Line Table		
Line	Length	Direction
L1	16.21'	S 44°26'02" E
L2	15.62'	S 45°33'58" W
L3	3.44'	S 0°38'38" W
L4	5.41'	N 89°21'22" W
L5	15.63'	N 44°26'02" W
L6	3.43'	N 89°21'22" W
L7	5.41'	N 0°38'38" E
L8	16.21'	N 45°33'58" E
L9	16.21'	N 44°26'02" W
L10	16.51'	N 0°35'43" E
L11	1.42'	N 89°24'17" W
L12	25.15'	N 0°35'43" E
L13	2.04'	S 89°24'17" E
L14	34.50'	N 0°35'43" E
L15	2.04'	S 89°24'17" E
L16	24.15'	N 0°35'43" E
L17	1.01'	S 89°24'17" E
L18	7.69'	N 0°35'43" E
L19	7.49'	N 0°35'43" E
L20	5.01'	S 0°41'43" W

Line Table		
Line	Length	Direction
L21	2.26'	S 89°24'17" E
L22	18.48'	S 0°35'43" W
L23	2.00'	S 89°24'17" E
L24	21.52'	N 0°35'43" E
L25	3.94'	N 89°24'17" W
L26	35.50'	N 0°35'43" E
L27	5.17'	S 89°24'17" E
L28	24.50'	N 0°35'43" E
L29	4.98'	S 89°24'17" E
L30	20.25'	N 0°35'43" E
L31	2.84'	S 89°24'17" E
L32	14.25'	N 0°35'43" E
L33	3.04'	S 89°24'17" E
L34	30.50'	N 0°35'43" E
L35	5.17'	S 89°24'17" E
L36	24.50'	N 0°35'43" E
L37	4.98'	S 89°24'17" E
L38	20.25'	N 0°35'43" E
L39	2.84'	S 89°24'17" E
L40	14.25'	N 0°35'43" E

Line Table		
Line	Length	Direction
L41	3.04'	S 89°24'17" E
L42	30.51'	N 0°35'43" E
L43	5.17'	S 89°24'17" E
L44	24.50'	N 0°35'43" E
L45	4.98'	S 89°24'17" E
L46	24.00'	N 0°35'43" E
L47	3.31'	S 89°24'17" E
L48	25.50'	N 0°35'40" E
L49	3.31'	S 89°24'20" E
L50	19.83'	N 0°35'43" E
L51	2.78'	S 89°24'17" E
L52	14.50'	N 0°35'43" E
L53	2.90'	S 89°24'17" E
L54	30.56'	N 0°35'43" E
L55	3.87'	S 89°24'17" E
L56	25.00'	N 0°35'43" E
L57	5.33'	S 89°24'17" E
L58	15.00'	N 0°35'43" E
L59	3.33'	S 89°24'17" E
L60	12.77'	S 0°35'43" W

Line Table		
Line	Length	Direction
L61	11.41'	S 89°06'37" E
L62	2.00'	S 0°53'23" W
L63	20.00'	S 89°06'37" E
L64	3.21'	S 0°53'23" W
L65	16.55'	S 89°06'37" E
L66	3.21'	S 0°53'23" W
L67	20.00'	S 89°06'37" E
L68	2.00'	S 0°53'23" W
L69	14.79'	S 89°06'37" E
L70	2.83'	N 0°53'23" E
L71	14.16'	S 89°06'37" E
L72	1.50'	N 0°53'23" E
L73	15.00'	S 89°06'37" E
L74	1.33'	N 0°53'23" E
L75	14.79'	S 89°06'37" E
L76	2.83'	N 0°53'23" E
L77	14.16'	S 89°06'37" E
L78	1.50'	N 0°53'23" E
L79	15.00'	S 89°06'37" E
L80	3.33'	N 0°53'23" E

Line Table		
Line	Length	Direction
L81	20.00'	S 89°06'37" E
L82	2.00'	S 0°53'23" W
L83	16.55'	S 89°06'37" E
L84	2.00'	S 0°53'23" W
L85	20.00'	S 89°06'37" E
L86	3.00'	S 0°53'23" W
L87	19.95'	S 89°06'37" E
L88	1.00'	N 0°53'23" E
L89	19.34'	S 89°06'37" E
L90	2.00'	N 0°53'23" E
L91	20.00'	S 89°06'37" E
L92	4.70'	S 0°53'23" W
L93	16.55'	S 89°06'37" E
L94	3.70'	S 0°53'23" W
L95	20.00'	S 89°06'37" E
L96	2.00'	S 0°53'23" W
L97	15.96'	S 89°06'37" E
L98	16.17'	N 89°06'37" W
L99	2.47'	S 0°53'23" W
L100	20.00'	N 89°06'37" W

Line Table		
Line	Length	Direction
L101	3.03'	N 0°53'23" E
L102	16.55'	N 89°06'37" W
L103	3.86'	S 0°53'23" W
L104	19.98'	N 89°06'37" W
L105	5.14'	S 0°53'23" W
L106	19.35'	S 89°06'37" E
L107	2.61'	N 0°53'23" E
L108	12.50'	N 89°06'37" W
L109	2.66'	S 0°53'23" W
L110	17.50'	N 89°06'37" W
L111	1.33'	N 0°53'23" E
L112	15.00'	N 89°06'37" W
L113	3.99'	N 0°53'23" E
L114	15.00'	N 89°06'37" W
L115	1.33'	S 0°53'23" W
L116	20.00'	N 89°06'37" W
L117	2.66'	S 0°53'23" W
L118	15.00'	N 89°06'37" W
L119	1.33'	S 0°53'23" W
L120	25.00'	N 89°06'37" W

Line Table		
Line	Length	Direction
L121	3.56'	N 0°53'23" E
L122	20.00'	N 89°06'37" W
L123	2.07'	N 0°53'23" E
L124	15.01'	N 89°06'37" W
L125	1.81'	N 0°53'23" E
L126	5.02'	N 89°06'37" W
L128	19.89'	S 44°26'02" E
L129	5.51'	S 0°38'38" W
L130	5.41'	N 89°21'22" W

Curve Table				
Curve	Length	Radius	Delta
C1	30.63'	19.50'	90°00'00"
C2	30.63'	19.50'	90°00'00"
C3	11.90'	55.00'	12°23'48"
C4	30.63'	19.50'	90°00'00"
C5	10.39'	14.50'	41°03'45"
C6	79.81'	55.00'	83°08'24"
C7	73.57'	55.00'	76°38'28"
C8	10.32'	24.50'	24°08'18"
C10	10.19'	24.92'	23°25'17"
C11	15.66'	10.00'	89°42'20"
C12	11.51'	24.50'	26°55'26"
C13	10.80'	24.53'	25°13'26"
C14	10.72'	24.50'	25°04'24"
C16	10.41'	14.50'	41°06'56"

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, PUBLIC ROADS, & LOTS, TO BE HEREAFTER KNOWN AS:

UNITY VILLAGE

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, PUBLIC STREETS, 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 _____, 202__.

CORNER OF THE MARKET LLC.

_____

MANAGER: FRANK TONY ALLEN

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

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

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)

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 APRIL 12, 2021 PROJECT NO. 2210039. 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. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAY OF 200 WEST STREET SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)

9. 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.

10. 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.

11. THE PROPERTY OWNERS ASSOCIATION 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.

12. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNER'S ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

13. CLEANING AND MAINTENANCE OF STORM WATER DETENTION SYSTEM REQUIRED BY HOMEOWNERS ASSOCIATION AFTER EVERY MAJOR STORM EVENT.

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, C AND PUBLIC ROADS, TO BE HEREINAFTER KNOWN AS:

UNITY VILLAGE

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR
4938716
BRANDON E.
ANDERSON
STATE OF UTAH

11-10-21
DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOT 7, BLOCK 21, ST. GEORGE & SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE.

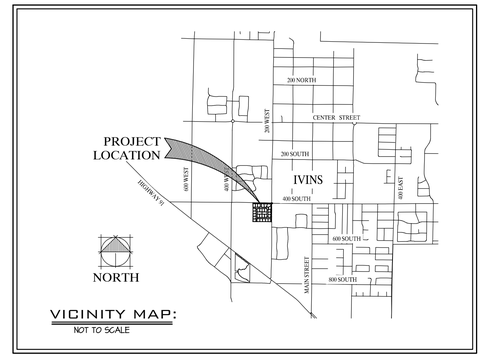
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT BEING NORTH 89°06'37" WEST 1,369.44 FEET ALONG THE SECTION LINE AND SOUTH 00°52'42" WEST 24.75 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 00°35'43" WEST 652.68 FEET ALONG THE EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE NORTH 89°02'46" WEST 648.59 FEET ALONG THE SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE EASTERLY LINE OF THE HAVEN AT HERITAGE ACRES PHASE 2;
THENCE NORTH 00°38'38" EAST 651.95 FEET ALONG THE WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 7, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID THE HAVEN AT HERITAGE ACRES PHASE 2 AND THE HAVEN AT HERITAGE ACRES PHASE 1;
THENCE SOUTH 89°06'37" EAST 648.03 FEET ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

CONTAINING 422,895 SQUARE FEET OR 9.71 ACRES.

OWNER DEVELOPER
CORNER OF THE MARKET, LLC
45 EAST 100 SOUTH
IVINS, UTAH 84738
435.680.5811



VICINITY MAP:
NOT TO SCALE

THE FINAL PLAT FOR

UNITY VILLAGE

LOCATED IN THE S.E. 1/4 OF SECTION 6
T.42S., R.16W., S.L.B.&M.
IVINS CITY | 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	09/23/21 DATE:	C.G.A. DRAWN:
JOB NUMBER: 12510-21	1" = 40' 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