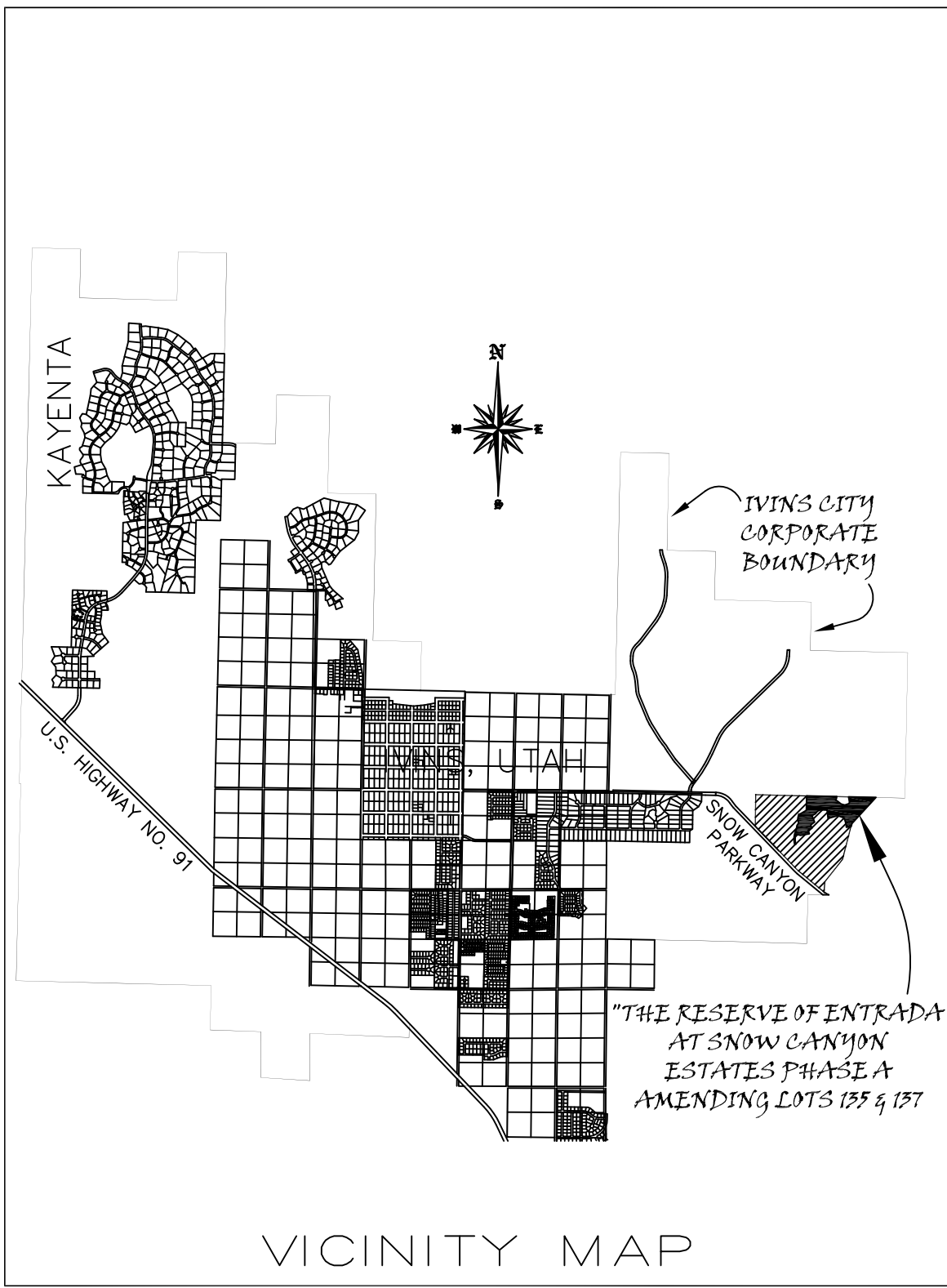
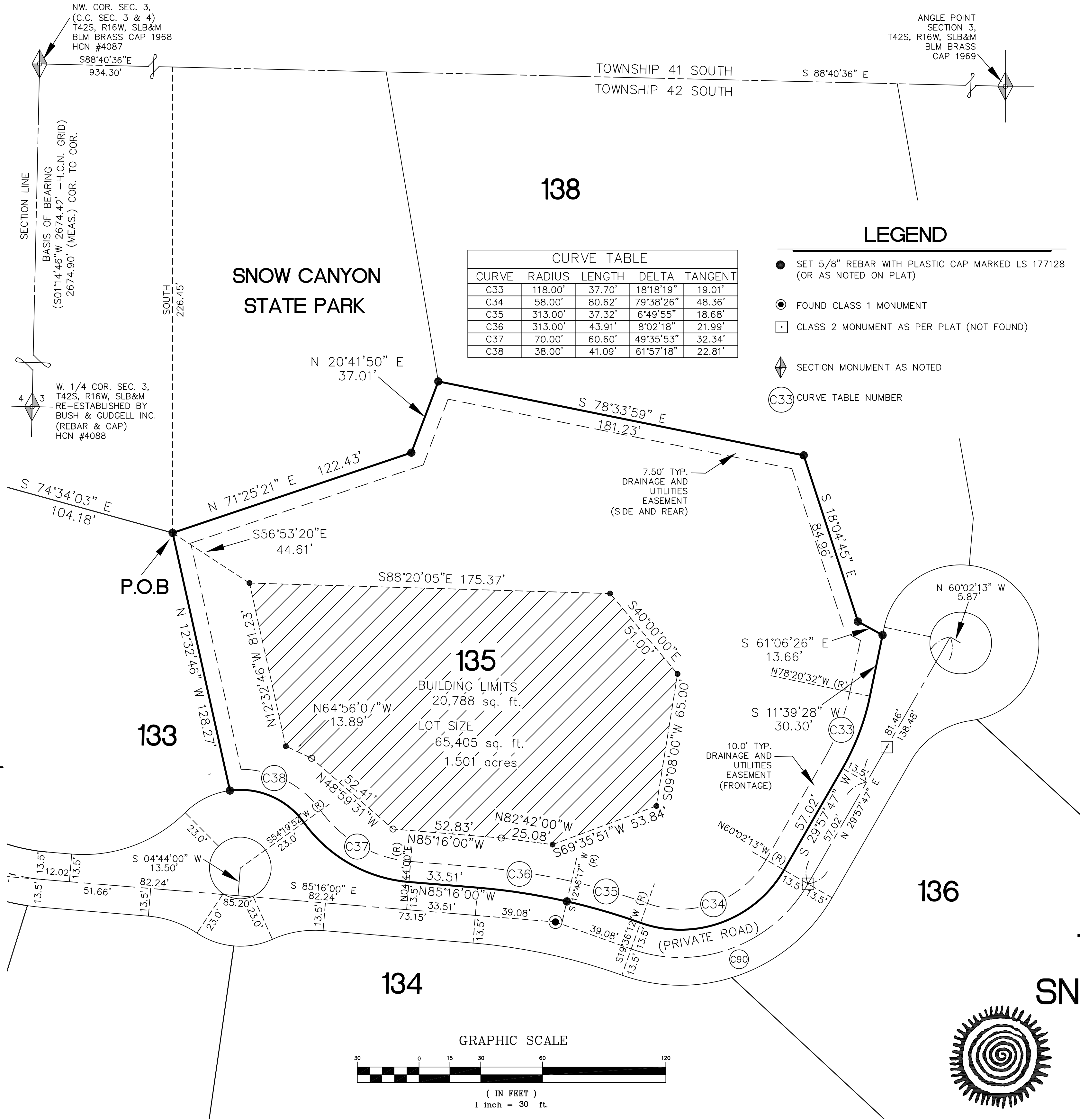




AMENDMENT NARRATIVE

THE PURPOSE OF THIS AMENDMENT IS TO REMOVE THE LOT LINE AND ASSOCIATED EASEMENTS BETWEEN LOTS 135 AND 137 OF "THE RESERVE OF ENTRADA AT SNOW CANYON PHASE A" SUBDIVISION PLAT TO CREATE ONE COMBINED (MERGED) LOT AS SHOWN. LOT 137 WILL BE ELIMINATED AND THE NEW MERGED LOT WILL BE LOT 135 BY THIS AMENDMENT.

NO OTHER CHANGES ARE MADE AS PART OF THIS AMENDMENT.

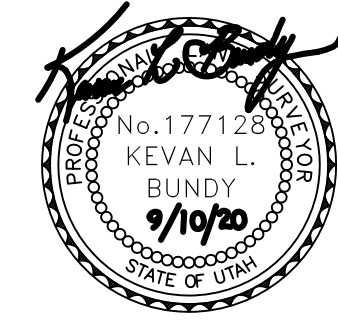


SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, DO HEREBY CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE HEREON OWNERS, THIS SURVEY WAS COMPLETED AS SHOWN AND DESCRIBED BELOW AND IS TO BE HEREAFTER KNOWN AS:

THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A
AMENDING LOTS 135 AND 137

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT.



KEVAN L. BUNDY PLS No. 177128

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 135 OF "THE RESERVE OF ENTRADA AT SNOW CANYON PHASE A"; SAID POINT BEING SOUTH 88°40'36" EAST, 934.30 FEET ALONG THE SECTION LINE AND SOUTH 226.45 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 71°25'21" EAST, 122.43 FEET; THENCE NORTH 20°41'50" EAST, 37.01 FEET; THENCE SOUTH 78°33'59" EAST, 181.23 FEET; THENCE SOUTH 18°04'45" EAST, 84.96 FEET; THENCE SOUTH 61°06'26" EAST, 13.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A PRIVATE ROAD; THENCE RUNNING ALONG SAID PRIVATE ROAD IN THE FOLLOWING NINE COURSES: SOUTH 11°39'28" WEST, 30.30 FEET TO THE POINT OF A 118.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 78°20'32" WEST; THENCE SOUTHWESTERLY, 37.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'19" TO THE POINT OF TANGENCY; THENCE SOUTH 29°57'47" WEST, 57.02 FEET TO THE POINT OF A 58.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 60°02'13" WEST; THENCE SOUTHWESTERLY, 80.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°38'26" TO THE POINT OF A 313.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 19°36'12" WEST; THENCE WESTERLY, 37.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°49'55" TO THE POINT OF A 313.00 FOOT RADIUS COMPOUND CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 12°46'17" WEST; THENCE WESTERLY, 43.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°02'18" TO THE POINT OF TANGENCY; THENCE NORTH 85°16'00" WEST, 33.51 FEET TO THE POINT OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 04°44'00" EAST; THENCE NORTHWESTERLY, 60.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°35'53" TO THE POINT OF A 38.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 54°19'52" WEST; THENCE NORTHWESTERLY, 41.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°57'18" THENCE LEAVING SAID PRIVATE ROAD RIGHT OF WAY AND RUNNING NORTH 12°32'46" WEST, 128.27 FEET TO THE POINT OF BEGINNING. CONTAINING 65,405 SQ. FT. OR 1.501 ACRES MORE OR LESS.

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 A LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A
AMENDING LOTS 135 AND 137

DOES HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL AREAS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS APPLICABLE TO THE RESERVE OF ENTRADA, DATED _____ AND RECORDED CONCURRENTLY WITH THE PLAT OF THE RESERVE OF ENTRADA, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER HEREBY CONVEYS TO THE CITY OF IVINS, UTAH, ALL EASEMENTS NOTED AND/OR SHOWN FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO THE CITY OF IVINS, UTAH, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

ALLAN DEAN CAVALETTO
(AN INDIVIDUAL)

ALLAN DEAN CAVALETTO _____ DATE _____

OWNERS' ACKNOWLEDGMENT (INDIVIDUAL)

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020,
BY ALLAN DEAN CAVALETTO, OWNER.

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)

NOTARY PUBLIC

THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A AMENDING LOTS 135 AND 137

A RESIDENTIAL SUBDIVISION LOCATED IN
THE NW 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 4
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN
SHEET 1 OF 1

**BUNDY SURVEYING
INCORPORATED**

351 SOUTH VALLEY VIEW DRIVE, UNIT 35,
ST. GEORGE, UTAH 84770
PHONE: (435) 619-1990

MAP DATE: SEPTEMBER 24, 2020

PLANNING COMMISSION APPROVAL	CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS	TREASURER APPROVAL	RECORDED NUMBER
ON THIS THE _____ DAY OF _____, A.D. _____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A AMENDING LOTS 135 AND 137" 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 FOR RECORDING.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS THE _____ DAY OF _____, 20____.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, 20____.	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF IVINS, UTAH, HAVE REVIEWED THE ABOVE: "THE RESERVE OF ENTRADA AT SNOW CANYON ESTATES PHASE A AMENDING LOTS 135 AND 137" SUBDIVISION PLAT, AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE _____ DAY OF A.D. _____, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	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.	
ATTEST: CITY RECORDER, IVINS UTAH PLANNING COMMISSION CHAIRPERSON,	CITY ENGINEER CITY OF IVINS, UTAH	CITY ATTORNEY CITY OF IVINS, UTAH	ATTEST: CITY RECORDER, IVINS, UTAH MAYOR, IVINS, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER