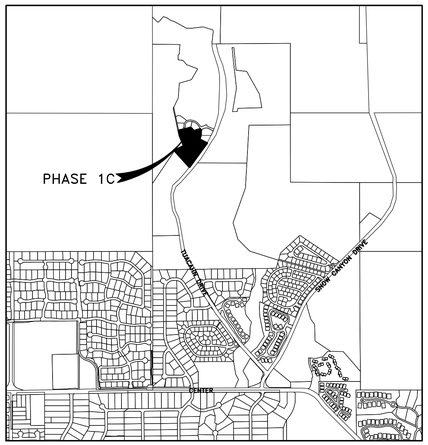


VICINITY MAP

NO SCALE

NOTES:

1. THE LOTS ON THIS PLAT ("LOTS") WILL BE ENCUMBERED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("DECLARATION") EXECUTED BY PADRE CANYON RESORT, LC ("RESORT DEVELOPER") THAT WILL BE RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. THE DECLARATION SETS FORTH THE EASEMENTS, RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE LOTS. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION. THE DECLARATION GRANTS TO THE RESORT DEVELOPER AND ALL SUBSEQUENT OWNERS OF THE LOTS EASEMENTS OVER RESORT AREAS SHOWN ON THIS PLAT AND OTHER AREAS TO BE CREATED IN THE FUTURE, AND GRANTS TO LOT OWNERS THE RIGHT TO USE CERTAIN LAND, IMPROVEMENTS, FACILITIES AND AMENITIES FROM TIME-TO-TIME LOCATED IN THE PORTIONS OF THE RESORT DESIGNATED AS IN THE DECLARATION AS "RESORT AREAS", SUBJECT TO THE RIGHT OF THE RESORT DEVELOPER TO LEVY ASSESSMENTS AGAINST THE LOTS FOR MAINTENANCE, MANAGEMENT, REPAIRS AND REPLACEMENTS OF IMPROVEMENTS TO THE RESORT AREAS.
2. THE PROPERTY IS SUBJECT TO THE RIGHTS OF RESORT DEVELOPER AS DESCRIBED IN THE DECLARATION AND RESORT DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING, EXPANDING OR RELOCATING THE RESORT AREA AND RELATED IMPROVEMENTS AND AMENITIES, AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS RESORT DEVELOPER SHALL DETERMINE, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION.
3. TRAILS CROSS THROUGH PORTIONS OF THE PROPERTY. RESORT DEVELOPER SHALL HAVE THE RIGHT TO MODIFY, RELOCATE, EXPAND, REDUCE OR ELIMINATE THE LOCATION AND CONFIGURATION OF ANY TRAILS AS SHOWN ON THIS PLAT FROM TIME TO TIME, AND MAY ADD NEW TRAILS AS WELL. RESORT DEVELOPER RESERVES THE RIGHT TO GRANT EASEMENTS TO MEMBERS OF THE PUBLIC TO ACCESS AND USE ANY TRAILS THAT HAVE BEEN OR MAY BE CONSTRUCTED IN THE FUTURE ON THE OPEN SPACE PARCELS FOR THE PURPOSES FOR WHICH THEY ARE DEVELOPED AND MAINTAINED, SUBJECT TO REASONABLE, NON-DISCRIMINATORY RULES AND REGULATIONS AS THE RESORT DEVELOPER MAY ADOPT FROM TIME TO TIME.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT DATED NOVEMBER 26, 2014, PROJECT NO. 2140076. THIS REPORT IS AVAILABLE FROM THE RESORT 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.
5. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT SLIGHTLY TO HIGHLY COLLAPSIBLE 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.
6. A ROCK FALL HAZARD INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION IDENTIFIES A POTENTIAL ROCK FALL HAZARD ZONE, SPECIFICS CAN BE FOUND IN A REPORT DATED MARCH 10, 2014, PROJECT NO. 2140075. THIS REPORT IS AVAILABLE FROM THE RESORT 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.
7. ALL LOTS ARE SUBJECT TO A 5-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LOT LINE.
8. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, AND A 10 FOOT SETBACK ON ALL INTERIOR SIDE YARDS AND REAR YARDS UNLESS OTHERWISE NOTED.
9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 30 FOOT BUILDING SETBACK ALONG ALL EXTERIOR LOT LINES UNLESS OTHERWISE NOTED.
10. ALL LOTS ON THIS PLAT CONTAIN AN ELEVEN (11) FOOT EASEMENT FOR PARKING ALONG THE FRONTAGE OF THE LOT IN FAVOR OF THE RESORT DEVELOPER. RESORT DEVELOPER SHALL HAVE THE RIGHT TO MODIFY, RELOCATE, EXPAND, REDUCE OR ELIMINATE THE LOCATION AND CONFIGURATION OF ANY PARKING WITHIN THIS EASEMENT. RESORT DEVELOPER RESERVES THE RIGHT TO GRANT EASEMENTS TO MEMBERS OF THE PUBLIC TO ACCESS AND USE ANY PARKING WITHIN THIS EASEMENT.
11. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
12. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
13. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
14. 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.
15. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE RESORT AREAS AND THE LANDSCAPED AREAS OF LOTS OUTSIDE OF THE VILLAS TO BE CONSTRUCTED ON THE LOTS, AS WELL PUBLIC RIGHTS-OF-WAY, IF ANY, ON THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE RESORT DEVELOPER AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS.
16. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. LATERALS ARE PRIVATE AND MAINTAINED BY THE RESORT DEVELOPER, AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE DECLARATION.
17. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED PUBLIC EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS AND ACCESSES ARE PRIVATE AND SHALL BE MAINTAINED BY THE RESORT DEVELOPER AND THE COST OF SUCH MAINTENANCE MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE DECLARATION.
18. 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.
19. THE RESORT DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION AND THE COST THEREOF MAY BE ASSESSED TO LOT OWNERS AS PROVIDED IN THE DECLARATION.
20. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY THE UTILITY PROVIDER SHALL BE MAINTAINED BY THE RESORT DEVELOPER. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY UTILITY PROVIDER SHALL BE MAINTAINED BY IVINS CITY.
21. ALL ACCESS DRIVES SHALL IMPLY AN UNDERLYING SUB-SURFACE UTILITY EASEMENT.
22. RESORT DEVELOPER IS RESPONSIBLE FOR ANY PAVER REPAIR REQUIRED BY IVINS CITY UTILITY WORK IN ACCESS DRIVES AT NO COST TO IVINS CITY.

SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, THIS SURVEY WAS COMPLETED AS SHOWN AND DESCRIBED BELOW AND IS TO BE HEREAFTER KNOWN AS:

"SENTIERRE PADRE CANYON PHASE 1C"

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

PROFESSIONAL LAND SURVEYOR
No.177128
KEVAN L. BUNDY
STATE OF UTAH

KEVAN L. BUNDY PLS No. 177128

BOUNDARY DESCRIPTION

LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF PARCEL 2 OF "SENTIERRE PADRE CANYON PHASE 1B" SUBDIVISION, SAID POINT BEING NORTH 89° 55' 36" EAST 742.38 FEET ALONG THE SECTION LINE AND SOUTH 257.94 FEET FROM THE NORTHWEST CORNER OF SECTION 33 TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING FIVE COURSES: SOUTH 43°24'54" EAST 61.31 FEET; THENCE SOUTH 16°11'09" EAST 108.63 FEET; THENCE NORTH 73°48'51" EAST 25.00 FEET; THENCE NORTH 16°11'09" WEST 83.39 FEET; THENCE NORTH 73°05'39" EAST 113.84 FEET TO THE BOUNDARY LINE OF "SENTIERRE PADRE CANYON PHASE 1A AMENDED" SUBDIVISION, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°39'17", HAVING A RADIUS OF 237.50 FEET (RADIUS POINT BEARS SOUTH 70°21'17" WEST), AND WHOSE CHORD BEARS SOUTH 15°49'04" EAST 31.71 FEET; THENCE RUNNING SOUTHERLY ALONG SAID SUBDIVISION BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE 31.73 FEET TO THE WEST BOUNDARY LINE OF PARCEL 1 OF "SENTIERRE PADRE CANYON PHASE 1B" SUBDIVISION, SAID POINT ALSO BEING AT THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°51'52", HAVING A RADIUS OF 237.50 FEET (RADIUS POINT BEARS SOUTH 78°00'35" WEST), AND WHOSE CHORD BEARS SOUTH 07°56'31" WEST 161.93 FEET; THENCE RUNNING ALONG SAID SUBDIVISION BOUNDARY IN THE FOLLOWING TWO COURSES: SOUTHERLY, ALONG THE ARC OF SAID CURVE 165.24 FEET; THENCE SOUTH 62°29'41" EAST 160.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "TUACAHN DRIVE"; SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°03'31", HAVING A RADIUS OF 779.00 FEET (RADIUS POINT BEARS NORTH 56°36'16" WEST), AND WHOSE CHORD BEARS SOUTH 34°25'30" WEST 27.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 27.99 FEET; THENCE SOUTH 35°27'15" WEST 533.04 FEET; THENCE NORTH 42°55'51" WEST 422.71 FEET; THENCE NORTH 82°31'01" EAST 184.29 FEET; THENCE SOUTH 27°09'59" EAST 67.46 FEET; THENCE NORTH 55°01'47" EAST 20.00 FEET; THENCE NORTH 31°31'42" WEST 63.83 FEET; THENCE NORTH 22°59'24" WEST 210.62 FEET; THENCE NORTH 12°45'58" WEST 98.80 FEET TO THE SOUTH BOUNDARY OF PARCEL 3 OF "SENTIERRE PADRE CANYON PHASE 1B" SUBDIVISION; THENCE NORTH 76°20'26" EAST 118.15 FEET ALONG SAID SUBDIVISION BOUNDARY TO THE BOUNDARY OF "SENTIERRE PADRE CANYON PHASE 1A AMENDED" SUBDIVISION, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°11'28", HAVING A RADIUS OF 2588.86 FEET (RADIUS POINT BEARS NORTH 73°25'22" EAST), AND WHOSE CHORD BEARS SOUTH 16°40'22" EAST 8.63 FEET; THENCE RUNNING ALONG SAID SUBDIVISION BOUNDARY IN THE FOLLOWING FOUR COURSES: SOUTHERLY, ALONG THE ARC OF SAID CURVE 8.63 FEET; THENCE NORTH 76°36'29" EAST 25.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°08'13", HAVING A RADIUS OF 2563.86 FEET (RADIUS POINT BEARS NORTH 73°11'55" EAST), AND WHOSE CHORD BEARS NORTH 16°43'58" WEST 6.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 6.13 FEET; THENCE NORTH 71°51'24" EAST 93.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.597 ACRES MORE OR LESS

LLC ACKNOWLEDGEMENT

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

ON THE_____DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME STANLEY CASTLETON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF PADRE CANYON RESORT, LC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY,BEING AUTHORIZED AND EMPOWERED TO DO SO AS A MANAGER, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY 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)

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, COMMON AREAS, AND PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS:

"SENTIERRE PADRE CANYON PHASE 1C"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL 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__.

_____
STANLEY CASTLETON
MANAGER
PADRE CANYON RESORT, LC

KUMA ENGINEERING
435-229-0244

SURVEYOR:
TRULINE SURVEYING
435-619-1990

SENTIERRE PADRE CANYON PHASE 1C

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 33, TOWNSHIP 41 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 "SENTIERRE PHASE 1C" 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 "SENTIERRE PHASE 1C" 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