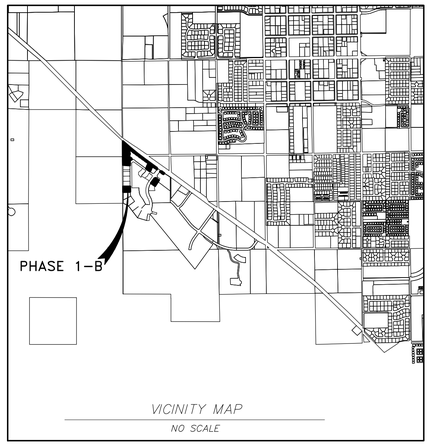

VICINITY MAP

NO SCALE

NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT 08-15-2015, PROJECT NO. 18334. 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. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT SLIGHTLY TO HIGHLY COLLAPSIBLE AND EXPANSIVE SOILS ARE PRESENT WITHIN THIS SUBDIVISION. SPECIAL CONSIDERATION TO DESIGN OF STRUCTURE FOUNDATIONS IS REQUIRED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT MENTIONED ABOVE.
3. 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.
4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 10 FOOT ON ALL INTERIOR SIDE YARDS, AND 10 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
6. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
7. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
8. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACE OR TO BE PLACE ON THE GROUND. (UNLESS OTHERWISE NOTED)
9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
11. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED.
12. 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 OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.
13. ALL APPROVED WATER 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.
14. 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 EASEMENTS OUTSIDE OF THE PUBLIC OR PRIVATE STREETS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS.
15. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

SURVEYOR'S CERTIFICATE

I , MICHAEL W. PURDY , DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 334571 IN ACCORDANCE WITH TITLE 58 CHAPTER 22 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH . I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS;

"INDIGO TRAILS PHASE 1-B AMENDED AND EXTENDED"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND COMMON AREAS (INCLUDING PRIVATE ROADS) AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION OF INDIGO PHASE 1B AMENDED AND EXTENDED INCLUDES THE FOLLOWING 4 PARCELS

PARCEL 1 (LOTS 2,8,9 AND OPEN SPACE)
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'33" EAST 429.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°12'24", HAVING A RADIUS OF 5776.35 FEET (RADIUS POINT BEARS NORTH 43°38'56" EAST), AND WHOSE CHORD BEARS SOUTH 49°27'16" EAST 625.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 625.73 FEET; THENCE SOUTH 52°33'21" EAST 296.50 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 77°17'22", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 37°26'39" WEST), AND WHOSE CHORD BEARS SOUTH 13°54'40" EAST 43.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET; THENCE NORTH 52°33'21" WEST 39.60 FEET; THENCE SOUTH 37°26'39" WEST 2.00 FEET; THENCE NORTH 55°25'06" WEST 40.05 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE SOUTH 24°33'46" WEST 124.65 FEET; THENCE NORTH 52°33'40" WEST 107.67 FEET; THENCE NORTH 24°33'46" EAST 96.43 FEET; THENCE NORTH 47°18'22" EAST 27.92 FEET; THENCE NORTH 52°33'21" WEST 23.41 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.01 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE SOUTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.01 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°43'54" WEST 39.77 FEET; THENCE SOUTH 38°41'09" WEST 4.00 FEET; THENCE NORTH 52°15'26" WEST 39.95 FEET; THENCE NORTH 37°58'00" EAST 4.66 FEET; THENCE NORTH 51°18'51" WEST 40.01 FEET; THENCE SOUTH 38°41'09" WEST 4.00 FEET; THENCE NORTH 52°15'20" WEST 40.06 FEET; THENCE NORTH 39°22'09" EAST 4.85 FEET; THENCE NORTH 51°18'51" WEST 26.66 FEET; THENCE SOUTH 38°41'09" WEST 10.68 FEET; THENCE SOUTH 13°11'59" EAST 98.77 FEET; THENCE SOUTH 16°59'55" WEST 65.73 FEET; THENCE SOUTH 54°23'49" EAST 60.27 FEET; THENCE SOUTH 20°27'39" EAST 25.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°00'53", HAVING A RADIUS OF 61.00 FEET (RADIUS POINT BEARS SOUTH 12°52'27" EAST), AND WHOSE CHORD BEARS SOUTH 30°07'07" WEST 89.24 FEET; THENCE ALONG THE ARC OF SAID CURVE 100.09 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°45'44", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH 73°06'40" WEST), AND WHOSE CHORD BEARS SOUTH 08°00'28" EAST 9.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.30 FEET; THENCE SOUTH 00°52'24" WEST 40.97 FEET; THENCE NORTH 84°43'47" WEST 149.78 FEET; THENCE NORTH 00°52'33" EAST 83.31 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (OPEN SPACE)
BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 279.52 FEET ALONG THE SECTION LINE AND EAST 829.82 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE NORTH 52°33'21" WEST 44.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 77°17'22", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 39°50'43" EAST), AND WHOSE CHORD BEARS NORTH 88°47'58" EAST 43.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET; THENCE SOUTH 52°33'21" EAST 60.52 FEET; THENCE SOUTH 37°41'01" WEST 27.30 FEET; THENCE NORTH 52°33'21" WEST 10.01 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE NORTH 52°33'21" WEST 40.00 FEET TO THE POINT OF BEGINNING.

LOT 14
BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 554.16 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°07'36" EAST 149.36 FEET; THENCE SOUTH 00°52'24" WEST 115.02 FEET; THENCE NORTH 89°07'36" WEST 149.37 FEET; THENCE NORTH 00°52'33" EAST 115.02 FEET TO THE POINT OF BEGINNING.

LOT 45
BEGINNING AT A POINT BEING SOUTH 00° 52' 33" WEST 492.85 FEET ALONG THE SECTION LINE AND EAST 598.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 37°46'15" EAST 122.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°40'23", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH 52°14'03" EAST), AND WHOSE CHORD BEARS NORTH 82°36'08" EAST 42.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 46.95 FEET; THENCE SOUTH 52°33'40" EAST 73.04 FEET; THENCE SOUTH 35°20'09" WEST 149.55 FEET; THENCE NORTH 54°04'41" WEST 109.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.196 ACRES

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 2016, PERSONALLY APPEARED BEFORE ME LANCE ANDERSON, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 2016, PERSONALLY APPEARED BEFORE ME SHARON ANDERSON, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 2016, PERSONALLY APPEARED BEFORE ME KOLBY ANDERSON, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

LLC ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 20___, PERSONALLY APPEARED BEFORE ME KOLBY ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF ANA ENTERPRISES, LLC AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF A AND A ENTERPRISES, LLC.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREAS, AND PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS:

"INDIGO TRAILS PHASE 1-B AMENDED AND EXTENDED"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL PUBLIC ROADS ,UTILITY EASEMENTS AND DEDICATED OPEN SPACE AS SHOWN ON THIS PLAT. THE OWNER ALSO RETAINS RIGHTS OF USE WITHIN THE UTILITY EASEMENTS AS WELL AS GRANTS RIGHTS OF USE TO THE HOME OWNERS ASSOCIATION. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATIONS AND RESTRICTIONS, OF ,RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____DAY OF _____, 20___, AS BOOK _____ , PAGE _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS _____ DAY _____, 20__.

KOLBY ANDERSON
ANA ENTERPRISES, LLC

LANCE ANDERSON
INDIVIDUAL

KOLBY ANDERSON
INDIVIDUAL

SHARON ANDERSON
INDIVIDUAL

OWNER:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

INDIGO TRAILS PHASE 1-B AMENDED AND EXTENDED

SHEET 1 OF 2

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTIONS 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

CITY COUNCIL APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDER ACCEPTANCE
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "INDIGO TRAILS PHASE 1-B AMENDED AND EXTENDED" ON THE_____ DAY OF , A.D.____ . ATTEST:_____ CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH	I, CHARLES GILLETTE, PE, 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. _____ DATE _____ CITY ENGINEER, IVINS, UTAH	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____. _____ IVINS, UTAH, CITY ATTORNEY	ON THIS THE ____DAY OF_____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "INDIGO TRAILS PHASE 1-B AMENDED AND EXTENDED" SUBDIVISION, 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, UTAH _____ PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. _____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER