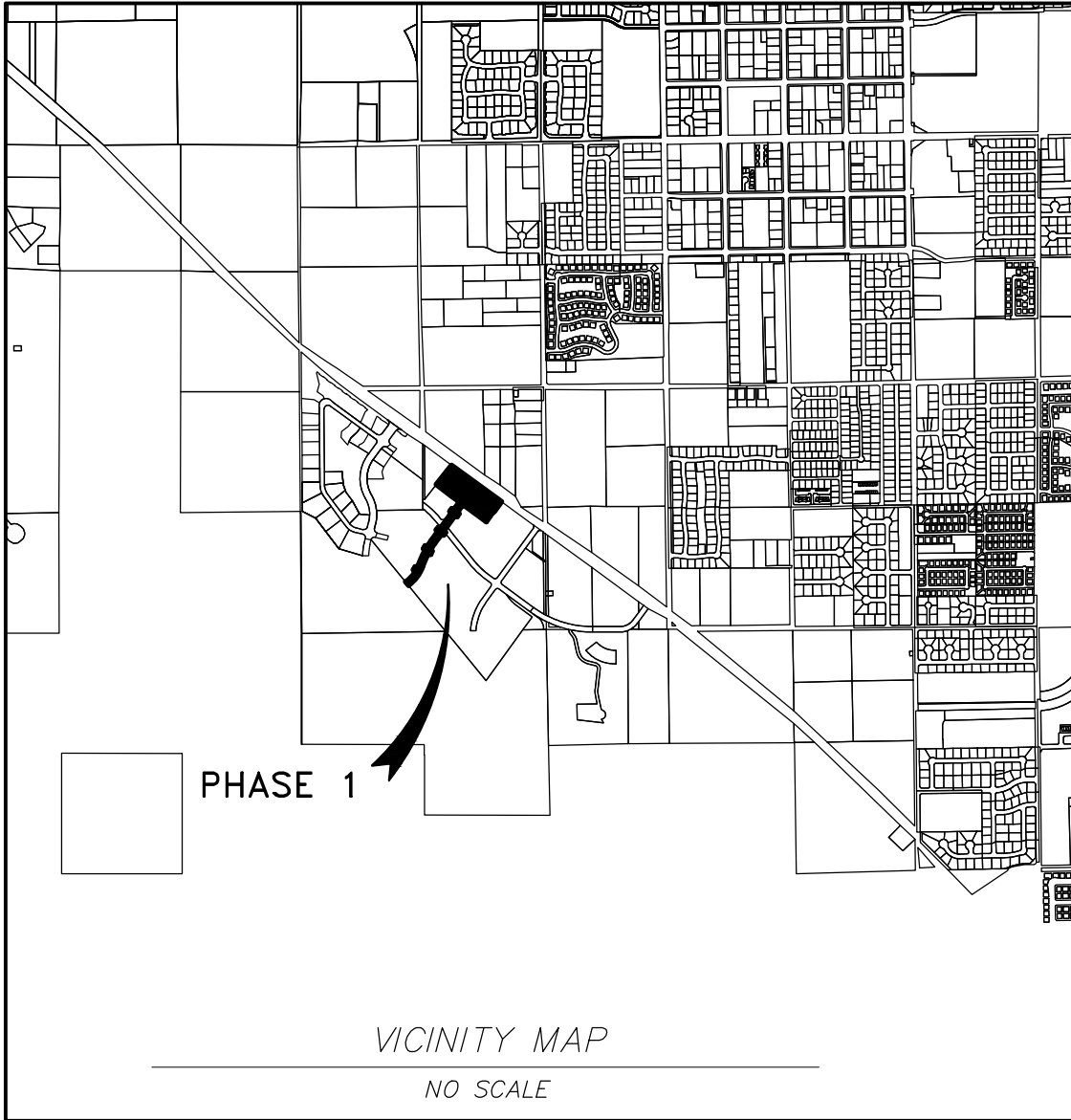




NOTES:

- 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 _____, PROJECT NO. _____. 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.
- 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.
- ALL LOTS ARE SUBJECT TO A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES, A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL SIDE YARD LOT LINES HAVING A 5.0 FOOT SIDE YARD SETBACK, A 10.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE YARD LOT LINES HAVING A 10.0 FOOT SIDE YARD SETBACK AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, UNLESS OTHERWISE NOTED.
- LOTS 1 THROUGH 6 ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, LOTS 31 THROUGH 38 ARE SUBJECT TO A 20 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS. LOTS 31 AND 38 ARE SUBJECT TO A 25.0 FOOT SIDE YARD SETBACK ALONG MOJAVE WAY, ALL LOTS ARE SUBJECT TO A 5 FOOT AND 10 FOOT (15 FEET BETWEEN STRUCTURES) SIDE YARD SETBACKS, AND A 10 FOOT REAR YARD SETBACK, UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- 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)
- 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)
- LANDSCAPING 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 AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY 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 OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.
- 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.
- 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.
- ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR TEANCUM PROPERTIES LLC, A MORTGAGEE OF THE DESCRIBED 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.

JOSH WESTBROOK
MANAGING MEMBER

LLC ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME JOSH WESTBROOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF DIXIE EXCHANGE, LLC AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE DIXIE EXCHANGE, LLC.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

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;

"MOJAVE MESA PHASE 1"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC AREAS AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89° 38' 23" WEST 632.14 FEET ALONG THE SECTION LINE AND NORTH 1,191.74 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 52°31'29" WEST 315.00 FEET; THENCE SOUTH 37°28'31" WEST 82.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 52°31'29" EAST), AND WHOSE CHORD BEARS SOUTH 07°31'29" EAST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH 37°28'31" WEST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 37°28'31" WEST), AND WHOSE CHORD BEARS SOUTH 82°28'31" WEST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH 37°28'31" WEST 103.79 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°38'01", HAVING A RADIUS OF 975.00 FEET (RADIUS POINT BEARS SOUTH 52°31'29" EAST), AND WHOSE CHORD BEARS SOUTH 35°39'30" WEST 61.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.83 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 86°21'59", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 56°09'30" EAST), AND WHOSE CHORD BEARS SOUTH 08°20'30" EAST 34.22 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.68 FEET; THENCE SOUTH 23°07'26" WEST 39.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 98°58'31", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 37°28'31" WEST), AND WHOSE CHORD BEARS SOUTH 77°59'15" WEST 38.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 43.19 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°54'10", HAVING A RADIUS OF 975.00 FEET (RADIUS POINT BEARS SOUTH 61°30'00" EAST), AND WHOSE CHORD BEARS SOUTH 24°32'55" WEST 134.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.48 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°15'50", HAVING A RADIUS OF 425.00 FEET (RADIUS POINT BEARS NORTH 69°24'11" WEST), AND WHOSE CHORD BEARS SOUTH 38°13'45" WEST 257.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 261.58 FEET; THENCE NORTH 37°46'54" WEST 50.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°32'39", HAVING A RADIUS OF 375.00 FEET (RADIUS POINT BEARS NORTH 33°39'09" WEST), AND WHOSE CHORD BEARS NORTH 46°04'32" EAST 133.74 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.46 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°22'11", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 54°11'48" WEST), AND WHOSE CHORD BEARS NORTH 14°22'53" WEST 38.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 43.79 FEET; THENCE NORTH 32°39'59" EAST 38.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°05'46", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 25°26'01" EAST), AND WHOSE CHORD BEARS NORTH 68°23'08" EAST 36.60 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.06 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°44'26", HAVING A RADIUS OF 375.00 FEET (RADIUS POINT BEARS NORTH 68°39'45" WEST), AND WHOSE CHORD BEARS NORTH 20°58'02" EAST 4.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.85 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°53'31", HAVING A RADIUS OF 1025.00 FEET (RADIUS POINT BEARS SOUTH 69°24'11" EAST), AND WHOSE CHORD BEARS NORTH 25°02'35" EAST 158.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 159.08 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°35'54", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 60°30'39" WEST), AND WHOSE CHORD BEARS NORTH 14°18'36" WEST 34.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.22 FEET; THENCE NORTH 31°53'27" EAST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°35'54", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 31°53'27" EAST), AND WHOSE CHORD BEARS NORTH 78°05'30" EAST 34.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.22 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°10'58", HAVING A RADIUS OF 1025.00 FEET (RADIUS POINT BEARS SOUTH 55°42'27" EAST), AND WHOSE CHORD BEARS NORTH 35°53'02" EAST 56.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 56.94 FEET; THENCE NORTH 37°28'31" EAST 103.79 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS NORTH 07°31'29" WEST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE NORTH 37°28'31" EAST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 37°28'31" EAST), AND WHOSE CHORD BEARS NORTH 82°28'31" EAST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE NORTH 37°28'31" EAST 164.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS NORTH 07°31'29" WEST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE NORTH 37°28'31" EAST 82.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 37°28'31" EAST), AND WHOSE CHORD BEARS NORTH 82°28'31" EAST 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE NORTH 37°28'31" EAST 82.00 FEET; THENCE NORTH 52°31'29" WEST 97.00 FEET; THENCE NORTH 90°58'28" WEST 127.75 FEET; THENCE NORTH 50°58'25" WEST 92.49 FEET; THENCE NORTH 39°15'53" EAST 270.94 FEET; THENCE SOUTH 52°31'30" EAST 681.20 FEET; THENCE SOUTH 37°28'31" WEST 131.77 FEET; THENCE SOUTH 48°38'25" WEST 38.73 FEET; THENCE SOUTH 37°28'31" WEST 107.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.745 ACRES

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:

"MOJAVE MESA PHASE 1"

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____.

OWNER:
ANA ENTERPRISES, LLC

ENGINEER:
KUMA ENGINEERING COMPANY
435--229--0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435--619--5528

MOJAVE MESA PHASE 1
SHEET 1 OF 2

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 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 "MOJAVE MESA PHASE 1" ON THE _____ DAY OF _____, A.D. _____,	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS _____ DAY OF _____, A.D. _____.	ON THIS THE _____ DAY OF _____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "MOJAVE MESA PHASE 1" 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.	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.	
ATTEST: _____ CITY RECORDER, IVINS, UTAH MAYOR, IVINS, UTAH	_____ DATE CITY ENGINEER, IVINS, UTAH	_____ IVINS, UTAH, CITY ATTORNEY	ATTEST: _____ CITY RECORDER, IVINS, UTAH PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER