FINAL PLAT OF

THE HAVEN AT HERITAGE ACRES PHASE 2, PARTIAL AMENDMENT A (LOTS 37 & 38)

Located in Section 6, Township 42 South, Range 16 West, SLB&M.
Ivins City, Washington County, Utah



GENERAL NOTES & RESTRICTIONS

1. There exists a 10.00 foot public sidewalk, utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines, or as drawn or otherwise noted.
2. Setbacks on all lots are as follows unless otherwise noted: 25.00 foot front yard setback. 10.00 foot side yard setback. 10.00 foot rear yard setback.
3. A Geotechnical investigation was performed by AGEC, Inc. Project #2170519. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated October 23, 2017. 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.
4. All coordinates listed are Utah South Zone NAD 83 State Plane (Grid coordinates).
5. All distances listed are ground distances and are a true representation of monuments and improvements placed or to be placed on the ground. (unless otherwise noted).
6. Rebar & Cap marked Alpha Engineering PLS 174919, to be placed at all rear lot corner locations. Mag nails to be placed in the curb at an extension of the property line (see legend for placement of front property corners).
7. Dimensions shown take precedence over scale.
8. Landscape maintenance, and control within identified public open space areas shall be the responsibility of Ivins City. (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.
10. 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.
11. All approved water and irrigation improvements are public and shall be maintained by Ivins City 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.
12. All street light on private streets not maintained by Rocky Mountain Power shall be maintained and power paid by the property owners. All street lights on public roads not maintained by Rocky Mountain Power shall be maintained by Ivins City.
13. The geotechnical investigation identified that collapsible, soils are present within this subdivision. Owners, builders, and contractors should review the geotechnical report mentioned above for special recommendations for the design and construction of structures and sites. Ivins city is not responsible for any damage to structures and sites as a result of shifting soils.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO TAKE 4' FEET FROM LOT 37 AND ADD IT TO LOT 38. TO ALSO REVISE THE P.U.E. ALONG THE LOT BETWEEN LOTS 37 AND 38. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE INTENDED WITH THIS AMENDMENT.

LEGEND

- SECTIONAL MONUMENTATION
- CLASS 1 (RING & LID) MONUMENT FOUND
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK SET AT 4' OFFSET FROM PROPERTY LINE).
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- CENTERLINE
- P.U.E. – PUBLIC UTILITY EASEMENT LINE

N

SCALE: 1" = 20'

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 HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

THE HAVEN AT HERITAGE ACRES PHASE 2, PARTIAL AMENDMENT "A" (LOTS 37 & 38)

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS, AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

Commencing at the South 1/4 Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian, thence North 00°41'20" East 1571.90 feet along the Sction line; Thence North 90°00'00" East, a distance of 188.92, feet to the Point of Beginning, said point being the Northwest Corner of Lot 37, of The Haven at Heritage Acres Phase 2, according to the Official Plat thereof per Document #20200044395, Official Washington County Records; Thence South 89°16'33" East, along the north line of Lots 37 and 38, a distance of 169.40 feet, to the Northeast Corner of Lot 37; Thence South 00°47'40" West, a distance of 105.98 feet, to the Southeast Corner of Lot 37; Thence North 89°16'59" West, along the South line of Lots 37 and 38, a distance of 149.72 feet to the beginning of a curve to the right having a radius of 19.50 feet and a central angle of 89°58'20"; Thence Northwesterly along the arc of said curve a distance of 30.62 feet; Thence North 00°41'21" East, a distance of 86.51 feet to the Point of Beginning.

Containing: 17,863 square feet or 0.41 acres, more or less.

DATE

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

SCOTT P. WOOLSEY P.L.S. 174919

OWNERS DEDICATION

Know all men by these present that the undersigned owner of all the above described tract of land, having caused the same to be subdivided into lots and public easements to be hereafter known as:

THE HAVEN AT HERITAGE ACRES PHASE 2, PARTIAL AMENDMENT "A" (LOTS 37 & 38)

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The undersigned also do hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities.

In witness whereof we have hereunto set out hands this _____ day of _____, 2021

ROCK TITE CONSTRUCTION COMPANY

ACKNOWLEDGMENT

State of Utah)
§
County of Washington)

On this _____ day of _____ A.D. 2021, personally appeared _____, the _____ of Rock Tite Construction Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

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

_____
Notary Public (signature)
No stamp required (Utah Code 46-1-16(6))

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Ivins City, Washington County, Utah

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City Engineer's Approval	Approval as to Form	Planning Commission Approval	Approval and Acceptance by Ivins City	Treasurer Approval	
The above subdivision has been reviewed and is approved in accordance with information on file in this office this _____ day of _____, 2021.	Approved as to Form, this the ____ day of _____, A.D. 2021	On this _____ day of _____, 2021, the Planning Commission Chairman of Ivins City reviewed the above subdivision and recommended the same for acceptance by the City.	We the Mayor and the City Council of Ivins City, Utah, have reviewed the above subdivision plat and by authorization of said City Council, recorded in the minutes of its meeting on the ____ day of _____, 2021,and hereby accept said Final Plat with all commitments and obligations pertaining thereto.	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.	
Date / Ivins City Engineer	Ivins City Attorney	Ivins City Planning Commission Chairman	Attest: City Recorder / Ivins City Mayor	Washington County Treasurer	Washington County Recorder

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
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