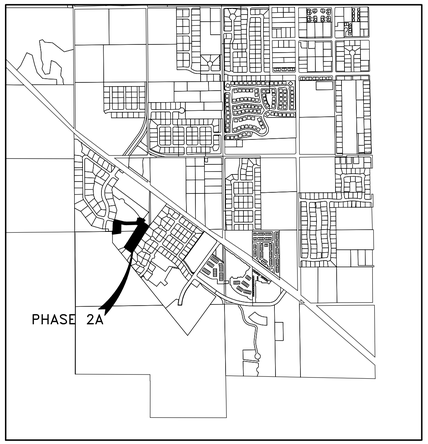


VICINITY MAP

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 08-15-2015, PROJECT NO. 18334. 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-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.
4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
6. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
7. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
8. 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)
9. 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)
10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
11. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
12. 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.
13. 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.
14. 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.
15. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

60 0 60

SCALE IN FEET

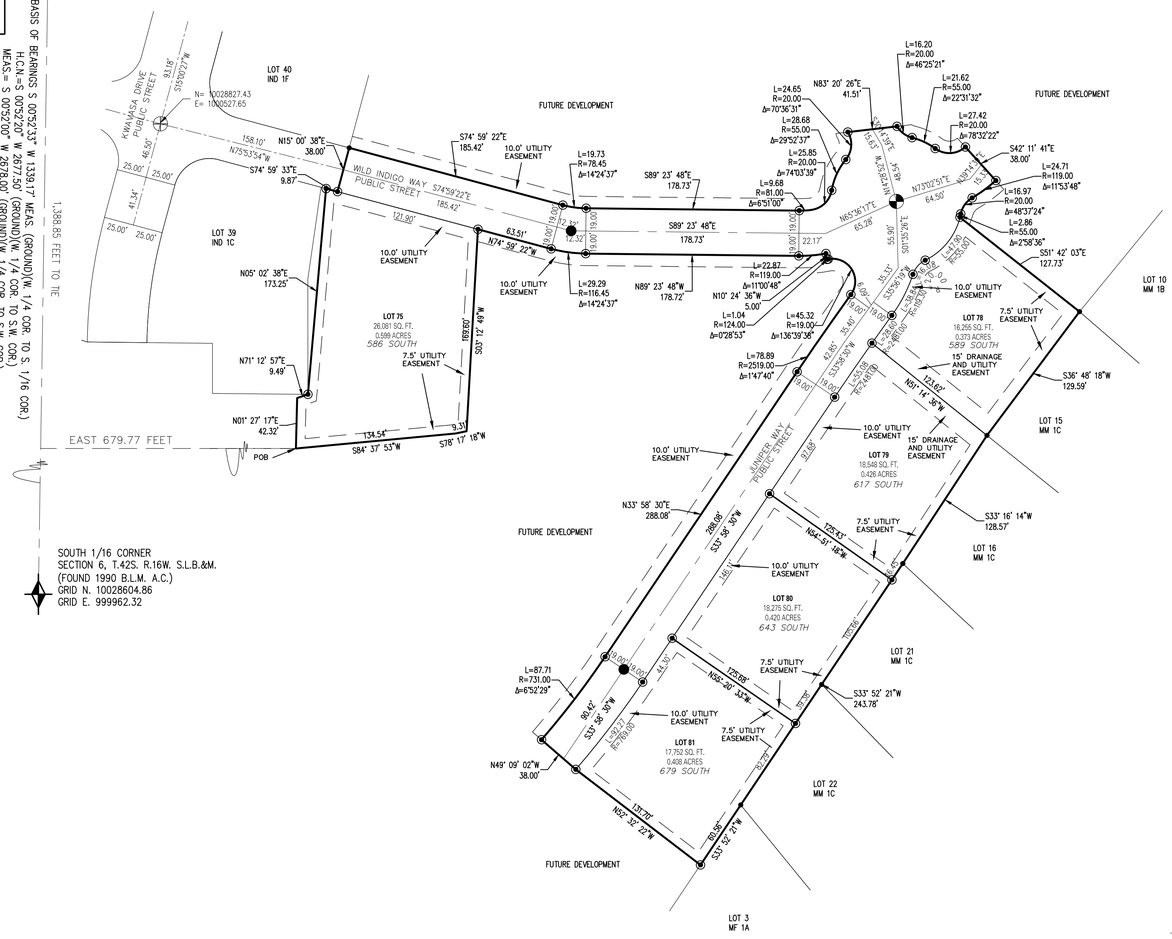
LEGEND

- SECTION CORNER (AS NOTED)
- REBAR & CAP (EXISTING)
- REBAR & CAP (TO BE SET)
- CLASS I MONUMENT (EXISTING)
- CLASS I MONUMENT (TO BE SET)
- CLASS II MONUMENT (TO BE SET)

WEST QUARTER CORNER
SECTION 6 T.42S. R.16W. S.L.B.&M.
(H.C.N.# 4032)
H.C.N. GRID N. 10029943.62
H.C.N. GRID E. 999982.81

BASIS OF BEARINGS S 00°52'33" W 1339.17' MEAS. (GROUND)(W. 1/4 COR. TO S. 1/16 COR.)
H.C.N.=S 00°52'20" W 2677.50' (GROUND)(W. 1/4 COR. TO S.W. COR.)
MEAS.= S 00°52'00" W 2678.00' (GROUND)(W. 1/4 COR. TO S.W. COR.)

1,388.85 FEET TO THE



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 A N A 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)

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;

"INDIGO TRAILS PHASE 2-A"

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

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION OF INDIGO PHASE 2-A

BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 1,388.85 FEET ALONG THE SECTION LINE AND EAST 679.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE THENCE NORTH 01°27'17" EAST 42.32 FEET; THENCE NORTH 71°12'57" EAST 9.49 FEET; THENCE NORTH 05°02'38" EAST 173.25 FEET; THENCE SOUTH 74°59'33" EAST 9.87 FEET; THENCE NORTH 15°00'38" EAST 38.00 FEET; THENCE SOUTH 74°59'22" EAST 185.42 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°24'37", HAVING A RADIUS OF 78.45 FEET (RADIUS POINT BEARS NORTH 15°00'38" EAST), AND WHOSE CHORD BEARS SOUTH 82°11'40" EAST 19.68 FEET; THENCE ALONG THE ARC OF SAID CURVE 19.73 FEET; THENCE SOUTH 89°23'48" EAST 178.73 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°51'00", HAVING A RADIUS OF 81.00 FEET (RADIUS POINT BEARS NORTH 00°36'12" EAST), AND WHOSE CHORD BEARS NORTH 87°10'42" EAST 9.68 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.68 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 74°03'39", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 06°14'48" WEST), AND WHOSE CHORD BEARS NORTH 46°43'23" EAST 24.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 25.85 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°52'37", HAVING A RADIUS OF 55.00 FEET (RADIUS POINT BEARS SOUTH 80°18'27" EAST), AND WHOSE CHORD BEARS NORTH 24°37'51" EAST 28.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 28.68 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 70°36'31", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 50°25'50" WEST), AND WHOSE CHORD BEARS NORTH 04°15'54" EAST 23.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.65 FEET; THENCE NORTH 83°20'26" EAST 41.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°25'21", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 60°14'30" EAST), AND WHOSE CHORD BEARS SOUTH 52°58'10" EAST 15.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 16.20 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°31'32", HAVING A RADIUS OF 55.00 FEET (RADIUS POINT BEARS SOUTH 13°49'10" WEST), AND WHOSE CHORD BEARS SOUTH 64°55'04" EAST 21.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.62 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 78°32'22", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 36°20'41" EAST), AND WHOSE CHORD BEARS NORTH 87°04'30" EAST 25.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 27.42 FEET; THENCE SOUTH 42°11'41" EAST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°53'48", HAVING A RADIUS OF 119.00 FEET (RADIUS POINT BEARS NORTH 42°11'41" WEST), AND WHOSE CHORD BEARS SOUTH 53°45'14" WEST 24.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.71 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°37'24", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 30°17'52" EAST), AND WHOSE CHORD BEARS SOUTH 35°23'26" WEST 16.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 16.97 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°58'36", HAVING A RADIUS OF 55.00 FEET (RADIUS POINT BEARS NORTH 78°55'16" WEST), AND WHOSE CHORD BEARS SOUTH 12°34'02" WEST 2.86 FEET; THENCE ALONG THE ARC OF SAID CURVE 2.86 FEET; THENCE SOUTH 51°42'03" EAST 127.73 FEET; THENCE SOUTH 36°48'18" WEST 129.59 FEET; THENCE SOUTH 33°16'14" WEST 128.57 FEET; THENCE SOUTH 33°52'21" WEST 243.78 FEET; THENCE SOUTH 33°52'21" WEST 60.56 FEET; THENCE NORTH 52°32'22" WEST 131.70 FEET; THENCE NORTH 49°09'02" WEST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°52'29", HAVING A RADIUS OF 731.00 FEET (RADIUS POINT BEARS NORTH 49°09'02" WEST), AND WHOSE CHORD BEARS NORTH 37°24'44" EAST 87.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 87.71 FEET; THENCE NORTH 33°58'30" EAST 288.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°47'40", HAVING A RADIUS OF 2519.00 FEET (RADIUS POINT BEARS SOUTH 56°01'30" EAST), AND WHOSE CHORD BEARS NORTH 34°52'19" EAST 78.89 FEET; THENCE ALONG THE ARC OF SAID CURVE 78.89 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 136°39'38", HAVING A RADIUS OF 19.00 FEET (RADIUS POINT BEARS NORTH 54°13'51" WEST), AND WHOSE CHORD BEARS NORTH 32°33'40" WEST 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 45.32 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°00'48", HAVING A RADIUS OF 119.00 FEET (RADIUS POINT BEARS NORTH 10°24'36" WEST), AND WHOSE CHORD BEARS SOUTH 85°05'48" WEST 22.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 22.87 FEET; THENCE NORTH 89°23'48" WEST 178.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°24'37", HAVING A RADIUS OF 116.45 FEET (RADIUS POINT BEARS NORTH 00°36'01" EAST), AND WHOSE CHORD BEARS NORTH 82°11'40" WEST 29.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 29.29 FEET; THENCE NORTH 74°59'22" WEST 63.51 FEET; THENCE SOUTH 03°12'49" WEST 169.60 FEET; THENCE SOUTH 78°17'18" WEST 9.31 FEET; THENCE SOUTH 84°37'53" WEST 134.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.289 ACRES

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 ROADS TO BE HEREAFTER KNOWN AS:

"INDIGO TRAILS PHASE 2-A"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE 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 OF _____, 20___.

KOLBY ANDERSON
A N A ENTERPRISES, LLC

OWNER:
A N A ENTERPRISES
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

INDIGO TRAILS PHASE 2-A

A PLANNED RESIDENTIAL COMMUNITY

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

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 "INDIGO TRAILS PHASE 1-C AMENDED AND EXTENDED" 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: "INDIGO TRAILS PHASE 1-C AMENDED AND EXTENDED" 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 OWING 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