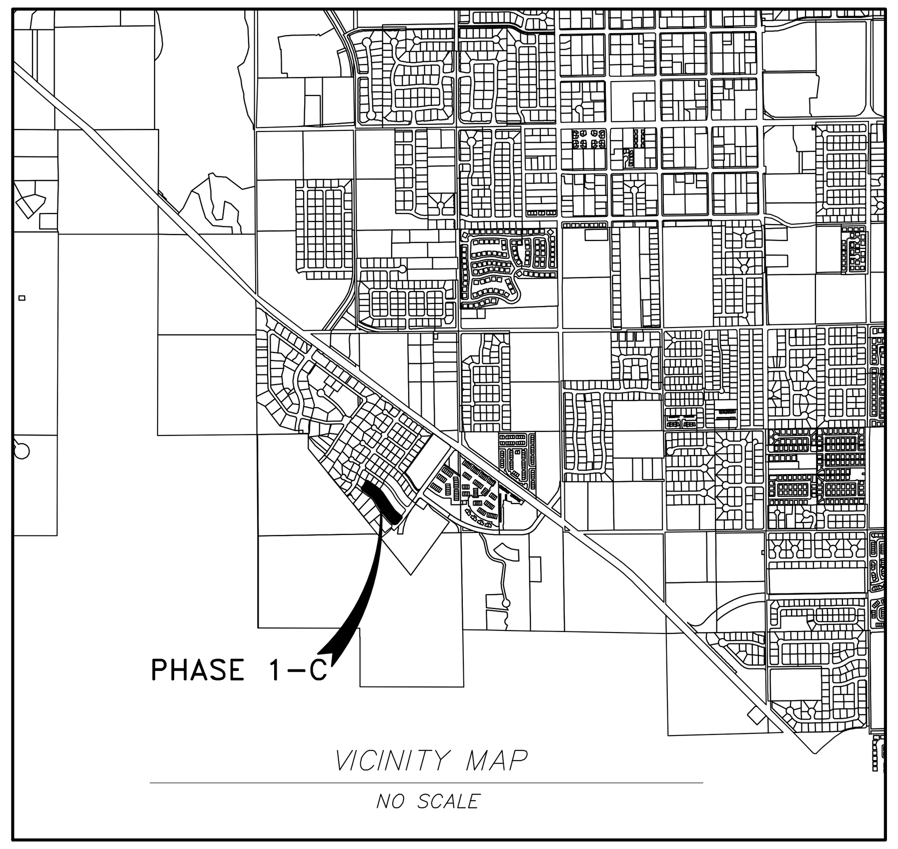
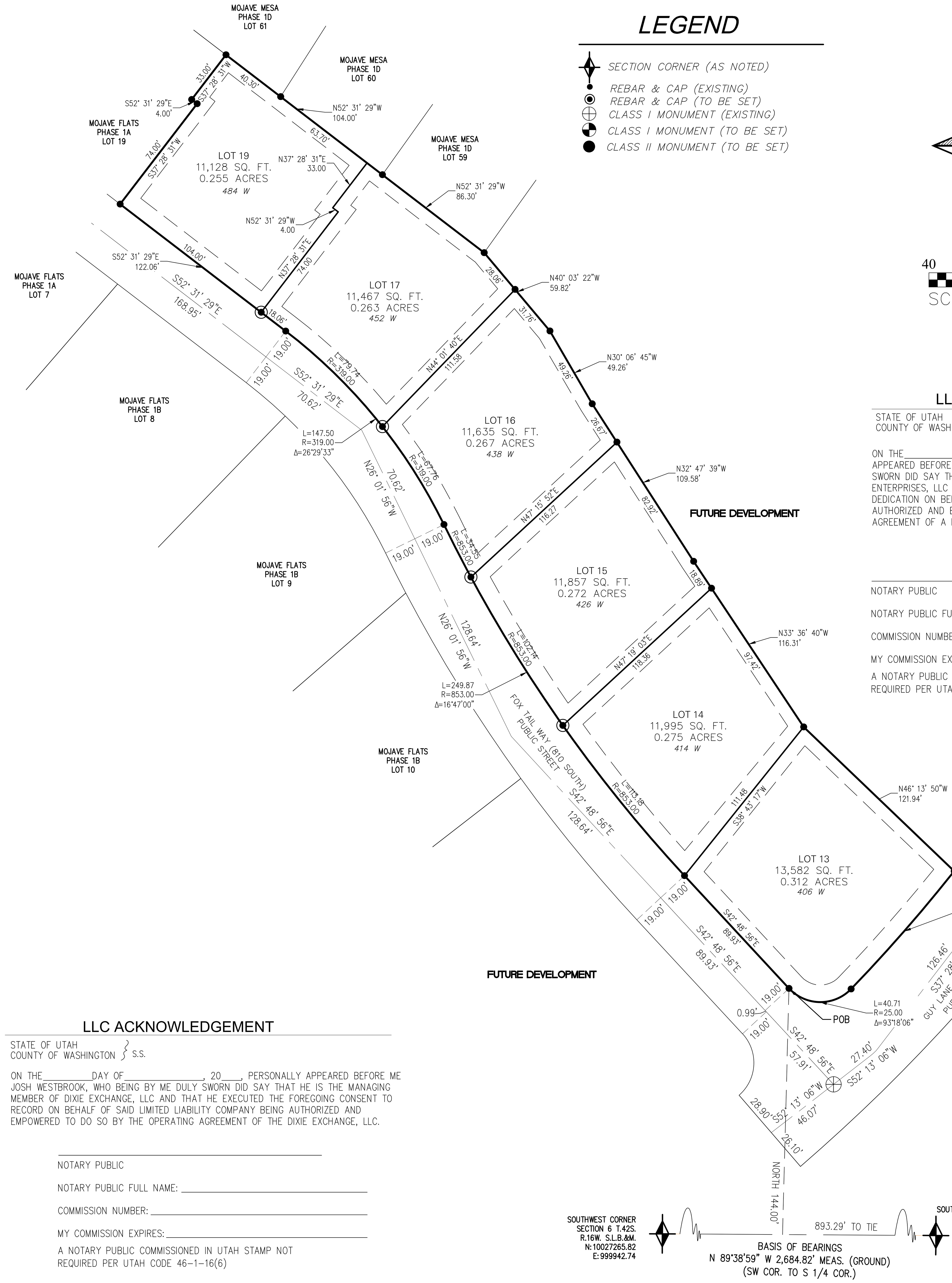


NOTES:

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 DATED AUGUST 2, 2021, PROJECT NO. 18628. 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 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL SIDE YARD LOT LINES HAVING A 5.0 FOOT SIDE YARD SETBACK, A 10.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE YARD LOT LINES HAVING A 10.0 FOOT SIDE YARD SETBACK AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
4. ALL LOTS ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS.
5. ALL LOTS ARE SUBJECT TO A 5 FOOT AND 10 FOOT (15 FEET BETWEEN STRUCTURES) SIDE YARD SETBACK, AND A 10 FOOT REAR YARD SETBACK, UNLESS OTHERWISE NOTED.
6. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
7. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
8. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
9. 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)
10. 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)
11. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
12. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
13. 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.
14. 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.
15. 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.
16. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.



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)

40 0 40
SCALE IN FEET

FUTURE DEVELOPMENT

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:

"MOJAVE FLATS PHASE 1-C"

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

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 893.29 FEET ALONG THE SECTION LINE AND NORTH 144.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 42°48'56" WEST 89.93 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°47'00", HAVING A RADIUS OF 853.00 FEET (RADIUS POINT BEARS NORTH 47°11'04" EAST), AND WHOSE CHORD BEARS NORTH 34°25'26" WEST 248.97 FEET; THENCE ALONG THE ARC OF SAID CURVE 249.87 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°29'33", HAVING A RADIUS OF 319.00 FEET (RADIUS POINT BEARS SOUTH 63°58'04" WEST), AND WHOSE CHORD BEARS NORTH 39°16'42" WEST 146.19 FEET; THENCE ALONG THE ARC OF SAID CURVE 147.50 FEET; THENCE NORTH 52°31'29" WEST 122.06 FEET; THENCE NORTH 37°28'31" EAST 74.00 FEET; THENCE NORTH 52°31'29" WEST 4.00 FEET; THENCE NORTH 37°28'31" EAST 33.00 FEET; THENCE SOUTH 52°31'29" EAST 104.00 FEET; THENCE SOUTH 52°31'29" EAST 86.30 FEET; THENCE SOUTH 40°03'22" EAST 59.82 FEET; THENCE SOUTH 30°06'45" EAST 49.26 FEET; THENCE SOUTH 32°47'39" EAST 109.58 FEET; THENCE SOUTH 33°36'40" EAST 116.31 FEET; THENCE SOUTH 46°13'50" EAST 121.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°23'04", HAVING A RADIUS OF 975.00 FEET (RADIUS POINT BEARS NORTH 51°30'07" WEST), AND WHOSE CHORD BEARS SOUTH 41°11'25" WEST 91.59 FEET; THENCE ALONG THE ARC OF SAID CURVE 91.63 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°18'06", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 46°07'03" WEST), AND WHOSE CHORD BEARS NORTH 89°27'59" WEST 36.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.645 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, PUBLIC STREETS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

"MOJAVE FLATS PHASE 1-C"

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. 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

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

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)

OWNER:
ANA ENTERPRISES
87 COYOTE GULCH COURT STE B
Ivins, UT 84738
435-668-7420

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

MOJAVE FLATS PHASE 1-C

A PLANNED RESIDENTIAL COMMUNITY

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

KUMA ENGINEERING

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "MOJAVE FLATS PHASE 1-C" ON THE DAY OF _______ , A.D.____ ,

ATTEST: ____________________ CITY RECORDER, IVINS, UTAH
____________________ MAYOR, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

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.

DATE ____________________ 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._______.

____________________ IVINS, UTAH, CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY IVINS CITY

ON THIS THE _____ DAY OF___________, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "MOJAVE FLATS PHASE 1-C" 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.

ATTEST: ____________________ CITY RECORDER, IVINS, UTAH
____________________ PLANNING COMMISSION CHAIRMAN, 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 OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

____________________ WASHINGTON COUNTY TREASURER

RECORDER ACCEPTANCE

____________________ WASHINGTON COUNTY RECORDER