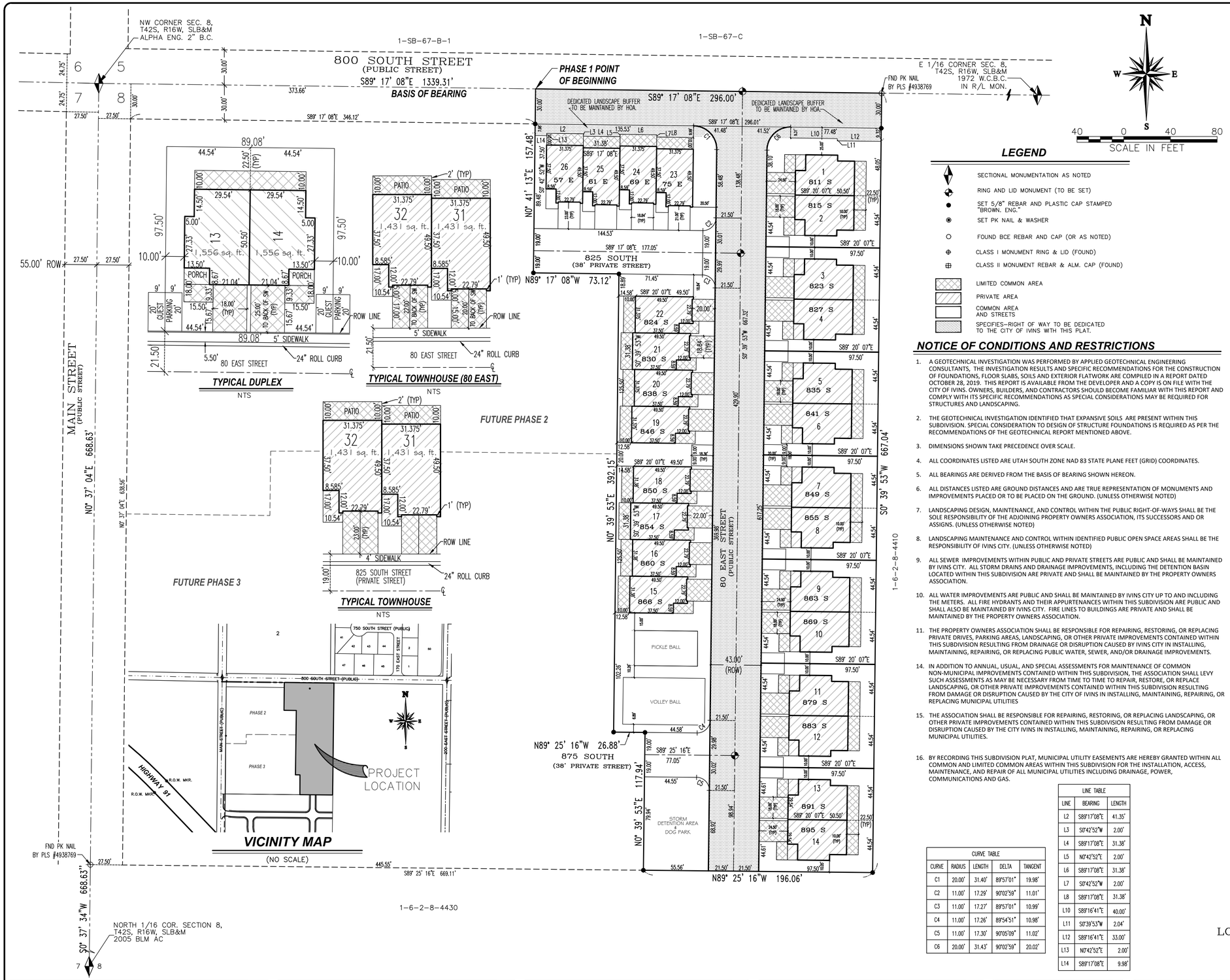


LEGEND

- SECTIONAL MONUMENTATION AS NOTED
- RING AND LID MONUMENT (TO BE SET)
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "BROWN. ENG."
- SET PK NAIL & WASHER
- FOUND BCE REBAR AND CAP (OR AS NOTED)
- CLASS I MONUMENT RING & LID (FOUND)
- CLASS II MONUMENT REBAR & ALM. CAP (FOUND)
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA AND STREETS
- SPECIFIES—RIGHT OF WAY TO BE DEDICATED TO THE CITY OF IVINS WITH THIS PLAT.

NOTICE OF CONDITIONS AND RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED OCTOBER 28, 2019. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF IVINS. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
2. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT EXPANSIVE 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. 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 OWNERS ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
8. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
9. ALL SEWER IMPROVEMENTS WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY. ALL STORM DRAINS AND DRAINAGE IMPROVEMENTS, INCLUDING THE DETENTION BASIN LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
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.
14. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-MUNICIPAL IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF IVINS IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES
15. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY IVINS IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.
16. BY RECORDING THIS SUBDIVISION PLAT, MUNICIPAL UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL MUNICIPAL UTILITIES INCLUDING DRAINAGE, POWER, COMMUNICATIONS AND GAS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.40'	89°57'01"	19.98'
C2	11.00'	17.29'	90°02'59"	11.01'
C3	11.00'	17.27'	89°57'01"	10.99'
C4	11.00'	17.26'	89°54'51"	10.98'
C5	11.00'	17.30'	90°05'09"	11.02'
C6	20.00'	31.43'	90°02'59"	20.02'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S89°17'08"E	41.35'
L3	S0°42'52"W	2.00'
L4	S89°17'08"E	31.38'
L5	N0°42'52"E	2.00'
L6	S89°17'08"E	31.38'
L7	S0°42'52"W	2.00'
L8	S89°17'08"E	31.38'
L10	S89°16'41"E	40.00'
L11	S0°39'53"W	2.04'
L12	S89°16'41"E	33.00'
L13	N0°42'52"E	2.00'
L14	S89°17'08"E	9.98'

SURVEYOR'S CERTIFICATE

I, MARC L. BROWN, REGISTERED UTAH LAND SURVEYOR, NO. 170223, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY AND HAVE SUBDIVIDED THE SAME INTO LOTS, PRIVATE AND PUBLIC STREETS, EASEMENTS, AND COMMON AND LIMITED COMMON AREAS TO HEREAFTER BE KNOWN AS:

"THE CROSSINGS AT RED DESERT – PHASE 1"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO PUBLIC AND PRIVATE STREETS, LOTS, EASEMENTS, COMMON OR LIMITED COMMON AREAS, AND FURTHER THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MARC BROWN
PLS # 170223

PROFESSIONAL LAND SURVEYOR — MARC L. BROWN — 170223 — 4-27-23 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S89°17'08"E 373.66 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°17'08"E 296.00 FEET; THENCE S00°39'53"W 667.04 FEET; THENCE N89°25'16"W 196.06 FEET; THENCE N00°39'53"E 117.94 FEET; THENCE N89°25'16"W 26.88 FEET; THENCE N00°39'53"E 392.15 FEET; THENCE N89°17'08"W 73.12 FEET; THENCE N00°41'13"E 157.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.6033 acres

OWNERS DEDICATION

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

THE CROSSINGS AT RED DESERT – PHASE 1

DOES HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT. IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO THE SAID PLANNED UNIT DEVELOPMENT DATED _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO IVINS CITY, EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL UTILITIES. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO IVINS CITY AND IT'S SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS.

V.E. MANAGEMENT L.L.C.

JAMES WILSON – MANAGER

69 INVESTMENTS L.L.C.

JAMES WILSON – MANAGER

L.L.C. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____,PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, JAMES WILSON, WHO BEING DULY SWORN DID SAY THAT HE IS MANAGER OF V.E. MANAGEMENT LLC.. AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF V.E. MANAGEMENT LLC, AND THEY ACKNOWLEDGED BEFORE ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

L.L.C. ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____,PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, JAMES WILSON, WHO BEING DULY SWORN DID SAY THAT HE IS MANAGER OF 69 INVESTMENTS LLC.. AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF V.E. MANAGEMENT LLC, AND THEY ACKNOWLEDGED BEFORE ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

THE CROSSINGS AT RED DESERT PHASE 1

A PLANNED DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
IVINS, UTAH

PLANNING COMMISSION APPROVAL

ON THIS THE _____ DAY OF _____, A.D. 2023, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "THE CROSSINGS AT RED MOUNTAIN PHASE 1" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING COMMISSION ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

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

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 THE INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER
IVINS CITY

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM THIS _____ DAY OF _____, 2023.

CITY ATTORNEY
IVINS CITY

APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS, UTAH

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY APPROVAL FOR THE CROSSINGS AT RED DESERT PHASE 1 SUBDIVISION ON THE_____ DAY OF _____, A.D. 2023,

ATTEST: CITY RECORDER, IVINS CITY
MAYOR, IVINS CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER CERTIFY ON THIS _____ DAY OF _____, A.D. 2023, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

BCE BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

CHECKED BY: M.L.B.
DRAWN BY: SWB
DATE: 3/29/23
SCALE: 1" = 40'
JOB NO. 22-07
SHEET NO. 1 OF 1

RECORDED NO.