

THE HAVEN AT HERITAGE ACRES PHASE 2

A 35 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, IVINS CITY, UTAH

GENERAL NOTES & RESTRICTIONS

- There exists a 10.00 foot public sidewalk, utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines, or as drawn or otherwise noted.
- Setbacks on all lots are as follows unless otherwise noted: 25.00 foot front yard setback. 10.00 foot side yard setback. 10.00 foot rear yard setback.
- A Geotechnical investigation was performed by AGECE, Inc. Project #2170519. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated October 23, 2017. 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.
- All coordinates listed are Utah South Zone NAD 83 State Plane (Grid coordinates).
- All distances listed are ground distances and are a true representation of monuments and improvements placed or to be placed on the ground. (unless otherwise noted).
- Rebar & Cap marked Alpha Engineering PLS 174919, to be placed at all rear lot corner locations. Mag nails to be placed in the sidewalk at a 1' extension of property line from the front property corner location (see legend for placement of front property corners).
- Dimensions shown take precedence over scale.
- Landscape 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 laterals, grinder pumps, and low pressure sewer systems are private and maintained by the property owner.
- 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.
- All approved water and irrigation improvements are public and shall be maintained by Ivins City 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. Fire lines to buildings are private and shall be maintained by the property owner.
- All street light on private streets not maintained by Rocky Mountain Power shall be maintained and power paid by the property owners. All street lights on public roads not maintained by Rocky Mountain Power shall be maintained by Ivins City.
- The geotechnical investigation identified that collapsible, soils are present within this subdivision. Owners, builders, and contractors should review the geotechnical report mentioned above for special recommendations for the design and construction of structures and sites. Ivins city is not responsible for any damage to structures and sites as a result of shifting soils.

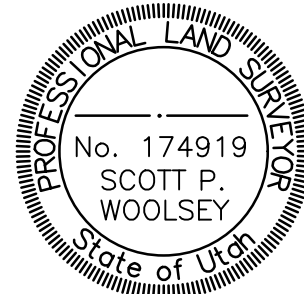
SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE AS REPRESENTED ON THIS PLAT.

THE HAVEN AT HERITAGE ACRES PHASE 2 BOUNDARY DESCRIPTION

Commencing at the South 1/4 Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian, thence North 00°41'20" East 1326.53 feet along the section line to the point of beginning, and running thence North 00°41'20" East 344.21 feet along the section line to the southwest corner of The Haven at Heritage Acres Phase 1 as recorded in the office of the Washington County Recorder as Document 20190005706; thence along the southerly boundary line of said Phase 1 boundary the following twenty (20) courses: thence South 89°18'40" East 38.50 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius 25.00 feet of which the radius point lies South 36°10'52" East; thence Northeasterly 11.09 feet along said curve through a central angle of 25°25'11" and a chord bearing of North 66°31'44" East 11.00 feet; thence South 89°16'59" East 87.88 feet to the beginning of a curve to the right having a radius of 14.50 feet; thence Southeasterly 22.77 feet along said curve through a central angle of 89°58'20"; thence South 89°15'30" East 42.50 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius 15.00 feet of which the radius point lies South 89°19'35" East; thence Northeasterly 19.69 feet along said curve through a central angle of 75°12'30" and a chord bearing of North 38°16'40" East 18.31 feet; thence North 00°40'14" East 43.00 feet to the beginning of a non-tangent curve concave to the Northeast, having a radius 15.00 feet of which the radius point lies North 15°33'07" East; thence Northeasterly 19.67 feet along said curve through a central angle of 75°08'14" and a chord bearing of North 36°52'46" West 18.29 feet; thence North 89°18'39" West 4.50 feet; thence North 00°41'21" East 183.00 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius 19.50 feet of which the radius point lies South 89°18'38" East; thence Northeasterly 30.64 feet along said curve through a central angle of 90°01'40" and a chord bearing of North 45°42'12" East 27.58 feet; thence North 00°43'15" East 16.53 feet; thence North 89°47'23" West 3.88 feet; thence North 00°43'01" East 21.50 feet to the beginning of a non-tangent curve concave to the Northeast, having a radius 15.00 feet of which the radius point lies North 15°33'07" East; thence Northeasterly 19.67 feet along said curve through a central angle of 75°08'14" and a chord bearing of North 36°52'46" West 18.29 feet; thence North 89°18'39" West 4.50 feet; thence North 00°41'21" East 91.48 feet; thence South 89°16'49" East 340.19 feet; thence South 00°50'08" West 42.18 feet; thence South 89°09'52" East 143.88 feet to the southeast corner of said Phase 1 boundary; thence leaving said Phase 1 boundary and running thence South 00°38'46" West 714.03 feet; thence North 88°57'32" West 673.43 feet to the point of beginning.

Contains 9.71 acres, more or less.



DATE

SCOTT P. WOOLSEY P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS & UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

THE HAVEN AT HERITAGE ACRES PHASE 2

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 ROADS, DEDICATED OPEN SPACE AND UTILITY, AND DRAINAGE EASEMENTS, ALL LOT, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

BY: _____
SETH FOSTER
THE HAVEN AT HERITAGE ACRES, LLC

ACKNOWLEDGMENT

State of Utah)
County of Washington)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by
SETH FOSTER, THE HAVEN AT HERITAGE ACRES, LLC, A Utah Limited Liability Company.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

Notary Public (signature) _____

A 35 LOT RESIDENTIAL SUBDIVISION LOCATED IN IVINS CITY UTAH
IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

THE HAVEN AT HERITAGE ACRES PHASE 2

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L4	25.58'	S11°34'33"E
L5	1.75'	S83°18'35"W
L6	23.00'	S6°41'25"E
L7	1.75'	N83°18'35"E
L8	38.65'	S0°41'20"W
L9	1.75'	S89°16'59"E
L10	20.87'	S0°41'20"W
L11	1.75'	N89°18'40"W
L12	36.00'	S0°41'20"W
L13	1.75'	S89°18'40"E
L14	22.00'	S0°41'20"W
L15	1.75'	N89°18'40"W
L16	5.01'	S0°41'20"W
L17	9.99'	S89°18'40"E
L18	1.75'	S89°18'40"E
L19	26.00'	S0°41'20"W
L20	1.75'	N89°18'40"W
L21	19.00'	S0°41'20"W
L22	1.75'	S89°18'40"E
L23	21.50'	S0°41'20"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L24	20.41'	S88°57'32"E
L25	5.50'	S89°18'40"E
L26	4.50'	N89°18'39"W
L27	4.50'	N0°43'01"E
L28	4.50'	S89°15'30"E
L29	4.50'	N0°43'01"E
L30	4.50'	S89°09'52"E
L31	4.50'	N89°09'52"W
L32	4.50'	S89°09'52"E

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CH LEN
C1	11.09'	25.00'	25°25'11"	N66°31'44"E 11.00'
C2	22.77'	14.50'	89°58'20"	S44°17'49"E 20.50'
C3	19.69'	15.00'	75°12'30"	N38°16'40"E 18.31'
C4	19.67'	15.00'	75°08'14"	N36°52'46"W 18.29'
C5	30.64'	19.50'	90°01'40"	N45°42'12"E 27.58'
C6	19.67'	15.00'	75°08'14"	N36°52'46"W 18.29'
C8	19.69'	15.00'	75°11'33"	S38°17'08"W 18.30'
C9	22.81'	14.50'	90°07'07"	N44°13'25"W 20.53'
C10	19.65'	15.00'	75°02'46"	N53°11'38"E 18.27'
C11	30.62'	19.50'	89°58'20"	S44°17'49"E 27.57'
C12	22.81'	14.50'	90°07'07"	N44°13'25"W 20.53'
C13	22.75'	14.50'	89°52'53"	N45°46'35"E 20.48'
C14	19.71'	15.00'	75°17'01"	N51°38'28"W 18.32'
C15	22.75'	14.50'	89°52'53"	N45°46'35"E 20.48'
C16	19.71'	15.00'	75°17'01"	S36°48'22"E 18.32'
C17	19.65'	15.00'	75°02'46"	S38°21'32"W 18.27'
C18	12.29'	15.00'	46°57'41"	S22°38'42"E 11.95'
C19	89.42'	283.00'	18°06'14"	N4°50'38"W 89.05'
C20	93.42'	367.00'	14°35'03"	S6°36'13"E 93.16'
C21	9.35'	367.00'	1°27'36"	S13°09'56"E 9.35'
C22	84.07'	367.00'	13°07'27"	S5°52'25"E 83.88'

MORTGAGEE'S CONSENT TO RECORD

IVINS LENDING GROUP, LLC, A MORTGAGEE OF RECORD OF THE HEREON DESCRIBED TRACT OF LAND, AND DOES GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THE PLAT, CONSENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS PLAT, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

IVINS LENDING GROUP, LLC.

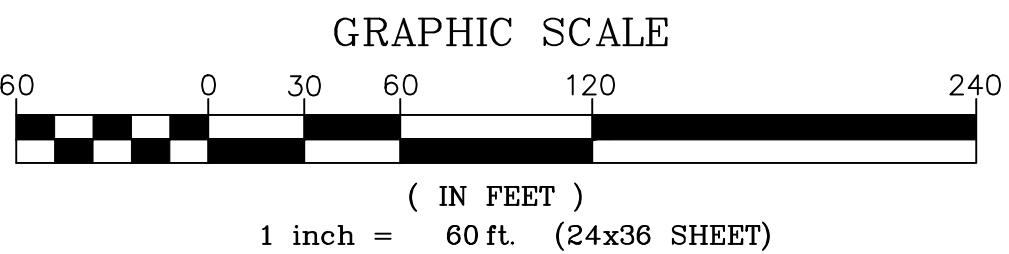
STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME, _____, AND KNOWN TO ME TO BE THE _____ OF IVINS LENDING GROUP, LLC, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF IVINS LENDING GROUP, LLC; DULY AUTHORIZED BY IVINS LENDING GROUP, LLC THROUGH ITS BOARD OF DIRECTORS OR OTHERWISE, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS SAID INSTRUMENT AND IN FACT EXECUTED THIS SAID INSTRUMENT ON BEHALF OF IVINS LENDING GROUP, LLC.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16).

MORTGAGEE'S ACKNOWLEDGMENT

AMERICAN HERITAGE HOMES
P.O. BOX 669
WASHINGTON, UTAH 84780

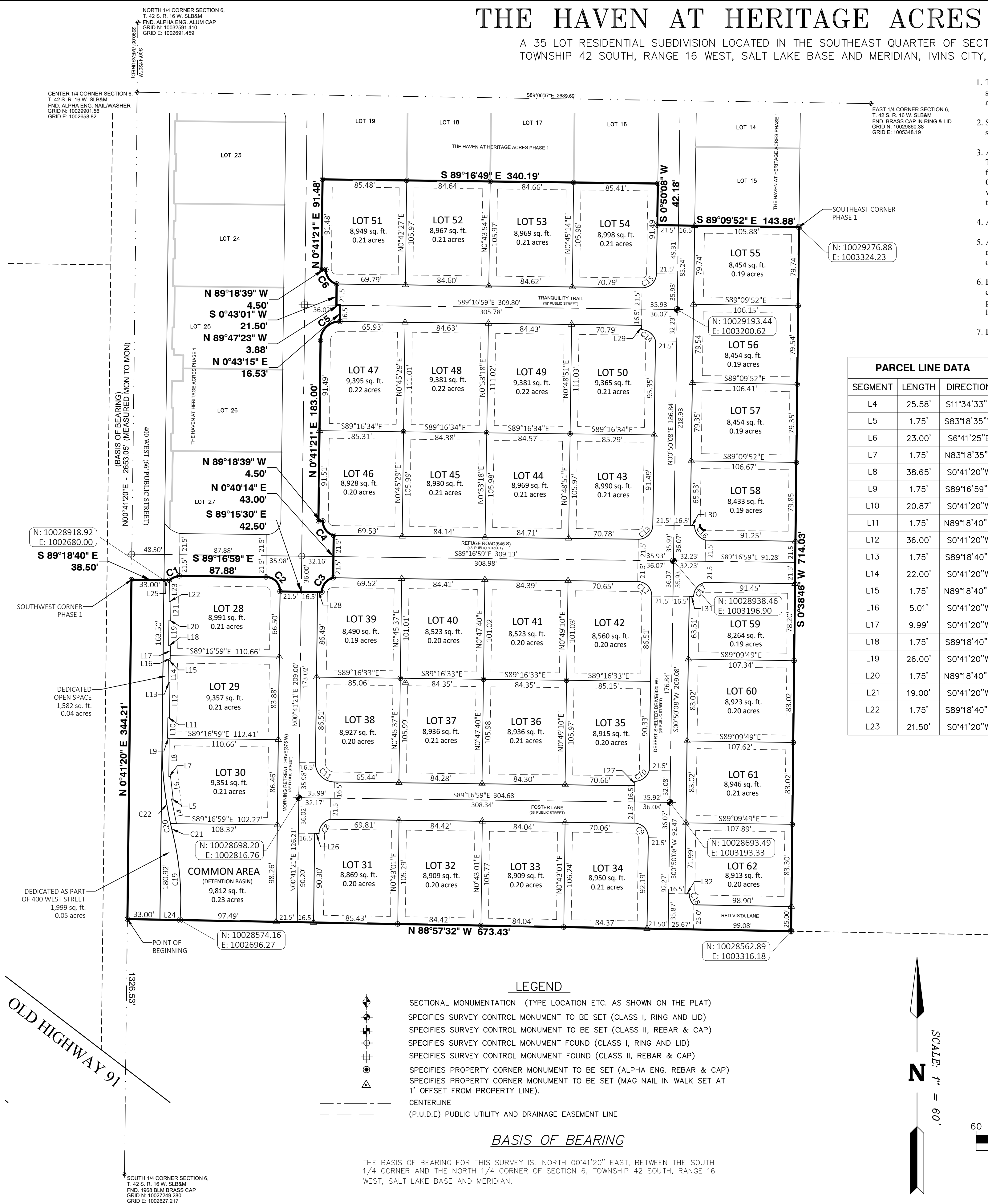


LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & CAP)
- SPECIFIES SURVEY CONTROL MONUMENT FOUND (CLASS I, RING AND LID)
- SPECIFIES SURVEY CONTROL MONUMENT FOUND (CLASS II, REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK SET AT 1' OFFSET FROM PROPERTY LINE).
- CENTERLINE
- (P.U.D.E) PUBLIC UTILITY AND DRAINAGE EASEMENT LINE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 00°41'20" EAST, BETWEEN THE SOUTH 1/4 CORNER AND THE NORTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____ A.D. 20____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Approval and Acceptance by Ivins City

On this _____ day of _____ A.D. 20____ The Planning Commission of Ivins City, Utah, Having reviewed the above Haven at Heritage Acres 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 City

Planning Commission Chairman
Ivins City, Utah

City Engineer's Certificate

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this _____ day of _____, A.D. 20____.

City Engineer
Ivins City, Utah

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 20____.

City Attorney
Ivins City, Utah

City Council Approval

The Ivins City Council of Ivins City, Utah, gave Preliminary Plan approval for the Haven at Heritage Acres Subdivision, Phase 1, on the _____ Day of _____ A.D. 20____.

Attest: City Recorder
Ivins City

Mayor,
Ivins City, Utah

Recorded Number

WASHINGTON COUNTY RECORDER