

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 LOTS & COMMON AREAS TO BE HEREAFTER KNOWN AS:

AZALEA TOWNHOMES PHASE - 5

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF "KANTA VILLAGE", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 2020 ENTRY NO. _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO IVINS CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS _____ DAY OF _____, 2020.

KANTA HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY

MANAGER

ACKNOWLEDGMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, MANAGER.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED _____ IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES & RESTRICTIONS:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGED APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED JANUARY 29, 2019PROJECT NO. 2181595. 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. BY RECORDING THIS SUBDIVISION PLAT, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.

3. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. A RECORD OF SURVEY SHALL BE REQUIRED PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

5. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE FEET (GRID) COORDINATES.

6. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREDON.

7. 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)

8. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)

9. 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.

10. ALL WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

11. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DRAINAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

12. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE DRIVES, PARKING AREAS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, AND/OR DRAINAGE IMPROVEMENTS.

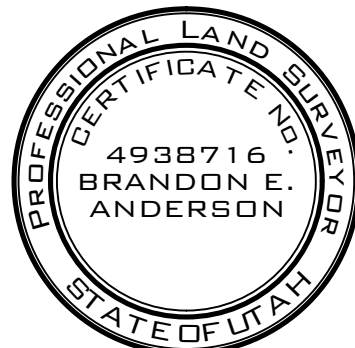
13. CLEANING AND MAINTENANCE OF STORM WATER DETENTION SYSTEM REQUIRED BY HOMEOWNERS ASSOCIATION AFTER EVERY MAJOR STORM EVENT.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREDON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS & COMMON AREAS TO BE HEREINAFTER KNOWN AS:

AZALEA TOWNHOMES PHASE - 5

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



DATE:

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

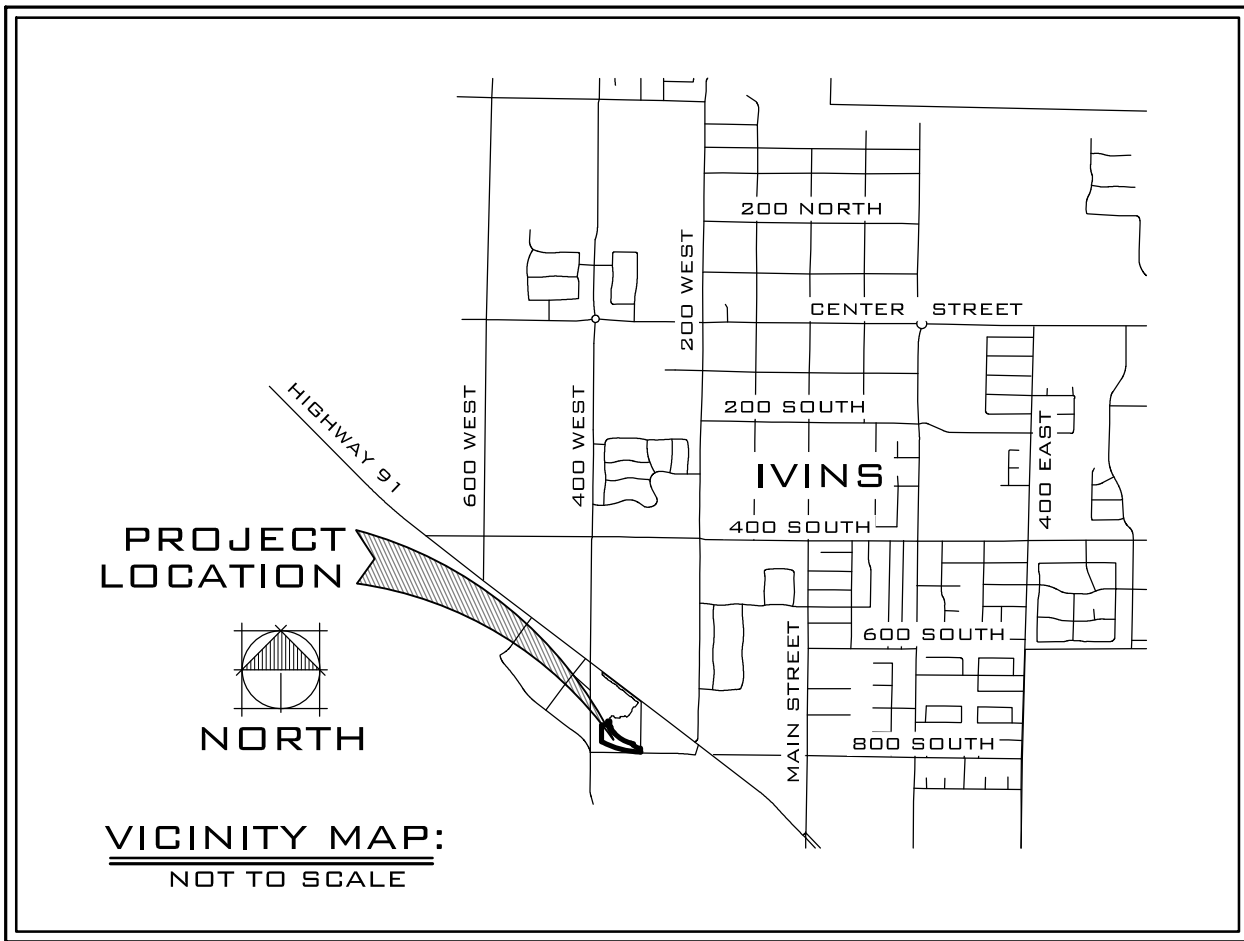
LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWESTERLY CORNER OF MOVARA VILLAS, SAID POINT BEING ON THE NORTHERLY LINE OF FITNESS WAY SOUTH 88°48'53" EAST 506.40 FEET ALONG THE SECTION LINE AND NORTH 30.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE WEST 527.27 FEET ALONG AN ARC OF A 1,095.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°11'27" EAST, LONG CHORD BEARS NORTH 75°00'52" WEST 522.19 FEET WITH A CENTRAL ANGLE OF 27°35'22") ALONG SAID NORTHERLY LINE OF FITNESS WAY TO THE CENTER SECTION LINE;
THENCE NORTH 00°41'25" EAST 214.47 FEET ALONG SAID CENTER SECTION LINE;
THENCE SOUTH 89°18'29" EAST 24.75 FEET;
THENCE NORTH 88°33'27" EAST 52.53 FEET;
THENCE NORTH 00°41'30" EAST 50.24 FEET;
THENCE NORTH 88°33'27" EAST 26.93 FEET TO THE WESTERLY LINE OF AZALEA TOWNHOMES PHASE 1;
THENCE SOUTHERLY THE FOLLOWING (10) COURSES ALONG SAID WESTERLY LINE OF AZALEA TOWNHOMES PHASE 1:
THENCE SOUTH 01°48'02" WEST 15.47 FEET;
THENCE SOUTH 00°41'20" WEST 61.00 FEET;
THENCE SOUTH 89°18'40" EAST 16.59 FEET;
THENCE SOUTHEAST 73.70 FEET ALONG AN ARC OF A 119.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 82°56'17" EAST, LONG CHORD BEARS SOUTH 24°43'51" EAST 72.54 FEET WITH A CENTRAL ANGLE OF 35°20'16");
THENCE SOUTH 42°23'59" EAST 23.38 FEET;
THENCE SOUTHEAST 245.89 FEET ALONG AN ARC OF A 419.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 47°36'01" EAST, LONG CHORD BEARS SOUTH 59°11'31" EAST 242.39 FEET WITH A CENTRAL ANGLE OF 33°35'05");
THENCE SOUTH 75°59'03" EAST 38.76 FEET;
THENCE SOUTH 33°58'08" WEST 17.19 FEET;
THENCE SOUTH 56°01'01" EAST 78.99 FEET;
THENCE SOUTH 89°20'53" EAST 34.45 FEET TO THE WESTERLY LINE OF SAID MOVARA VILLAS;
THENCE SOUTH 00°39'07" WEST 49.29 FEET ALONG SAID WESTERLY LINE OF SAID MOVARA VILLAS TO THE POINT OF BEGINNING.

CONTAINING 77,241 SQUARE FEET OR 1.77 ACRES.

OWNER DEVELOPER
VISIONARY HOMES
50 EAST 2500 NORTH, SUITE 101
LOGAN, UTAH, 84341
435.774.0438



THE FINAL PLAT FOR
AZALEA TOWNHOMES
- P H A S E - 5 -

LOCATED IN THE S.E. 1/4 OF SECTION 6
T.42S., R.16W., S.L.B.&M.
IVINS CITY | WASHINGTON COUNTY | UTAH

SHEET 1 OF 2



SURVEY-FPLAT-PH-5
FILE NUMBER: 10/19/2020
DATE: 5881-18-018
JOB NUMBER: 1" = 30'
SCALE: B.E.A.
DRAWN: B.E.A.
CHECKED:

ENGINEER'S APPROVAL:

THE HEREDON ROAD DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.

ENGINEER
IVINS CITY, UTAH

APPROVAL OF THE PLANNING
COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF THE IVINS CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE IVINS CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID ROAD DEDICATION PLAT FOR ACCEPTANCE BY THE IVINS CITY, UTAH.

CITY RECORDER
IVINS CITY, UTAH CHAIRMAN OF THE PLANNING
COMMISSION
IVINS CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D. 20____.

CITY ATTORNEY
IVINS CITY, UTAH

APPROVAL AND ACCEPTANCE BY
IVINS CITY, UTAH:

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY APPROVAL FOR THIS ROAD DEDICATION PLAT ON THE _____ DAY OF _____ A.D. 20____.

CITY RECORDER
IVINS CITY, UTAH MAYOR
IVINS CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROAD DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No.

FEE: COUNTY RECORDER
WASHINGTON COUNTY, UTAH