GENERAL NOTES AND RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED DECEMBER 2, 2019, PROJECT NO. 19611. 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. 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.

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

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

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

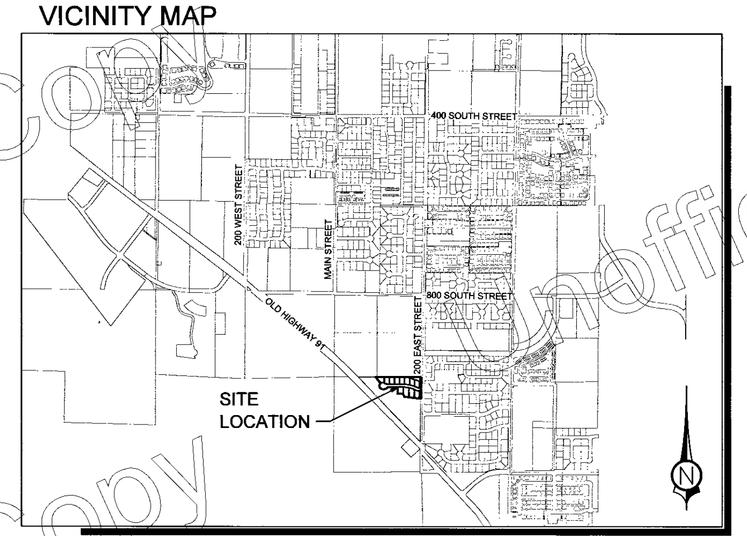
7. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

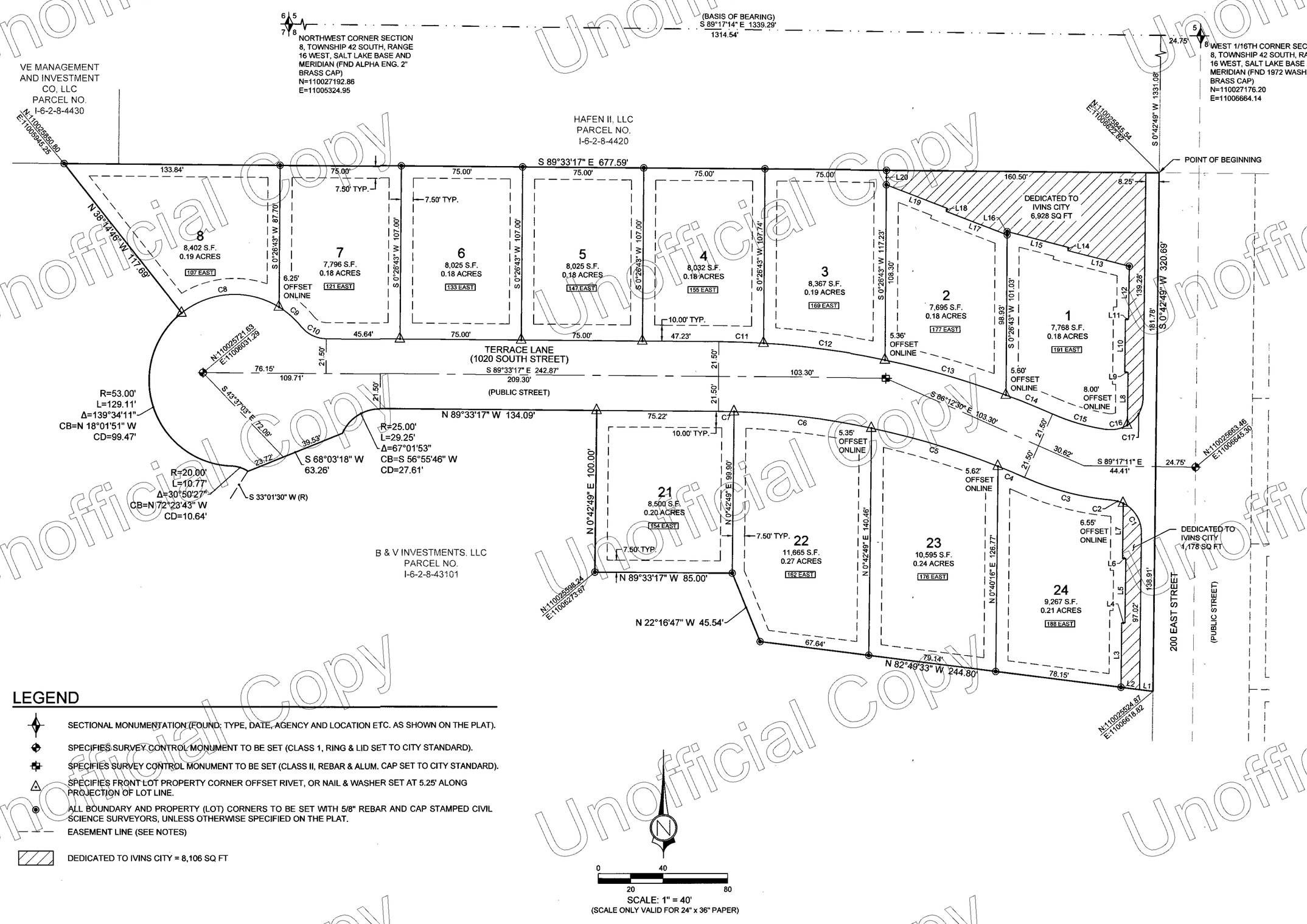
8. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)

9. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY. ALL SEWER AND DRAINAGE IMPROVEMENTS LOCATED WITHIN THE LOTS OF THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

10. ALL WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

VICINITY MAP





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 5.25' 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 (SEE NOTES)
- DEDICATED TO IVINS CITY = 8,106 SQ FT

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, COMMON SPACE AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

RED MOUNTAIN TERRACE PHASE 1

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

DATE May 19, 2021

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR — LAND SURVEYOR — No. 9481170 — TRAVIS W. SANDERS — 5-19-21 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING S 89°17'14" E 1314.54 FEET ALONG THE NORTH LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND S 0°42'49" W 1331.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, POINT BEING ON THE WEST RIGHT OF WAY OF 200 EAST STREET, AND RUNNING THENCE S 0°42'49" W 320.69 FEET ALONG SAID LINE; THENCE N 82°49'33" W 244.80 FEET; THENCE N 22°16'47" W 45.54 FEET; THENCE N 89°33'17" W 85.00 FEET; THENCE N 0°42'49" E 100.00 FEET; THENCE N 89°33'17" W 134.09 FEET, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 29.25 FEET THROUGH A CENTRAL ANGLE OF 67°01'53"; THENCE S 68°03'18" W 63.26 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 33°01'30" W; THENCE ALONG THE ARC OF SAID CURVE 10.77 FEET THROUGH A CENTRAL ANGLE OF 30°50'27"; THENCE N 72°23'43" W 10.64 FEET TO THE POINT OF A 53.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 129.11 FEET THROUGH A CENTRAL ANGLE OF 139°34'11"; THENCE N 38°14'46" W 117.68 FEET, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 8; THENCE S 89°33'17" E 677.59 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 146,850 SQ FT OR 3.37 ACRES MORE OR LESS

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, COMMON SPACE AND EASEMENTS TO HEREAFTER BE KNOWN AS:

RED MOUNTAIN TERRACE PHASE 1

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.

B & V INVESTMENTS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Washington S.S. }

ON THE 25th DAY OF May 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Brett Kee WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF B & V Investments LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF B & V Investments LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Sharon Allen
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

COMMISSION NUMBER: 704082
MY COMMISSION EXPIRES: 1/15/23

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 82°49'33" E	8.30'
L2	S 82°49'33" E	11.57'
L3	N 0°42'49" E	39.89'
L4	S 89°17'11" E	2.00'
L5	N 0°42'49" E	40.00'
L6	S 89°17'11" E	2.00'
L7	N 0°42'49" E	33.93'
L8	N 0°42'49" E	32.72'
L9	S 89°17'11" E	2.00'
L10	N 0°42'49" E	32.72'
L11	S 89°17'11" E	2.00'
L12	N 0°42'49" E	32.72'
L13	N 75°35'10" W	39.26'
L14	N 14°24'50" E	2.00'
L15	N 75°35'10" W	39.27'
L16	N 0°26'43" E	2.10'
L17	N 68°55'27" W	40.45'
L18	N 21°04'33" E	2.00'
L19	N 68°55'27" W	40.45'
L20	N 0°26'43" E	8.93'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.64'	20.00'	64°50'58"	N 31°42'39" W	21.45'
C2	7.27'	20.00'	20°49'11"	N 74°32'44" W	7.23'
C3	55.11'	171.50'	18°24'49"	S 75°34'55" E	55.86'
C4	17.75'	478.50'	2°07'44"	N 67°16'22" W	17.78'
C5	81.83'	478.50'	9°47'53"	N 73°14'11" W	81.73'
C6	85.59'	478.50'	10°14'53"	N 83°15'34" W	85.47'
C7	9.78'	478.50'	1°10'17"	N 88°58'09" W	9.78'
C8	64.28'	53.00'	69°29'31"	S 86°30'00" W	60.41'
C9	18.42'	53.00'	19°54'36"	N 48°47'57" W	18.32'
C10	17.70'	20.00'	50°42'39"	S 64°11'58" E	17.13'
C11	27.79'	521.50'	3°03'11"	N 88°01'42" W	27.78'
C12	75.66'	521.50'	8°18'47"	N 82°20'43" W	75.60'
C13	77.96'	521.50'	8°33'55"	N 73°54'23" W	77.89'
C14	31.09'	521.50'	3°24'55"	N 67°54'58" W	31.08'
C15	34.55'	128.50'	15°25'06"	S 73°55'03" E	34.45'
C16	13.73'	20.00'	39°19'40"	N 78°42'34" E	13.46'
C17	20.36'	20.00'	58°19'54"	N 29°52'47" E	19.49'

RED MOUNTAIN TERRACE PHASE 1

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

PLANNING COMMISSION APPROVAL

ON THIS 5th DAY OF October A.D. 2020 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 GRANTED BY THIS 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 26 DAY OF May A.D. 2021

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 20th DAY OF August A.D. 2020

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

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 28 DAY OF June A.D. 2021 THAT ANY AND ALL SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No.

DOC # 20210044581
Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
06/29/2021 02:10:15 PM Fee $ 74.00
By EAGLE GATE TITLE

WASHINGTON COUNTY RECORDER

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

RED MOUNTAIN TERRACE PHASE 1
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20113
DRAWN BY: RJW
DATE: 5/18/2021
CHECKED BY: TWS
SCALE OF SHEET:
HOR SCALE: 1" = 40'
SHEET 1 OF 1

Unofficial Copy