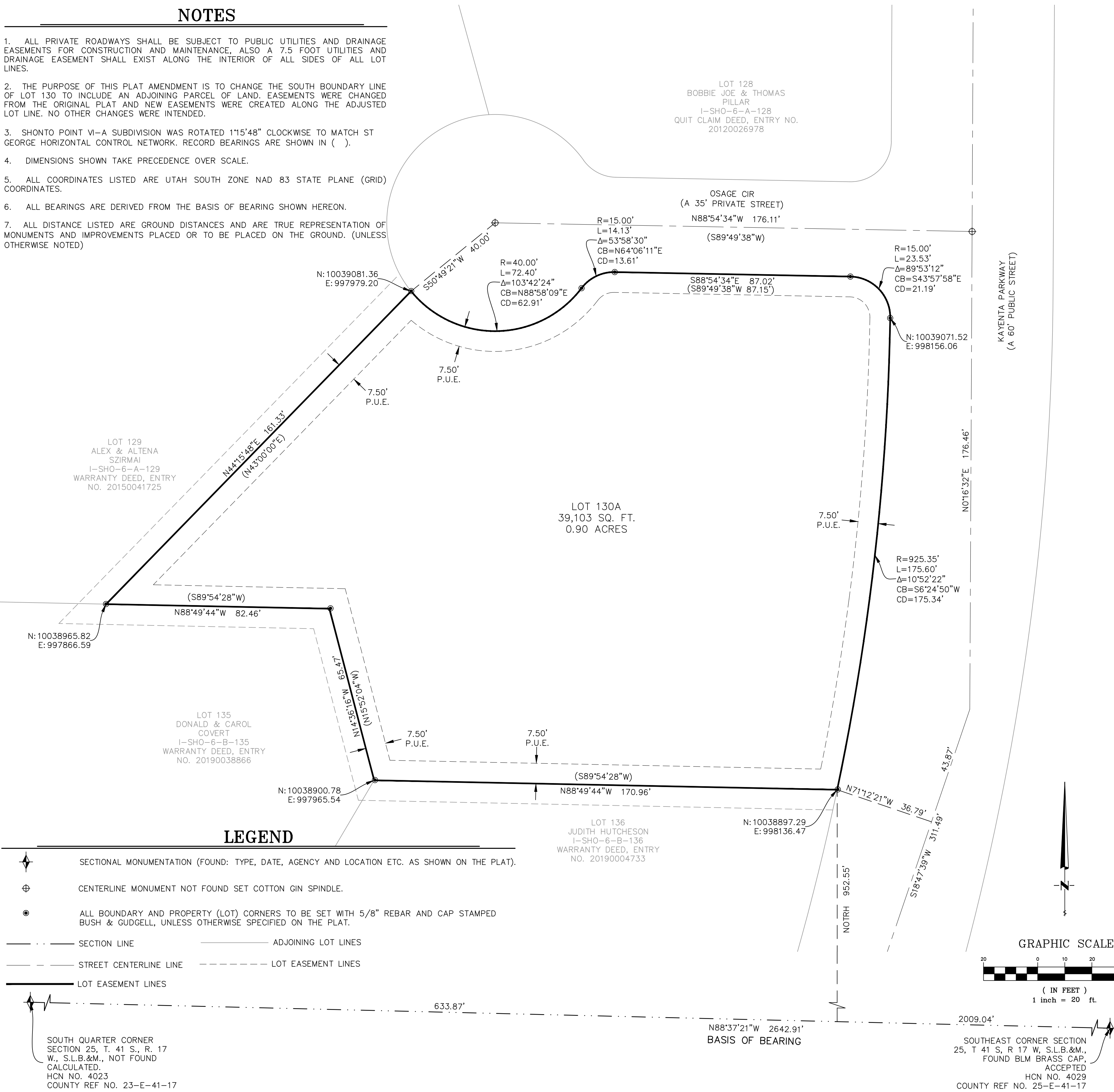


NOTES

1. ALL PRIVATE ROADWAYS SHALL BE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR CONSTRUCTION AND MAINTENANCE, ALSO A 7.5 FOOT UTILITIES AND DRAINAGE EASEMENT SHALL EXIST ALONG THE INTERIOR OF ALL SIDES OF ALL LOT LINES.
2. THE PURPOSE OF THIS PLAT AMENDMENT IS TO CHANGE THE SOUTH BOUNDARY LINE OF LOT 130 TO INCLUDE AN ADJOINING PARCEL OF LAND. EASEMENTS WERE CHANGED FROM THE ORIGINAL PLAT AND NEW EASEMENTS WERE CREATED ALONG THE ADJUSTED LOT LINE. NO OTHER CHANGES WERE INTENDED.
3. SHONTO POINT VI-A SUBDIVISION WAS ROTATED 1°15'48" CLOCKWISE TO MATCH ST GEORGE HORIZONTAL CONTROL NETWORK. RECORD BEARINGS ARE SHOWN IN ().
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)



SURVEYOR'S CERTIFICATE

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 A LOT AND PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

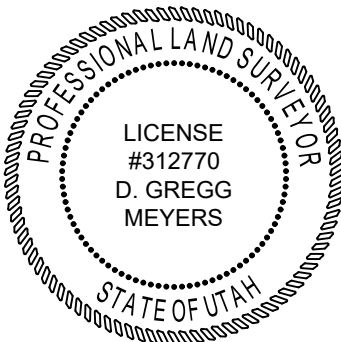
SHONTO POINT VI-A AMENDMENT A
(AMENDING LOT 130)

AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS REPRESENTED ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°37'21" WEST 2009.04 FEET AND NORTH 952.55 FEET; FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°49'44" WEST 170.96 FEET; THENCE NORTH 14°36'16" WEST 65.47 FEET; THENCE NORTH 88°49'44" WEST 82.46 FEET; THENCE NORTH 44°15'48" EAST 161.33 FEET; THENCE EASTERLY ALONG A 40.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 88°58'09" EAST A DISTANCE OF 62.91 FEET), CENTER POINT LIES NORTH 50°49'21" EAST THROUGH A CENTRAL ANGLE OF 103°42'24", A DISTANCE OF 72.40 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 64°06'11" EAST A DISTANCE OF 13.61 FEET), CENTER POINT LIES SOUTH 52°53'03" EAST THROUGH A CENTRAL ANGLE OF 53°58'30", A DISTANCE OF 14.13 FEET; THENCE SOUTH 88°54'34" EAST 87.02 FEET; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 43°57'58" EAST A DISTANCE OF 21.19 FEET), CENTER POINT LIES SOUTH 01°05'26" WEST THROUGH A CENTRAL ANGLE OF 89°53'12", A DISTANCE OF 23.53 FEET; THENCE SOUTHERLY ALONG A 925.35 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 06°24'50" WEST A DISTANCE OF 175.34 FEET), CENTER POINT LIES NORTH 89°01'21" WEST THROUGH A CENTRAL ANGLE OF 10°52'22", A DISTANCE OF 175.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,103 SQUARE FEET OR 0.90 ACRES.



DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

SHONTO POINT VI-A AMENDMENT A
(AMENDING LOT 130)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS. ALL PUBLIC UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO IVINS CITY AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. THE LOT SHOWN ON THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO.00321238, DATED SEPTEMBER 24, 1987, AND AMENDMENT TO SAID COVENANTS. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF OWNERS HAVING OR ACQUIRING AN INTEREST IN THIS AMENDED LOT.

BY: ANN LIVINGSTON MOUNTJOY

INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, ANN LIVINGSTON MOUNTJOY WHOM DULY ACKNOWLEDGED TO ME THAT SHE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

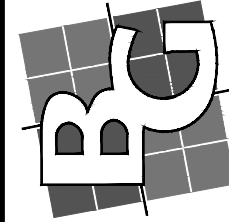
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

SHONTO POINT VI-A AMENDMENT A
(AMENDING LOT 130)

LOCATED IN _____
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST,
SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS	TREASURER APPROVAL	RECORDED NUMBER
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 GRATED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.	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.	I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS ____ DAY OF _____, A.D. 20____.	THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "ANASAZI VISTA PHASE 2" SUBDIVISION ON THE ____ DAY OF _____, A.D. ____.	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.	WASHINGTON COUNTY RECORDER
ATTEST: CITY RECORDER, IVINS, UTAH	PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH	CITY ENGINEER, IVINS, UTAH	CITY ATTORNEY, IVINS, UTAH	MAYOR, IVINS, UTAH	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors



Drawn : PAS Date : 4/28/2021
Email : gmayers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 20'
Job No : 211157

LOT 130 SHONTO POINT VI-A AMENDED A

SHEET
1
1
SHEETS
FILE: 211157.FP