

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C. INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLOWLW ARE COMPILED IN A REPORT DATED APRIL 24, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

2. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT AND STREET SIDE LOT LINES AND A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR AND REAR LOT LINES UNLESS OTHERWISE NOTED.

3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25 FOOT BUILDING SETBACK ALONG ALL FRONT AND STREET FACING SIDES, 10 FOOT SETBACKS ON ALL INTERIOR SIDE YARDS, AND A 10 FOOT SETBACK ON REAR YARDS UNLESS OTHERWISE NOTED. SETBACKS ALONG KWAVASA DRIVE ARE 10 FOOT DUE TO THE EXISTING LANDSCAPE STRIP.

4. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

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

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

7. ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

8. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. ALL OTHER SEWER, GROUND 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.

9. 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. CITY WILL OWN AND MAINTAIN MAIN LINE STORM DRAINS THAT RECEIVE WATER FROM OFFSITE PUBLIC STREETS.

10. ALL APPROVED WATER AND IRRIGATION 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.

11. 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 IMPROVEMENTS LOCATED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS. IVINS CITY WILL REPAIR, RESTORE, OR REPLACE PRIVATE STREETS WITHIN STREET RIGHT-OF-WAYS TO A SERVICE LEVEL NOT TO EXCEED PUBLIC STREET STANDARDS. IMPROVEMENTS BEYOND TYPICAL PUBLIC STREET STANDARDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.

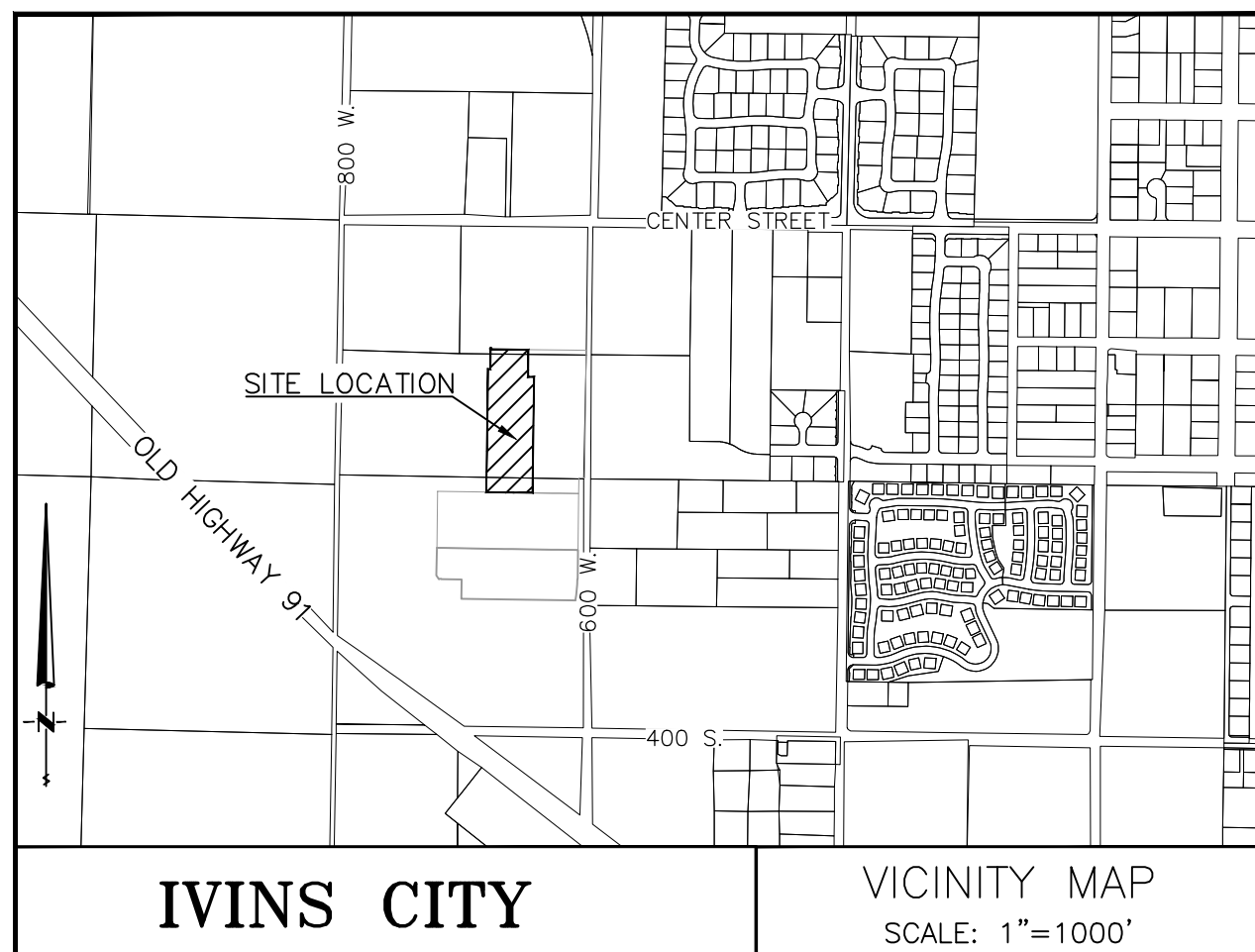
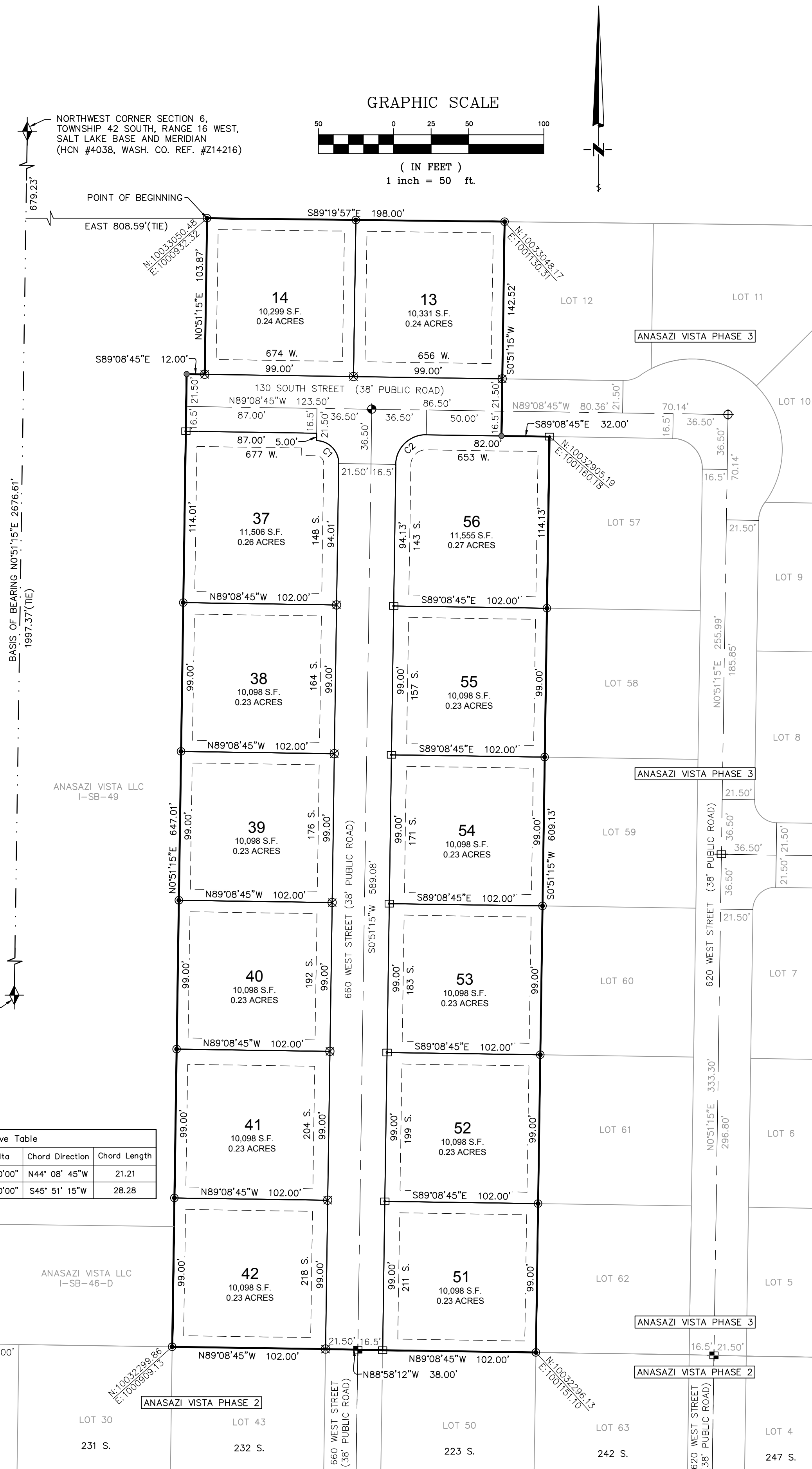
12. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

13. ALL LOTS AND PROPERTY WITHIN THIS SUBDIVISION ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENTS BETWEEN THE "HOMEOWNERS ASSOCIATION" AND "IVINS CITY" DATED _____ AND RECORDED _____.

Said DEVELOPMENT AGREEMENT SHALL BE RECORDED SIMULTANEOUS WITH THIS SUBDIVISION AND THE TERMS AND CONDITIONS THEREIN ARE INTENDED TO RUN WITH THE PROPERTY WITHIN THIS SUBDIVISION AND ALL OWNERS OF LOTS WITHIN THIS SUBDIVISION AND "HOMEOWNERS ASSOCIATION" OWNERS ASSOCIATION SHALL ACKNOWLEDGE AND AGREE THAT THEY HAVE READ OR HAVE THE RIGHT TO READ THE DEVELOPMENT AGREEMENT AND AGREE TO BE BOUND THEREBY. (COPIES OF THE AGREEMENT MAY BE OBTAINED FROM THE IVINS CITY RECORDER OR WASHINGTON COUNTY RECORDERS OFFICE.)

14. OWNERS OF LOTS WITHIN THIS SUBDIVISION AND THE HOMEOWNERS ASSOCIATION WAIVE ANY CLAIMS AGAINST IVINS CITY FOR FLOOD OR DRAINAGE DAMAGE AS MORE PARTICULARLY DESCRIBED IN THE DEVELOPMENT AGREEMENT.

15. 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 ASSIGNS (UNLESS OTHERWISE NOTED) NOTE TO PREPARER OF PLAT: GENERALLY IVINS CITY WILL MAINTAIN LANDSCAPING ADJACENT TO ARTERIALS AND MAJOR COLLECTORS BUT THESE AREAS SHOULD BE NOTED ON THE PLAT.



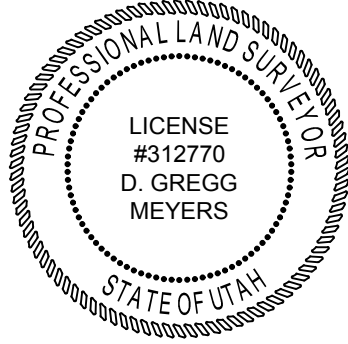
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	N44° 08' 45"W	21.21
C2	31.42	20.00	90°00'00"	S45° 51' 15"W	28.28

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO.312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, HEREAFTER TO BE KNOWN AS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°51'15" EAST ALONG THE SECTION LINE 1997.37 FEET AND EAST 808.58 FEET, FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°15'57" EAST 198.00 FEET TO THE NORTHWEST CORNER OF ANASAZI VISTA PHASE 3, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG THE WEST LINE OF SAID ANASAZI VISTA PHASE 3 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°51'15" WEST 142.52 FEET; 2) SOUTH 89°08'45" EAST 32.00 FEET; AND 3) SOUTH 00°51'15" WEST 609.13 FEET TO A POINT ON THE NORTH LINE OF SAID ANASAZI VISTA PHASE 3, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°08'45" WEST 102.00 FEET; 2) NORTH 88°58'12" WEST 38.00 FEET; AND 3) NORTH 89°08'45" WEST 102.00 FEET; THENCE NORTH 00°51'15" EAST 647.01 FEET; THENCE SOUTH 89°08'45" EAST 12.00 FEET; THENCE NORTH 00°51'15" EAST 103.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING 176,005 SQUARE FEET OR 4.04 ACRES.



DATE: _____
BUSH AND GUDGELL INC.



D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

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, PUBLIC STREETS AND PUBLIC EASEMENTS, TO BE HEREAFTER KNOWN AS:

ANASAZI VISTA PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVMS CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS, ALL PUBLIC STREETS, LOTS, AND PUBLIC EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY RESERVE ALL RIGHTS AND INTERESTS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. _____ DATED _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY MADE A PART OF THIS PLAT. NO PORTION OF THIS PLAT OR REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

ANASAZI VISTA, LLC
UTAH LIMITED LIABILITY COMPANY

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR
SAID STATE AND COUNTY, JAMES SULLIVAN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF ANASAZI VISTA, LLC,
THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED
TO DO SO BY THE OPERATING AGREEMENT OF ANASAZI VISTA, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY
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 IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

STATE BANK OF SOUTHERN UTAH, A MORTGAGEE OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT FOR 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 AND CONVEYANCES.

MANAGER: _____

STATE OF _____
COUNTY OF _____ } S.S.

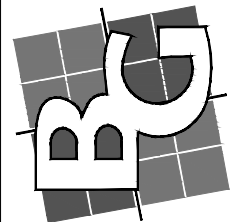
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF STATE BANK OF SOUTHERN UTAH, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID STATE BANK OF SOUTHERN UTAH, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF STATE BANK OF SOUTHERN UTAH, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH STATE BANK OF SOUTHERN UTAH EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC _____
 NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LOCATED IN
NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "ANASAZI VISTA PHASE 2" 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.		CITY ENGINEER'S CERTIFICATE I, 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.		APPROVAL AS TO FORM I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.		APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "ANASAZI VISTA PHASE 2" SUBDIVISION ON THE _____ DAY OF _____, A.D. _____.		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 SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.		RECORDED NUMBER	
ATTEST: CITY RECORDER, IVINS, UTAH _____ PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH _____		CITY ENGINEER, IVINS, UTAH _____		CITY ATTORNEY, IVINS, UTAH _____		ATTEST: CITY RECORDER, IVINS, UTAH _____ MAYOR, IVINS, UTAH _____		WASHINGTON COUNTY TREASURER _____		WASHINGTON COUNTY RECORDER _____	

BUSH & GUDGELL, INC.
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St. George, Utah 84770
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www.bushandgudgell.com



Drawn by : BRS Date : 12/03/2020
 Designer : gmevers@bushandgudell.com
 Checked : GM
 Approved : GM
 Scale : 1" = 50'
 Job No : 201010

ANASAZI VISTA PHASE 4

ANASAZI VISTA PHASE 4

_____ LOCATED IN _____

NW 1/4 SECTION 6, T 42 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET
1
OF SHEETS
1

FILE:20101010