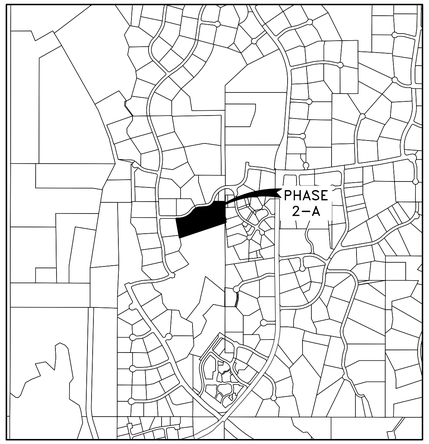


VICINITY MAP

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 02-19-2013, PROJECT NO. 18458. 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 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 30 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 15 FOOT ON ALL INTERIOR SIDE YARDS, AND 30 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. CONNECTION TO PUBLIC SEWER SYSTEM REQUIRES INSTALLATION OF A SEPTIC TANK AND FILTER. ALL SEPTIC TANKS, FILTERS, LATERALS AND PUMPS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION 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 PRIVATE AND SHALL BE MAINTAINED BY KAYENTA WATER USER'S ASSOCIATION (KWU) 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 KWU, 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 PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
16. ALL PRIVATE STREETS SHALL IMPLY AN UNDERLYING UTILITY EASEMENT.

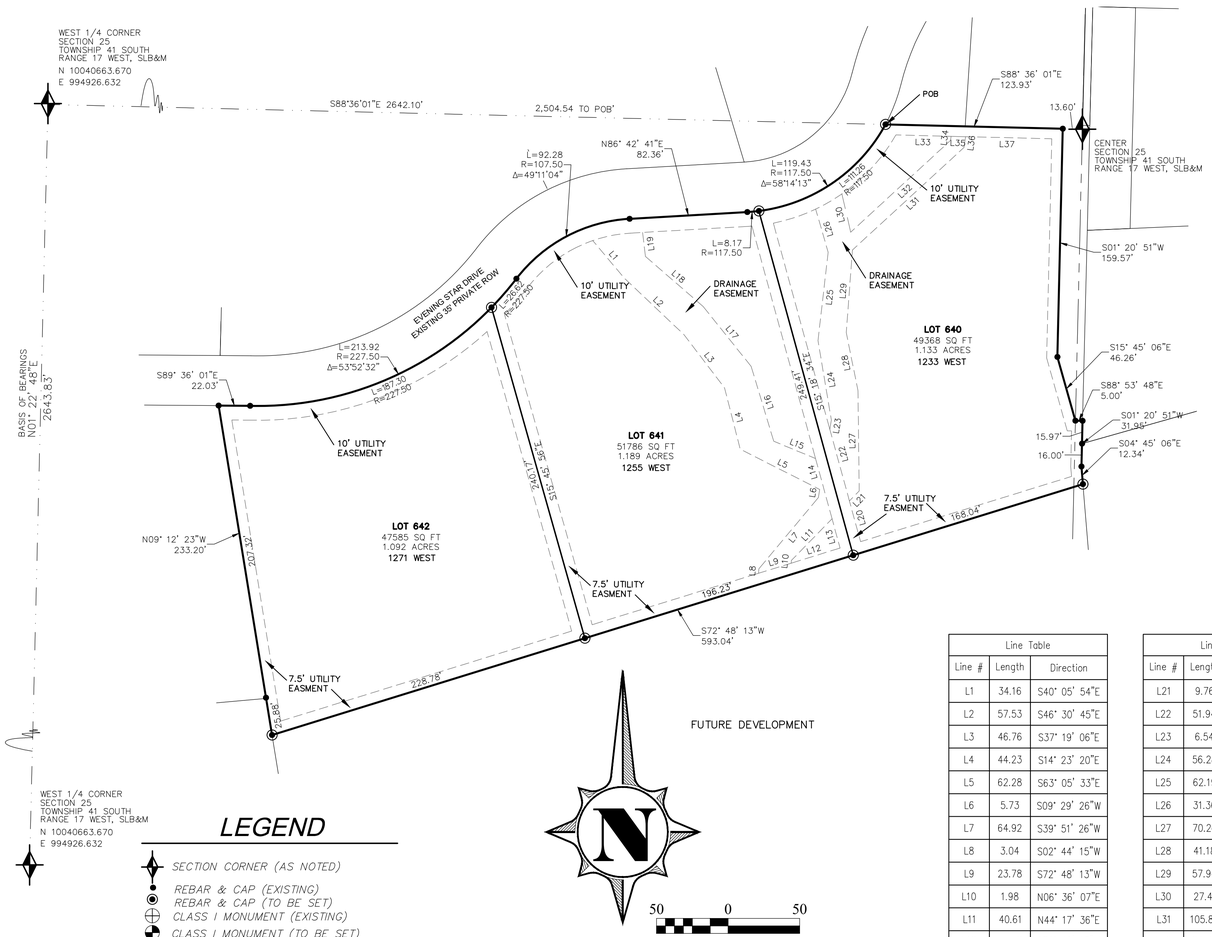
DRAINAGE NOTE:

ALL LOTS ARE SUBJECT TO MINOR STORM DRAINAGE INCREASES FROM UP SLOPE LOTS. TO MINIMIZE THE DRAINAGE IMPACTS FROM LOT DEVELOPMENT, GRADING IS LIMITED TO THAT PORTION OF THE SITE WHICH IS DOMESTICATED FOR HOUSE FOOTPRINT, COURTYARD AREAS AND DRIVEWAY ACCESS (SEE CC&Rs).

WHERE COURSE OF DRAINAGE IS ALTERED WITHIN THE BOUNDARIES OF A LOT, IT IS THE RESPONSIBILITY OF THAT LOT OWNER TO MANAGE ANY INCREASES OF STORM WATER DISCHARGES BY DETENTION OR OTHER ENGINEERING SOLUTIONS TO ASSURE STORM RUNOFF IMPACT TO DOWN SLOPE PROPERTY OWNERS IS NOT SIGNIFICANTLY INCREASED.

SEWER NOTE:

ALL LOTS IN THIS SUBDIVISION SHALL INSTALL A SEPTIC TANK ON THE SEWER LATERAL SUCH THAT ONLY EFFLUENT FROM THE SEPTIC TANK DISCHARGES INTO THE THE SEWER SYSTEM. PROPERTY OWNER MUST BE AWARE THAT THE SEPTIC TANK HAS SPECIAL MAINTENANCE REQUIREMENTS.



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)
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT
- PROPERTY LINE

Line Table		
Line #	Length	Direction
L1	34.16	S40° 05' 54"E
L2	57.53	S46° 30' 45"E
L3	46.76	S37° 19' 06"E
L4	44.23	S14° 23' 20"E
L5	62.28	S63° 05' 33"E
L6	5.73	S09° 29' 26"W
L7	64.92	S39° 51' 26"W
L8	3.04	S02° 44' 15"W
L9	23.78	S72° 48' 13"W
L10	1.98	N06° 36' 07"E
L11	40.61	N44° 17' 36"E
L12	35.78	S72° 48' 13"W
L13	21.20	S15° 18' 34"E
L14	43.67	S15° 18' 34"E
L15	31.60	S67° 34' 08"E
L16	54.64	S16° 46' 29"E
L17	53.61	S38° 42' 59"E
L18	53.42	S49° 01' 22"E
L19	16.88	S06° 38' 35"E
L20	29.51	N15° 18' 34"W

Line Table		
Line #	Length	Direction
L21	9.76	N44° 17' 36"E
L22	51.94	N15° 18' 34"W
L23	6.54	S09° 29' 26"W
L24	56.28	S09° 33' 53"E
L25	62.19	S06° 33' 55"W
L26	31.36	S16° 06' 50"E
L27	70.26	N00° 42' 05"W
L28	41.18	N11° 26' 57"W
L29	57.94	N04° 16' 07"E
L30	27.41	N12° 56' 29"W
L31	105.88	S47° 24' 19"W
L32	94.77	S47° 24' 19"W
L33	38.57	S88° 36' 24"E
L34	2.88	S08° 02' 40"W
L35	10.07	S88° 36' 24"E
L36	7.63	S08° 02' 40"W
L37	60.30	S88° 36' 24"E

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME PERSONALLY APPEARED BEFORE ME MICHELLE McCONKIE, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND SHE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH FOR THE USES AND PURPOSES STATED HEREIN.

_____
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:

STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, 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.

_____
MICHELLE McCOMKIE
DIRECTOR, SITLA

SURVEYOR'S CERTIFICATE

I, MICHAEL W PURDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER (LICENSE NO.) 334571, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

"KWAVASA SUBDIVISION - PHASE 2-A"

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

_____
MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 88°36'01" EAST 2,504.54 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°36'01" EAST 123.93 FEET; THENCE SOUTH 01°20'51" WEST 159.57 FEET; THENCE SOUTH 15°45'06" EAST 46.26 FEET; THENCE SOUTH 88°53'48" EAST 5.00 FEET; THENCE SOUTH 01°20'51" WEST 31.95 FEET; THENCE SOUTH 04°45'06" EAST 12.34 FEET; THENCE SOUTH 72°48'13" WEST 593.04 FEET; THENCE NORTH 09°12'23" WEST 233.20 FEET; THENCE SOUTH 89°36'01" EAST 22.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 53°52'32", HAVING A RADIUS OF 227.50 FEET (RADIUS POINT BEARS NORTH 01°24'11" EAST), AND WHOSE CHORD BEARS NORTH 64°27'54" EAST 206.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 213.92 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°11'04", HAVING A RADIUS OF 107.50 FEET (RADIUS POINT BEARS SOUTH 52°28'22" EAST), AND WHOSE CHORD BEARS NORTH 62°07'10" EAST 89.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 92.28 FEET; THENCE NORTH 86°42'41" EAST 82.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 58°14'13", HAVING A RADIUS OF 117.50 FEET (RADIUS POINT BEARS NORTH 03°17'22" WEST), AND WHOSE CHORD BEARS NORTH 57°35'32" EAST 114.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 119.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.414 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 PRIVATE STREETS TO BE HEREAFTER KNOWN AS:

"KWAVASA SUBDIVISION - PHASE 2-A"

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__.

_____
LANCE ANDERSON
KAYENTA DEVELOPMENT, INC

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME LANCE ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF KAYENTA DEVELOPMENT, INC. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION 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:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

KWAVASA SUBDIVISION PHASE 2-A

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

KUMA ENGINEERING

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "KWAVASA PHASE 2-A" ON THE_____ DAY OF_____ , A.D.____ ,

ATTEST:_____ _____
CITY RECORDER, IVINS, UTAH MAYOR, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

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

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.

_____
IVINS, UTAH, CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY IVINS CITY

ON THIS THE _____DAY OF_____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "KWAVASA PHASE 2-A" 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

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

RECORDER ACCEPTANCE

_____
WASHINGTON COUNTY RECORDER