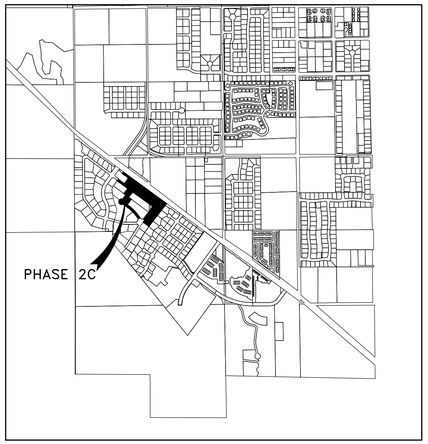


VICINITY MAP

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.
16. IF THE DEVELOPER OR HOA CHOOSES TO EXERCISE THEIR RIGHT TO USE A PUBLIC UTILITY EASEMENT, USE MUST BE COORDINATED WITH IVINS CITY.

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)

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 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-C"

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-C

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 436.15 FEET ALONG THE SECTION LINE AND EAST 774.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 37°41'01" EAST 38.00 FEET; THENCE SOUTH 52°33'42" EAST 135.12 FEET; THENCE NORTH 37°27'33" EAST 121.48 FEET; THENCE NORTH 52°33'21" WEST 24.59 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°34'00" WEST 30.03 FEET; THENCE NORTH 37°41'01" EAST 27.25 FEET; THENCE SOUTH 52°30'22" EAST 960.10 FEET; THENCE SOUTH 39°15'53" WEST 522.35 FEET; THENCE NORTH 51°42'03" WEST 127.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°58'36", HAVING A RADIUS OF 55.00 FEET (RADIUS POINT BEARS NORTH 75°56'40" WEST), AND WHOSE CHORD BEARS NORTH 12°34'02" EAST 2.86 FEET; THENCE ALONG THE ARC OF SAID CURVE 2.86 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°37'24", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 78°55'16" EAST), AND WHOSE CHORD BEARS NORTH 35°23'26" EAST 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 LEFT THROUGH A CENTRAL ANGLE OF 11°53'48", HAVING A RADIUS OF 119.00 FEET (RADIUS POINT BEARS NORTH 30°17'52" WEST), AND WHOSE CHORD BEARS NORTH 53°45'14" EAST 24.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.71 FEET; THENCE NORTH 42°11'41" WEST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°33'40", HAVING A RADIUS OF 81.00 FEET (RADIUS POINT BEARS NORTH 42°11'41" WEST), AND WHOSE CHORD BEARS NORTH 43°31'29" EAST 12.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 12.10 FEET; THENCE NORTH 39°14'39" EAST 233.82 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°48'19", HAVING A RADIUS OF 34.00 FEET (RADIUS POINT BEARS NORTH 50°45'22" WEST), AND WHOSE CHORD BEARS NORTH 06°39'31" WEST 48.83 FEET; THENCE ALONG THE ARC OF SAID CURVE 54.48 FEET; THENCE NORTH 52°33'42" WEST 302.88 FEET; THENCE SOUTH 39°25'45" WEST 118.53 FEET; THENCE NORTH 52°05'48" WEST 50.44 FEET; THENCE SOUTH 37°35'11" WEST 123.87 FEET; THENCE SOUTH 52°24'49" EAST 31.95 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°39'20", HAVING A RADIUS OF 766.50 FEET (RADIUS POINT BEARS SOUTH 37°35'11" WEST), AND WHOSE CHORD BEARS SOUTH 41°05'09" EAST 301.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 303.08 FEET; THENCE SOUTH 83°20'26" WEST 41.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°22'29", HAVING A RADIUS OF 728.50 FEET (RADIUS POINT BEARS SOUTH 58°57'39" WEST), AND WHOSE CHORD BEARS NORTH 41°43'35" WEST 270.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 271.77 FEET; THENCE NORTH 52°24'49" WEST 90.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°50'25", HAVING A RADIUS OF 25.11 FEET (RADIUS POINT BEARS SOUTH 37°04'09" WEST), AND WHOSE CHORD BEARS NORTH 78°51'03" WEST 21.95 FEET; THENCE ALONG THE ARC OF SAID CURVE 22.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 220°21'00", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 14°15'14" WEST), AND WHOSE CHORD BEARS NORTH 05°55'16" EAST 93.86 FEET; THENCE ALONG THE ARC OF SAID CURVE 192.29 FEET; THENCE NORTH 37°35'11" EAST 92.45 FEET; THENCE NORTH 51°15'10" WEST 41.46 FEET; THENCE NORTH 39°24'01" EAST 116.14 FEET; THENCE NORTH 52°33'42" WEST 237.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.432 ACRES, MORE OR LESS

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-C"

FOR GOOD AND VALUABLE CONSIDERATIONS DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS. ALL PUBLIC STREETS, LOTS AND PUBLIC EASEMENTS AREA AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. 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 APPLICABLE TO ENTRY NUMBER _____ DATED _____ . SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 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-C

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 "INDIGO TRAILS PHASE 2-C" ON THE____ DAY OF_____ , A.D.____ , ATTEST:_____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	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. _____ DATE _____ CITY ENGINEER, IVINS, UTAH	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____. _____ IVINS, UTAH, CITY ATTORNEY	ON THIS THE ____DAY OF_____, A.D. ____ , THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "INDIGO TRAILS PHASE 2-C" 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. ATTEST:_____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	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. _____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

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

436.15 FEET TO TIE

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.)

EAST 774.41 FEET

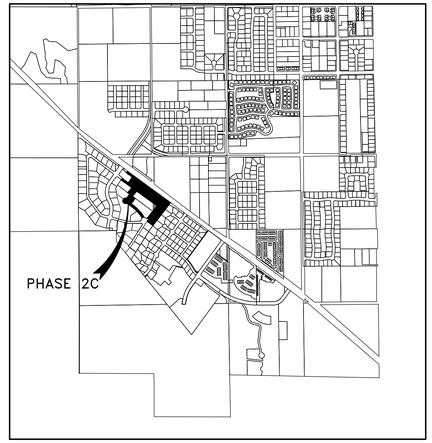
POB

SOUTH 1/16 CORNER
SECTION 6, T.42S. R.16W. S.L.B.&M.
(FOUND 1990 B.L.M. A.C.)
GRID N. 10028604.86
GRID E. 999962.32

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)



VICINITY MAP
NO SCALE

Line Table		
Line #	Length	Direction
L1	15.41	S52° 33' 21"E
L2	4.00	N37° 26' 39"E
L3	39.75	S52° 33' 21"E
L4	4.00	S37° 26' 39"W
L5	40.00	S52° 33' 21"E
L6	4.00	N37° 26' 39"E
L7	14.85	S52° 33' 39"E
L8	24.90	S52° 33' 10"E
L9	4.00	S37° 26' 39"W
L10	40.00	S52° 33' 21"E
L11	4.00	N37° 26' 39"E
L12	39.75	S52° 33' 21"E
L13	5.35	S52° 35' 03"E
L14	4.00	S37° 26' 39"W
L15	34.65	S52° 33' 05"E
L16	4.00	N37° 26' 39"E
L17	39.75	S52° 33' 21"E
L18	4.00	S37° 26' 39"W
L19	35.60	S52° 24' 57"E
L20	35.00	S52° 33' 21"E

Line Table		
Line #	Length	Direction
L21	4.00	N37° 26' 39"E
L22	40.00	S52° 33' 21"E
L23	3.00	S37° 26' 39"W
L24	30.00	S52° 33' 21"E
L25	4.00	N37° 26' 39"E
L26	5.00	S52° 33' 21"E
L27	35.00	S52° 33' 21"E
L28	5.00	S37° 26' 39"W
L29	30.00	S52° 33' 21"E
L30	3.00	N37° 26' 39"E
L31	30.00	S52° 33' 21"E
L32	4.00	S37° 26' 39"W
L33	20.00	S52° 33' 21"E
L34	20.00	S52° 33' 21"E
L35	5.00	N37° 26' 39"E
L36	30.00	S52° 33' 21"E
L37	4.00	S37° 26' 39"W
L38	40.00	S52° 33' 21"E
L39	3.00	N37° 26' 39"E
L40	30.00	S52° 33' 21"E

Line Table		
Line #	Length	Direction
L41	4.00	S37° 26' 39"W
L42	32.26	S52° 33' 21"E
L43	7.74	S52° 33' 21"E
L44	4.00	N37° 26' 39"E
L45	30.00	S52° 33' 21"E
L46	3.00	S37° 26' 39"W
L47	27.89	S52° 33' 21"E
L48	34.29	S29° 02' 37"E

INDIGO TRAILS PHASE 2-C

A PLANNED RESIDENTIAL COMMUNITY

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