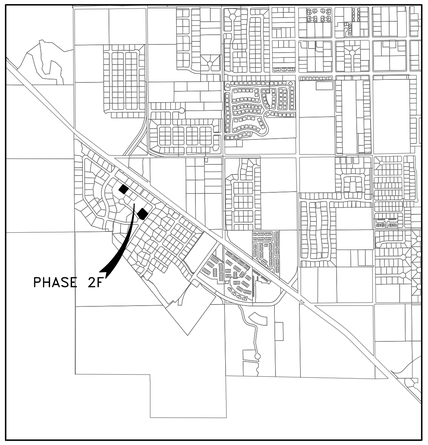


VICINITY MAP

NO SCALE

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 08-15-2015, PROJECT NO. 18334. 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 AND 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. 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 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 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.
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 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.
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 PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
16. IF THE DEVELOPER OR HOA CHOOSES TO EXERCISE THEIR RIGHT TO USE A PUBLIC UTILITY EASEMENT, USE MUST BE COORDINATED WITH IVINS CITY.

LLC ACKNOWLEDGEMENT

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

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME JOSH WESTBROOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF DIXIE EXCHANGE, LLC AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE DIXIE EXCHANGE, LLC.

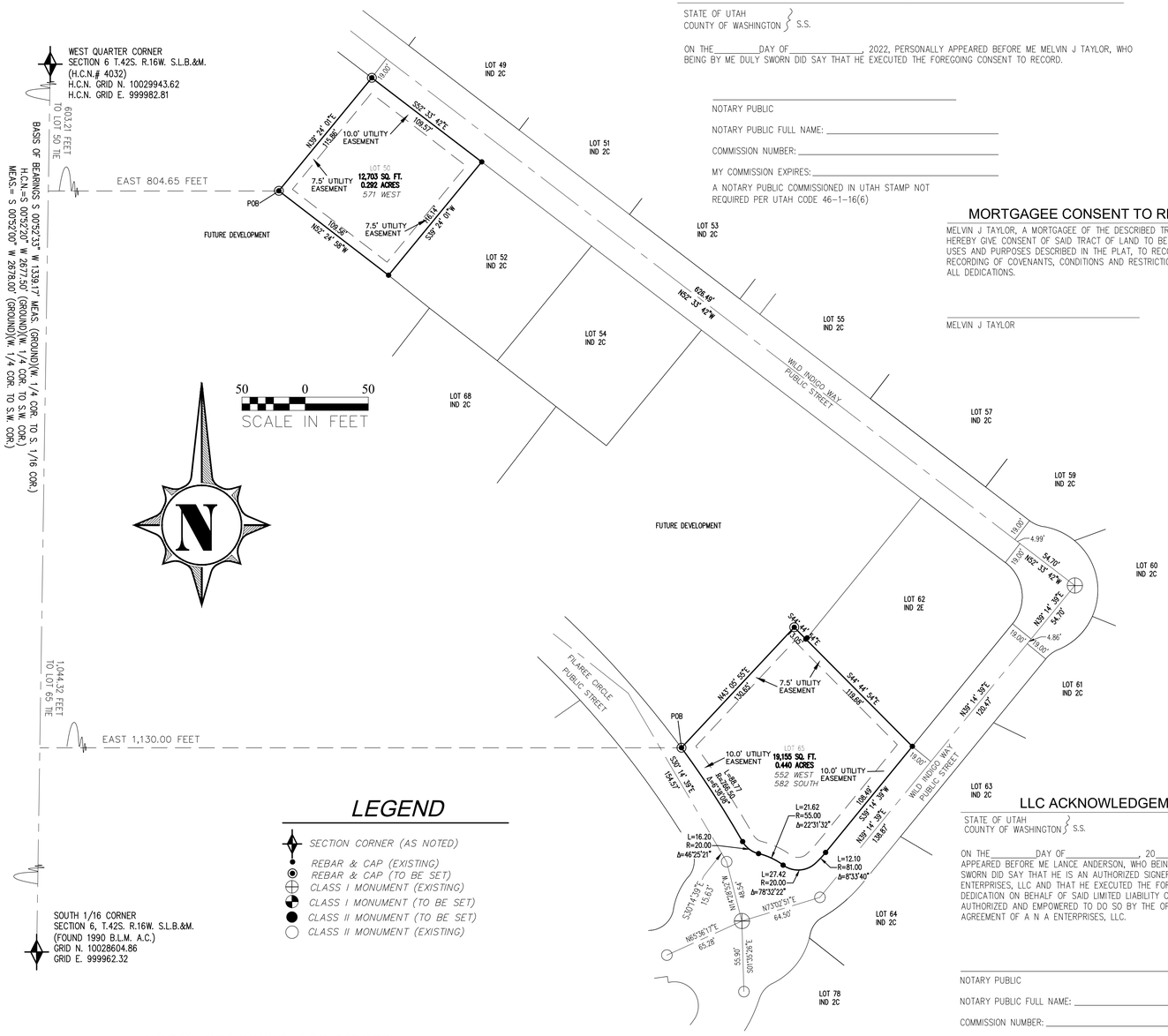
NOTARY PUBLIC

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)



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)
- CLASS II MONUMENT (EXISTING)

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR TEANCUM PROPERTIES, LLC, 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.

JOSH WESTBROOK
MANAGING MEMBER

INDIVIDUAL ACKNOWLEDGEMENT

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

ON THE_____DAY OF_____, 2022, PERSONALLY APPEARED BEFORE ME MELVIN J TAYLOR, WHO BEING BY ME DULY SWORN DID SAY THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD.

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:

MELVIN J TAYLOR, 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.

MELVIN J TAYLOR

LLC 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 AN AUTHORIZED SIGNER OF A N A ENTERPRISES, LLC AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF A N A ENTERPRISES, LLC.

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)

SURVEYOR'S CERTIFICATE

I , MICHAEL W. PURDY , DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 334571 IN ACCORDANCE WITH TITLE 58 CHAPTER 22 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH . I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS;

"INDIGO TRAILS PHASE 2-F"

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

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH
01-17-2024

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION OF INDIGO PHASE 2-F

LOT 50

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 603.21 FEET ALONG THE SECTION LINE AND EAST 804.65 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING NORTH 39°24'01" EAST 115.86 FEET; THENCE SOUTH 52°33'42" EAST 109.57 FEET; THENCE SOUTH 39°24'01" WEST 116.14 FEET; THENCE NORTH 52°24'58" WEST 109.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.292 ACRES, MORE OR LESS

LOT 65

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 1,044.32 FEET ALONG THE SECTION LINE AND EAST 1,130.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING NORTH 43°05'55" EAST 130.65 FEET; THENCE SOUTH 44°44'54" EAST 13.05 FEET; THENCE SOUTH 44°44'54" EAST 119.68 FEET; THENCE SOUTH 39°14'39" WEST 108.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°33'40", HAVING A RADIUS OF 81.00 FEET (RADIUS POINT BEARS NORTH 50°45'21" WEST), AND WHOSE CHORD BEARS SOUTH 43°31'29" WEST 12.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 12.10 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78°32'22", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 42°11'41" WEST), AND WHOSE CHORD BEARS SOUTH 87°04'30" WEST 25.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 27.42 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°31'32", HAVING A RADIUS OF 55.00 FEET (RADIUS POINT BEARS SOUTH 36°20'41" WEST), AND WHOSE CHORD BEARS NORTH 64°55'04" WEST 21.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.62 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°25'21", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 13°49'10" EAST), AND WHOSE CHORD BEARS NORTH 52°58'10" WEST 15.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 16.20 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°38'08", HAVING A RADIUS OF 766.50 FEET (RADIUS POINT BEARS SOUTH 60°14'30" WEST), AND WHOSE CHORD BEARS NORTH 33°04'34" WEST 88.72 FEET; THENCE ALONG THE ARC OF SAID CURVE 88.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.440 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 ROADS TO BE HEREAFTER KNOWN AS:

"INDIGO TRAILS PHASE 2-F"

FOR GOOD AND VALUABLE CONSIDERATIONS DOES 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 PUBLIC EASEMENTS. ALL PUBLIC STREETS, LOTS AND PUBLIC EASEMENTS AREA AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. 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 APPLICABLE TO ENTRY NUMBER _____ . 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 RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 20__.

LANCE ANDERSON
A N A ENTERPRISES, LLC

OWNER:
A N A ENTERPRISES
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

INDIGO TRAILS PHASE 2-F

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "INDIGO TRAILS PHASE 2-F" ON THE_____ DAY OF_____ , A.D.____ ,	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.	ON THIS THE _____ DAY OF_____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "INDIGO TRAILS PHASE 2-F" 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.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	_____ DATE _____ CITY ENGINEER, IVINS, UTAH	_____ IVINS, UTAH, CITY ATTORNEY	ATTEST: _____ CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER