairman of the Planning Commission
Ivins City, Utah — 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 road dedication plat on the _____ day of _____ A.D. 20__.

_____ _____
City Recorder — Mayor
Ivins City, Utah — Ivins City, Utah

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owing on this Road Dedication Plat have been paid in full.

_____
Washington County Treasurer

RECORDED No. _____

Fee: _____

_____
County Recorder
Washington County, Utah