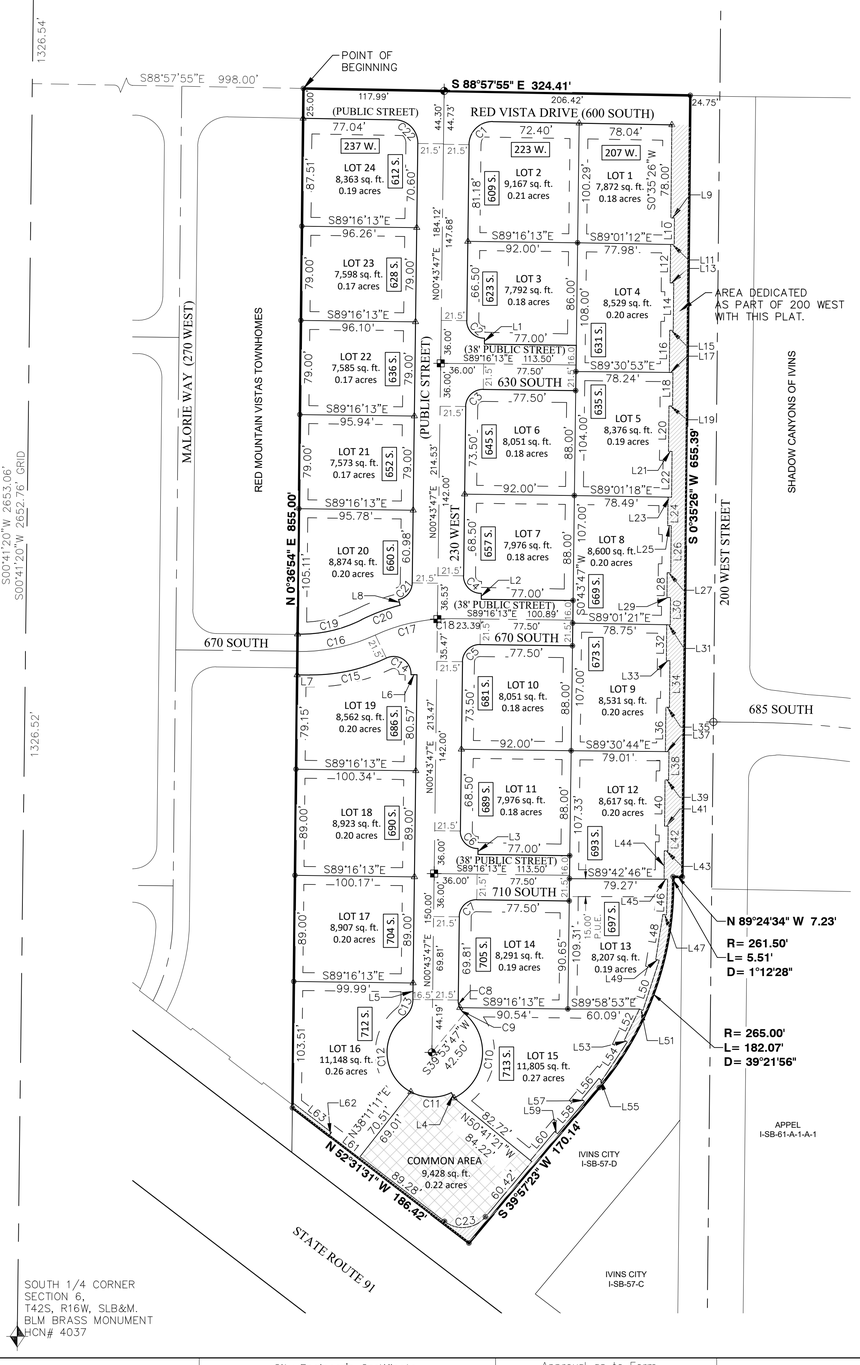
VISTA ESTATES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH



PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	30.73'	19.50'	90°18'18"	S45°52'56"W	27.65'
C2	23.28'	14.50'	91°58'34"	S45°15'30"E	20.86'
C3	22.78'	14.50'	90°00'00"	S45°43'47"W	20.51'
C4	23.28'	14.50'	91°58'34"	S45°15'30"E	20.86'
C5	22.78'	14.50'	90°00'00"	S45°43'47"W	20.51'
C6	23.28'	14.50'	91°58'34"	S45°15'30"E	20.86'
C7	22.78'	14.50'	90°00'00"	S45°43'47"W	20.51'
C8	6.56'	14.50'	25°55'49"	S12°14'08"E	6.51'
C9	6.30'	14.50'	24°54'11"	S37°39'08"E	6.25'
C10	84.68'	42.50'	114°09'22"	N6°58'28"E	71.35'
C11	35.26'	37.50'	53°52'19"	S88°55'18"E	33.97'
C12	74.32'	37.50'	113°32'55"	S5°12'41"E	62.74'
C13	17.30'	19.50'	50°50'00"	N26°08'47"E	16.74'
C14	29.77'	14.50'	117°36'53"	N56°06'06"W	24.81'
C15	66.33'	144.38'	26°19'23"	N77°33'23"E	65.75'
C16	67.29'	150.00'	25°42'06"	N78°05'35"E	66.72'
C17	54.10'	150.00'	20°39'50"	S75°34'27"W	53.81'
C18	12.63'	150.00'	4°49'25"	S88°19'04"W	12.62'
C19	55.29'	112.50'	28°09'28"	N77°29'35"E	54.73'
C20	34.85'	166.50'	11°59'33"	S69°24'37"W	34.79'
C21	19.44'	14.50'	76°49'31"	N39°08'32"E	18.02'
C22	30.53'	19.50'	89°41'42"	N44°07'04"W	27.50'
C23	38.19'	25.00'	87°31'06"	N83°42'56"E	34.58'

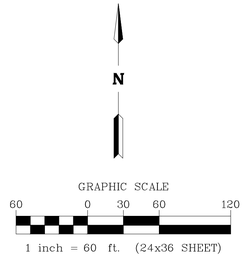
PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L1	5.01'	N0°43'47"E
L2	5.01'	N0°43'47"E
L3	5.01'	S0°43'47"W
L4	5.00'	S26°37'18"E
L5	13.86'	S0°43'47"W
L6	5.01'	S89°16'13"E
L7	10.71'	S89°19'34"E
L8	5.01'	S14°25'17"E
L9	3.00'	S89°24'34"E
L10	22.22'	S0°35'26"W
L11	3.00'	N89°24'34"W
L12	32.24'	S0°35'26"W
L13	3.00'	S89°24'34"E
L14	39.84'	S0°35'26"W
L15	3.00'	N89°24'34"W
L16	35.25'	S0°35'26"W
L17	3.00'	S89°24'34"E
L18	28.19'	S0°35'26"W
L19	3.00'	N89°24'34"W
L20	38.08'	S0°35'26"W
L21	3.00'	S89°24'34"E

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L22	38.40'	S0°35'26"W
L23	3.00'	N89°24'34"W
L24	23.87'	S0°35'26"W
L25	3.00'	S89°24'34"E
L26	39.53'	S0°35'26"W
L27	3.00'	N89°24'34"W
L28	20.72'	S0°35'26"W
L29	3.00'	S89°24'34"E
L30	22.88'	S0°35'26"W
L31	3.00'	N89°24'34"W
L32	30.13'	S0°35'26"W
L33	3.00'	S89°24'34"E
L34	39.14'	S0°35'26"W
L35	3.00'	N89°24'34"W
L36	37.06'	S0°35'26"W
L37	3.00'	S89°24'34"E
L38	23.84'	S0°35'26"W
L39	3.00'	N89°24'34"W
L40	38.71'	S0°35'26"W
L41	3.00'	S89°24'34"E
L42	20.72'	S0°35'26"W

PARCEL LINE DATA		
CURVE	LENGTH	DIRECTION
L43	3.00'	N89°24'34"W
L44	23.79'	S0°35'26"W
L45	3.00'	S89°24'34"E
L46	29.83'	S1°57'32"W
L47	3.00'	N85°11'30"W
L48	38.14'	S9°00'53"W
L49	3.00'	S76°46'44"E
L50	44.33'	S18°03'21"W
L51	3.00'	N67°06'35"W
L52	29.08'	S26°05'45"W
L53	3.00'	S60°41'55"E
L54	38.92'	S33°32'43"W
L55	3.00'	N52°12'40"W
L56	22.58'	S39°29'05"W
L57	3.00'	S50°02'36"E
L58	35.34'	S39°57'24"W
L59	3.00'	N50°02'37"W
L60	31.71'	S39°57'23"W
L61	31.27'	S52°31'31"E
L62	3.00'	S37°28'29"W
L63	41.12'	S52°31'31"E

GENERAL NOTES & RESTRICTIONS

1. 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 back lot lines, or as drawn or otherwise noted.
2. Setbacks on all lots are as follows unless otherwise noted: 20.00 foot front yard setback. 10.00 foot rear yard setback. 10.00/8.00 foot side yard setback (1 side setback may be reduced to 5' when 15' minimum is maintained between primary structures abutting reduced setback property line)
3. A Geotechnical investigation was performed by AGEC, inc. Project # 2220960, The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated June 9, 2022. 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.
4. All coordinates listed are Utah South Zone NAD 83 State Plane (Grid coordinates).
5. All distances listed are ground distances and are a true representation of monuments and improvements placed or to be placed on the ground. (unless otherwise noted).
6. Rebar & Cap marked Alpha Engineering PLS 174919, to be placed at all rear lot corner locations. Mag nails to be placed in the curb at an extension of the property line.
7. Dimensions shown take precedence over scale.
8. Landscape maintenance, and control along the westerly right of way line of 200 West Street shall be the responsibility of Vista Estates Ivins LLC
9. 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.
10. 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.
11. All approved water and irrigation improvements are public and shall be maintained by Ivins City 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. Fire lines to buildings are private and shall be maintained by the property owner.
12. The geotechnical investigation identified that collapsible, soils are present within this subdivision. Owners, builders, and contractors should review the geotechnical report mentioned above for special recommendations for the design and construction of structures and sites. Ivins city is not responsible for any damage to structures and sites as a result of shifting soils.



LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
- SPECIFIES SURVEY CONTROL MONUMENT FOUND (CLASS I, RING AND LID)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN CURB SET AT AN EXTENSION OF THE PROPERTY LINE).
- CENTERLINE
- COMMON AREA DEDICATED TO IVINS CITY WITH THIS PLAT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 00°41'20" WEST, BETWEEN THE CENTER 1/4 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, 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 DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

VISTA ESTATES SUBDIVISION

BOUNDARY DESCRIPTION

THE EAST ½ OF LOTS 2 AND 9, BLOCK 21, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°41'20" WEST 1326.54 FEET ALONG THE CENTER SECTION LINE; THENCE SOUTH 88°57'55" EAST 998.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF RED MOUNTAIN VISTAS TOWNHOMES AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20190004862, AND RUNNING THENCE SOUTH 88°57'55" EAST 324.41 FEET; THENCE SOUTH 00°35'26" WEST 655.39 FEET; THENCE NORTH 89°24'34" WEST 7.23 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 261.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 85°56'39" WEST; THENCE SOUTHERLY 5.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'28" AND A CHORD BEARING OF SOUTH 04°39'35" WEST 5.51 FEET; THENCE ALONG A LINE NON–TANGENT TO SAID CURVE, SOUTH 00°35'26" WEST, A DISTANCE OF 3.87 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 265.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 89°24'33" WEST; THENCE SOUTHERLY 182.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°21'56" AND A CHORD BEARING OF SOUTH 20°16'25" WEST 178.51 FEET; THENCE SOUTH 39°57'23" WEST 170.14 FEET; THENCE NORTH 52°31'31" WEST 186.42 FEET; THENCE NORTH 00°36'54" EAST 855.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 284,551 SQUARE FEET OR 6.53 ACRES, MORE OR LESS.

DATE

OWNER'S DEDICATION

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

VISTA ESTATES SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADS, COMMON AREA, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS. ALL LOTS, STREETS, COMMON AREA AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AND ALL DEDICATIONS AND CONVEYANCES MADE HEREIN ARE AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2024

BY: _____
SILVERADO GROUP, LLC
RICK A. SCADDEN, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2024, APPEARED BEFORE ME RICK A. SCADDEN, THE MANAGER OF SILVERADO GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46–1–16(6))

LOCATED IN IVINS CITY UTAH
IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

FINAL PLAT OF

VISTA ESTATES SUBDIVISION

1846–01 FINAL PLAT.DWG (AUGUST 2022)

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

City Engineer's Certificate

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of _____, A.D. 2024

City Engineer
Ivins City, Utah

Approval as to Form

Approved as to Form, this the ____ day of _____, A.D. 2024

City Attorney
Ivins City, Utah

Approval and Acceptance by Ivins City

On this ___ day of _____ A.D. 2024 The Planning Commission of Ivins City, Utah, Having reviewed the above VISTA ESTATES SUBDIVISION FINAL PLAT, 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 City

Planning Commission Chairman
Ivins City, Utah

City Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the VISTA ESTATES SUBDIVISION, on the ____ Day of _____ A.D. 2024

Attest: City Recorder
Ivins City

Mayor,
Ivins City, Utah

Treasurer Approval

I, Washington County Treasurer, certify on this ___ day of _____ A.D. 2024 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

WASHINGTON COUNTY RECORDER