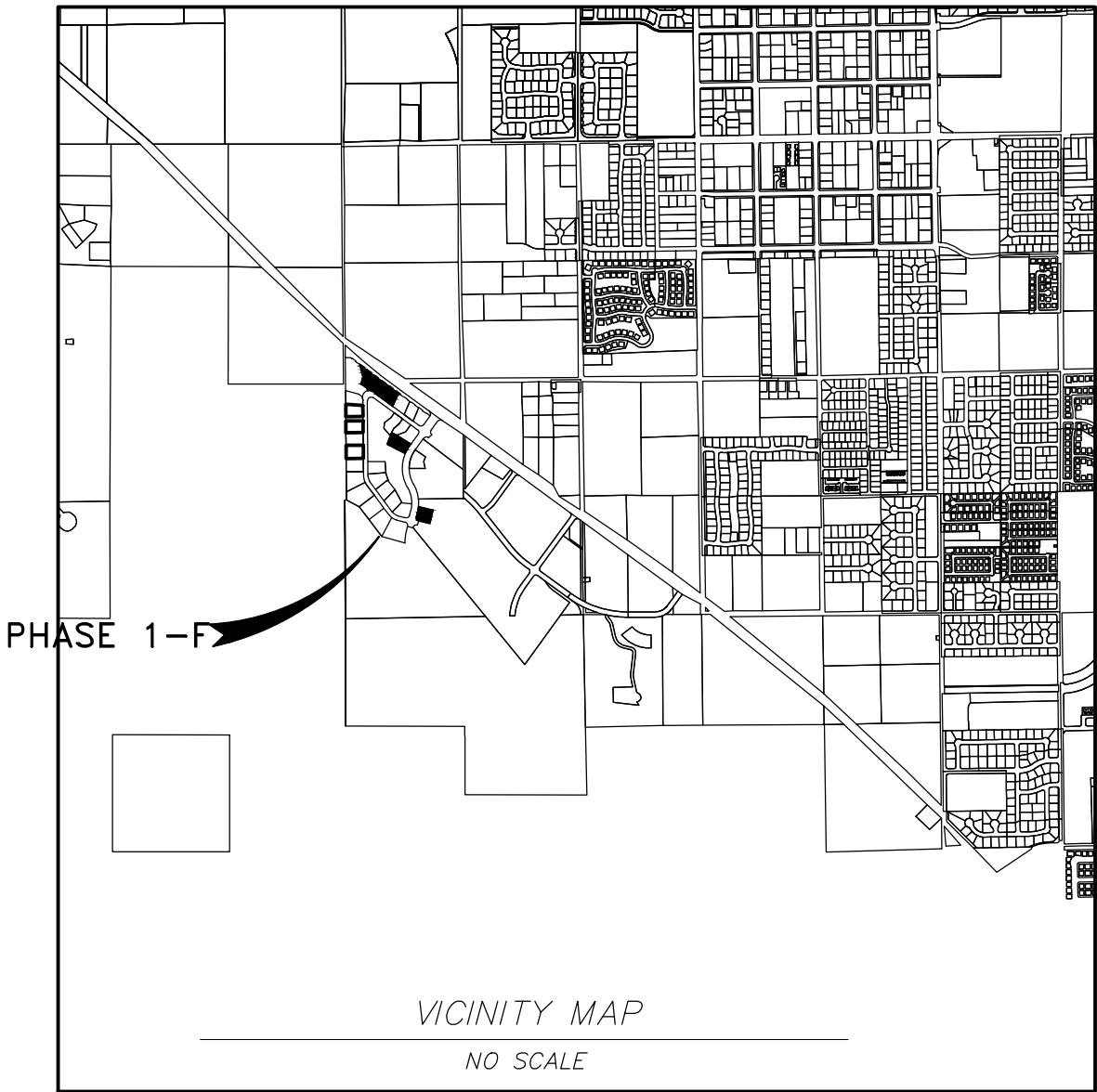




NOTES:

- 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 08-15-2015, PROJECT NO. 18334. 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.
- THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT SLIGHTLY TO HIGHLY COLLAPSIBLE AND EXPANSIVE 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.
- 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.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 15 FOOT ON ALL INTERIOR SIDE YARDS, AND 20 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- 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)
- 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)
- LANDSCAPING 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 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.
- 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.
- 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.
- ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20____, 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

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR COMICHAN 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

WEST QUARTER CORNER
SECTION 6 T.42S. R.16W. S.L.B.&M.
(H.C.N.# 4032)
H.C.N. GRID N. 10029943.62
H.C.N. GRID E. 999982.81

BASIS OF BEARINGS S 00°52'33" W 13391.7' MEAS. (GROUND) W. 1/4 COR. TO S. 1/16 COR.)
H.C.N. S 00°52'20" W 2677.50' (GROUND) W. 1/4 COR. TO S.W. COR.)
MEAS. = S 00°52'00" W 2678.00' (GROUND) W. 1/4 COR. TO S.W. COR.)

SOUTH 1/16 CORNER
SECTION 6, T.42S. R.16W. S.L.B.&M.
(FOUND 1990 B.L.M. A.C.)
GRID N. 10028604.86
GRID E. 999962.32

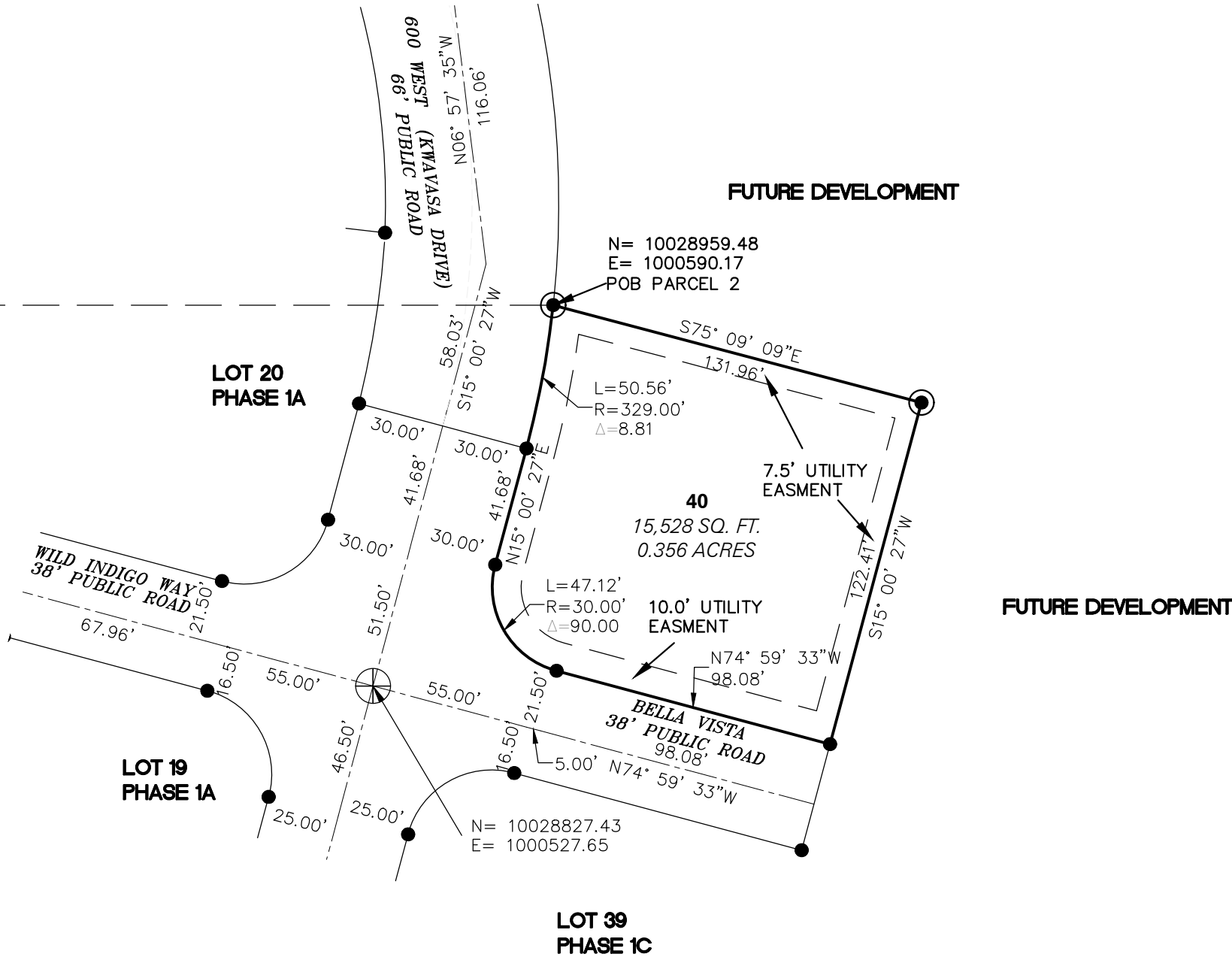
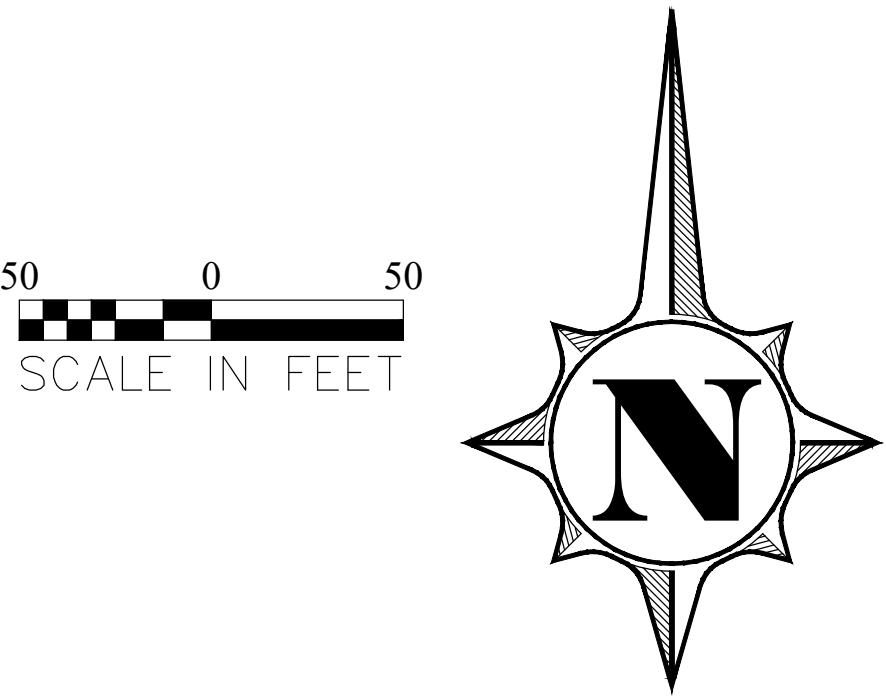
LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME KOLBY ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF ANA ENTERPRISES, 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 A AND A ENTERPRISES, LLC.

COMMISSION EXPIRES: _____

NOTARY PUBLIC – WASHINGTON COUNTY



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)

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 334571 IN ACCORDANCE WITH TITLE 58 CHAPTER 22 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, HEREAFTER TO BE KNOWN AS;

"INDIGO TRAILS PHASE 1-F"

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 OF INDIGO PHASE 1-F
INCLUDES THE FOLLOWING 3 PARCELS

PARCEL 1 (LOTS 3, 4 AND 5)

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 112.34 FEET ALONG THE SECTION LINE AND EAST 409.46 FEET THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 52°33'40" WEST 183.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°45'44", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 37°26'20" EAST), AND WHOSE CHORD BEARS NORTH 43°40'48" WEST 9.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.30 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°04'30", HAVING A RADIUS OF 61.00 FEET (RADIUS POINT BEARS SOUTH 55°12'03" WEST), AND WHOSE CHORD BEARS NORTH 68°50'12" WEST 68.29 FEET; THENCE ALONG THE ARC OF SAID CURVE 72.48 FEET; THENCE NORTH 20°38'22" WEST 25.50 FEET; THENCE NORTH 54°23'49" WEST 60.27 FEET; THENCE NORTH 16°59'55" EAST 65.73 FEET; THENCE NORTH 13°11'59" WEST 98.77 FEET; THENCE NORTH 38°56'58" EAST 10.74 FEET; THENCE SOUTH 51°18'51" EAST 26.66 FEET; THENCE SOUTH 39°22'09" WEST 4.85 FEET; THENCE SOUTH 52°15'20" EAST 40.06 FEET; THENCE NORTH 38°41'09" EAST 4.00 FEET; THENCE SOUTH 51°18'51" EAST 40.01 FEET; THENCE SOUTH 37°58'00" WEST 4.66 FEET; THENCE SOUTH 52°15'26" EAST 39.95 FEET; THENCE NORTH 38°41'09" EAST 4.00 FEET; THENCE SOUTH 52°43'54" EAST 39.77 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 40.00 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 40.01 FEET; THENCE SOUTH 52°33'21" EAST 40.00 FEET; THENCE SOUTH 37°26'39" WEST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 39.98 FEET; THENCE NORTH 37°26'39" EAST 4.00 FEET; THENCE SOUTH 52°33'21" EAST 36.38 FEET; THENCE SOUTH 47°18'22" WEST 32.05 FEET; THENCE SOUTH 24°33'46" WEST 96.38 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (LOT 40)

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 336.34 FEET ALONG THE SECTION LINE AND EAST 397.16 FEET THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 75°09'09" EAST 131.96 FEET; THENCE SOUTH 15°00'27" WEST 122.41 FEET; THENCE NORTH 74°59'33" WEST 98.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 15°00'27" EAST), AND WHOSE CHORD BEARS NORTH 29°59'33" WEST 42.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET; THENCE NORTH 15°00'27" EAST 41.68 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°48'19", HAVING A RADIUS OF 329.00 FEET (RADIUS POINT BEARS NORTH 74°59'33" WEST), AND WHOSE CHORD BEARS NORTH 10°36'18" EAST 50.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.56 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (LOT 34)

BEGINNING AT A POINT BEING SOUTH 00°52'33" WEST 984.57 FEET ALONG THE SECTION LINE AND EAST 622.64 FEET THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 57°54'00" EAST 48.93 FEET; THENCE SOUTH 56°52'18" EAST 145.22 FEET; THENCE SOUTH 37°46'15" WEST 18.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°43'41", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS SOUTH 52°13'45" EAST), AND WHOSE CHORD BEARS SOUTH 30°54'24" WEST 79.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 79.31 FEET; THENCE NORTH 60°26'41" WEST 173.15 FEET; THENCE NORTH 01°27'43" WEST 10.97 FEET; THENCE NORTH 23°26'47" EAST 99.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,852 ACRES

OWNER'S DEDICATION

KNOW 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:

"INDIGO TRAILS PHASE 1-F"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE 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 OF _____, 20____.

OWNER:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

INDIGO TRAILS PHASE 1-F

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTIONS 6, 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 "INDIGO TRAILS PHASE 1-F" 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: "INDIGO TRAILS PHASE 1-F" 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 OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER