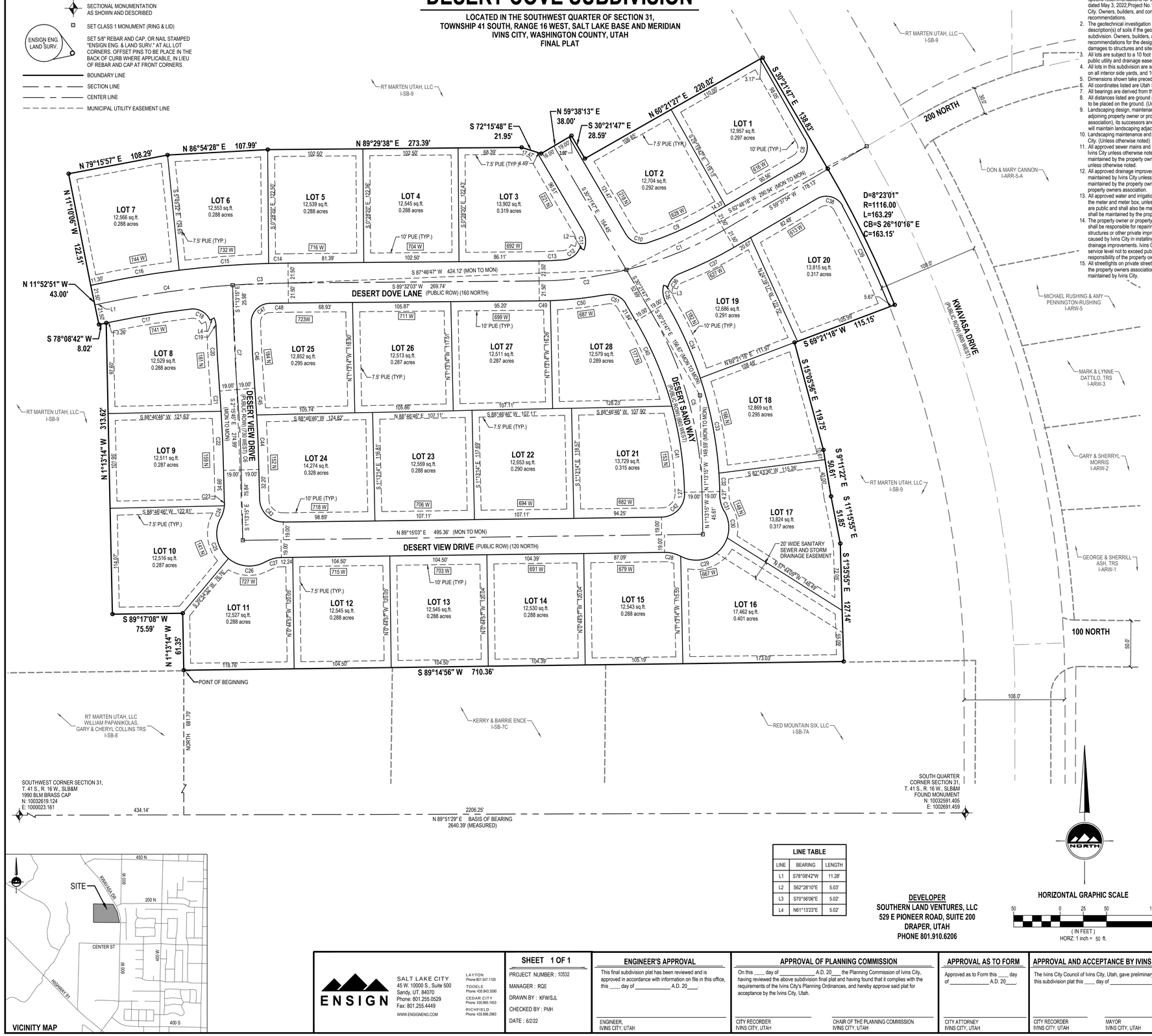
DESERT COVE SUBDIVISION

**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH
FINAL PLAT**

LEGEND

- SECTIONAL MONUMENTATION AS SHOWN AND DESCRIBED
- SET CLASS 1 MONUMENT (RING & LID)
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- MUNICIPAL UTILITY EASEMENT LINE



GENERAL NOTES AND RESTRICTIONS

1. A geotechnical investigation was performed by Geotechnical Testing Services (GTS). The investigation results and specific recommendations for the construction of foundations, floor slabs and flatwork are compiled in a report dated May 3, 2022,Project No.18676. 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 highly collapsible/moderately collapsible/expansive (insert proper description(s) of soils if the geotech identified a potential for soil movement) soils are present within this subdivision. Owners, builders, and contractors should review the geotechnical report mentioned above for special recommendations for the design and construction of structures and sites. Ivins City is not responsible for any damages to structures and sites as a result of shifting soils.
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 25 foot front building setback along all public or private streets, 10 foot on all interior side yards, and 10 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) 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.
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 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. Fire lines to buildings are private and shall be maintained by the property owner.
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 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.
15. 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.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	400.00'	113.89'	16°18'51"	N67°47'19"E	113.51'
C2	400.00'	94.87'	13°35'18"	N82°44'24"E	94.64'
C3	1000.00'	59.97'	3°26'10"	S87°48'58"W	59.96'
C4	1000.00'	138.81'	7°57'11"	S82°07'16"W	138.70'
C5	400.00'	203.45'	29°08'32"	N15°47'31"W	201.27'
C6	1500.00'	86.61'	3°18'30"	N2°52'30"W	86.60'
C7	1500.00'	86.61'	3°18'30"	S2°52'30"E	86.60'
C8	20.00'	31.09'	89°04'04"	N15°05'52"E	28.05'
C9	378.50'	78.00'	11°50'13"	N65°32'08"E	77.86'
C10	20.00'	27.30'	78°11'52"	S69°27'43"E	25.23'
C11	25.00'	22.73'	52°06'02"	N4°18'45"W	21.96'
C12	20.00'	22.76'	65°12'25"	N52°53'09"E	21.55'
C13	378.50'	26.72'	4°02'41"	N87°30'43"E	26.71'
C14	1021.50'	21.11'	1°11'03"	S88°56'32"W	21.11'
C15	1021.50'	96.65'	5°25'15"	S85°38'23"W	96.61'
C16	1021.50'	85.29'	4°47'03"	S80°32'14"W	85.27'
C17	978.50'	88.92'	5°12'23"	S80°44'54"W	88.89'
C18	20.00'	25.68'	73°34'12"	N59°51'48"W	23.95'
C19	25.00'	9.73'	22°18'18"	N13°04'06"W	9.67'
C20	1519.00'	69.28'	2°36'47"	S3°13'21"E	69.27'
C21	1481.00'	21.81'	0°50'37"	N4°06'26"W	21.81'
C22	1481.00'	63.71'	2°27'53"	N2°27'11"W	63.70'
C23	35.00'	3.61'	5°54'24"	N1°43'57"E	3.61'
C24	35.00'	14.23'	23°18'05"	N16°20'12"E	14.14'
C25	35.00'	47.70'	78°04'43"	S11°03'07"E	44.09'
C26	35.00'	42.70'	69°54'24"	S85°02'40"E	40.10'
C27	35.00'	17.87'	29°14'55"	S74°37'35"W	17.67'
C28	35.00'	17.93'	29°20'47"	N76°04'34"W	17.73'
C29	35.00'	61.55'	100°45'50"	N68°12'55"E	53.92'
C30	35.00'	29.54'	48°21'30"	N6°20'45"W	28.67'
C31	35.00'	17.90'	29°18'15"	S15°52'22"E	17.71'
C32	419.00'	19.79'	2°42'22"	N2°34'25"W	19.79'
C33	419.00'	104.65'	14°18'39"	N11°04'56"W	104.38'
C34	419.00'	89.06'	12°10'43"	N24°19'37"W	88.89'
C35	25.00'	19.68'	45°06'51"	S7°51'33"E	19.18'
C36	20.00'	19.18'	54°56'12"	S41°04'17"W	18.45'
C37	421.50'	65.53'	8°54'29"	N64°05'09"E	65.47'
C38	20.00'	32.18'	92°12'09"	N74°16'01"W	28.82'
C39	1111.00'	119.71'	6°10'24"	N25°04'45"W	119.65'
C40	381.00'	99.73'	14°59'53"	N22°51'50"W	99.45'
C41	381.00'	94.06'	14°08'39"	N8°17'34"W	93.82'
C42	25.00'	39.48'	90°28'17"	N44°00'54"E	35.50'
C43	25.00'	39.06'	89°31'43"	S45°59'06"E	35.21'
C44	1519.00'	58.81'	2°13'06"	N2°19'48"W	58.81'
C45	1519.00'	28.90'	1°05'24"	N3°59'03"W	28.90'
C46	1481.00'	70.85'	2°44'28"	S3°09'31"E	70.84'
C47	20.00'	31.45'	90°06'24"	S43°15'55"W	28.31'
C48	978.40'	20.76'	1°12'57"	S88°55'35"W	20.76'
C49	421.50'	11.92'	1°37'11"	N88°43'28"E	11.92'
C50	421.50'	60.58'	8°14'03"	N83°47'51"E	60.52'
C51	20.00'	24.42'	69°57'19"	N65°20'26"W	22.93'

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°08'42"W	11.28'
L2	S62°28'10"E	5.03'
L3	S70°56'06"E	5.02'
L4	N61°13'23"E	5.02'

DEVELOPER
SOUTHERN LAND VENTURES, LLC
529 E PIONEER ROAD, SUITE 200
DRAPER, UTAH
PHONE 801.910.6206

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, PROFESSIONAL UTAH LAND SURVEYOR NUMBER **286882**, HOLD A LICENSE 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 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

DESERT COVE SUBDIVISION

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

A portion of Parcel No. I-SB-9, being more particularly described as follows;
Beginning at a point being North 89°51'29" East 434.14 feet along the section line and North 681.70 feet from the Southwest Corner of Section 31, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running
thence North 01°13'14" West 61.35 feet;
thence South 89°17'08" West 75.59 feet;
thence North 01°13'14" West 313.62 feet;
thence South 78°08'42" West 8.02 feet;
thence North 11°52'51" West 43.00 feet;
thence North 11°10'06" West 122.51 feet;
thence North 79°15'57" East 108.29 feet;
thence North 86°54'28" East 107.99 feet;
thence North 89°29'38" East 273.39 feet;
thence South 72°15'48" East 21.95 feet;
thence North 59°38'13" East 38.00 feet;
thence North 30°21'47" East 28.59 feet;
thence North 60°21'27" East 220.02 feet to the Westerly Right-of-Way Line of Kwavasa Drive;
thence along said Westerly Right-of-Way Line the following two (2) courses:
(1) South 30°21'47" East 138.83 feet;
(2) Southeasterly 163.29 feet along the arc of a 1,116.00 foot radius curve to the right (center bears South 59°38'13" West and the chord bears South 26°10'16" East 163.15 feet with a central angle of 08°23'01");
thence South 69°21'18" West 115.15 feet;
thence South 15°05'56" East 119.75 feet;
thence South 09°11'22" East 50.61 feet;
thence South 11°15'55" East 51.85 feet;
thence South 01°35'55" East 127.14 feet;
thence South 89°14'56" West 710.36 feet to the point of beginning.
Contains 447,310 Square Feet or 10.269 Acres and 28 Lots
Gross Density - 2.7 UPA

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. NO. 286882

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HEREON DESCRIBED TRACTS OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED IN TO LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS TO BE HEREAFTER KNOWN AS:

DESERT COVE SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN ON THIS PLAT AS PUBLIC ROADS AND MUNICIPAL UTILITY EASEMENTS, ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO IVINS CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20___.

COMPANY

SIGNER

COMPANY

SIGNER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS____DAY OF _____, 20___, PERSONALLY APPEARED _____ OF _____

PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SIGNATURE)
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS____DAY OF _____, 20___, PERSONALLY APPEARED _____ OF _____

PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SIGNATURE)
A NOTARY PUBLIC COMMISSIONED IN UTAH

DESERT COVE SUBDIVISION

**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
IVINS CITY, WASHINGTON COUNTY, UTAH**

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 10532
MANAGER : RQE
DRAWN BY : KFW/SJL
CHECKED BY : PMH
DATE : 6/2/22

ENGINEER'S APPROVAL

This final subdivision plat has been reviewed and is approved in accordance with information on file in this office, this ____ day of _____ A.D. 20___.

ENGINEER,
IVINS CITY, UTAH

APPROVAL OF PLANNING COMMISSION

On this ____ day of _____ A.D. 20___ the Planning Commission of 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 hereby approve said plat for acceptance by the Ivins City, Utah.

CITY RECORDER
IVINS CITY, UTAH

CHAIR 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 subdivision plat this ____ 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 subdivision Final Plat have been paid in full.

Washington County Treasurer

RECORDED NUMBER

WASHINGTON COUNTY RECORDER