



#### UNIT DIMENSION (TYPICAL):

SCALE: 1"=40'

#### LEGEND

- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ◆ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
- ◆ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES

#### ENGINEER'S APPROVAL:

THE HERON ROAD DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS DAY OF 20.

#### APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE 20 DAY OF 20, THE PLANNING COMMISSION OF THE IVINS CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HERON ROAD DEDICATION PLAT, FOUND THAT IT COMPLETES WITH THE REQUIREMENTS OF THE THE IVINS CITY'S PLANNING ORDINANCES, AND, BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID ROAD DEDICATION PLAT FOR ACCEPTANCE BY THE IVINS CITY, UTAH.

#### APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS 20 DAY OF 20.

#### APPROVAL AND ACCEPTANCE BY IVINS CITY, UTAH:

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY APPROVAL FOR THIS ROAD DEDICATION PLAT ON THE 20 DAY OF 20.

#### TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 20 DAY OF 20, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROAD DEDICATION PLAT HAVE BEEN PAID IN FULL.

**ROSENBERG**  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS  
352 EAST RIVERSIDE DRIVE, SUITE  
A-2, ST. GEORGE, UTAH 84790 PH  
(435) 673-8586 FX (435)  
673-8397, [WWW.RACIVIL.COM](http://WWW.RACIVIL.COM)

SURVEY-PLAT-PH-1 3/05/2019 B.E.A.  
FILE NUMBER: DATE:  
10156-17 1" = 40' B.E.A.  
JOB NUMBER: SCALE: DRAWN:  
CHECKED:

ENGINEER'S APPROVAL:  
THE HERON ROAD DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS DAY OF 20.

ENGINEER  
IVINS CITY, UTAH

#### APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE 20 DAY OF 20, THE PLANNING COMMISSION OF THE IVINS CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HERON ROAD DEDICATION PLAT, FOUND THAT IT COMPLETES WITH THE REQUIREMENTS OF THE THE IVINS CITY'S PLANNING ORDINANCES, AND, BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID ROAD DEDICATION PLAT FOR ACCEPTANCE BY THE IVINS CITY, UTAH.

#### APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS 20 DAY OF 20.

#### APPROVAL AND ACCEPTANCE BY IVINS CITY, UTAH:

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY APPROVAL FOR THIS ROAD DEDICATION PLAT ON THE 20 DAY OF 20.

#### TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 20 DAY OF 20, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROAD DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER  
FEE: COUNTY RECORDER  
WASHINGTON COUNTY, UTAH

#### 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, COMMON AREAS TO BE HERAFTER KNOWN AS:

#### SAGE VILLAS - PHASE 1

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION, TO THE COMMON AREAS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "SAGE VILLAS", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 20 DAY OF 20.

SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS DEED, REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING AN INTEREST IN THIS DEVELOPMENT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO IVINS CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION, MAINTENANCE OF PUBLIC UTILITIES AND MAINTENANCE OF THE UNDERSIGNED OWNERS DEDICATED WARRANTY DEED AND ITS SUCCESSIONS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20 DAY OF 2018.

NEIGHBORHOOD HOUSING SERVICES OF PROVO INC.  
A UTAH NON-PROFIT ORGANIZATION DBA SUN COUNTRY HOME SOLUTIONS

PRESIDENT

#### CORPORATE ACKNOWLEDGMENT:

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 20, BY President.

FULL NAME SIGNATURE: \_\_\_\_\_

FULL NAME PRINT: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

A NOTARY COMMISSIONED IN THE STATE OF \_\_\_\_\_

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

#### GENERAL NOTES & RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGED APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATION, FLOOR SLABS AND RETAINING WALLS ARE PROVIDED IN A REPORT DATED MARCH 1, 2018 PROJECT NO. 20171280. THE 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 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. BY RECORDING THIS SUBDIVISION PLAT, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.

4. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.

5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

6. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE FEET (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 PLACED OR TO BE PLACED 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 OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. (UNLESS OTHERWISE NOTED)

10. 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 OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION UNLESS OTHERWISE NOTED.

11. 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.

12. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

13. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNER'S ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

14. 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.

15. THE PUBLIC SIDEWALK ALONG FITNESS WAY IN FRONT OF LOTS 44-47 SHALL NOT BE OBSTRUCTED BY ANY VEHICULAR PARKING.

16. ALL OWNERS ARE TO KEEP PERSONAL VEHICLES INSIDE THEIR GARAGES AND NOT IN OR ON THE PRIVATE OR PUBLIC STREETS.

17. NO OVERNIGHT PARKING OF BOATS, CAMPERS, TRAILERS OR RECREATIONAL VEHICLES WILL BE PERMITTED WITHIN THE GUEST PARKING OR ALONG THE PRIVATE OR PUBLIC STREETS.

18. HANDICAP RAMPS ALONG FITNESS WAY AND GUY LANE THAT EXTEND OUTSIDE THE EXISTING RIGHT OF WAY WILL BE GRANTED A PUBLIC ACCESS EASEMENT FOR PEDESTRIAN USE.

#### SOUTH QUARTER CORNER

SECTION 6, TOWNSHIP 42 SOUTH,  
RANGE 16 WEST, SALT LAKE BASE &  
MERIDIAN  
(FOUND BLM CAP)  
HCN No. 4037  
N. 10027249.28  
E. 1002627.22

#### SURVEYOR'S CERTIFICATE:

BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR, NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH THE UTAH STATE LAW, AND IS ENJOINED AND SWORN TO SWORN STATEMENT ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN 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. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AREAS TO BE HERAFTER KNOWN AS:

#### SAGE VILLAS - PHASE 1

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HERON LEGAL DESCRIPTION.



CERTIFICATE NO. 4938716

DATE:

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

#### LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING ON THE CENTER SECTION LINE, SAID POINT BEING NORTH 00°4'12.5" EAST 366.54 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH 89°18'35" WEST 125.00 FEET;

THENCE NORTH 00°4'12.51" EAST 78.57 FEET;

THENCE NORTHWEST 15.71 FEET ALONG AN ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 89°18'29" WEST, LONG CHORD BEARS NORTH 44°18'29" WEST 14.14 FEET WITH A CENTRAL ANGLE OF 90°00'00");

THENCE NORTH 89°18'29" WEST 28.51 FEET;

THENCE WEST 39.84 FEET ALONG AN ARC OF A 80.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°4'12.51" EAST, LONG CHORD BEARS NORTH 75°02'34" WEST 39.43 FEET WITH A CENTRAL ANGLE OF 28°31'51");

THENCE NORTH 60°46'38" WEST 74.34 FEET;

THENCE NORTHWEST 28.80 FEET ALONG AN ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 28°28'22" EAST, LONG CHORD BEARS NORTH 56°39'07" WEST 28.77 FEET WITH A CENTRAL ANGLE OF 08°15'01");

THENCE NORTH 52°31'37" WEST 11.92 FEET;

THENCE WEST 23.08 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 37°28'23" WEST, LONG CHORD BEARS NORTH 78°58'11" WEST 22.27 FEET WITH A CENTRAL ANGLE OF 52°39'08");

THENCE NORTH 37°28'07" WEST ALONG SAID EASTERN LINE OF GUY LANE;

THENCE SOUTH 52°31'37" EAST 271.90 FEET TO SAID CENTER SECTION LINE;

THENCE SOUTH 00°4'12.5" WEST 364.85 FEET ALONG SAID CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 140.226 SQUARE FEET OR 3.22 ACRES.

#### MORTGAGEE CONSENT TO RECORD:

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

SAM EDWARDS

#### CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF 20, A.D. 20, BY SAM EDWARDS, INDIVIDUAL.

FULL NAME SIGNATURE: \_\_\_\_\_

FULL NAME PRINT: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

A NOTARY COMMISSIONED IN \_\_\_\_\_

THE STATE OF \_\_\_\_\_