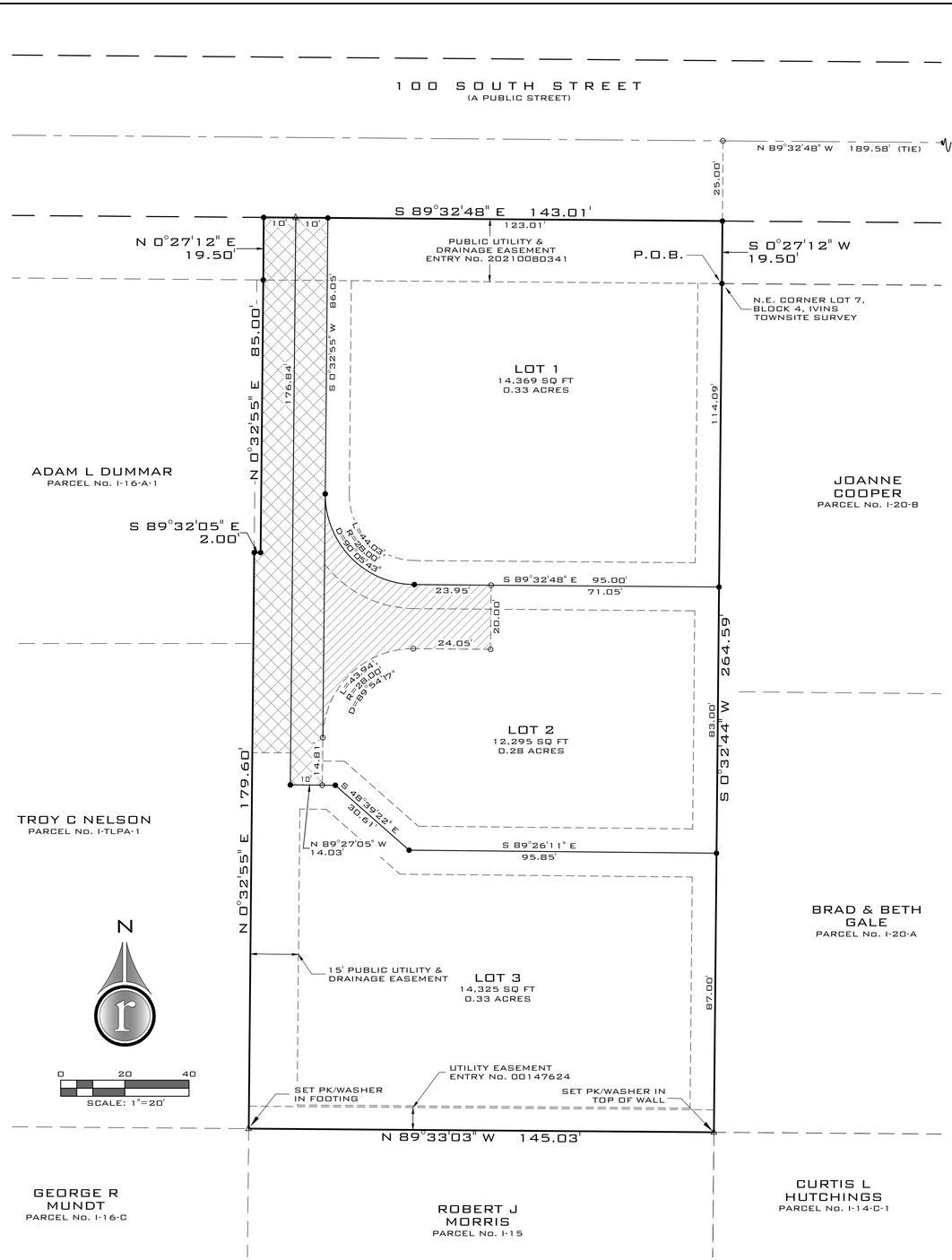


LEGEND

- FOUND SURVEY CONTROL MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- NOTHING SET OR FOUND
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- SET PK NAIL AS NOTED
- PUBLIC UTILITY & DRAINAGE EASEMENT AND INGRESS/EGRESS EASEMENT IN FAVOR OF LOTS 2 & 3
- EASEMENT FOR INGRESS/EGRESS ONLY

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE SAID DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO, LOTS AND PUBLIC UTILITY & DRAINAGE EASEMENTS, TO BE HEREAFTER KNOWN AS:

VISTA SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO THE CITY OF IVINS PUBLIC STREETS AND PUBLIC UTILITY & DRAINAGE EASEMENTS. ALL LOTS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO(ES) HEREBY WARRANT TO THE CITY OF IVINS, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED CONCURRENTLY WITH THIS PLAT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2022.

SALLY JENSEN, A SINGLE WOMAN AND SALLY JENSEN, AS TRUSTEE OF THE SALLY JENSEN LIVING TRUST, U/A DATED JANUARY 31, 2019, AS THEIR INTEREST MAY APPEAR

SALLY JENSEN, A SINGLE WOMAN

SALLY JENSEN, TRUSTEE

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, INDIVIDUAL TRUSTEE.

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)

MORTGAGEE AND LENDER CONSENT TO RECORD:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A MORTGAGEE AND LENDER OF THE SAID 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 AND CONVEYANCES.

POSITION (PRINT) _____

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 MARCH 25, 2022 PROJECT NO. 2220110. 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. THERE EXISTS A 10.00 FOOT PUBLIC 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 OTHERWISE NOTED OR SHOWN ON THIS PLAT.

3. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 25.00 FOOT FRONT YARD SETBACK. 10.00 FOOT SIDE YARD SETBACK. 10.00 FOOT REAR YARD SETBACK.

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. 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.

9. 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.

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 INTO LOTS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS, TO BE HEREINAFTER KNOWN AS:

VISTA SUBDIVISION

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

06-30-2022
DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 4, OF THE IVINS TOWNSITE SURVEY, AND RUNNING;

THENCE SOUTH 00°32'44" WEST 264.59 FEET ALONG THE EASTERLY LINE AND TO THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE NORTH 89°33'03" WEST 145.03 FEET ALONG THE SOUTHERLY LINE AND TO THE SOUTHWEST CORNER OF SAID LOT 7;
THENCE NORTH 00°32'55" EAST 179.60 FEET ALONG THE WESTERLY LINE OF SAID LOT 7;
THENCE SOUTH 89°32'05" EAST 2.00 FEET;
THENCE NORTH 00°32'55" EAST 85.00 FEET;
THENCE NORTH 00°27'12" EAST 19.50 FEET TO THE SOUTHERLY LINE OF 100 SOUTH STREET;
THENCE SOUTH 89°32'48" EAST 143.01 FEET ALONG THE SOUTHERLY LINE OF SAID 100 SOUTH STREET;
THENCE SOUTH 00°2712" WEST 19.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,989 SQUARE FEET OR 0.94 ACRES.

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, (POSITION) _____

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)

OWNER DEVELOPER
SALLY JENSEN
145 WEST 100 SOUTH
IVINS, UTAH 84738
435.668.3466



THE FINAL PLAT FOR

VISTA SUBDIVISION

LOCATED IN N.W. QUARTER OF SECTION 6
T.42S., R.16W., SALT LAKE BASE & MERIDIAN
IVINS, 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	05/12/2022 DATE:	C.G.A. DRAWN:
JOB NUMBER: 13050-21	1" = 20' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION 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 SUBDIVISION PLAT FOR ACCEPTANCE BY THE IVINS CITY, UTAH.

CITY RECORDER
IVINS CITY, UTAH

CHAIRMAN OF THE
PLANNING COMMISSION
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 SUBDIVISION PLAT ON THE _____ DAY OF _____ A.D. 20__.

CITY RECORDER
IVINS CITY, UTAH

MAYOR
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 SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY
TREASURER

RECORDED No._____

FEE: _____ COUNTY RECORDER
WASHINGTON COUNTY, UTAH