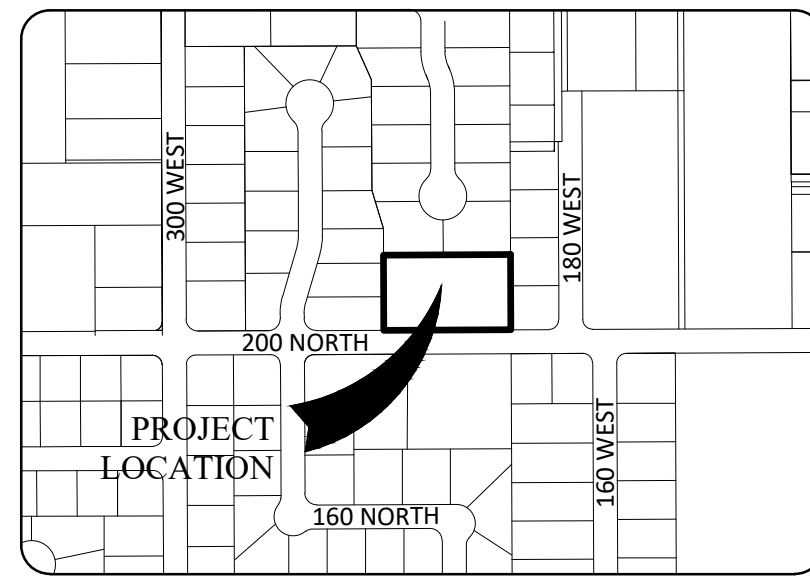


VICINITY MAP



ORCHARD VIEW SUBDIVISION

A 3 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M
LAVERKIN, UTAH

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, 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.

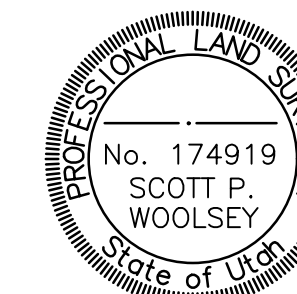
ORCHARD VIEW SUBDIVISION

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS, AND 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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 55, LA VERKIN TOWNSITE AND FIELD SURVEY, THENCE NORTH 00°14'00" WEST 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 200 NORTH STREET AND THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 89°46'00" WEST 265.00 FEET ALONG THE SAID RIGHT OF WAY LINE; THENCE NORTH 00°14'00" WEST 156.50 FEET; THENCE NORTH 89°46'00" EAST 265.00 FEET; THENCE SOUTH 00°14'00" EAST 156.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 41,472 SQ. FT. OR 0.95 ACRES.



DATE

GENERAL NOTES & RESTRICTIONS

- There exists a 10.00 foot public utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines unless otherwise noted. No buildings or structures, e.g. pools, walls, or fences, will be allowed to be built in the easement area and the owner bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights.
- All utilities shall be installed at the time of a building permit submittal.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

ORCHARD VIEW SUBDIVISION

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

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2020.

BY: _____
JAMES LEO FEHRENBACKER
STRAIGHT UP BUILDERS, INC.

ACKNOWLEDGMENT

State of Utah)
County of Washington)

On this ____ day of _____, A.D. 2020, personally appeared James Leo Fehrenbacher, President of Straight Up Builders, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

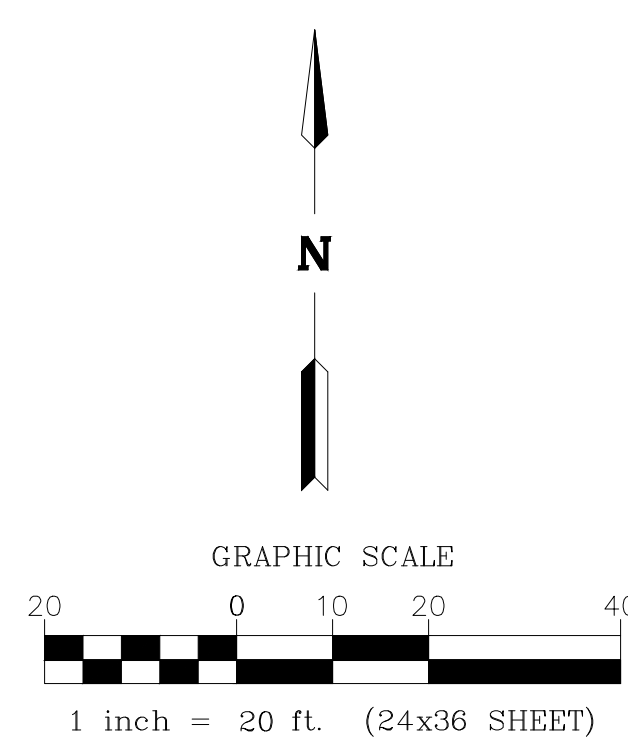
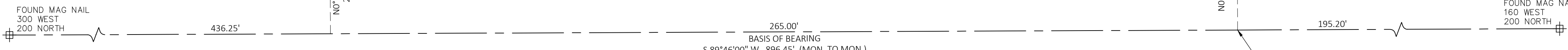
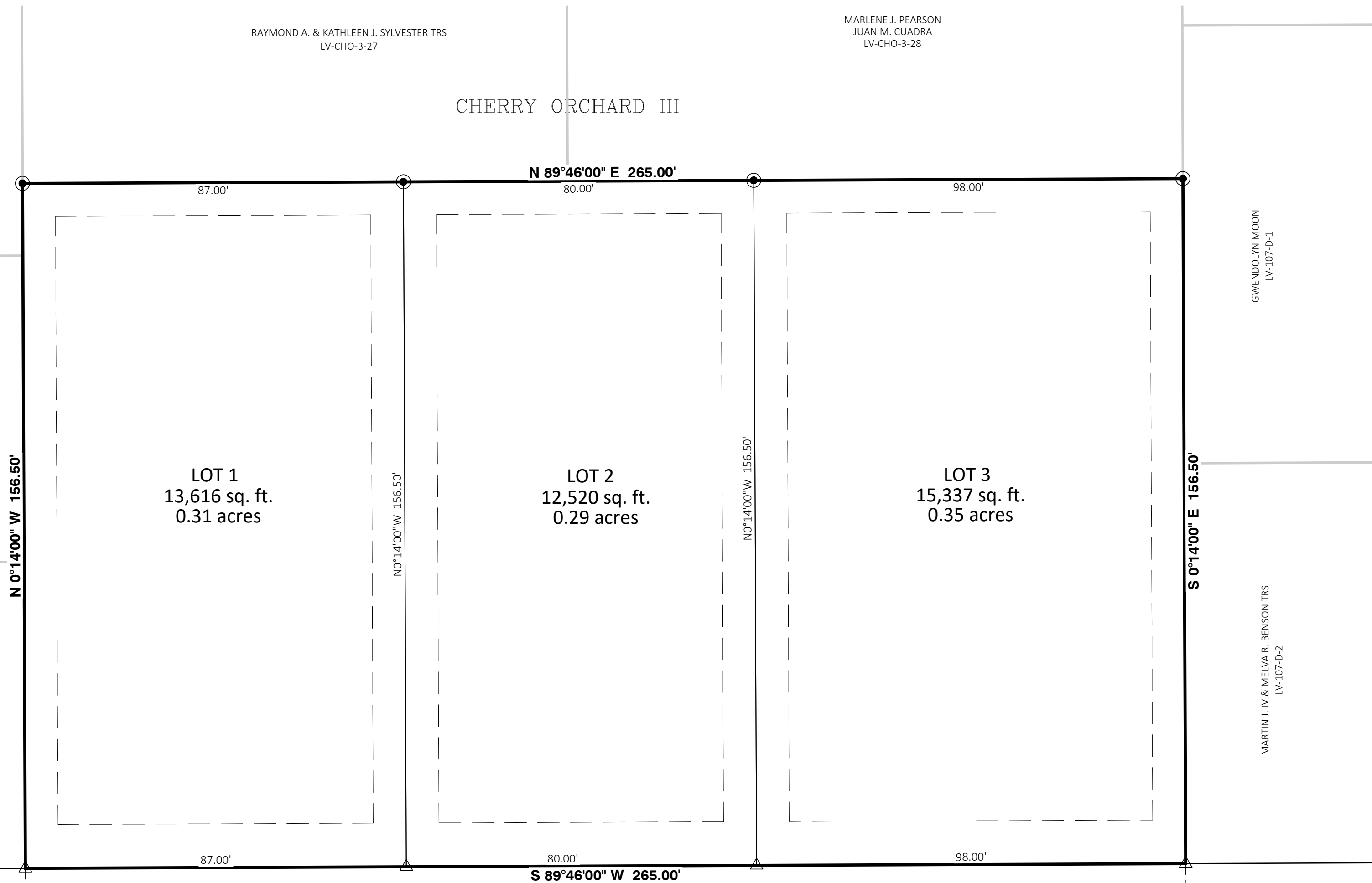
Notary Public (signature)
No stamp required (Utah Code 46-1-16(6))

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°46'00" WEST, BETWEEN THE FOUND MONUMENTS IN 200 NORTH STREET AT THE INTERSECTIONS OF 160 WEST AND 300 WEST.

A 3 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

ORCHARD VIEW SUBDIVISION



<p>Sewer Authority Certificate of Approval</p> <p>This subdivision has been reviewed and is approved in accordance with information on file in this office.</p> <p>_____</p> <p>Date</p>	<p>Water Authority Certificate of Approval</p> <p>This subdivision has been reviewed and is approved in accordance with information on file in this office.</p> <p>_____</p> <p>Date</p>
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LEGEND

	CLASS 2 (REBAR & ALUM. CAP) MONUMENT FOUND
	SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
	SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN WALK SET AT 4' OFFSET FROM PROPERTY LINE).
	CENTERLINE
	EASEMENT LINE

<p>Engineer's Approval</p> <p>The hereon Final Plat has been reviewed and is approved in accordance with information on file in this office this ____ day of _____, A.D. 2020.</p> <p>_____ Engineer City of La Verkin</p>	<p>Approval of the Planning Commission</p> <p>On this the ____ day of _____, A.D. 2020, the Planning Commission of the City of La Verkin, having reviewed the above Final Plat and having found that it complies with the requirements of the city of La Verkin's planning ordinances, and by authorization of said commission hereby approve said Final Plat for acceptance by the City of La Verkin, Utah.</p> <p>_____ Chairman, Planning Commission City of La Verkin</p>	<p>Approval of the Planning & Zoning Administrator</p> <p>I, _____, City of La Verkin, Planning and Zoning Administrator, have this the ____ day of _____, A.D. 2020, reviewed the above Final Plat and recommend the same for acceptance by the City of La Verkin, Utah.</p> <p>_____ Planning and Zoning Administrator City of La Verkin</p>	<p>Approval as to Form</p> <p>Approved as to Form, this the ____ day of _____, A.D. 2020</p> <p>_____ City Attorney City of La Verkin</p>	<p>Approval and Acceptance by La Verkin City</p> <p>We, the Mayor and City Recorder of the City of La Verkin, Utah, have reviewed the above Final Plat and by authorization of said City Council recorded in the minutes of its meeting on the ____ day of _____, 2020, hereby accept the said Final Plat with all commitments and all obligations pertaining thereto.</p> <p>_____ Mayor City of La Verkin</p> <p>_____ Attest: City Recorder City of La Verkin</p>	<p>Treasurer Approval</p> <p>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.</p> <p>_____ Washington County Treasurer</p>	<p>_____ Washington County Recorder</p>
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1438-02 FINAL PLAT.DWG (MARCH 26, 2020)

43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

P:\1438-02 La Verkin - 200 North Development\Drawings\Survey\Drawings\1438-02 200-NORTH-FINAL-PLAT.dwg, FINAL PLAT, 3/26/2020 12:36:16 PM, swoodruff