GENERAL NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JUNE 17, 2022. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

2. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE LOT LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE LOTS.

3. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX AND DRAINAGE EASEMENT EXISTS ALONG THE FRONT AND YEAR LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT. ALL COMMON AREAS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF IVINS CITY TO REQUIRE THE OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR OTHER COMMON AREAS WHEN WORK IS PERFORMED BY IVINS CITY THEREON.

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

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

7. ALL DISTANCE 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.

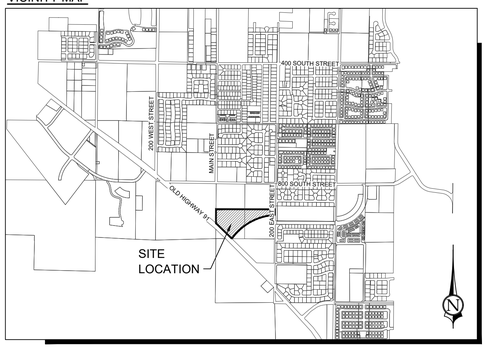
9. ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER AND METER BOX, UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED.

10. 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 THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS. IVINS CITY WILL REPAIR, RESTORE, OR REPLACE PRIVATE STREETS WITHIN STREET RIGHT-OF-WAYS TO A SERVICE LEVEL NOT TO EXCEED PUBLIC STREET STANDARDS. IMPROVEMENTS BEYOND TYPICAL PUBLIC STREET STANDARDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.

11. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

12. TEMPORARY FIRE TURNAROUND TO REMAIN UNTIL APPROVED ALTERNATE IS AVAILABLE. NO BUILDING PERMIT WILL BE ISSUED FOR LOT 33 UNTIL THE TEMPORARY TURNAROUND IS VACATED OR RELEASED.

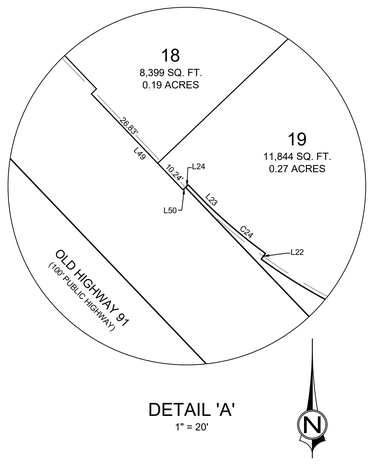
VICINITY MAP



BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING S 0°37'14" W 668.60 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 8, POINT BEING THE NORTH NORTH (N-N) 1/64 CORNER OF SAID SECTION 8, AND RUNNING THENCE S 89°25'15" E 1313.46 FEET ALONG THE NORTH NORTH (N-N) 1/64 LINE TO THE WEST RIGHT OF WAY LINE OF 200 EAST STREET; THENCE S 0°42'49" W 154.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE WESTERN CORRIDOR; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FORTY-NINE (49) COURSES, (1) N 89°39'42" W 11.83 FEET, TO THE POINT OF A 1055.50 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 135.15 FEET THROUGH A CENTRAL ANGLE OF 7°20'11", (3) THENCE S 6°59'53" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 6°59'53" E, (4) THENCE ALONG THE ARC OF SAID CURVE 26.86 FEET THROUGH A CENTRAL ANGLE OF 1°27'33", (5) THENCE N 8°27'26" W 1.00 FEET, TO A POINT ON A 1055.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 8°27'26" E, (6) THENCE ALONG THE ARC OF SAID CURVE 339.81 FEET THROUGH A CENTRAL ANGLE OF 18°26'46", (7) THENCE S 25°30'42" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 26°54'17" E, (8) THENCE ALONG THE ARC OF SAID CURVE 33.19 FEET, THROUGH A CENTRAL ANGLE OF 1°48'12", (9) THENCE N 28°42'29" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 28°42'29" E, (10) THENCE ALONG THE ARC OF SAID CURVE 39.03 FEET, THROUGH A CENTRAL ANGLE OF 2°06'59", (11) THENCE S 30°49'28" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 30°49'28" E, (12) THENCE ALONG THE ARC OF SAID CURVE 37.95 FEET, THROUGH A CENTRAL ANGLE OF 2°03'43", (13) THENCE N 32°53'11" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 32°53'11" E, (14) THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET, THROUGH A CENTRAL ANGLE OF 1°34'24", (15) THENCE S 34°27'35" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°27'35" E, (16) THENCE ALONG THE ARC OF SAID CURVE 37.77 FEET, THROUGH A CENTRAL ANGLE OF 2°03'08", (17) THENCE N 36°30'43" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 36°30'43" E, (18) THENCE ALONG THE ARC OF SAID CURVE 28.78 FEET, THROUGH A CENTRAL ANGLE OF 1°33'39", (19) THENCE S 38°04'23" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 38°04'23" E, (20) THENCE ALONG THE ARC OF SAID CURVE 34.98 FEET, THROUGH A CENTRAL ANGLE OF 1°54'01", (21) THENCE N 39°58'24" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°58'24" E, (22) THENCE ALONG THE ARC OF SAID CURVE 31.03 FEET, THROUGH A CENTRAL ANGLE OF 1°40'58", (23) THENCE S 41°39'22" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 41°39'22" E, (24) THENCE ALONG THE ARC OF SAID CURVE 26.97 FEET, THROUGH A CENTRAL ANGLE OF 1°27'56", (25) THENCE N 43°07'17" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON_TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 43°07'17" E, (26) THENCE ALONG THE ARC OF SAID CURVE 38.05 FEET, THROUGH A CENTRAL ANGLE OF 2°03'48", (27) THENCE S 45°11'05" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 45°11'05" E, (28) THENCE ALONG THE ARC OF SAID CURVE 25.97 FEET, THROUGH A CENTRAL ANGLE OF 1°24'40", (29) THENCE N 46°35'45" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°35'45" E, (30) THENCE ALONG THE ARC OF SAID CURVE 35.04 FEET, THROUGH A CENTRAL ANGLE OF 1°54'02", (31) THENCE S 48°29'47" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 48°29'47" E, (32) THENCE ALONG THE ARC OF SAID CURVE 5.53 FEET, THROUGH A CENTRAL ANGLE OF 0°18'02", TO THE POINT OF A 152.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (33) THENCE ALONG THE ARC OF SAID CURVE 25.56 FEET, THROUGH A CENTRAL ANGLE OF 9°38'09", (34) THENCE N 39°09'39" W 2.00 FEET, TO A POINT ON A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 39°09'39" W, (35) THENCE ALONG THE ARC OF SAID CURVE 37.84 FEET, THROUGH A CENTRAL ANGLE OF 14°27'09", (36) THENCE S 24°42'30" E 2.00 FEET, TO A POINT ON A 152.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 24°42'30" W, (37) THENCE ALONG THE ARC OF SAID CURVE 29.20 FEET, THROUGH A CENTRAL ANGLE OF 11°00'25", (38) THENCE N 15°45'47" W 2.00 FEET, TO A POINT ON A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 13°40'26" W, (39) THENCE ALONG THE ARC OF SAID CURVE 30.86 FEET, THROUGH A CENTRAL ANGLE OF 11°47'10", (40) THENCE S 1°53'16" E 2.00 FEET, TO A POINT ON A 152.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 1°53'16" W, (41) THENCE ALONG THE ARC OF SAID CURVE 26.22 FEET, THROUGH A CENTRAL ANGLE OF 9°53'05", (42) THENCE N 7°59'48" E 2.00 FEET, TO A POINT ON A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 7°59'48" E, (43) THENCE ALONG THE ARC OF SAID CURVE 38.82 FEET, THROUGH A CENTRAL ANGLE OF 14°49'38", (44) THENCE S 22°49'27" W 2.00 FEET, TO A POINT ON A 152.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 22°49'27" E, (45) THENCE ALONG THE ARC OF SAID CURVE 35.19 FEET, THROUGH A CENTRAL ANGLE OF 13°15'54", (46) THENCE N 36°05'25" E 2.00 FEET, TO A POINT ON A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 36°05'25" E, (47) THENCE ALONG THE ARC OF SAID CURVE 21.59 FEET, THROUGH A CENTRAL ANGLE OF 8°14'53", (48) THENCE N 44°22'55" W 7.30 FEET, (49) THENCE S 47°07'31" W 1.00 FEET; THENCE S 43°40'22" E 193.77 FEET; THENCE N 89°33'17" W 41.66 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY 91; THENCE N 43°40'31" W 536.09 FEET ALONG SAID LINE, TO A POINT ON THE SAID WEST LINE OF SECTION 8, THENCE N 0°37'14" E 283.76 FEET, ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 466,220 SQ FT OR 10.70 ACRES MORE OR LESS



DETAIL 'A'
1" = 20'

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

BLACK STONE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

September 14, 2022
DATE

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR — No 9481170 — TRAVIS W. SANDERS — 09.14.22 — STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

OWNER'S DEDICATION

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

BLACK STONE 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 STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____, AS _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

BLACK STONE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ S.S. }

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF BLACK STONE, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF BLACK STONE, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

BLACK STONE SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH

PLANNING COMMISSION APPROVAL
ON THIS THE____DAY OF_____, A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRATED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

ATTEST: CITY RECORDER, IVINS, UTAH — PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE
I, 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.

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. 20___.

CITY ATTORNEY, IVINS, UTAH

APPROVAL AND ACCEPTANCE BY IVINS CITY
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE ABOVE SUBDIVISION ON THE _____ DAY OF _____, A.D. ____.

ATTEST: CITY RECORDER, IVINS, UTAH — MAYOR, 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

RECORDED No.

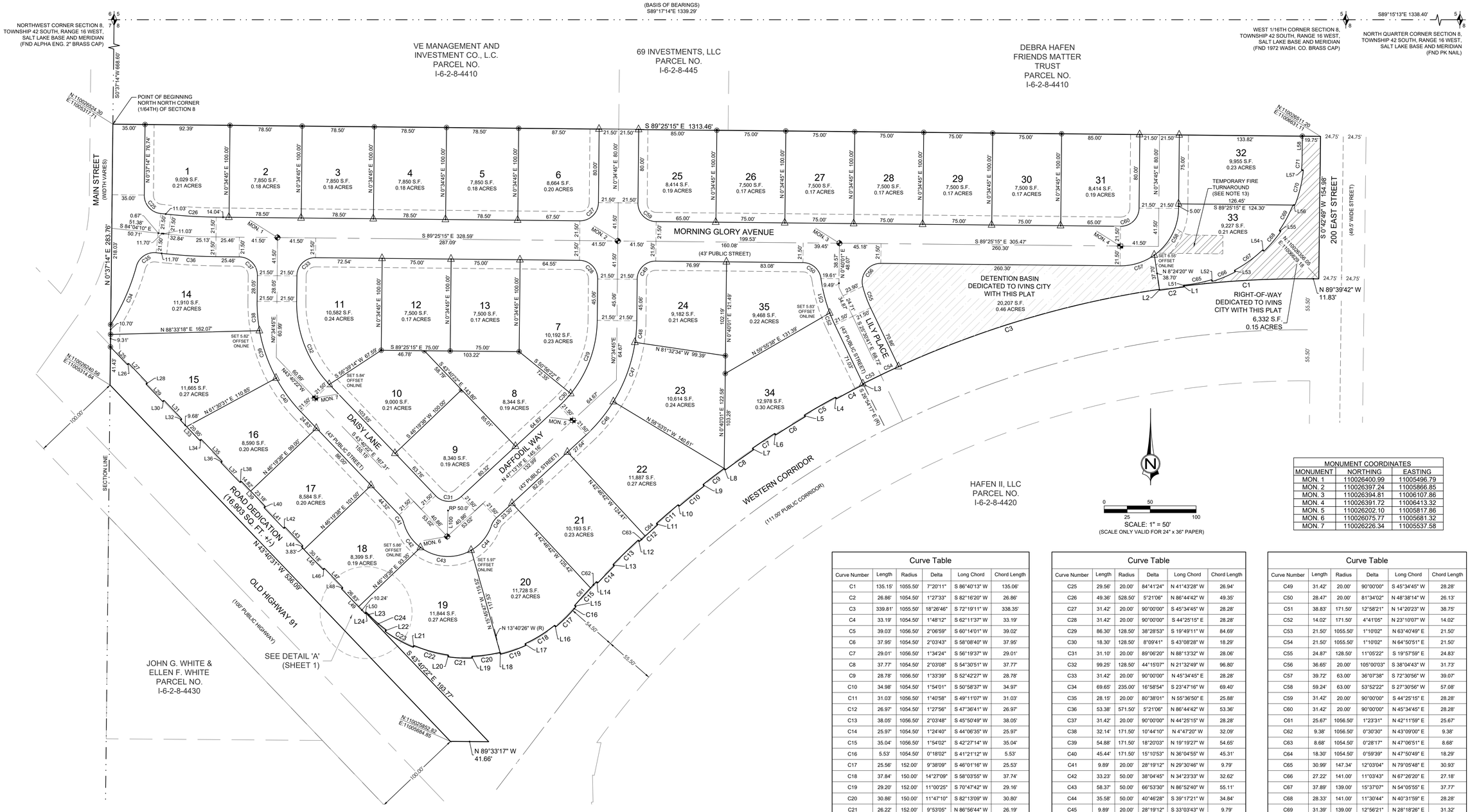
WASHINGTON COUNTY RECORDER

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

BLACK STONE SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 21266
DRAWN BY: JRF
DATE: 9-13-2022
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
1
OF
2



MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110026400.99	11005496.79
MON. 2	110026397.24	11005866.85
MON. 3	110026394.81	11006107.86
MON. 4	110026391.72	11006413.32
MON. 5	110026202.10	11005817.86
MON. 6	110026075.77	11005681.32
MON. 7	110026226.34	11005537.58

Curve Table					
Curve Number	Length	Radius	Delta	Long Chord	Chord Length
C1	135.15'	1055.50'	7°20'11"	S 86°40'13" W	135.06'
C2	26.86'	1054.50'	1°27'33"	S 82°16'20" W	26.86'
C3	339.81'	1055.50'	18°26'46"	S 72°19'11" W	338.35'
C4	33.19'	1054.50'	1°48'12"	S 62°11'37" W	33.19'
C5	39.03'	1056.50'	2°06'59"	S 60°14'01" W	39.02'
C6	37.95'	1054.50'	2°03'43"	S 58°08'40" W	37.95'
C7	29.01'	1056.50'	1°34'24"	S 56°19'37" W	29.01'
C8	37.77'	1054.50'	2°03'08"	S 54°30'51" W	37.77'
C9	28.78'	1056.50'	1°33'39"	S 52°42'27" W	28.78'
C10	34.98'	1054.50'	1°54'01"	S 50°58'37" W	34.97'
C11	31.03'	1056.50'	1°40'58"	S 49°11'07" W	31.03'
C12	26.97'	1054.50'	1°27'56"	S 47°36'41" W	26.97'
C13	38.05'	1056.50'	2°03'48"	S 45°50'49" W	38.05'
C14	25.97'	1054.50'	1°24'40"	S 44°06'35" W	25.97'
C15	35.04'	1056.50'	1°54'02"	S 42°27'14" W	35.04'
C16	5.53'	1054.50'	0°18'02"	S 41°21'12" W	5.53'
C17	25.56'	152.00'	9°38'09"	S 46°01'16" W	25.53'
C18	37.84'	150.00'	14°27'09"	S 58°03'55" W	37.74'
C19	29.20'	152.00'	11°00'25"	S 70°47'42" W	29.16'
C20	30.86'	150.00'	11°47'10"	S 82°13'09" W	30.80'
C21	26.22'	152.00'	9°53'05"	N 86°56'44" W	26.19'
C22	38.82'	150.00'	14°49'38"	N 74°35'22" W	38.71'
C23	35.19'	152.00'	13°15'54"	N 60°32'36" W	35.11'
C24	21.59'	150.00'	8°14'53"	N 49°47'12" W	21.57'

Curve Table					
Curve Number	Length	Radius	Delta	Long Chord	Chord Length
C25	29.56'	20.00'	84°41'24"	N 41°43'28" W	26.94'
C26	49.36'	528.50'	5°21'06"	N 86°44'42" W	49.35'
C27	31.42'	20.00'	90°00'00"	S 45°34'45" W	28.28'
C28	31.42'	20.00'	90°00'00"	S 44°25'15" E	28.28'
C29	86.30'	128.50'	38°28'53"	S 19°49'11" W	84.69'
C30	18.30'	128.50'	8°09'41"	S 43°08'28" W	18.29'
C31	31.10'	20.00'	89°06'20"	N 88°13'32" W	28.06'
C32	99.25'	128.50'	44°15'07"	N 21°32'49" W	96.80'
C33	31.42'	20.00'	90°00'00"	N 45°34'45" E	28.28'
C34	69.65'	235.00'	16°58'54"	S 23°47'16" W	69.40'
C35	28.15'	20.00'	80°38'01"	N 55°36'50" E	25.88'
C36	53.38'	571.50'	5°21'06"	N 86°44'42" W	53.36'
C37	31.42'	20.00'	90°00'00"	N 44°25'15" W	28.28'
C38	32.14'	171.50'	10°44'10"	N 4°47'20" W	32.09'
C39	54.88'	171.50'	18°20'03"	N 19°19'27" W	54.65'
C40	45.44'	171.50'	15°10'53"	N 36°04'55" W	45.31'
C41	9.89'	20.00'	28°19'12"	N 29°30'46" W	9.79'
C42	33.23'	50.00'	38°04'45"	N 34°23'33" W	32.62'
C43	58.37'	50.00'	66°53'30"	N 86°52'40" W	55.11'
C44	35.58'	50.00'	40°46'28"	S 39°17'21" W	34.84'
C45	9.89'	20.00'	28°19'12"	S 33°03'43" W	9.79'
C46	46.89'	171.50'	15°39'59"	S 39°23'19" W	46.75'
C47	69.14'	171.50'	23°05'54"	S 20°00'23" W	68.67'
C48	23.58'	171.50'	7°52'41"	S 4°31'05" W	23.56'

Curve Table					
Curve Number	Length	Radius	Delta	Long Chord	Chord Length
C49	31.42'	20.00'	90°00'00"	S 45°34'45" W	28.28'
C50	28.47'	20.00'	81°34'02"	N 48°38'14" W	26.13'
C51	38.83'	171.50'	12°58'21"	N 14°20'23" W	38.75'
C52	14.02'	171.50'	4°41'05"	N 23°10'07" W	14.02'
C53	21.50'	1055.50'	1°10'02"	N 63°40'49" E	21.50'
C54	21.50'	1055.50'	1°10'02"	N 64°50'51" E	21.50'
C55	24.87'	128.50'	11°05'22"	S 19°57'59" E	24.83'
C56	36.65'	20.00'	105°00'03"	S 38°04'43" W	31.73'
C57	39.72'	63.00'	36°07'38"	S 72°30'56" W	39.07'
C58	59.24'	63.00'	53°52'22"	S 27°30'56" W	57.08'
C59	31.42'	20.00'	90°00'00"	S 44°25'15" E	28.28'
C60	31.42'	20.00'	90°00'00"	N 45°34'45" E	28.28'
C61	25.67'	1056.50'	1°23'31"	N 42°11'59" E	25.67'
C62	9.38'	1056.50'	0°30'30"	N 43°09'00" E	9.38'
C63	8.68'	1054.50'	0°28'17"	N 47°06'51" E	8.68'
C64	18.30'	1054.50'	0°59'39"	N 47°50'49" E	18.29'
C65	30.99'	147.34'	12°03'04"	N 79°05'48" E	30.93'
C66	27.22'	141.00'	11°03'43"	N 67°26'20" E	27.18'
C67	37.89'	139.00'	15°37'07"	N 54°05'55" E	37.77'
C68	28.33'	141.00'	11°30'44"	N 40°31'59" E	28.28'
C69	31.39'	139.00'	12°56'21"	N 28°18'26" E	31.32'
C70	34.40'	141.00'	13°58'49"	N 14°31'54" E	34.32'
C71	11.89'	139.00'	4°53'57"	N 3°09'48" E	11.88'

Line Table		
Line Number	Direction	Length
L1	S 6°59'53" E	1.00'
L2	N 8°27'26" W	1.00'
L3	S 25°30'42" E	1.00'
L4	N 28°42'29" W	2.00'
L5	S 30°49'28" E	2.00'
L6	N 32°53'11" W	2.00'
L7	S 34°27'35" E	2.00'
L8	N 36°30'43" W	2.00'
L9	S 38°04'23" E	2.00'
L10	N 39°58'24" W	2.00'
L11	S 41°39'22" E	2.00'
L12	N 43°07'17" W	2.00'

Line Table		
Line Number	Direction	Length
L13	S 45°11'05" E	2.00'
L14	N 46°35'45" W	2.00'
L15	S 48°29'47" E	2.00'
L16	N 39°09'39" W	2.00'
L17	S 24°42'30" E	2.00'
L18	N 15°45'47" W	2.00'
L19	S 1°53'16" E	2.00'
L20	N 7°59'48" E	2.00'
L21	S 22°49'27" W	2.00'
L22	N 36°05'25" E	2.00'
L23	N 44°22'55" W	7.30'
L24	S 47°07'31" W	1.00'

Line Table		
Line Number	Direction	Length
L25	S 43°40'22" E	26.68'
L26	N 46°19'38" E	2.00'
L27	S 43°40'22" E	29.37'
L28	S 46°19'29" W	2.00'
L29	S 43°40'22" E	26.24'
L30	N 46°19'29" E	2.00'
L31	S 43°40'22" E	27.98'
L32	S 46°19'38" W	2.00'
L33	S 43°40'22" E	30.63'
L34	N 46°19'29" E	2.03'
L35	S 43°37'41" E	33.00'
L36	S 46°19'29" W	2.00'

Line Table		
Line Number	Direction	Length
L37	S 43°40'22" E	30.00'
L38	N 46°19'30" E	2.00'
L39	S 43°40'22" E	38.00'
L40	S 46°19'30" W	2.00'
L41	S 43°40'22" E	31.00'
L42	N 46°19'30" E	2.00'
L43	S 43°40'22" E	27.99'
L44	S 46°19'30" W	2.00'
L45	S 43°40'22" E	34.00'
L46	N 46°19'30" E	2.00'
L47	S 43°40'22" E	29.00'
L48	S 46°19'29" W	2.00'

Line Table		
Line Number	Direction	Length
L49	S 43°40'22" E	37.07'
L50	N 47°07'31" E	1.00'
L51	S 6°59'53" E	2.00'
L52	S 17°01'49" E	2.00'
L53	N 28°05'32" W	2.00'
L54	S 43°42'39" E	2.00'
L55	N 55°13'23" W	2.00'
L56	S 89°25'15" E	2.14'
L57	N 84°23'13" W	2.00'
L58	N 0°42'49" E	24.93'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.75' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EASEMENT LINE (10.0' ALONG LOT FRONTS UNLESS OTHERWISE NOTED)
- DETENTION BASIN DEDICATED TO IVINS CITY WITH THIS PLAT (20,207 SQ. FT. +/-)
- AREA TO BE DEDICATED AS RIGHT-OF-WAY EXCLUDING LOTS 1-35 (125,384 SQ. FT. +/-)
- TEMPORARY FIRE TURNAROUND

BLACK STONE SUBDIVISION

LOCATED IN

NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

BLACK STONE SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 21266
DRAWN BY: JRF
DATE: 9-13-2022
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 2 OF 2