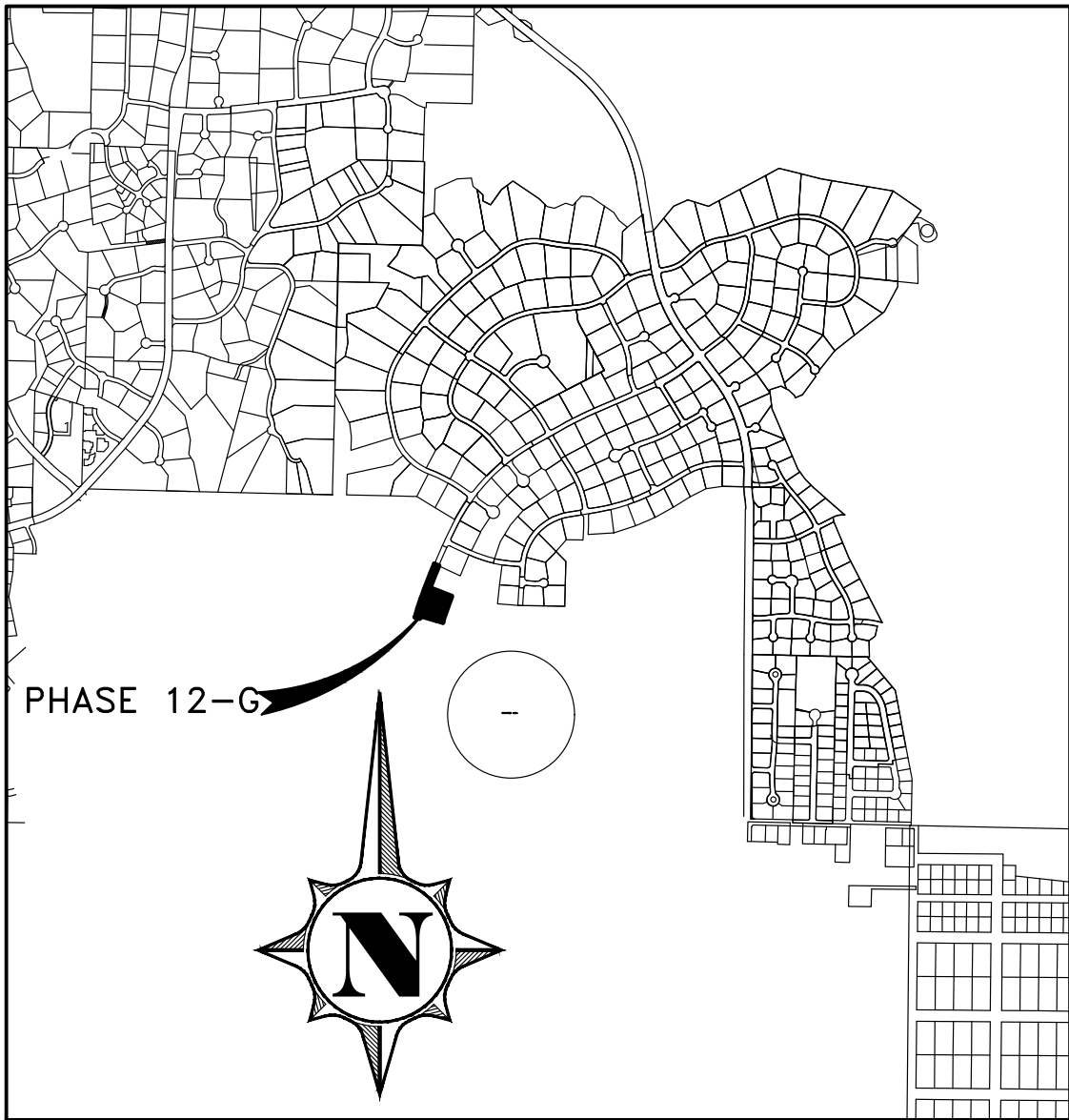




NOTES:

- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND PLAT WORK ARE COMPILED IN A REPORT 02-19-2013, PROJECT NO. 18458. 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 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 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.
- 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 ASSIONS. (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. CONNECTION TO PUBLIC SEWER SYSTEM REQUIRES INSTALLATION OF A SEPTIC TANK AND FILTER. ALL SEPTIC TANKS, FILTERS, LATERALS AND PUMPS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION 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 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.
- ALL PRIVATE STREETS SHALL IMPLY AN UNDERLYING UTILITY EASEMENT.

DRAINAGE NOTE:

ALL LOTS ARE SUBJECT TO MINOR STORM DRAINAGE INCREASES FROM UP SLOPE LOTS. TO MINIMIZE THE DRAINAGE IMPACTS FROM LOT DEVELOPMENT, GRADING IS LIMITED TO THAT PORTION OF THE SITE WHICH IS DOMESTICATED FOR HOUSE FOOTPRINT, COURTYARD AREAS AND DRIVEWAY ACCESS (SEE CC&Rs).

WHERE COURSE OF DRAINAGE IS ALTERED 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.

SEWER NOTE:

ALL LOTS IN THIS SUBDIVISION SHALL INSTALL A SEPTIC TANK ON THE SEWER LATERAL SUCH THAT ONLY EFFLUENT FROM THE SEPTIC TANK DISCHARGES INTO THE SEWER SYSTEM. PROPERTY OWNER MUST BE AWARE THAT THE SEPTIC TANK HAS SPECIAL MAINTENANCE REQUIREMENTS.

MORTGAGEE CONSENT TO RECORD:

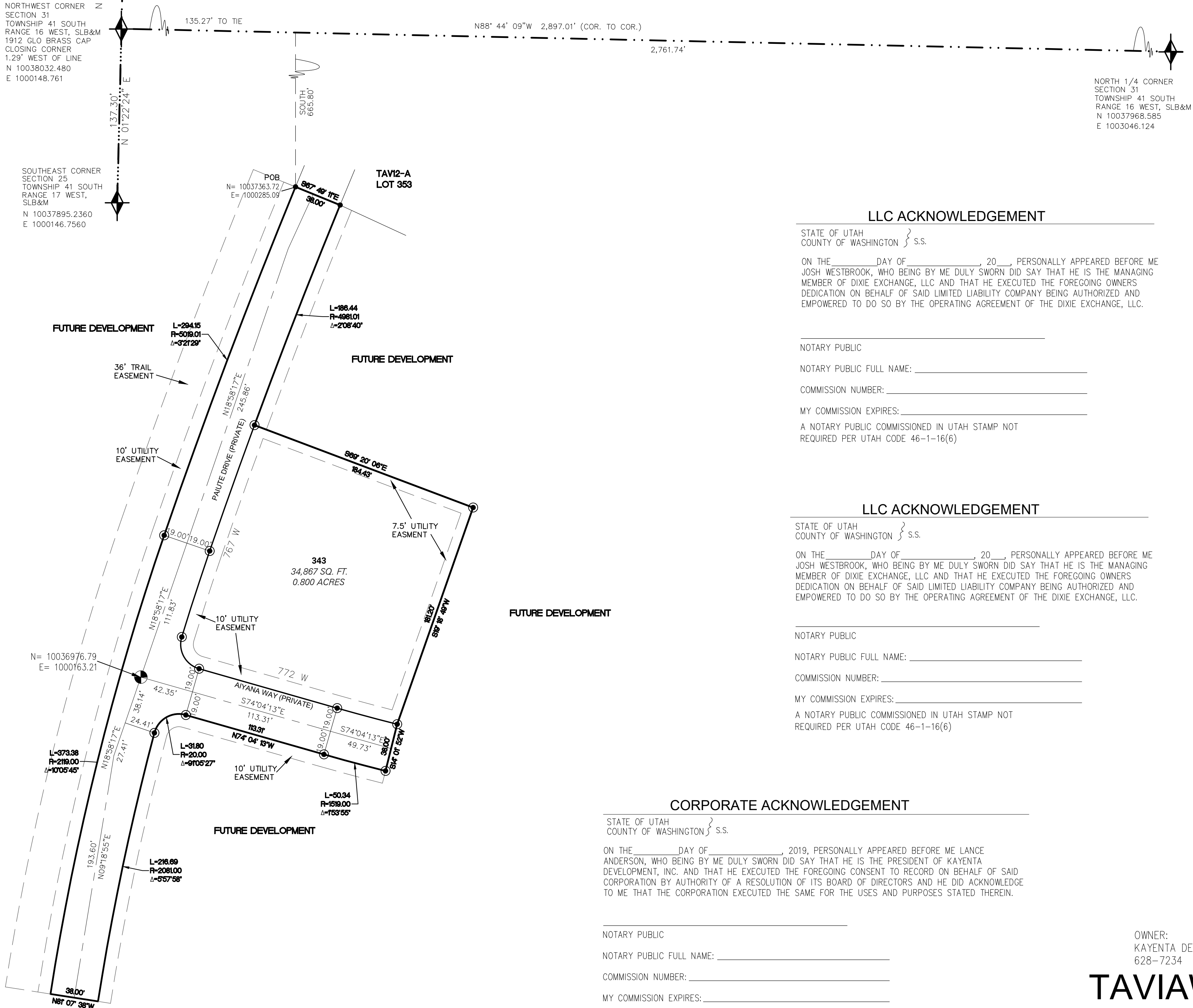
DIXIE EXCHANGE, LLC, FOR KAYENTA HOMESITES INC, A MORTGAGEE OF THE DESCRIBED TRACT OF LAND, DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

JOSH WESTBROOK
MANAGING MEMBER

MORTGAGEE CONSENT TO RECORD:

DIXIE EXCHANGE, LLC, FOR RT MARTEN UTAH, 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



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)

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)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.
ON THE _____ DAY OF _____, 2019, 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 CONSENT TO RECORD 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)

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:

"TAVIAWK SUBDIVISION - PHASE 12-G"

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 BEING SOUTH 88°44'09" EAST 135.27 FEET AND SOUTH 665.80 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 67°49'11" EAST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°08'40", HAVING A RADIUS OF 4981.01 FEET (RADIUS POINT BEARS SOUTH 67°40'15" EAST), AND WHOSE CHORD BEARS SOUTH 21°15'25" WEST 186.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 186.44 FEET; THENCE SOUTH 69°20'06" EAST 184.43 FEET; THENCE SOUTH 19°18'49" WEST 181.20 FEET; THENCE SOUTH 14°01'52" WEST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°53'55", HAVING A RADIUS OF 1519.00 FEET (RADIUS POINT BEARS NORTH 14°01'52" EAST), AND WHOSE CHORD BEARS NORTH 75°01'11" WEST 50.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.34 FEET; THENCE NORTH 74°04'13" WEST 113.31 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°05'27", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 15°55'47" WEST), AND WHOSE CHORD BEARS SOUTH 60°23'04" WEST 28.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.80 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°57'58", HAVING A RADIUS OF 2081.00 FEET (RADIUS POINT BEARS SOUTH 75°09'40" EAST), AND WHOSE CHORD BEARS SOUTH 11°51'21" WEST 216.59 FEET; THENCE ALONG THE ARC OF SAID CURVE 216.69 FEET; THENCE NORTH 81°07'38" WEST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°05'45", HAVING A RADIUS OF 2119.00 FEET (RADIUS POINT BEARS SOUTH 81°07'38" EAST), AND WHOSE CHORD BEARS NORTH 13°55'15" EAST 372.90 FEET; THENCE ALONG THE ARC OF SAID CURVE 373.38 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°21'29", HAVING A RADIUS OF 5019.01 FEET (RADIUS POINT BEARS SOUTH 71°01'48" EAST), AND WHOSE CHORD BEARS NORTH 20°38'57" EAST 294.11 FEET; THENCE ALONG THE ARC OF SAID CURVE 294.15 FEET TO THE POINT OF BEGINNING. CONTAINING 1.543 ACRES

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:

"TAVIAWK SUBDIVISION - PHASE 12-G"

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

LANCE ANDERSON
KAYENTA DEVELOPMENT

OWNER:
KAYENTA DEVELOPMENT INC
628-7234

ENGINEER:
KUMA ENGINEERING COMPANY
435-229-0244

SURVEYOR:
CORNERPOINT PROFESSIONAL LAND SURVEYS
435-619-5528

TAVIAWK SUBDIVISION PHASE 12-G

A PLANNED RESIDENTIAL COMMUNITY

LOCATED IN SECTION 31, 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 "TAVIAWK PHASE 12-G" ON THE _____ DAY OF _____, A.D. ____.	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS _____ DAY OF _____, A.D. ____.	ON THIS THE _____ DAY OF _____, A.D. ____., THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "TAVIAWK PHASE 12-G" 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.	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.	
ATTEST: _____ CITY RECORDER, IVINS, UTAH MAYOR, IVINS, UTAH	DATE _____ CITY ENGINEER, IVINS, UTAH	_____ IVINS, UTAH, CITY ATTORNEY	ATTEST: _____ CITY RECORDER, IVINS, UTAH PLANNING COMMISSION CHAIRMAN, IVINS, UTAH	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER