

DOC # 20220006039

Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
01/31/2022 12:14:47 PM Fee \$ 78.00
By SOUTHERN UTAH TITLE CO



MAP

NAME: ANASAZI VISTA PHASE 5

LOTS: 14 MAP: 4790

PARCEL NUMBER: I-SB-49 & I-SB-46-D

ANASAZI VISTA LLC

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°51'15" EAST ALONG THE SECTION LINE 2000.49 FEET AND EAST 540.72 FEET, FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°19'57" EAST 267.85 FEET TO THE NORTHWEST CORNER OF ANASAZI VISTA PHASE 4, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG THE WEST LINE OF SAID ANASAZI VISTA PHASE 3 THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTH 00°51'15" WEST 103.87 FEET, 2) NORTH 89°08'45" WEST 12.00 FEET, AND 3) SOUTH 00°51'15" WEST 647.01 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF ANASAZI VISTA PHASE 2, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 89°08'45" WEST ALONG SAID LINE 255.85 FEET; THENCE NORTH 00°51'15" EAST 750.01 FEET, TO THE POINT OF BEGINNING.

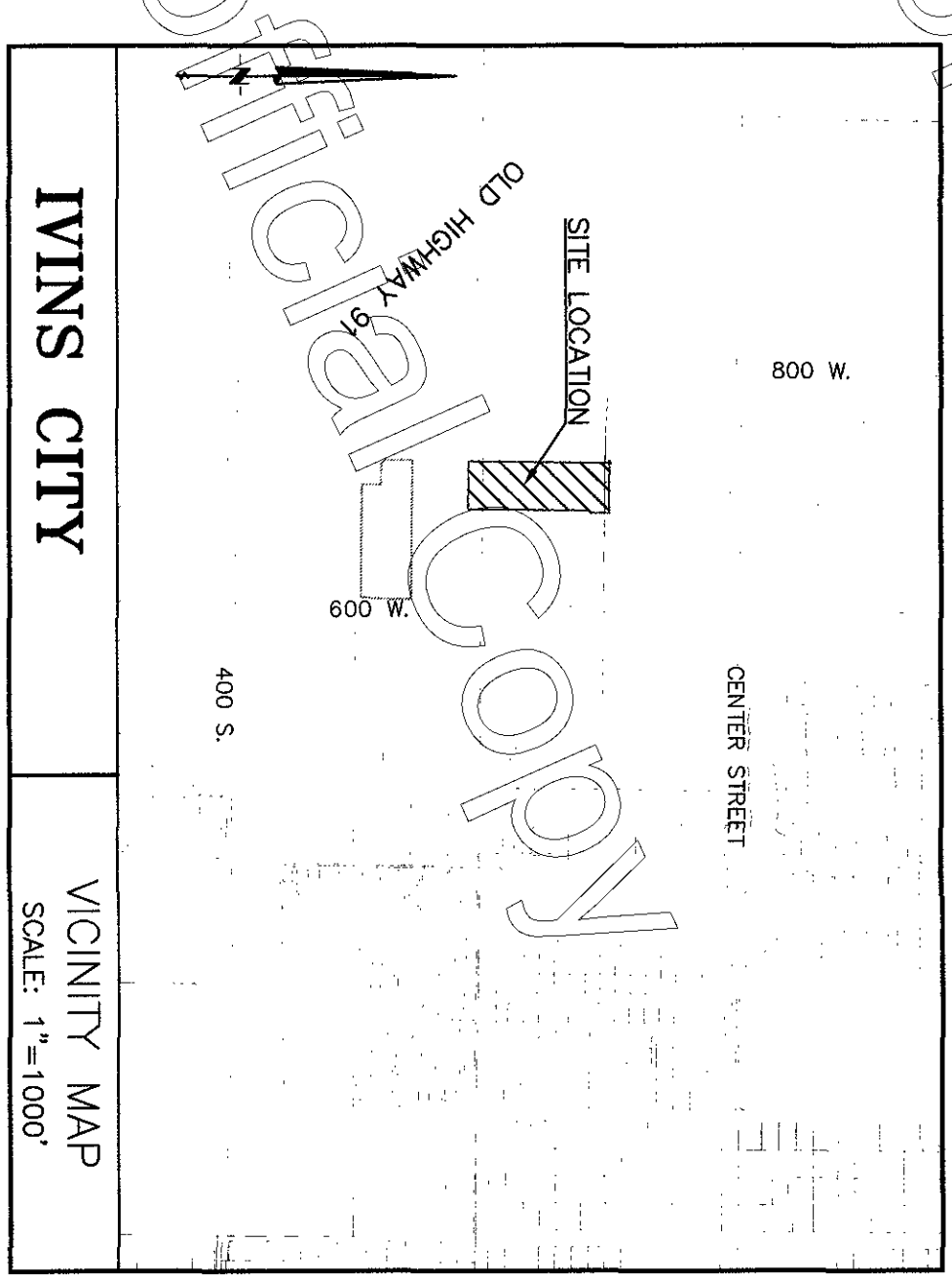
CONTAINING 193,240 SQUARE FEET OR 4.44 ACRES.

GENERAL NOTES & RESTRICTIONS

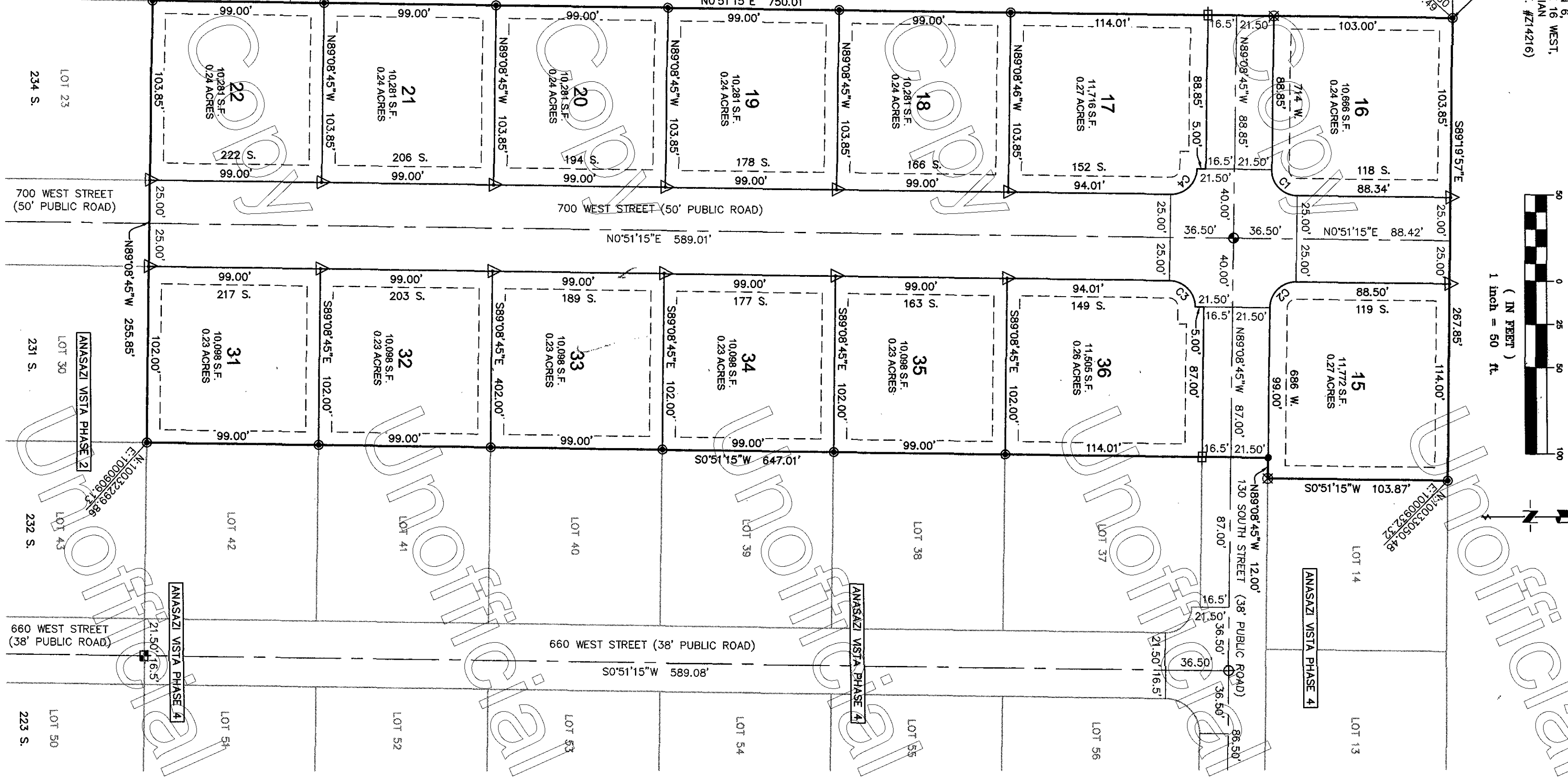
1. A GEOLOGICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED APRIL 24, 2020. THIS REPORT IS BEING SUBMITTED TO THE CITY ENGINEER AND THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. THE REPORT IS BEING SUBMITTED TO THE CITY ENGINEER AND THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. THE REPORT IS BEING SUBMITTED TO THE CITY ENGINEER AND THE PLANNING COMMISSION FOR REVIEW AND APPROVAL.
2. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT AND STREET SIDE LOT LINES AND A 5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR AND REAR LOT LINES UNLESS OTHERWISE NOTED.
3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL FRONT AND STREET FACING SIDES, 10 FOOT SETBACK ON REAR AND SIDE LOTS UNLESS OTHERWISE NOTED. SETBACKS ALONG KANSAZI DRIVE ARE 10 FOOT DUE TO THE EXISTING LANDSCAPE STRIP.
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 (UNLESS OTHERWISE NOTED) 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 STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY ENGINEER OR LOW PRESSURE SEWER MAINS SYSTEMS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS UNLESS OTHERWISE NOTED.
9. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY ENGINEER OR PRIVATE DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS UNLESS OTHERWISE NOTED.
10. ALL APPROVED WATER AND IRRIGATION IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY ENGINEER AND SHALL ALSO BE MAINTAINED BY THE PROPERTY OWNERS UNLESS OTHERWISE NOTED.
11. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DENIED 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 THE CITY ENGINEER OR OTHER PUBLIC UTILITIES OR PUBLIC WORKS. THE PROPERTY OWNER OR 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 THE CITY ENGINEER OR OTHER PUBLIC UTILITIES OR PUBLIC WORKS. THE PROPERTY OWNER OR 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 THE CITY ENGINEER OR OTHER PUBLIC UTILITIES OR PUBLIC WORKS.
12. ALL STREETS LIGHTS ON PRIVATE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS UNLESS OTHERWISE NOTED.
13. ALL STREETS LIGHTS ON PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY ENGINEER UNLESS OTHERWISE NOTED.
14. OWNERS OF LOTS WITHIN THIS SUBDIVISION AND THE HOMEOWNERS ASSOCIATION WAIVE ANY CLAIMS AGAINST THE CITY ENGINEER OR PLANNING COMMISSION AS MORE PARTICULARLY DESCRIBED IN THE DEVELOPMENT AGREEMENT.
15. LANDSCAPING DESIGN, MAINTENANCE AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DENIED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION). ITS SUCCESSORS AND ASSIGNS. (UNLESS OTHERWISE NOTED) NOTE TO PREPARER OF PLAT: GENERALLY, THE CITY WILL MAINTAIN LANDSCAPING ADJACENT TO ARTERIALS AND MAJOR COLLECTORS BUT THESE AREAS SHOULD BE NOTED ON THE PLAT.
16. LANDSCAPING DESIGN, MAINTENANCE AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DENIED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION). ITS SUCCESSORS AND ASSIGNS. (UNLESS OTHERWISE NOTED) NOTE TO PREPARER OF PLAT: GENERALLY, THE CITY WILL MAINTAIN LANDSCAPING ADJACENT TO ARTERIALS AND MAJOR COLLECTORS BUT THESE AREAS SHOULD BE NOTED ON THE PLAT.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIC SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & UD SET TO CITY STANDARD).
- SPECIFIC EXISTING SURVEY CONTROL MONUMENT (CLASS I, RING & UD SET TO CITY STANDARD).
- SPECIFIC FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET 1.0' IN CURB).
- SPECIFIC FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET 5.75' IN CURB).
- SPECIFIC FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET 9.50' IN CURB).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BACK, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY CORNER NOT SET.

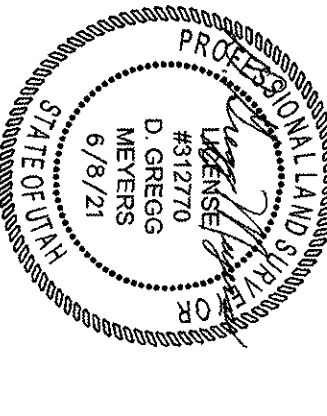


Curve #	Length	Radius	Date	Chord Direction	Chord Length
C1	23.56	15.00	9/20/00	N45° 51' 15"E	21.21
C2	23.56	15.00	9/20/00	S44° 08' 45"E	21.21
C3	23.51	15.11	8/28/04	S45° 51' 27"W	21.21
C4	23.56	15.00	9/20/00	N44° 08' 45"W	21.21



SURVEYOR'S CERTIFICATE

I, D. GREGG METERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, UTAH STATE CODE, AND HAVE PERFORMED ALL MEASUREMENTS AND PLACED MONUMENTS DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE BEEN DULY LICENSED AND REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HAVE BEEN DULY LICENSED AND REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH. I HAVE BEEN DULY LICENSED AND REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH.



DATE: JUNE 08, 2021
 BUSH AND GUDGELL, INC.
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF UTAH FOR PERPETUAL USE OF THE PUBLIC, ALL RIGHTS OF SURVIVORSHIP AND SHOWN ON THIS PLAT, TO THE CITY OF UTAH, AND TO ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS WHO MAY CLAIM AN INTEREST IN THE PROPERTY DEDICATED AND CONVEYED, AND RESTRICTIONS APPLICABLE TO ENTRY INTO THE PROPERTY DEDICATED AND CONVEYED, TO SAID DEDICATION FOR DETAILS CONTAINED IN THE DEED OF DEDICATION AND ASSIGNMENT OF INTEREST IN THIS DEVELOPMENT.

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE 8 DAY OF June 2021, I, James Sullivan, personally appeared before me, the undersigned notary public in and for the State of Utah, and County of Washington, who being duly sworn, depose and say that the foregoing instrument was executed by the said James Sullivan, and that he is the owner of the property described therein, and that he executed the same for the purposes stated therein.

MORTGAGEE'S CONSENT TO RECORD

STATE BANK OF SOUTHERN UTAH, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE PURPOSES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

MORTGAGEE ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Washington
 I, Kim Christine EUP, Executive VP, do hereby acknowledge that I am the duly sworn and authorized representative of the State Bank of Southern Utah, and that I executed the foregoing instrument on behalf of said State Bank of Southern Utah, and that I executed the same for the purposes stated therein.

ANASAZI VISTA PHASE 5

LOCATED IN NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL
 I, [Signature], Planning Commission Chairperson, Iwings, Utah, do hereby approve this subdivision plat on this 25th day of June, A.D. 2021.

CITY ENGINEER'S CERTIFICATE
 I, [Signature], City Engineer, Iwings, Utah, do hereby certify that this office has examined this subdivision plat and has determined that it is correct and in accordance with information on file in this office.

APPROVAL AS TO FORM
 I, [Signature], City Attorney, Iwings, Utah, do hereby approve this subdivision plat on this 8th day of June, A.D. 2021.

APPROVAL AND ACCEPTANCE BY THE CITY OF IWINGS
 I, [Signature], Mayor, Iwings, Utah, do hereby approve this subdivision plat on this 8th day of June, A.D. 2021.

TREASURER APPROVAL
 I, [Signature], Treasurer, Iwings, Utah, do hereby approve this subdivision plat on this 8th day of June, A.D. 2021.

RECORDED NUMBER
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