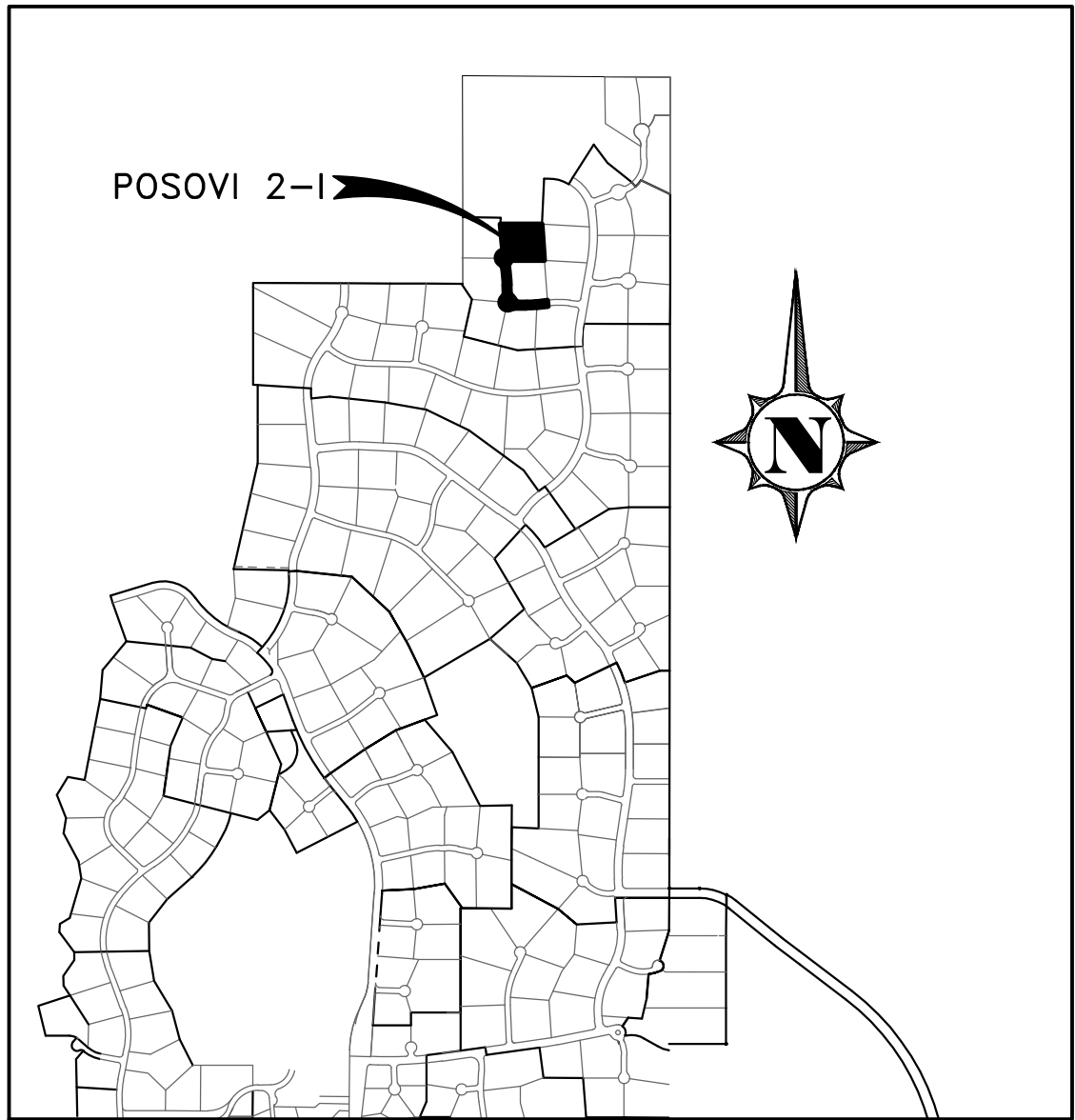




LEGEND

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

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR KAYENTA HOMESITES, 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

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR RT MARTEN, 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 _____, 2015, 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 OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE DIXIE EXCHANGE, LLC.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT
REQUIRED PER UTAH CODE 46-1-16(6)

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 2015, 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 OWNERS DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE DIXIE EXCHANGE, LLC.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT
REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20____, 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 OWNER'S DEDICATION 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.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT
REQUIRED PER UTAH CODE 46-1-16(6)

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:

"POSOVI SUBDIVISION - PHASE 2-I"

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

BEGINNING AT A POINT NORTH 01° 16' 57" EAST 400.94 FEET ALONG THE SECTION LINE AND NORTH 90°00' 00" WEST 812.85 FEET FROM THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 02°45'45" EAST 230.67 FEET; THENCE NORTH 88°31'26" WEST 210.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°28'41", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 70°14'20" WEST), AND WHOSE CHORD BEARS SOUTH 35°30'01" WEST 27.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 27.47 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 58°27'40", HAVING A RADIUS OF 15.00 FEET (RADIUS POINT BEARS SOUTH 38°45'39" EAST), AND WHOSE CHORD BEARS SOUTH 22°00'31" WEST 14.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 15.31 FEET; THENCE SOUTH 07°13'19" EAST 3.54 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°31'52", HAVING A RADIUS OF 1036.50 FEET (RADIUS POINT BEARS SOUTH 82°46'41" WEST), AND WHOSE CHORD BEARS SOUTH 03°57'23" EAST 118.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 118.15 FEET; THENCE SOUTH 00°41'27" EAST 53.04 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 59°08'35", HAVING A RADIUS OF 15.00 FEET (RADIUS POINT BEARS NORTH 89°18'33" EAST), AND WHOSE CHORD BEARS SOUTH 30°15'44" EAST 14.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 15.48 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°36'16", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS SOUTH 30°09'59" WEST), AND WHOSE CHORD BEARS SOUTH 36°31'53" EAST 39.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 40.67 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°17'41", HAVING A RADIUS OF 15.00 FEET (RADIUS POINT BEARS NORTH 76°46'15" EAST), AND WHOSE CHORD BEARS SOUTH 50°52'36" EAST 18.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 19.71 FEET; THENCE SOUTH 88°31'26" EAST 57.80 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°55'43", HAVING A RADIUS OF 498.50 FEET (RADIUS POINT BEARS NORTH 01°28'34" EAST), AND WHOSE CHORD BEARS NORTH 88°00'42" EAST 60.24 FEET; THENCE ALONG THE ARC OF SAID CURVE 60.28 FEET; THENCE NORTH 84°32'51" EAST 71.52 FEET; THENCE SOUTH 05°27'09" EAST 38.00 FEET; THENCE SOUTH 84°32'51" WEST 71.52 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°55'43", HAVING A RADIUS OF 536.50 FEET (RADIUS POINT BEARS NORTH 05°27'09" WEST), AND WHOSE CHORD BEARS SOUTH 88°00'42" WEST 64.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 64.88 FEET; THENCE NORTH 88°31'26" WEST 81.01 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°35'54", HAVING A RADIUS OF 15.00 FEET (RADIUS POINT BEARS SOUTH 01°28'34" WEST), AND WHOSE CHORD BEARS SOUTH 72°40'37" WEST 9.67 FEET; THENCE ALONG THE ARC OF SAID CURVE 60.28 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 183°13'28", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 36°07'20" WEST), AND WHOSE CHORD BEARS NORTH 34°30'36" WEST 99.96 FEET; THENCE ALONG THE ARC OF SAID CURVE 159.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°42'44", HAVING A RADIUS OF 15.00 FEET (RADIUS POINT BEARS NORTH 32°58'42" WEST), AND WHOSE CHORD BEARS NORTH 28°09'55" EAST 14.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 15.11 FEET; THENCE NORTH 00°41'27" WEST 53.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°31'52", HAVING A RADIUS OF 998.50 FEET (RADIUS POINT BEARS SOUTH 89°18'33" WEST), AND WHOSE CHORD BEARS NORTH 03°57'23" WEST 113.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 113.82 FEET; THENCE NORTH 07°13'19" WEST 3.54 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 58°27'40", HAVING A RADIUS OF 15.00 FEET (RADIUS POINT BEARS SOUTH 82°46'41" WEST), AND WHOSE CHORD BEARS NORTH 36°27'09" WEST 14.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 15.31 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 148°44'32", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 24°19'01" EAST), AND WHOSE CHORD BEARS NORTH 08°41'17" EAST 96.30 FEET; THENCE ALONG THE ARC OF SAID CURVE 129.80 FEET; THENCE NORTH 04°24'46" WEST 165.77 FEET; THENCE SOUTH 88°31'26" EAST 265.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.021 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:

"POSOVI SUBDIVISION - PHASE 2-I"

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, AS 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 – PRESIDENT
KAYENTA COMMUNITY DEVELOPMENT INC.
435-628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

POSOVI SUBDIVISION - PHASE 2-I

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE & MERIDIAN

DRAINAGE CONDITIONS FOR LOT NOTE:

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

WHERE COURSE AND VOLUME OF DRAINAGE IS ALTERED AND WHERE SAID ALTERATION OF SURFACE INCREASES THE VOLUME OF FLOW TO DOWN SLOPE PROPERTY 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.

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 "POSOVI SUBDIVISION - PHASE 2-I" 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: "POSOVI SUBDIVISION - PHASE 2-I" 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 OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER