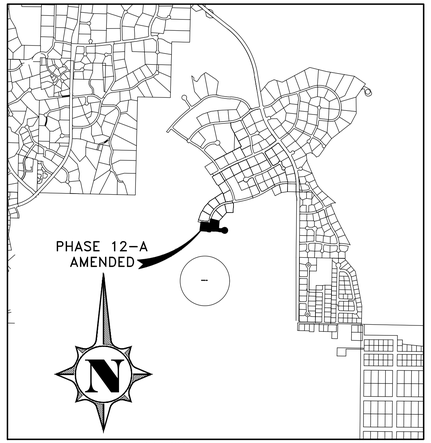



## NOTES:

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 02-19-2013, PROJECT NO. 18458. 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 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 30 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 15 FOOT ON ALL INTERIOR SIDE YARDS, AND 30 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. CONNECTION TO PUBLIC SEWER SYSTEM REQUIRES INSTALLATION OF A SEPTIC TANK AND FILTER. ALL SEPTIC TANKS, FILTERS, LATERALS AND PUMPS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION 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 PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
16. ALL PRIVATE STREETS SHALL IMPLY AN UNDERLYING UTILITY EASEMENT.

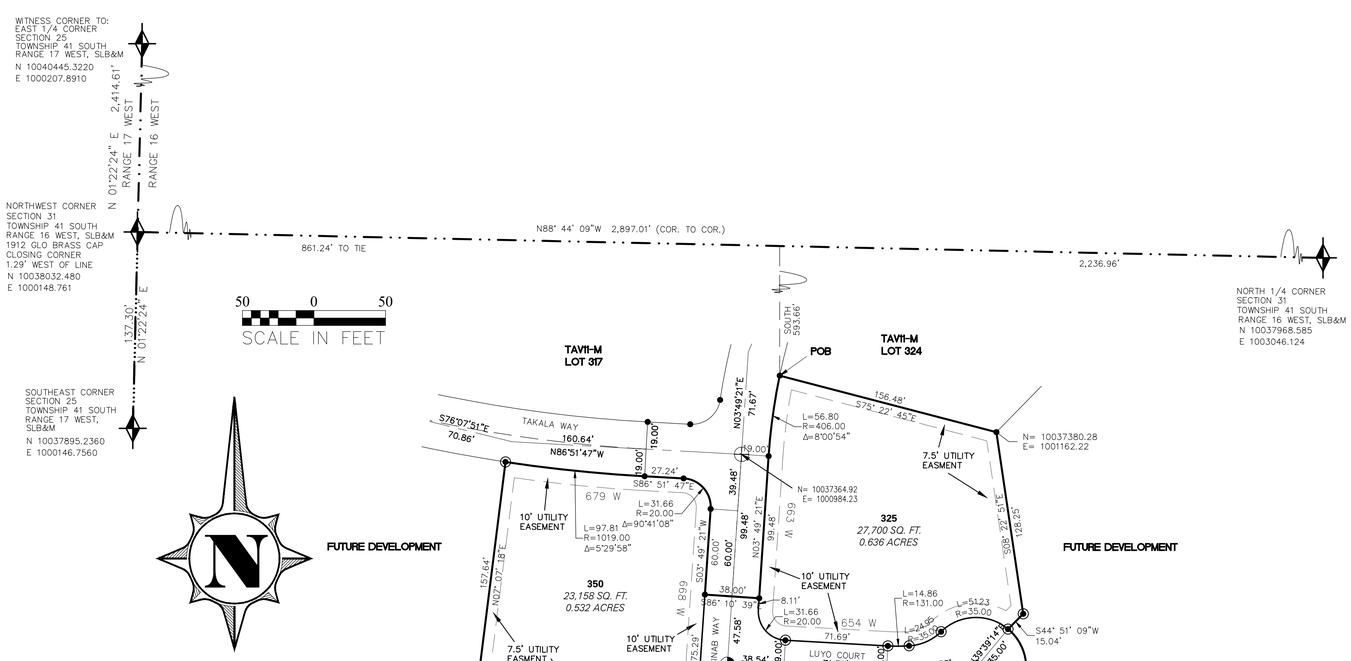
DRAINAGE NOTE:

ALL LOTS ARE SUBJECT TO MINOR STORM DRAINAGE INCREASES FROM UP SLOPE LOTS. TO MINIMIZE THE DRAINAGE IMPACTS FROM LOT DEVELOPMENT, GRADING IS LIMITED TO THAT PORTION OF THE SITE WHICH IS DOMESTICATED FOR HOUSE FOOTPRINT, COURTYARD AREAS AND DRIVEWAY ACCESS (SEE CC&Rs).

WHERE COURSE OF DRAINAGE IS ALTERED WITHIN THE BOUNDARIES OF A LOT, IT IS THE RESPONSIBILITY OF THAT LOT OWNER TO MANAGE ANY INCREASES OF STORM WATER DISCHARGES BY DETENTION OR OTHER ENGINEERING SOLUTIONS TO ASSURE STORM RUNOFF IMPACT TO DOWN SLOPE PROPERTY OWNERS IS NOT SIGNIFICANTLY INCREASED.

SEWER NOTE:

ALL LOTS IN THIS SUBDIVISION SHALL INSTALL A SEPTIC TANK ON THE SEWER LATERAL SUCH THAT ONLY EFFLUENT FROM THE SEPTIC TANK DISCHARGES INTO THE THE SEWER SYSTEM. PROPERTY OWNER MUST BE AWARE THAT THE SEPTIC TANK HAS SPECIAL MAINTENANCE REQUIREMENTS.




## LEGEND

- SECTION CORNER (AS NOTED)
- REBAR & CAP (EXISTING)
- REBAR & CAP (TO BE SET)
- CLASS I MONUMENT (EXISTING)
- CLASS I MONUMENT (TO BE SET)
- CLASS II MONUMENT (TO BE SET)

## MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR RT MARTEN UTAH, 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_____, 2019, 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

## CORPORATE ACKNOWLEDGEMENT

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

ON THE_____DAY OF_____, 2019, PERSONALLY APPEARED BEFORE ME LANCE ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF KAYENTA DEVELOPMENT, INC. AND THAT HE EXECUTED THE FOREGOING CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY

## NARRATIVE

THE PURPOSE FOR AMENDING THIS SUBDIVISION PLAT WAS REDUCE THE SIZE OF LUYO COURT AND MODIFY LOT 325. LOT 350 WAS NOT ADJUSTED.

## SURVEYOR'S CERTIFICATE

I, MICHAEL W PURDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER (LICENSE NO.) 334571, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

**"TAVIAWK SUBDIVISION - PHASE 12-A AMENDED"**

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:

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH 01-09-2020

MICHAEL W PURDY
PLS No. 334571

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 88°44'09" EAST 861.24 FEET AND SOUTH 593.66 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 75°22'45" EAST 156.48 FEET; THENCE SOUTH 08°22'51" EAST 128.25 FEET; THENCE SOUTH 44°51'09" WEST 15.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 175°09'03", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 39°39'14" WEST), AND WHOSE CHORD BEARS SOUTH 37°13'46" WEST 69.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 106.99 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°52'42", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 34°48'17" WEST), AND WHOSE CHORD BEARS NORTH 74°38'04" WEST 23.30 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.75 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°12'37", HAVING A RADIUS OF 169.00 FEET (RADIUS POINT BEARS NORTH 04°04'25" WEST), AND WHOSE CHORD BEARS SOUTH 89°31'54" WEST 21.25 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.27 FEET; THENCE NORTH 86°51'47" WEST 72.63 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°18'52", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 03°08'13" WEST), AND WHOSE CHORD BEARS SOUTH 48°28'47" WEST 28.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.18 FEET; THENCE NORTH 86°10'39" WEST 38.00 FEET; THENCE NORTH 03°49'08" EAST 10.82 FEET; THENCE NORTH 85°45'45" WEST 154.25 FEET; THENCE NORTH 07°07'18" EAST 157.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°29'58", HAVING A RADIUS OF 1019.00 FEET (RADIUS POINT BEARS NORTH 08°38'11" EAST), AND WHOSE CHORD BEARS SOUTH 84°06'48" EAST 97.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.81 FEET; THENCE SOUTH 86°51'47" EAST 27.24 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°41'08", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 03°08'13" WEST), AND WHOSE CHORD BEARS SOUTH 41°31'13" EAST 28.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.66 FEET; THENCE SOUTH 03°49'21" WEST 60.00 FEET; THENCE SOUTH 86°10'39" EAST 38.00 FEET; THENCE NORTH 03°49'21" EAST 99.47 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°00'54", HAVING A RADIUS OF 406.00 FEET (RADIUS POINT BEARS SOUTH 86°10'39" EAST), AND WHOSE CHORD BEARS NORTH 07°49'48" EAST 56.75 FEET; THENCE ALONG THE ARC OF SAID CURVE 56.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.442 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:

**"TAVIAWK SUBDIVISION - PHASE 12-A AMENDED"**

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL UTILITY EASEMENTS 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__.

LANCE ANDERSON
KAYENTA DEVELOPMENT

OWNER:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

# TAVIAWK SUBDIVISION PHASE 12-A AMENDED

## A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 31, TOWNSHIP 41 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 "TAVIAWK PHASE 12-A AMENDED" ON THE_____ DAY OF_____, A.D. ,<br>ATTEST: _____ CITY RECORDER, IVINS, UTAH<br>_____ 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.<br>_____ DATE<br>_____ CITY ENGINEER, IVINS, UTAH | I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.<br>_____ IVINS, UTAH, CITY ATTORNEY | ON THIS THE ____DAY OF_____, A.D. ____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "TAVIAWK PHASE 12-A AMENDED" 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.<br>ATTEST: _____ CITY RECORDER, IVINS, UTAH<br>_____ 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.<br>_____ WASHINGTON COUNTY TREASURER | _____ WASHINGTON COUNTY RECORDER |

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