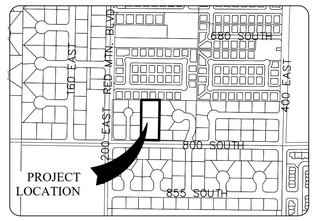
FALCON PARK SUBDIVISION

A 2 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH



VICINITY MAP



GENERAL NOTES & RESTRICTIONS

1. 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.

3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

4. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE FEET (GRID) COORDINATES.

5. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.

6. 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)

7. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER, ITS SUCCESSORS AND OR ASSIGNS.

8. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN PUBLIC STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY. ALL SEWER AND DRAINAGE IMPROVEMENTS LOCATED WITHIN THE LOTS OF THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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 OWNER.

10. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DRAINAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT FOUND (CLASS I, RING AND LID)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- CENTERLINE
- (P.U.D.E) PUBLIC UTILITY AND DRAINAGE EASEMENT LINE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 89°15'13" EAST, BETWEEN THE 1/16 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft. (24x36 SHEET)

N

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 WILL BE SET AS REPRESENTED ON THIS PLAT.

FALCON PARK SUBDIVISION

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHERLY WEST 1/16 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°15'13" EAST 249.25 FEET ALONG THE SECTION LINE, THENCE NORTH 00°37'22" 24.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SOUTH 89°15'13" EAST 224.35 FEET FROM THE SOUTHWEST CORNER LOT 2, BLOCK 24, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION SURVEY AND ALSO THE SOUTHEAST CORNER OF COUNTRY PLACE SUBDIVISION AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 598095, AND RUNNING THENCE NORTH 00°37'22" EAST 311.65 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND A POINT ONT THE SOUTH LINE OF RED MOUNTAIN WEST TOWNHOMES PHASE 1 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 620295; THENCE SOUTH 89°21'51" EAST 142.15 FEET ALONG THE SOUTH LINE OF SAID RED MOUNTAIN WEST TOWNHOMES PHASE 1 TO THE NORTHWEST CORNER OF COUNTRY VILLAS AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 20060024172, THENCE SOUTH 00°59'13" WEST 311.93 FEET ALONG THE WEST LINE OF SAID COUNTRY VILLAS; THENCE NORTH 89°15'13" WEST 140.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.01 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 PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS & UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

FALCON PARK SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADS, DEDICATED OPEN SPACE AND UTILITY, AND DRAINAGE EASEMENTS. ALL LOT, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF_____, 2022

JARED BRINGHURST

MEGAN BRINGHURST

KEVIN PETERSON

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED JARED BRINGHURST AND MEGAN BRINGHURST, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY 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))

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED KEVIN PETERSON, 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))

A 2 LOT RESIDENTIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

FINAL PLAT OF

FALCON PARK SUBDIVISION

1820-01 FINAL PLAT.DWG (APRIL 2022)

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

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 Final Plat have been paid in full.

Washington County Treasurer

Approval and Acceptance by Ivins City

On this ___ day of _____ A.D. 20____ The Planning Commission of Ivins City, Utah, Having reviewed the above Haven at Heritage Acres 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 City

Planning Commission Chairman
Ivins City, Utah

City Engineer's Certificate

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of _____, A.D. 20___.

City Engineer
Ivins City, Utah

Approval as to Form

Approved as to Form, this the ____ day of _____, A.D. 20___.

City Attorney
Ivins City, Utah

City Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the Haven at Heritage Acres Subdivision, Phase 1, on the ____ Day of A.D. 20____.

Attest: City Recorder
Ivins City

Mayor,
Ivins City, Utah

Recorded Number

WASHINGTON COUNTY RECORDER