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DOC # 20220032361
Agreement Page 1 of 8
Gary Christensen Washington County Recorder
06/23/2022 04:24:02 PM Fee $ 0.00
By IVINS CITY

WHEN RECORDED, MAIL TO:
KARI JIMENEZ
IVINS CITY
85 NORTH MAIN
IVINS, UT 84738

APN: I-19-A

**DEVELOPMENT AGREEMENT FOR THE VISTA SUBDIVISION**
**IVINS CITY, WASHINGTON COUNTY, UTAH**

This Development Agreement ("Agreement") is entered into as of this 16th day of June, 2022, by and between **SALLY JENSEN**, ("Owner/Developer"), the developer and owner of certain real property located in Ivins City, Washington County, Utah, on which she proposes to develop a project known as the VISTA SUBDIVISION (the "Project"), and **IVINS CITY**, a municipality and political subdivision of the State of Utah, by and through its City Council ("City").

## RECITALS

A. Developer desires to develop a parcel of real property approximately .94 acres in size located at approximately 145 West 100 South, Ivins City, Washington County, Utah, the legal description of which is set forth on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), on which it proposes the development of a certain subdivision known as the VISTA SUBDIVISION consisting of a total of 3 residential lots, as more fully reflected on Exhibit "B" attached
hereto and incorporated herein.

B. The Project shall be developed in a single phase, with construction to begin after receipt of Final Plat approval.

**C. Developer acknowledges the potential shortage of culinary and/or secondary water in the City and understands that building permits will be issued only upon water availability.**

D. Developer acknowledges that it must comply with all City development standards and ordinances, including applicable zoning and subdivision ordinances, fencing regulations, design guidelines, and design & construction standards, as well as the standards and specifications set forth and/or incorporated herein.

E. This Development Agreement is intended to set forth the entire agreement between the Developer and the City regarding the development of the Project.

F. Ivins City is acting pursuant to authority under The Municipal Land Use, Development, and Management Act (U.C.A. §§10-9a-101 et. seq., as amended from time to time, hereinafter the "Act"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions,
and regulations.

## AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, Developer and Ivins City hereby agree as follows:

(1) Recitals; Findings. The foregoing recitals are incorporated and made an integral part of this Agreement by this reference. The City finds that the development of the Property pursuant to this Agreement and applicable City ordinances will result in meaningful planning and economic benefits to, and shall further the health, safety and welfare of the City and its residents by, among other things: (i) requiring development of the Property in a manner consistent with the applicable rules, regulations and policies of the City; (ii) providing for the dedication of infrastructure improvements to be completed as set forth herein and/or as consistent with current State or City regulations; and (iii) preserving the natural beauty and view of the surrounding environment through agreed upon construction materials and building height limitations. The City is entering into and approving this Agreement pursuant to its authority under the Act and City ordinances, policies and regulations and has made certain determinations with respect to
the Property and, in the exercise of its legislative discretion, has elected to approve this Agreement as an agreement, compromise, and settlement as to the matters covered by this Agreement.

(2) Project Plans; Development Pursuant to this Agreement.
(a) Project Plans. The Project Plan previously approved for the Project, the Project Preliminary Plan as reflected in Exhibit B and the Final Plat to be approved, as well as any exhibits attached hereto (collectively the "Project Plans"), are integral parts of this Agreement. The City's approval of the Project is based upon the City's reliance that the Project will be developed in accordance with the standard and quality of improvements, unit densities, dedication of easements, roadways, and other improvements, as represented in the Project Plans and this Agreement.
(b) Development Guidelines. The following development guidelines shall be part of the Project Plans:

(i) Exterior materials shall only be stucco, stone, brick, exposed concrete or concrete block.
(ii) All exterior colors shall be in compliance with City Code;
(iii) No metal or vinyl siding shall be allowed, however metal detailing and accent may be on a case by case basis, i.e. copper, rusted steel patina.
(iv) All exterior lighting shall be in compliance with City Code.
(v) All fencing within or around the Project shall be constructed of colored masonry, rock, stucco, and/or exposed colored concrete throughout the Project; and
(vi) No metal roofing materials shall be allowed; however metal detailing and accent may be on a case by case basis. All other roofing material shall be in compliance with City Code.

(vii) Fire access / turnaround and fire hydrant shall be installed in compliance with the Fire Code adopted by Ivins City.

(c) Development. Upon execution of this Agreement by the City, the Developer is authorized to develop the Property as set forth in this Agreement and in accordance with the types, densities and intents of the land uses set forth in the Project Plans and this Agreement.

(3) Documentation Supporting Provisions Herein. If the City determines that any provision of this Agreement requires a separate (recordable or otherwise) document/agreement to protect or clarify the City's rights pursuant to the intent of the parties under this Agreement, both parties shall cooperate in preparing and completing such documents.

(4) Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power by Ivins City in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement.

(5) Subdivision Plat Approvals and Compliance with City Design and Construction Standards. Developer expressly acknowledges and agrees that nothing in this Development Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable requirements of Ivins City necessary for approval and recordation of subdivision plats for the Project, including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of Ivins City, including but not limited to, the Ivins City Subdivision Ordinance and Standards and Specifications for Design and Construction.

(6) Agreement to Run with the Land. This Agreement shall be recorded against the Property described in Exhibit "A" attached hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property. Additionally, Developer shall provide appropriate notes upon the Final Plat prior to recordation giving notice of the primary provisions of this Agreement.

(7) Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent signed by the Mayor with the approval of the City Council, which consent shall not be unreasonably withheld.

(8) Binding Effect. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto. However, in the event Developer fails to proceed in a timely fashion resulting in the revocation or loss of Final Plat or Preliminary Plan approvals for the Project, the City may terminate this Agreement and require a new Development Agreement as part of any future approval process.

(9) No Joint Venture, Partnership or Third-Party Rights. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the Developer and the City. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a

party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(10) Integration. This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

(11) Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

(12) Previous Agreements. Except as otherwise expressly provided herein, this Agreement is the exclusive agreement of the parties and replaces and supersedes all prior agreements between the parties pertaining to this Project.

(13) Moratoria. No City moratorium or other City ordinance, resolution, rule, or regulation (a "Moratorium Ordinance") enacted after the date of this Agreement that prohibits or regulates the erection, construction, reconstruction, or alteration of any building or structure, or affects the City's approval process for subdivisions in a manner inconsistent with the terms of this agreement, shall apply to or govern the development of the Property during the term of this Agreement unless the Moratorium Ordinance complies in all respects with applicable state law.

(14) Amendments. The Developer and the City agree to cooperate and pursue and amendments to this Agreement that are reasonably necessary to accomplish the goals expressed in this Agreement and the development of the Property in light of any changes in market conditions or development requirements. All amendments shall be in writing and shall be approved and signed by both the Developer and the City. Any amendment to this Agreement shall be recorded.

(15) Miscellaneous.

(a) Legal Fees. Should any party default in any of the covenants or agreements herein contained, that defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs, and expenses, including a reasonable attorney's fee, incurred on appeal and in bankruptcy proceedings.

(b) Survival. It is expressly agreed that the terms, covenants, and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

(c) Headings. The section and other headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

(d) Plat Notes. Primary provisions of this Agreement, as determined by the City, shall be included as notes on any Final Plat of the Project, as well as incorporated into the Project Restrictive Covenants documents.

IN WITNESS WHEREOF, the parties have executed this Development Agreement the day and year first above written.

**IVINS CITY:**

Chris Hart, Mayor

IVINS CITY Corporate Seal WASHINGTON COUNTY

Attest:

Kari Jimenez, Ivins City Recorder

STATE OF UTAH )
ss
COUNTY OF WASHINGTON )

On this 10th day of June, 2022, before me personally appeared CHRIS HART and KARI JIMENEZ whose identities are personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that they are respectively the Mayor and Recorder of **Ivins City**, and that the foregoing document was signed by them by authority, and they acknowledged before me that Ivins City executed the document and the document was the act of Ivins City for its stated purpose.

Notary Public

SHARON ALLEN
Notary Public
State Of Utah
My Commission Expires 01-15-2023
COMMISSION NO. 704082

**OWNER / DEVELOPER:**

SALLY JENSEN

Sally Jensen

STATE OF UTAH )
ss
COUNTY OF WASHINGTON )

On the 21st day of June, 2022, personally appeared before me SALLY JENSEN, whose identity is Personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that she is the Owner of the VISTA SUBDIVISION and that the foregoing document was signed by her by authority, and she acknowledged before me that she executed the document for its stated purpose.

Notary Public

SHARON ALLEN
Notary Public
State Of Utah
My Commission Expires 01-15-2023
COMMISSION NO. 704082

**EXHIBIT "A"** - LEGAL DESCRIPTION

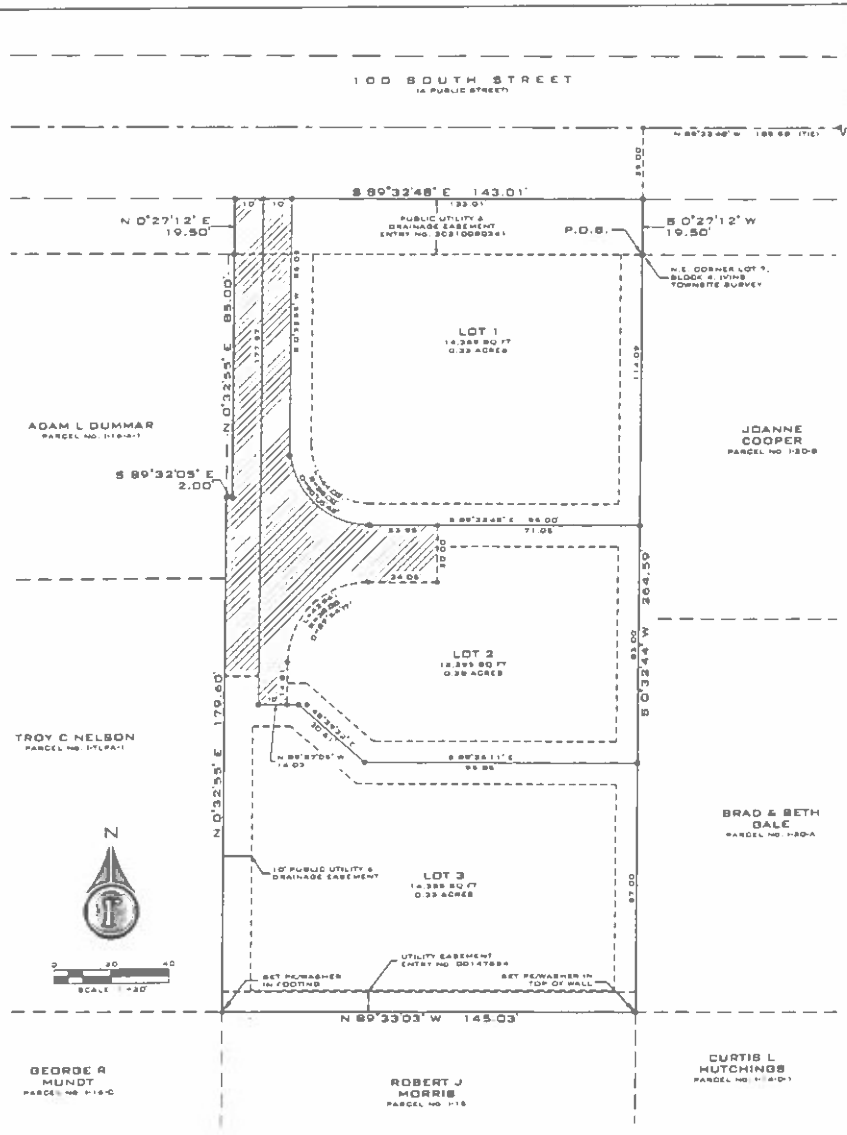
IVINS TOWN SURVEY BLK 4 (I) Lot: 7 LESS: BEG N COR COMN LOTS 6 & 7 BLK 4 ITS TH N89*16' E 2 FT ALG N LN LOT 7; TH S0*39' E 85 FT LN BEING PRL TO LN COMN LOTS 6 & 7; TH S89*16' W 2 FT TO LN COMN LOTS 6 & 7; TH N0*39' W 85 FT ALG L/L TO POB

ALSO: TOGETHER WITH THE FOLLOWING PARCEL, WHICH IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT: BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 4, PLAT "A" IVINS TOWNSITE SURVEY, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, AND RUNNING; THENCE NORTH 89°32'48" WEST 143.01 FEET ALONG THE NORTHERLY LINE OF SAID LOT 7;

THENCE NORTH 00°32'55" EAST 19.50 FEET TO THE SOUTHERLY LINE OF 100 SOUTH STREET; THENCE SOUTH 89°32'48" EAST 142.98 FEET ALONG THE SOUTHERLY LINE OF SAID 100 SOUTH STREET;

THENCE SOUTH 00°27'12" WEST 19.50 FEET TO THE POB.

CONTAINING 40,946.4 SQ FT OR .94 ACRES MORE OR LESS




## LEGEND

- FOUND SURVEY CONTROL MONUMENT - CLASS II
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- NOTHING SET OR FOUND
- SET CORNER - 5/8" X 30" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- SET PK NAIL AS NOTED
- EASEMENT FOR INGRESS & EGRESS

## 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 OWNERS HEREBY DEDICATE AND GRANT 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 OWNERS HEREBY WARRANT TO THE CITY OF IVINS, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND GRANTED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE STIPULATION 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 _____, 2023

SALLY JENSEN, A SINGLE WOMAN AND SALLY JENSEN, AS TRUSTEE OF THE SALLY JENSEN LIVING TRUST, U/A DATED JANUARY 31, 2012 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 (8) IF ABOVE INFORMATION IS FILLED IN)

## MORTGAGEE AND LENDER CONSENT TO RECORD:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR OUR MORTGAGE COMPANY (LENDER), 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, RESTRICTIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DEDICATIONS AND CONVEYANCES

POSITION (PRINT) _____

## GENERAL NOTES & RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ASEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE CONTAINED IN A REPORT DATED MARCH 28, 2023 PROJECT NO. 2232110. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND IS KEPT 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 REAR LOT LINES, OR AS OTHERWISE NOTED OR SHOWN ON THIS PLAT.

3. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 20.00 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 DIMENSIONS 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 STORM MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL LATERALS, SEWAGE 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 THE 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, SHANNON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938719, 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 DESIGNATIONS ARE CORRECT MONUMENTS SHALL 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 HEREAFTER KNOWN AS

VISTA SUBDIVISION

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

05-12-2023
DATE

SHANNON E. ANDERSON — CERTIFICATE NO. 4938719

## LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, 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 9;
THENCE NORTH 89°33'03" WEST 145.03 FEET ALONG THE SOUTHERLY LINE AND TO THE SOUTHWEST CORNER OF SAID LOT 9;
THENCE NORTH 00°32'55" EAST 179.60 FEET ALONG THE WESTERLY LINE OF SAID LOT 9
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°27'12" WEST 19.50 FEET TO THE POINT OF BEGINNING

CONTAINING 48,737 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 _____, (PRESIDENT) _____

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

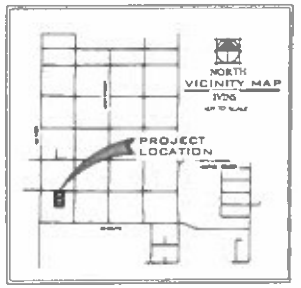
EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (8) IF ABOVE INFORMATION IS FILLED IN)

OWNER DEVELOPER
SALLY JENSEN
145 WEST 100 SOUTH
IVINS, UTAH 84738
435 668 2486

EXHIBIT "B"




# THE FINAL PLAT FOR
# VISTA SUBDIVISION

LOCATED IN N.W. QUARTER OF SECTION 6
T.43S., R.16W., SALT LAKE BASE & MERIDIAN
IVINS, WASHINGTON COUNTY, UTAH

ROSENBERG ASSOCIATES
CIVIL ENGINEERS + LAND SURVEYORS
[illegible] ROSENBERG.COM

| | | |
|---|---|---|
| SURVEY/PLAT | 05-12-2023 DATE | SDA DRAWN |
| JOB NUMBER 2090-B | 1" = 20' SCALE | BEA 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 THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL

WASHINGTON COUNTY TREASURER

**RECORDED NO.**

FEE

COUNTY RECORDER
WASHINGTON COUNTY, UTAH