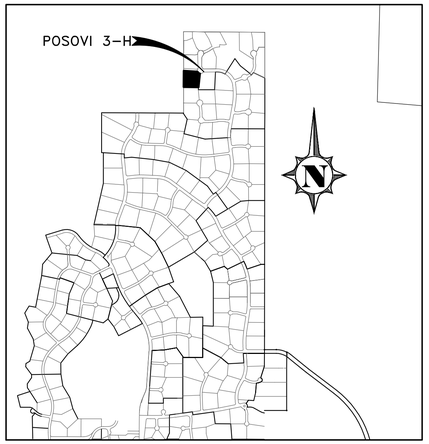


NOTES:

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 DATED MAY 8, 2008. PROJECT NO. 18315. 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 PLACED OR TO BE PLACED 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. ALL LATERALS, GRINDER PUMPS, AND LOW PRESSURE SEWER SYSTEMS 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 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.

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 3-H"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND 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 446.90 FEET ALONG THE SECTION LINE AND NORTH 90°00' 00" WEST 1,073.96 FEET FROM THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°38'49" WEST 241.01 FEET; THENCE NORTH 01°26'13" EAST 262.75 FEET; THENCE SOUTH 85°12'38" EAST 209.67 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54°05'50", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 04°47'22" WEST), AND WHOSE CHORD BEARS SOUTH 58°09'43" EAST 22.74 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.60 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°41'59", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 58°53'12" EAST), AND WHOSE CHORD BEARS SOUTH 54°57'48" EAST 40.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.63 FEET; THENCE SOUTH 07°02'17" WEST 221.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.476 ACRES

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

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 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)

WASTE WATER TREATMENT SYSTEM NOTE

UNTIL A PUBLIC SEWER COLLECTION SYSTEM IS EXTENDED TO THIS SUBDIVISION, ALL LOTS WITHIN THIS SUBDIVISION MUST USE AN ADVANCED ON-SITE WASTE WATER TREATMENT SYSTEM AS ALLOWED AND DEFINED BY IVINS CITY CODE. ANY ADVANCED SYSTEM MUST BE APPROVED BY THE CITY AND THE HEALTH DEPARTMENT PRIOR TO INSTALLATION. A STANDARD SEPTIC SYSTEM AND LEACH FIELD WITHOUT ADVANCED TREATMENT PROCESSES WILL NOT BE ALLOWED.

WATER SERVICE NOTE:

WATER SERVICE TO THIS SUBDIVISION IS PROVIDED BY KWU, INC. ALL PIPELINES, METERS, VALVES, HYDRANTS AND APPURTENANCES ARE OWNED, OPERATED AND MAINTAINED BY KWU OR ITS SUCCESSOR.

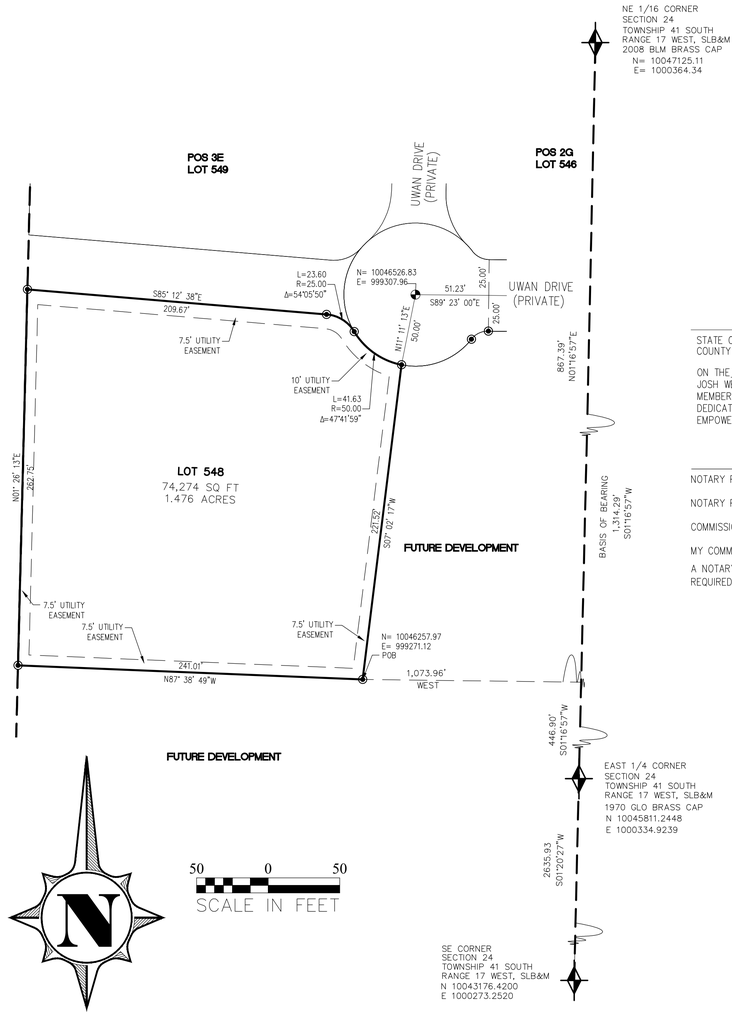
DRAINAGE CONDITIONS FOR LOT NOTE:

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.

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 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_____, 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 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)

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 AND PRIVATE ROADWAYS TO BE HEREAFTER KNOWN AS:

"POSOVI SUBDIVISION - PHASE 3-H"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL PRIVATE ROADS AND 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, 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 DEVELOPMENT INC.

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)

OWNER:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

POSOVI SUBDIVISION - PHASE 3-H

A PLANNED RESIDENTIAL COMMUNITY

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

CITY COUNCIL APPROVAL

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE "POSOVI SUBDIVISION – PHASE 3-H" ON THE _____ DAY OF_____, A.D.____ ,

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

CITY ENGINEER'S CERTIFICATE

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

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS____ DAY OF_____, A.D._____.

IVINS, UTAH, CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY IVINS CITY

ON THIS THE ____DAY OF_____, A.D. ____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "POSOVI SUBDIVISION – PHASE 3-H" 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

TREASURER APPROVAL

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

RECORDER ACCEPTANCE

WASHINGTON COUNTY RECORDER