

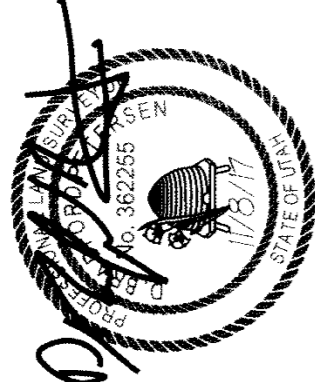
SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 862255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY HEREAFTER KNOWN AS:

CLIFFROSE - PHASE 3

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: **November 8, 2017**



LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE CLIFFROSE - PHASE 2 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89°06'57" WEST ALONG SAID SECTION LINE, A DISTANCE OF 798.870 FEET FROM THE CENTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 00°41'20" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE NORTH ONE QUARTER CORNER AND THE SOUTH ONE QUARTER CORNER, LONG 100.000 FEET, BEARING SOUTH 00°41'20" WEST ALONG SAID SECTION LINE, TO THE SOUTHERLY BOUNDARY LINE OF LOT 2, BLOCK 17, ST. GEORGE AND SANTA CLARA, BRIGGS TO COMPANY SURVEY, A DISTANCE OF 259.214 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 08°21'33" EAST), THENCE ALONG THE ARC OF A 706.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°20'32", A DISTANCE OF 299.946 FEET TO THE SIXTEENTH SECTION LINE, THENCE NORTH 00°46'22" EAST, ALONG SAID SIXTEENTH SECTION LINE, A DISTANCE OF 570.095 FEET TO A POINT ON THE EXTENSION OF THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 89°11'15" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND LINE THEREON, A DISTANCE OF 524.902 FEET TO THE NORTHWEST CORNER OF SAID CLIFFROSE - PHASE 2 SUBDIVISION; THENCE (1) SOUTH 20°50'12" EAST 41.586 FEET; (2) SOUTH 80°41'20" WEST 315.374 FEET; (3) SOUTH 01°31'32" WEST 43.030 FEET; AND (4) SOUTH 00°41'20" WEST 168.430 FEET TO THE POINT OF BEGINNING. CONTAINS 349,414 SQ. FT. (8.021 ACRES).

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREINAFTER MENTIONED AS:

CLIFFROSE - PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF VINYS, UTAH, ALL PUBLIC STREETS, EASEMENTS, AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DEDICATES AND CONVEYS TO THE CITY OF VINYS 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 OF CLIFFROSE SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 25TH DAY OF NOVEMBER, 2014, AS DOCUMENT NO. 20140036049. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 8 DAY OF NOVEMBER, 2017.

DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THIS 8 DAY OF November, 2017, BEFORE ME Logan Blake, A NOTARY PUBLIC PERSONALLY APPEARED BRETT BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Logan Blake
MY COMMISSION EXPIRES: 5/1/2018
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

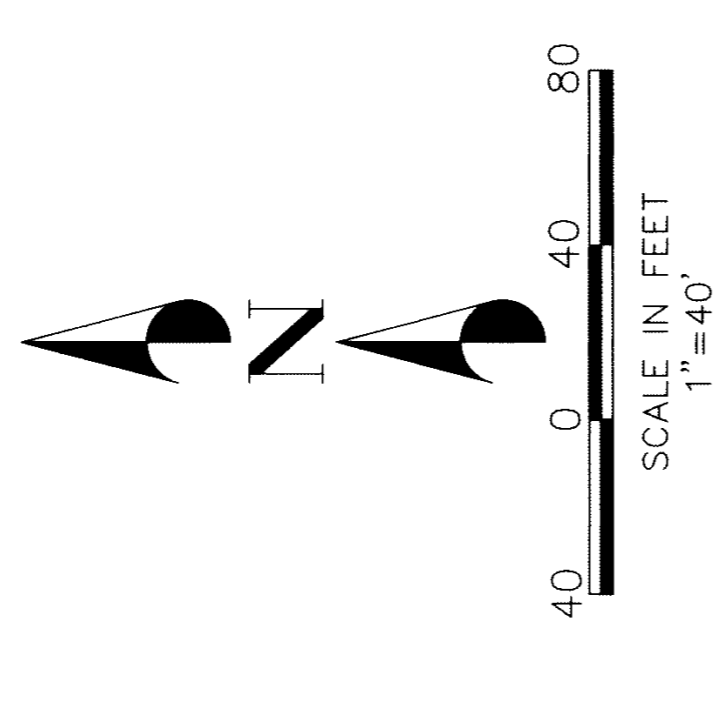
**Subdivision Final Plat for
CLIFFROSE - PHASE 3
Located in the Northwest Quarter of Section 6, Township 42
South, Range 16 West, SLB&M**

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By: 20180001728

WASHINGTON COUNTY RECORDER
FEES
Mayor, Ivins, Utah
Chris Vank

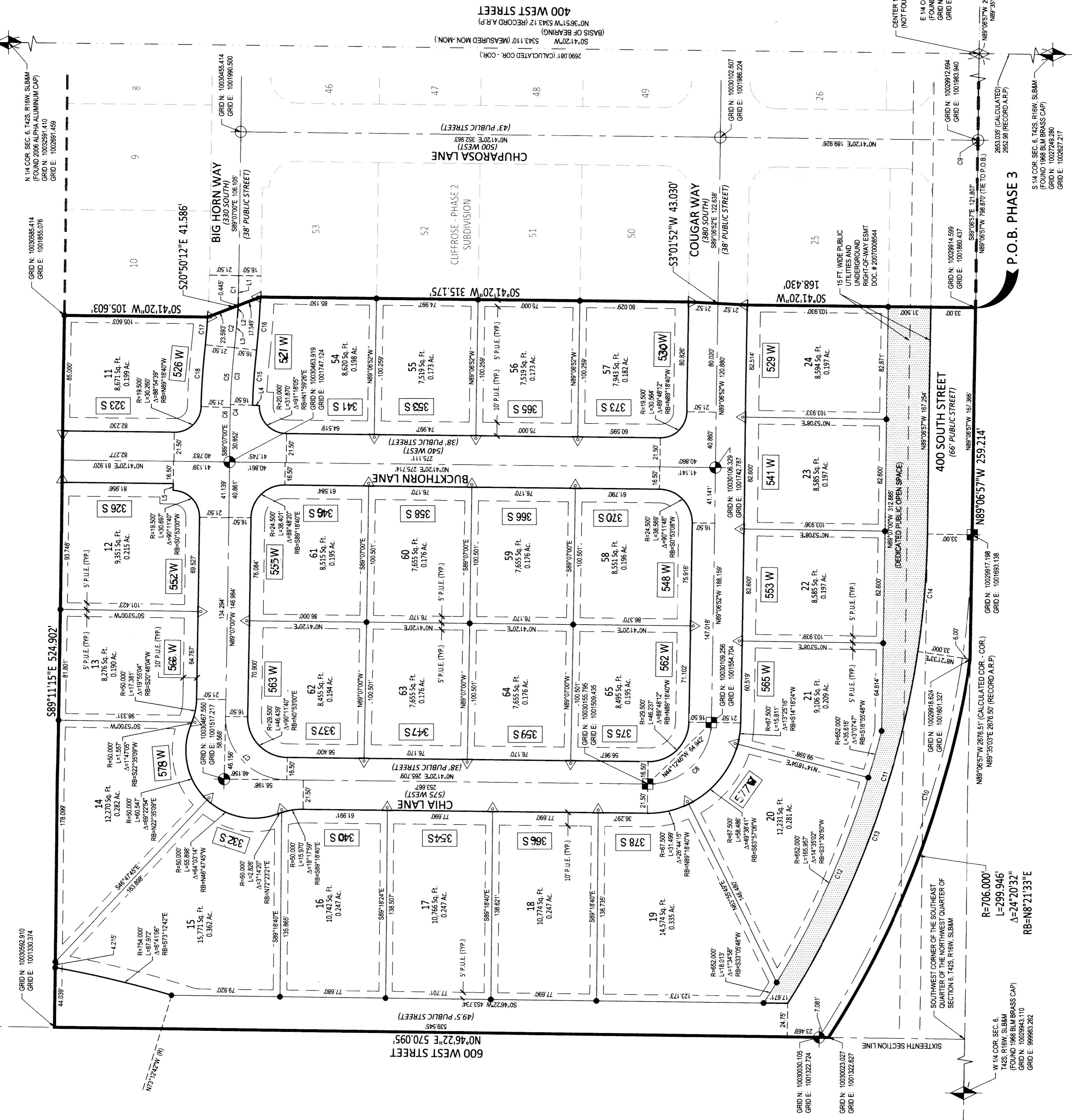
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	600.000	22.263	2°07'33"	S88°03'12"E	22.261
C2	600.000	31.187	2°58'10"	S85°32'27"E	31.087
C3	600.000	41.767	3°59'18"	N88°10'55"W	41.758
C4	600.000	11.582	1°06'25"	N88°12'47"W	11.582
C5	600.000	43.989	4°12'02"	N88°07'17"W	43.987
C6	600.000	9.370	0°53'41"	N88°40'09"W	9.370
C7	46.000	72.413	90°11'16"	S45°47'10"W	65.164
C8	46.000	72.099	89°48'12"	S44°12'46"E	64.842
C9	1500.000	1.711	0°03'25"	S89°08'55"E	1.711
C10	700.000	362.468	32°07'26"	S73°03'14"E	387.248
C11	667.000	365.549	31°24'03"	S73°24'55"E	390.891
C12	652.000	219.585	19°17'47"	S88°33'06"E	218.849
C13	667.000	278.528	23°55'37"	S89°40'44"E	276.569
C14	667.000	81.021	7°28'37"	S85°24'24"E	86.859
C15	565.500	40.618	3°59'18"	N88°10'55"W	40.617
C16	565.500	39.226	3°38'44"	S85°50'38"E	39.219
C17	575.500	20.444	2°07'29"	S85°10'27"E	20.443
C18	621.500	45.566	4°12'02"	N88°10'17"W	45.555



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°07'07"W	22.085
L2	N89°07'07"W	4.804
L3	N84°01'17"W	26.697
L4	N1°59'29"E	5.000
L5	S88°18'49"E	5.000



DEVELOPMENT SOLUTIONS GROUP, INC.
CITY ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 S. GEORGE ST., SUITE 200, VINYS, UTAH 84605
OFFICE (435) 628-2121 • FAX (435) 674-8553
WWW.DEVELOPMENTSOLUTIONS.COM

CITY COUNCIL APPROVAL
THE VINYS CITY COUNCIL OF VINYS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "CLIFFROSE - PHASE 3" SUBDIVISION ON THE 15 DAY OF May, A.D. 2017.

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AND ACCEPTANCE BY THE VINYS CITY
ON THIS 14th DAY OF April, A.D. 2017, THE PLANNING COMMISSION OF VINYS CITY, UTAH, HAVING REVIEWED THE ABOVE "CLIFFROSE - PHASE 3" SUBDIVISION, AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF VINYS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE VINYS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, HAVE REVIEWED THIS PLAT AND FEES DUE AND OWING ON A.D. 2017 THAT ALL TAXES ARE PAID AND FEES DUE AND OWING ON THIS SUBDIVISION HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY RECORDER
FEES
Mayor, Ivins, Utah
Chris Vank

WASHINGTON COUNTY RECORDER

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HAZLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH } s.s.
WASHINGTON COUNTY

ON THIS THE 14 DAY OF NOV, 2017, BEFORE ME Melanie Massey, A NOTARY PUBLIC, PERSONALLY APPEARED BARBARA G. HAZLE, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Melanie Massey
COMMISSION NUMBER: 14714
MY COMMISSION EXPIRES: 08-24-21
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)


NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC. DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.


DEVELOPMENT SOLUTIONS GROUP, INC.
BY: BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE 8 DAY OF November, 2017, BEFORE ME Logan Blanks, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Logan Blanks
COMMISSION NUMBER: 692040
MY COMMISSION EXPIRES: 08-01-2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)


NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, CACHE VALLEY BANK, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNERS CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: 
TITLE: Senior Vice President

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

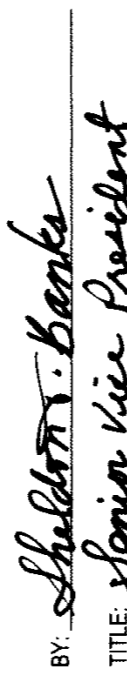
ON THIS THE 8 DAY OF NOVEMBER, 2017, BEFORE ME Kristen Cepanovic, A NOTARY PUBLIC, PERSONALLY APPEARED Sheldon Banks, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Kristen Cepanovic
COMMISSION NUMBER: 687121
MY COMMISSION EXPIRES: 8-12-2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)


NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, CACHE VALLEY BANK, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, AND TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: 
TITLE: Senior Vice President

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS THE 8 DAY OF NOVEMBER, 2017, BEFORE ME Kristen Cepanovic, A NOTARY PUBLIC, PERSONALLY APPEARED Sheldon Banks, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Kristen Cepanovic
COMMISSION NUMBER: 687121
MY COMMISSION EXPIRES: 8-12-2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)


NOTARY PUBLIC

NOTES AND RESTRICTIONS

- ALL LOTS SHOWN HEREON ARE SUBJECT TO A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES; A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDE YARD LOT LINES HAVING A 5 FOOT SIDE YARD EASEMENT ON ALL SIDE YARD LOT LINES HAVING A 10 FOOT SIDE YARD SETBACK, AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
- REAR 8' CAP MARKED DSG PLS 362255 TO BE PLACED WITHIN PUBLIC RIGHT OF WAY. ALL OTHER CAPS TO BE PLACED ON THE SIDEWALK AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT PROPERTY CORNERS).
- SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 20 FOOT FRONT YARD SETBACK TO BE PLACED ON THE SIDEWALK AT A 2' EXTENSION OF PROPERTY LINE FROM THE FRONT PROPERTY CORNER LOCATION (SEE LEGEND FOR PLACEMENT OF FRONT STRUCTURES) SIDE YARD SETBACKS, AND A 10 FOOT REAR YARD SETBACK.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF THE PROPOSED DRIVEWAY AND DRIVEWAY DRIVEWAY FLATWORK ARE COMPILED IN A REPORT DATED APRIL 9, 2014. 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 RECOMMENDATIONS.
- DUE TO THE SOIL CONDITIONS IN THIS AREA, SPECIAL CONSIDERATION IS REQUIRED FOR LANDSCAPING AND STRUCTURES. REFER TO THE GEOTECHNICAL INVESTIGATION FOR SPECIFIC RECOMMENDATIONS.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
- 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)
- LANDSCAPE MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
- ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC RIGHT OF WAY 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.
- 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 UNLESS OTHERWISE NOTED.
- ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE 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.
- 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.

Subdivision Final Plat for
CLIFFROSE - PHASE 3
Located in the Northwest Quarter of Section 6, Township 42
South, Range 16 West, SLB&M



DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
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