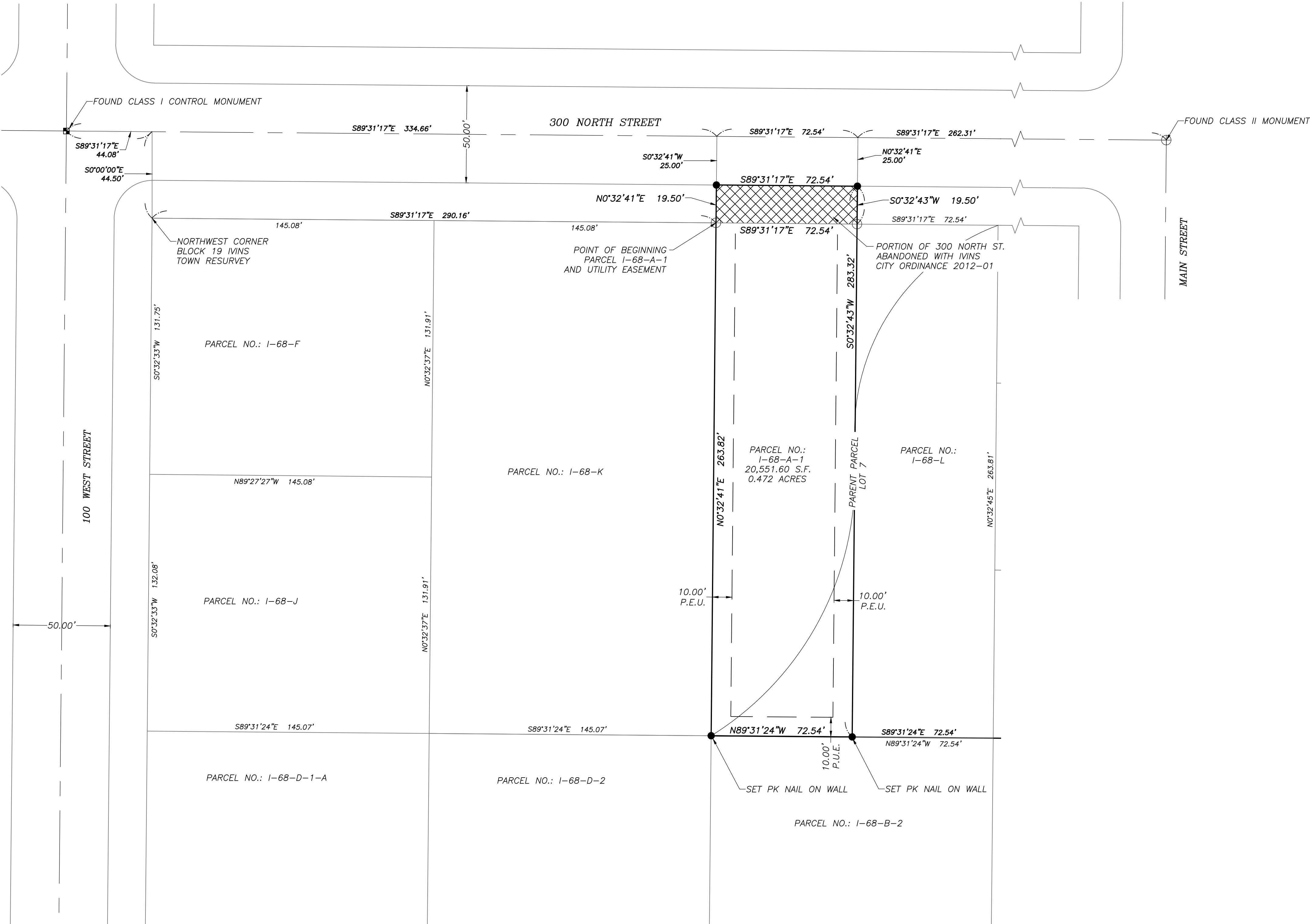


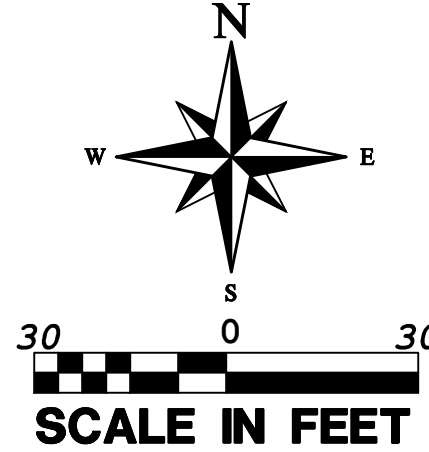
FINAL PLAT FOR:
FISK LOT

LOCATED IN LOT 7, BLOCK 19, TOWN OF IVINS RESURVEY
SECTION 31, T41S, R16W, S.L.B.&M.
IVINS CITY, WASHINGTON COUNTY, UTAH



LEGEND

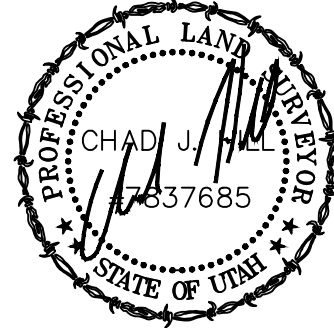
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BLOCK WALL
- SECTION LINE
- SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685
- FOUND EXISTING REBAR & CAP
- CLASS I CONTROL MONUMENT
- CLASS II CONTROL MONUMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT RESERVED BY IVINS CITY
PORTION OF 300 NORTH ST. ABANDONED WITH IVINS CITY ORDINANCE 2012-01



SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FISK LOT, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



1/4/2021
DATE

NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF THE JUSTIN FISK TO FINALIZE A LOT SPLIT AND PERFORM A RIGHT-OF-WAY ABANDONMENT EXHIBIT.

THE BASIS OF BEARINGS IS S89°31'17"E, 669.51 FEET FROM THE CENTERLINE MONUMENT OF 300 NORTH AND 100 WEST AND THE CENTERLINE MONUMENT OF 300 NORTH AND MAIN STREET IN THE TOWN OF IVINS, UTAH.

REFERENCE DOCUMENTS:
TOWN OF IVINS RESURVEY RECORDED # 584771

PARCEL I-68-A-1 BOUNDARY DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 19, TOWN OF IVINS RESURVEY, SAID POINT BEING S89°31'17"E 44.08 FEET; THENCE SOUTH 44.50 FEET FROM THE CENTER LINE, CLASS I MONUMENT, OF 300 NORTH AND 100 WEST; THENCE S89°31'17"E, ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK, 290.16 FEET TO THE POINT OF BEGINNING; THENCE N00°32'41"E 19.50 FEET; THENCE S89°31'17"E 72.54 FEET; THENCE S00°32'43"W 283.32 FEET TO THE SOUTH LOT LINE OF LOT 7; THENCE N89°31'24"W ALONG SAID LOT LINE, 72.54 FEET; THENCE N00°32'41"E, ALONG THE WEST LOT LINE OF LOT 7, 263.82 FEET TO THE POINT OF BEGINNING.

AREA: 20,551.60 SQUARE FEET OR 0.472 ACRES.

PUBLIC UTILITY & DRAINAGE EASEMENT DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 19 TOWN OF IVINS RESURVEY, SAID POINT BEING S89°31'17"E 44.08 FEET; THENCE SOUTH 44.5 FEET FROM THE CENTER LINE CLASS I MONUMENT OF 300 NORTH AND 100 WEST; THENCE S89°31'17"E, ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK, 290.16 FEET TO THE POINT OF BEGINNING; THENCE N00°32'41"E 19.50 FEET; THENCE S89°31'17"E 72.54 FEET; THENCE S00°32'43"W 19.50 FEET TO THE NORTH LOT LINE OF LOT 7; THENCE N89°31'24"W, ALONG SAID LINE, 72.54 FEET TO THE POINT OF BEGINNING.

AREA: 1414.53 SQUARE FEET OR 0.032 ACRES.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS FISK LOT, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS THE ____ DAY OF ____, 20__.

JUSTIN K. FISK

ACKNOWLEDGMENT

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

ON THIS THE ____ DAY OF ____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, JUSTIN K. FISK, OWNER, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS' DEDICATION, WHO DULY ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

RESIDING IN ____ COUNTY, UTAH

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY PLANNING
COMMISSION

ON THIS THE ____ DAY OF ____, A.D. 20__, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "FISK LOT" 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 AMENDED SUBDIVISION PLAT FOR RECORDING.

PLANNING COMMISSION CHAIRMAN,
IVINS CITY, UTAH

ENGINEER'S APPROVAL

I, CHARLES GILLETE, 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 THE FILE IN THIS OFFICE ____ DAY OF ____, A.D. 20__

ENGINEER
IVINS CITY, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS FINAL PLAT 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 FISK LOT ON THE ____ DAY OF ____, A.D. 20__.

ATTEST: CITY RECORDER
IVINS, UTAH
MAYOR
IVINS CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF ____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

REVISIONS		NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84131
Phone: (435) 668-9301



FINAL PLAT FOR:
FISK LOTS
LOT 1, BLOCK 19, TOWN OF IVINS RESURVEY
IVINS CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 31, T41S, R16W, S.L.B.41.

DATE: 1/4/2021
SCALE: 1"=30'
JOB NO.
343-005
SHEET NO.
1 OF 1