GENERAL NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JUNE 17, 2022. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 20 FOOT SETBACK ALONG ALL PUBLIC STREETS, 8 AND 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.

3. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX AND DRAINAGE EASEMENT EXISTS ALONG THE FRONT AND 7.50 FEET ALONG SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT. ALL COMMON AREAS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF IVINS CITY TO REQUIRE THE OWNERS ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR OTHER COMMON AREAS WHEN WORK IS PERFORMED BY IVINS CITY THEREON.

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

5. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.

6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.

7. ALL DISTANCE 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 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.

9. ALL APPROVED WATER AND IRRIGATION 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.

10. 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 THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS. IVINS CITY WILL REPAIR, RESTORE, OR REPLACE PRIVATE STREETS WITHIN STREET RIGHT-OF-WAYS TO A SERVICE LEVEL NOT TO EXCEED PUBLIC STREET STANDARDS. IMPROVEMENTS BEYOND TYPICAL PUBLIC STREET STANDARDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.

11. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

12. TEMPORARY FIRE TURNAROUND TO REMAIN UNTIL APPROVED ALTERNATE IS AVAILABLE. NO BUILDING PERMIT WILL BE ISSUED FOR LOT 30 UNTIL THE TEMPORARY TURNAROUND IS VACATED OR RELEASED.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR STATE BANK OF SOUTHERN UTAH, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR 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 AND CONVEYANCES.

_____

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ___ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7) IF INFORMATION IS FILLED IN

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, CHRIS HART, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MAYOR OF IVINS CITY, A UTAH MUNICIPAL CORPORATION, AND THAT SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS CITY COUNCIL AND SHE DID ACKNOWLEDGE TO ME THAT THE MUNICIPAL CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7) IF INFORMATION IS FILLED IN

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, GIL ALMQUIST, CHAIRMAN OF THE WASHINGTON COUNTY COMMISSION, A COUNTY CORPORATION OF THE STATE OF UTAH, KNOWN TO ME TO BE THE PERSON SUBSCRIBING HIS NAME TO THE INSTRUMENT HEREON, AND ACKNOWLEDGED THAT HE DID SO FOR AND IN BEHALF OF SAID COUNTY, BEING DULY AUTHORIZED TO EXECUTE THE SAM BY THE WASHINGTON COUNTY COMMISSION.

_____
NOTARY PUBLIC

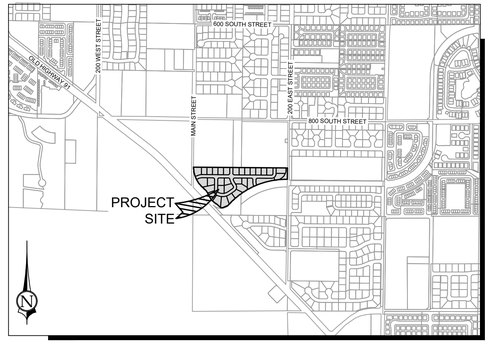
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7) IF INFORMATION IS FILLED IN



VICINITY MAP
SCALE: 1" = 1000'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING S 0°37'14" W 668.60 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, POINT BEING THE NORTH NORTH (N-N) 1/64 CORNER OF SAID SECTION 8 AND S 89°25'15" E 36.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, AND RUNNING THENCE S 89°25'15" E 1277.46 FEET ALONG THE NORTH NORTH (N-N) 1/64 LINE TO THE WEST RIGHT OF WAY LINE OF 200 EAST STREET; THENCE S 0°42'49" W 154.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE WESTERN CORRIDOR; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FORTY-NINE (49) COURSES, (1) N 89°39'42" W 11.83 FEET, TO THE POINT OF A 1055.50 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 135.15 FEET THROUGH A CENTRAL ANGLE OF 7°20'11", (3) THENCE S 6°59'53" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 6°59'53" E, (4) THENCE ALONG THE ARC OF SAID CURVE 26.86 FEET THROUGH A CENTRAL ANGLE OF 1°27'33", (5) THENCE N 8°27'26" W 1.00 FEET, TO A POINT ON A 1055.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 8°27'26" E, (6) THENCE ALONG THE ARC OF SAID CURVE 339.81 FEET THROUGH A CENTRAL ANGLE OF 18°26'46", (7) THENCE S 26°54'12" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 26°54'12" E, (8) THENCE ALONG THE ARC OF SAID CURVE 33.21 FEET, THROUGH A CENTRAL ANGLE OF 1°48'17", (9) THENCE N 28°42'12" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 28°42'29" E, (10) THENCE ALONG THE ARC OF SAID CURVE 39.03 FEET, THROUGH A CENTRAL ANGLE OF 2°06'59", (11) THENCE S 30°49'28" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 30°49'28" E, (12) THENCE ALONG THE ARC OF SAID CURVE 37.95 FEET, THROUGH A CENTRAL ANGLE OF 2°03'43", (13) THENCE N 32°53'11" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 32°53'11" E, (14) THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET, THROUGH A CENTRAL ANGLE OF 1°34'24", (15) THENCE S 34°27'35" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°27'35" E, (16) THENCE ALONG THE ARC OF SAID CURVE 37.77 FEET, THROUGH A CENTRAL ANGLE OF 2°03'08", (17) THENCE N 36°30'43" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 36°30'43" E, (18) THENCE ALONG THE ARC OF SAID CURVE 28.78 FEET, THROUGH A CENTRAL ANGLE OF 1°33'39", (19) THENCE S 38°04'23" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 38°04'23" E, (20) THENCE ALONG THE ARC OF SAID CURVE 34.98 FEET, THROUGH A CENTRAL ANGLE OF 1°54'01", (21) THENCE N 39°58'24" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°58'24" E, (22) THENCE ALONG THE ARC OF SAID CURVE 31.03 FEET, THROUGH A CENTRAL ANGLE OF 1°40'58", (23) THENCE S 41°39'22" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 41°39'22" E, (24) THENCE ALONG THE ARC OF SAID CURVE 26.97 FEET, THROUGH A CENTRAL ANGLE OF 1°27'56", (25) THENCE N 43°07'17" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 43°07'17" E, (26) THENCE ALONG THE ARC OF SAID CURVE 38.06 FEET, THROUGH A CENTRAL ANGLE OF 2°03'48", (27) THENCE S 45°11'05" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 45°11'05" E, (28) THENCE ALONG THE ARC OF SAID CURVE 25.97 FEET, THROUGH A CENTRAL ANGLE OF 1°24'40", (29) THENCE N 46°35'45" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°35'45" E, (30) THENCE ALONG THE ARC OF SAID CURVE 35.04 FEET, THROUGH A CENTRAL ANGLE OF 1°54'02", (31) THENCE S 65°20'47" W 32.79 FEET, (32) THENCE N 24°39'13" W 2.00 FEET, (33) THENCE S 66°40'49" W 33.33 FEET, (34) THENCE S 23°19'11" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 48.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°19'11" W; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET THROUGH A CENTRAL ANGLE OF 46°24'58"; THENCE N 23°05'47" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 46.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°05'47" E; THENCE ALONG THE ARC OF SAID CURVE 22.05 FEET THROUGH A CENTRAL ANGLE OF 27°10'22"; THENCE S 50°16'08" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 139.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 50°16'08" W; THENCE ALONG THE ARC OF SAID CURVE 35.80 FEET THROUGH A CENTRAL ANGLE OF 14°42'15"; THENCE N 35°33'53" E 2.00 FEET; THENCE N 54°26'07" W 24.79 FEET; THENCE S 35°33'53" W 2.00 FEET; THENCE N 54°26'07" W 24.79 FEET; THENCE N 35°33'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 35°33'53" E; THENCE ALONG THE ARC OF SAID CURVE 36.82 FEET THROUGH A CENTRAL ANGLE OF 10°01'20"; THENCE S 45°35'13" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 212.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 45°35'13" E; THENCE ALONG THE ARC OF SAID CURVE 34.06 FEET THROUGH A CENTRAL ANGLE OF 9°10'59"; THENCE N 54°46'12" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 54°46'12" E; THENCE ALONG THE ARC OF SAID CURVE 36.74 FEET THROUGH A CENTRAL ANGLE OF 9°59'58"; THENCE N 64°46'11" E 2.00 FEET; THENCE N 25°13'49" W 24.47 FEET; THENCE N 64°46'11" E 2.00 FEET, THENCE N 25°13'49" W 16.47 FEET, TO THE POINT OF A 189.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 9.86 FEET THROUGH A CENTRAL ANGLE 2°58'57"; THENCE S 61°47'14" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 187.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 61°47'14" W; THENCE ALONG THE ARC OF SAID CURVE 31.37 FEET THROUGH A CENTRAL ANGLE OF 9°35'04"; THENCE N 52°12'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 189.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 52°12'10" W; THENCE ALONG THE ARC OF SAID CURVE 28.69 FEET THROUGH A CENTRAL ANGLE OF 8°40'32"; THENCE S 43°31'38" W 2.00 FEET; THENCE N 46°28'22" W 25.41 FEET; THENCE N 43°31'38" E 2.00 FEET; THENCE N 46°28'22" W 34.41 FEET; THENCE S 43°31'44" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 43°31'44" E; THENCE ALONG THE ARC OF SAID CURVE 16.04 FEET THROUGH A CENTRAL ANGLE OF 2°32'09"; THENCE N 46°03'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 46°03'53" E; THENCE ALONG THE ARC OF SAID CURVE 35.02 FEET THROUGH A CENTRAL ANGLE OF 5°34'00"; THENCE S 51°37'53" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 51°37'53" E; THENCE ALONG THE ARC OF SAID CURVE 25.53 FEET THROUGH A CENTRAL ANGLE OF 3°59'17"; THENCE N 55°37'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 55°37'10" E; THENCE ALONG THE ARC OF SAID CURVE 24.75 FEET THROUGH A CENTRAL ANGLE OF 3°56'00"; THENCE S 59°33'10" W 1.00 FEET, TO THE POINT OF CURVATURE OF A 361.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 59°33'10" E; THENCE ALONG THE ARC OF SAID CURVE 88.25 FEET THROUGH A CENTRAL ANGLE OF 13°59'14"; THENCE N 73°32'24" E 1.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 73°32'24" E; THENCE ALONG THE ARC OF SAID CURVE 25.53 FEET THROUGH A CENTRAL ANGLE OF 4°03'25"; THENCE S 77°35'49" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 77°35'49" E; THENCE ALONG THE ARC OF SAID CURVE 22.20 FEET THROUGH A CENTRAL ANGLE OF 3°30'33"; THENCE N 81°06'22" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 81°06'22" E; THENCE ALONG THE ARC OF SAID CURVE 35.03 FEET THROUGH A CENTRAL ANGLE OF 5°34'01"; THENCE S 86°40'24" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 86°40'24" E; THENCE ALONG THE ARC OF SAID CURVE 24.82 FEET THROUGH A CENTRAL ANGLE OF 3°55'22", THENCE N 0°35'45" E 0.27 FEET, TO THE POINT OF BEGINNING.

CONTAINS 395,280 SQ FT OR 9.07 ACRES MORE OR LESS

JOHN G. AND ELLEN F. WHITE
1226 WEST 2440 SOUTH
SAINT GEORGE, UTAH 84770

PARCEL NO. I-6-2-8-4430

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

BLACK STONE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____
DATE

_____
TRAVIS W. SANDERS, PLS

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH

OWNER'S DEDICATION

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

BLACK STONE SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO 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 EASEMENTS. ALL LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, ____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____, AS _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

JOHN G. WHITE AND ELLEN F. WHITE
(HUSBAND AND WIFE, AS JOINT TENANTS)

_____ _____
JOHN G. WHITE ELLEN F. WHITE

IVINS CITY
(A UTAH MUNICIPAL CORPORATION)

_____
MAYOR, CHRIS HART

WASHINGTON COUNTY
(A UTAH CORPORATION)

_____ _____
GIL ALMQUIST, CHAIRMAN, COUNTY COMMISSION ATTEST: RYAN SULLIVAN, COUNTY CLERK/AUDITOR

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, JOHN G. WHITE AND ELLEN F. WHITE, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16(7) IF INFORMATION IS FILLED IN

BLACK STONE SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH

PLANNING COMMISSION APPROVAL
ON THIS THE ____DAY OF _____ A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRATED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

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

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 INFORMATION ON FILE IN THIS OFFICE.

_____
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. 20___.

_____
CITY ATTORNEY, IVINS, UTAH

APPROVAL AND ACCEPTANCE BY IVINS CITY
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE ABOVE SUBDIVISION ON THE _____ DAY OF _____, A.D. ___.

_____ _____
ATTEST: CITY RECORDER, IVINS, UTAH MAYOR, 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 OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

RECORDED No.

_____
WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

BLACK STONE SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 21266
DRAWN BY: PJW
DATE: 4-9-2024
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 30'

SHEET
1
OF
3

(BASIS OF BEARING)
S 89°17'14" E 1339.29'

NORTHWEST CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (FND ALPHA ENG. 2" BRASS CAP)

WEST 1/16TH CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (FND 1972 WASH. CO. BRASS CAP)

S 89°15'13" E 1338.40'

NORTH QUARTER CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (FND PK NAIL)

S 0°37'14" W 668.60'

CEDAR HURRICANE, LLC
PARCEL NO.
I-6-2-8-4440

69 INVESTMENTS, LLC
PARCEL NO.
I-6-2-8-445

DEBRA HAFEN
FRIENDS MATTER
TRUST
PARCEL NO.
I-6-2-8-4410

S 89°25'15" E 36.00'
N:110026523.93
E:11005353.71

POINT OF BEGINNING
NORTH NORTH CORNER
(1/64TH) OF SECTION 8

N 0°35'45" E 0.27'
N 86°40'24" E 2.00'
N 81°06'22" E 2.00'
S 77°35'49" W 2.00'
N 73°32'24" E 1.00'

MAIN STREET
(WIDTH VARIES)
(PUBLIC STREET)

SECTION LINE

1 11,151 S.F. 0.26 ACRES 11 EAST
2 7,503 S.F. 0.17 ACRES 25 EAST
3 7,500 S.F. 0.17 ACRES 33 EAST
4 7,500 S.F. 0.17 ACRES 49 EAST
5 7,500 S.F. 0.17 ACRES 61 EAST
6 8,414 S.F. 0.19 ACRES 73 EAST
7 8,414 S.F. 0.19 ACRES 91 EAST
8 7,500 S.F. 0.17 ACRES 103 EAST
9 7,500 S.F. 0.17 ACRES 115 EAST
10 7,500 S.F. 0.17 ACRES 123 EAST

914 SOUTH
917 SOUTH

DAFFODIL WAY
(43' PUBLIC STREET)

MORNING GLORY AVENUE
(930 SOUTH STREET)
(43' PUBLIC STREET)

S 89°25'15" E 1277.46'
S 89°25'15" E 187.31'
S 89°25'15" E 163.50'
S 89°25'15" E 274.04'

MON. 1
MON. 2
MON. 3

R=361.50'
L=88.25'
Δ=13°59'14"
CB=S 23°27'13" E
CD=88.03'

N:110026240.56
E:11005314.64

11 EAST 23 EAST 36 EAST 49 EAST 61 EAST 73 EAST 91 EAST 103 EAST 115 EAST 123 EAST

14 13,959 S.F. 0.32 ACRES
15 9,953 S.F. 0.23 ACRES
16 11,357 S.F. 0.26 ACRES
17 8,947 S.F. 0.21 ACRES
18 11,537 S.F. 0.26 ACRES
19 13,608 S.F. 0.31 ACRES
20 9,161 S.F. 0.21 ACRES
21 9,000 S.F. 0.21 ACRES
22 12,554 S.F. 0.29 ACRES
23 11,027 S.F. 0.25 ACRES
24 9,239 S.F. 0.21 ACRES
25 8,996 S.F. 0.21 ACRES
26 7,593 S.F. 0.17 ACRES
27 8,458 S.F. 0.19 ACRES
28 7,724 S.F. 0.18 ACRES
29 10,584 S.F. 0.24 ACRES

938 SOUTH
941 SOUTH
946 SOUTH
948 SOUTH
952 SOUTH
953 SOUTH
955 SOUTH
956 SOUTH
962 SOUTH
963 SOUTH
965 SOUTH
925 SOUTH
947 SOUTH

23 EAST 36 EAST 62 EAST 76 EAST 92 EAST 110 EAST 118 EAST

JOHN G & ELLEN F
WHITE
PARCEL NO.
I-6-2-8-4430

N 0°34'45" E 161.50'
N 0°34'45" E 113.15'
N 0°34'45" E 102.61'
N 0°34'45" E 107.39'
N 0°34'45" E 80.00'
N 0°34'45" E 157.24'
N 0°34'45" E 49.02'
N 0°34'45" E 25.10'

N 89°25'15" W 88.50'
N 89°25'15" W 85.94'
N 75°15'35" E 103.17'
N 78°31'43" E 168.13'
N 57°54'26" W 87.97'
N 70°51'04" E 99.49'
N 63°10'51" W 99.65'
N 85°22'46" E 81.82'
N 35°07'51" W 85.56'
N 18°07'20" W 156.85'
N 5°18'22" E 146.48'

SET 6.00' OFFSET ONLINE
SET 6.78' OFFSET ONLINE
SET 5.88' OFFSET ONLINE
SET 6.11' OFFSET ONLINE
SET 5.83' OFFSET ONLINE

MON. 4
MON. 5
MON. 6
MON. 7

IVINS CITY
PARCEL NO.
I-6-2-8-446

IVINS CITY
PARCEL NO.
I-6-2-8-447

IVINS CITY
PARCEL NO.
I-6-2-8-444

OLD HIGHWAY 91
(100' PUBLIC HIGHWAY)

LILY PLACE
(43' PUBLIC STREET)

SEE SHEET 3 OF 3

N:110025973.79
E:11005721.21

0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110026399.31	11005661.86
MON. 2	110026397.24	11005866.85
MON. 3	110026394.05	11006182.37
MON. 4	110026391.72	11006413.32
MON. 5	110026258.73	11005920.95
MON. 6	110026170.84	11005835.00
MON. 7	110026170.04	11005659.54

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.75' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EASEMENT LINE (10.0' ALONG LOT FRONTS UNLESS OTHERWISE NOTED)
- DETENTION BASIN DEDICATED TO IVINS CITY WITH THIS PLAT (13,998 SQ. FT. +/-)
- AREA TO BE DEDICATED AS RIGHT-OF-WAY EXCLUDING LOTS 1-31 (88,171 SQ. FT. +/-)
- TEMPORARY FIRE TURNAROUND

BLACK STONE SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

BLACK STONE SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

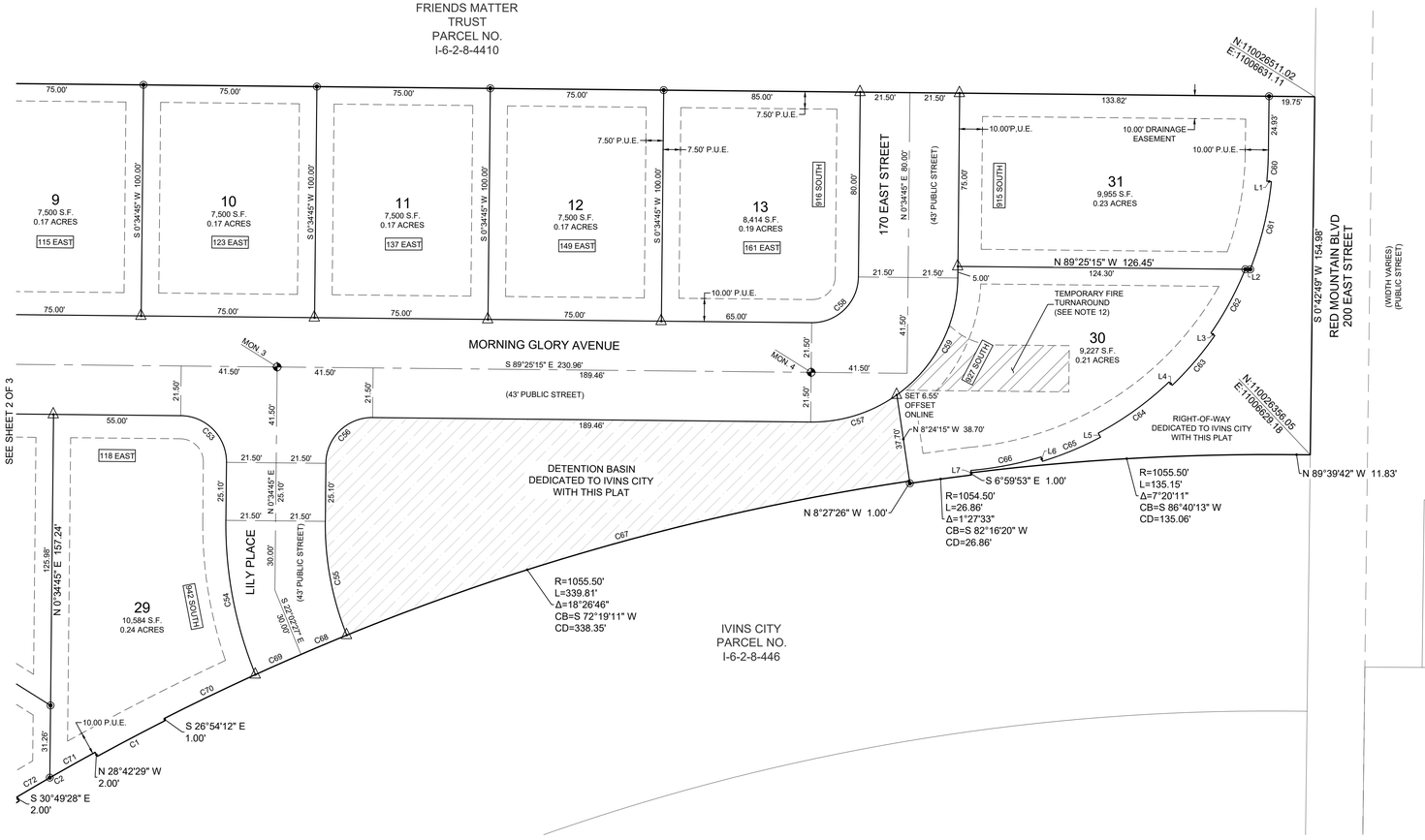
PROJ. #: 21266
DRAWN BY: PJW
DATE: 4-9-2024
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 30'

SHEET 2 OF 3

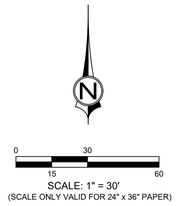
CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1054.50'	33.21'	1°48'17"	S 62°11'39" W	33.21'
C2	1056.50'	39.03'	2°06'59"	S 60°14'01" W	39.02'
C3	1054.50'	37.95'	2°03'43"	S 58°08'40" W	37.95'
C4	1056.50'	29.01'	1°34'24"	S 56°19'37" W	29.01'
C5	1054.50'	37.77'	2°03'08"	S 54°30'51" W	37.77'
C6	1056.50'	28.78'	1°33'39"	S 52°42'27" W	28.78'
C7	1054.50'	34.98'	1°54'01"	S 50°58'37" W	34.97'
C8	1056.50'	31.03'	1°40'58"	S 49°11'07" W	31.03'
C9	1054.50'	26.97'	1°27'56"	S 47°36'41" W	26.97'
C10	1056.50'	38.05'	2°03'48"	S 45°50'49" W	38.05'
C11	1054.50'	25.97'	1°24'40"	S 44°06'35" W	25.97'
C12	1056.50'	35.04'	1°54'02"	S 42°27'14" W	35.04'
C13	46.50'	22.05'	27°10'22"	S 53°19'03" E	21.85'
C14	210.50'	36.82'	10°01'20"	S 49°25'27" E	36.77'
C15	189.50'	9.86'	2°58'57"	N 26°43'18" W	9.86'
C16	189.50'	28.69'	8°40'32"	N 42°08'06" W	28.67'
C17	362.50'	16.04'	2°32'09"	S 45°12'12" E	16.04'
C18	360.50'	35.02'	5°34'00"	S 41°09'07" E	35.01'
C19	362.50'	25.23'	3°59'17"	S 36°22'29" E	25.23'
C20	360.50'	24.75'	3°56'00"	S 32°24'50" E	24.74'
C21	360.50'	25.53'	4°03'25"	S 14°25'53" E	25.52'
C22	362.50'	22.20'	3°30'33"	S 10°38'54" E	22.20'
C23	360.50'	35.03'	5°34'01"	S 6°06'37" E	35.01'
C24	362.50'	24.82'	3°55'22"	S 1°21'55" E	24.81'
C25	20.00'	34.73'	99°28'50"	S 66°05'36" E	30.52'
C27	361.50'	43.50'	6°53'38"	S 19°54'25" E	43.47'
C28	361.50'	44.75'	7°05'36"	S 26°54'02" E	44.73'
C30	20.00'	32.39'	92°47'22"	S 15°56'25" W	28.96'
C31	171.50'	64.85'	21°39'59"	S 74°59'59" W	64.47'
C32	171.50'	14.21'	4°44'47"	S 88°12'22" W	14.20'
C33	128.50'	63.34'	28°14'39"	S 76°27'25" W	62.71'
C34	20.00'	31.42'	90°00'00"	N 44°25'15" W	28.28'
C35	63.00'	62.05'	56°25'48"	S 27°38'09" E	59.57'
C36	63.00'	9.08'	8°15'34"	S 59°58'50" E	9.07'
C37	171.50'	61.61'	20°35'02"	S 74°24'07" E	61.28'
C38	171.50'	69.83'	23°19'42"	N 83°38'31" E	69.35'
C39	171.50'	51.21'	17°06'31"	N 63°25'24" E	51.02'
C40	63.00'	30.84'	28°03'00"	N 40°50'39" E	30.54'
C41	63.00'	64.00'	58°12'23"	N 2°17'03" W	61.28'
C42	128.50'	28.93'	12°54'01"	S 24°56'14" E	28.87'
C43	20.00'	38.07'	109°03'58"	S 36°02'46" W	32.58'
C44	20.00'	27.69'	79°20'03"	N 49°45'14" W	25.53'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C45	171.50'	63.76'	21°18'03"	S 20°44'13" E	63.39'
C46	20.00'	30.11'	86°15'24"	N 11°44'27" E	27.35'
C47	128.50'	57.86'	25°47'57"	N 67°46'08" E	57.37'
C48	128.50'	78.99'	35°13'17"	S 81°43'15" E	77.75'
C49	20.00'	22.58'	64°41'21"	S 31°45'56" E	21.40'
C50	20.00'	31.42'	90°00'00"	S 45°34'45" W	28.28'
C51	20.00'	31.42'	90°00'00"	N 45°34'45" E	28.28'
C52	20.00'	31.42'	90°00'00"	S 44°25'15" E	28.28'
C53	20.00'	31.42'	90°00'00"	N 44°25'15" W	28.28'
C54	171.50'	68.42'	22°51'30"	S 10°51'00" E	67.97'
C55	128.50'	50.46'	22°29'51"	S 10°40'11" E	50.13'
C56	20.00'	31.42'	90°00'00"	S 45°34'45" W	28.28'
C57	63.00'	39.72'	36°07'38"	N 72°30'56" E	39.07'
C58	20.00'	31.42'	90°00'00"	N 45°34'45" E	28.28'
C59	63.00'	59.24'	53°52'22"	N 27°30'56" E	57.08'
C60	139.00'	11.89'	4°53'57"	N 3°09'48" E	11.88'
C61	141.00'	39.15'	15°54'32"	N 13°34'03" E	39.02'
C62	139.00'	31.39'	12°56'21"	N 28°18'26" E	31.32'
C63	141.00'	28.33'	11°30'44"	N 40°31'59" E	28.28'
C64	139.00'	37.89'	15°37'07"	N 54°05'55" E	37.77'
C65	141.00'	27.22'	11°03'43"	N 67°26'20" E	27.18'
C66	147.35'	30.99'	12°03'03"	N 79°05'48" E	30.93'
C67	1055.50'	252.98'	13°43'56"	S 74°40'36" W	252.37'
C68	1055.50'	21.50'	1°10'02"	S 67°13'37" W	21.50'
C69	1055.50'	21.51'	1°10'04"	S 66°03'34" W	21.51'
C70	1055.50'	43.82'	2°22'44"	S 64°17'10" W	43.82'
C71	1056.50'	22.43'	1°12'59"	S 60°41'02" W	22.43'
C72	1056.50'	16.60'	0°54'00"	S 59°37'32" W	16.60'
C73	1056.50'	18.35'	0°59'43"	S 56°36'57" W	18.35'
C74	1056.50'	10.66'	0°34'41"	S 55°49'45" W	10.66'
C75	1056.50'	16.26'	0°52'54"	S 49°35'09" W	16.26'
C76	1056.50'	14.77'	0°48'04"	S 48°44'40" W	14.77'
C77	1056.50'	8.70'	0°28'19"	S 43°10'05" W	8.70'
C78	1056.50'	26.34'	1°25'43"	S 42°13'04" W	26.34'
C79	46.50'	3.00'	3°41'50"	S 65°03'19" E	3.00'
C80	46.50'	19.05'	23°28'32"	S 51°28'08" E	18.92'
C81	210.50'	33.82'	9°12'20"	S 49°49'56" E	33.78'
C82	210.50'	3.00'	0°49'00"	S 44°49'16" E	3.00'
C83	187.50'	3.32'	1°00'52"	N 28°43'12" W	3.32'
C84	187.50'	28.05'	8°34'12"	N 33°30'44" W	28.02'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 84°23'13" W	2.00'
L2	S 89°25'15" E	2.14'
L3	N 55°13'23" W	2.00'
L4	S 43°42'39" E	2.00'
L5	N 28°05'32" W	2.00'
L6	S 17°01'49" E	2.00'
L7	N 6°59'53" W	2.00'
L8	S 71°38'49" W	3.53'



MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110026399.31	11005661.86
MON. 2	110026397.24	11005866.85
MON. 3	110026394.05	11006182.37
MON. 4	110026391.72	11006413.32
MON. 5	110026258.73	11005920.95
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MON. 7	110026170.04	11005659.54



SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

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BLACK STONE SUBDIVISION

LOCATED IN

NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH

1453 S. DIXIE DRIVE, SUITE 150
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CivilScience

BLACK STONE SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	21266
DRAWN BY:	PJW
DATE:	4-9-2024
CHECKED BY:	TWS
SCALE OF SHEET	
HOR SCALE:	1" = 30'

SHEET 3 OF 3