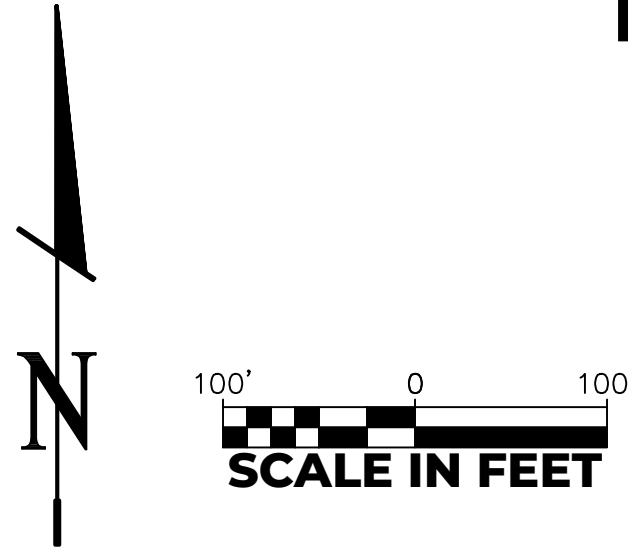


NOTCH PEAK VIEW SUBDIVISION, PHASE 4, PLAT "E" FOR NOTCH PEAK VIEW, LLC

LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 6, T17S, R6W, SLB&M, DELTA, UTAH



LEGEND

- ◆ SECTIONAL MARKER
- PROPERTY CORNER 1/2" REBAR & PLASTIC "IRLS" CAP
- NOT SET

SUBDIVISION COVENANTS

- OUTSIDE OF HOUSE SHALL BE BRICK, ROCK, OR STUCCO OR A COMBINATION.
- MINIMUM OF TWO (2) CAR GARAGE
- MINIMUM OF 2000 SQUARE FEET MAIN FLOOR.
- UP TO 25% "CRAFTSMAN" LOOK IF USING PRE-CAST/COLORED MATERIAL.
- ACCESSORY STRUCTURES WITH LIVING QUARTERS ARE FOR PERSONAL FAMILY USE ONLY.
- STORAGE CONTAINERS ARE PROHIBITED EXCEPT FOR TEMPORARY USE DURING THE HOME CONSTRUCTION PHASE.

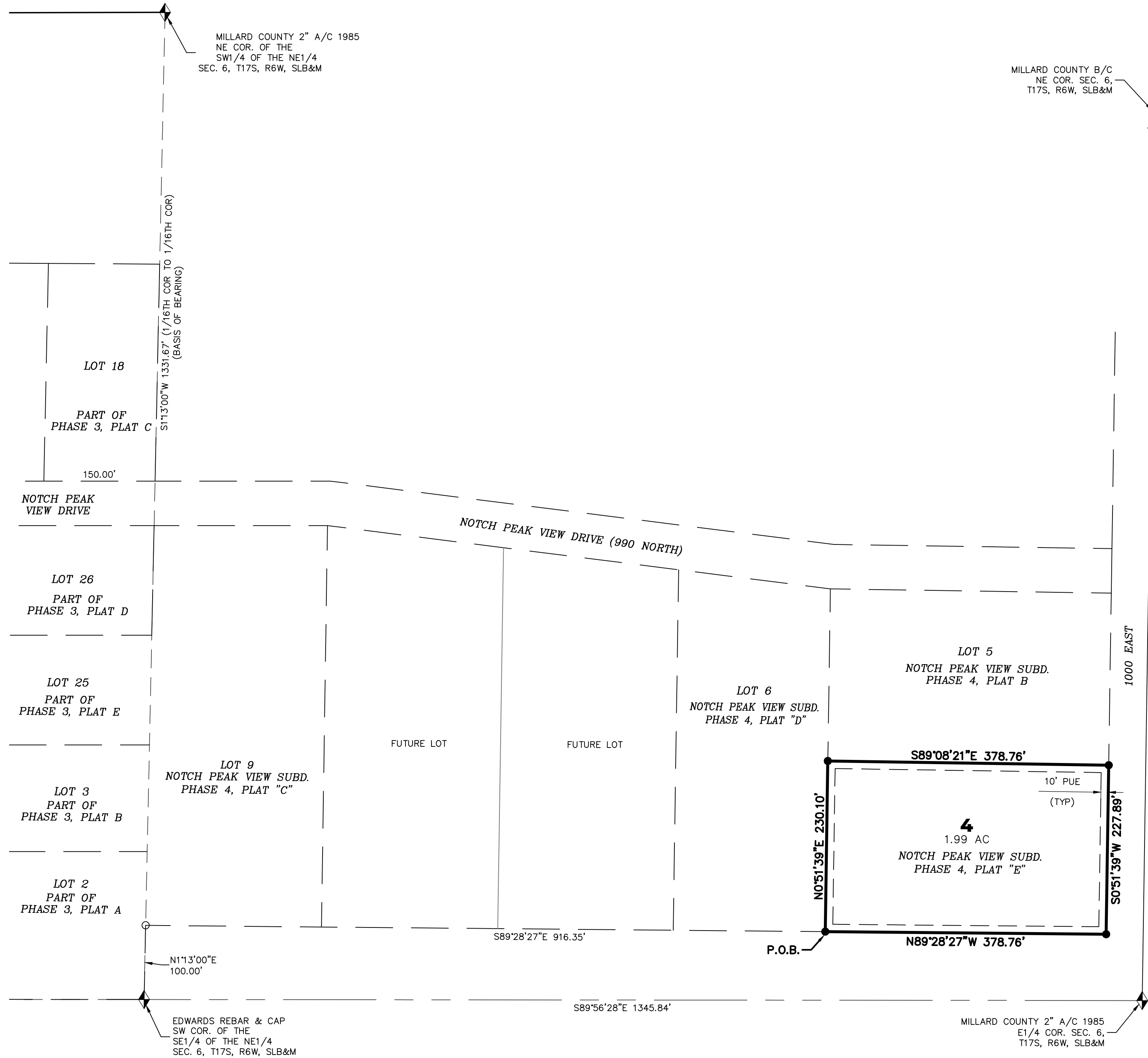
NOTES

- THE CITY OF DELTA, COUNTY OF MILLARD, STATE OF UTAH, HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION, ACCORDINGLY IT IS UNLAWFUL TO OCCUPY A BUILDING WITHIN THIS SUBDIVISION WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
- DELTA CITY SHALL BE HELD HARMLESS FOR ANY DRAINAGE ISSUE. NOTCH PEAK VIEW, LLC WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SAID DRAINAGE FOR 5 YEARS FROM THE DATE OF RECORDING.

UTILITY AGREEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTION INCLUDING TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME SHALL ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

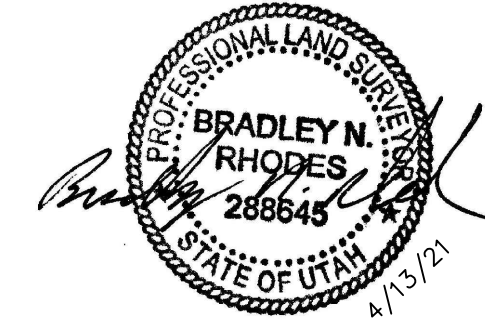
UTILITIES APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHTS-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHTS-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. UTILITIES MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF UTILITY SERVICES. FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN THE RIGHTS-OF-WAY, PLEASE CONTACT AFFECTED UTILITY RIGHTS-OF-WAY DEPARTMENT.



SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288645, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF "NOTCH PEAK VIEW SUBDIVISION, PHASE 4, PLAT "E", A RESIDENTIAL SUBDIVISION LOCATED IN MILLARD COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

Bradley N. Rhodes
BRADLEY N. RHODES P.L.S. NO. 288645



NOTCH PEAK VIEW SUBDIVISION PHASE 4 PLAT "E" (1.99 AC)

BEGINNING AT A POINT N01°13'00"E, 100.00 FEET ALONG THE 1/16TH SECTION LINE AND S89°28'27"E, 916.35 FEET FROM THE S.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 6, T17S, R6W, SLB&M; THENCE N0°51'39"E, 230.10 FEET; THENCE S89°08'21"E, 378.76 FEET TO THE WEST LINE OF 1000 EAST STREET; THENCE ALONG SAID WEST LINE S0°51'39"W, 227.89 FEET; THENCE N89°28'27"W, 378.76 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

OWNER'S DEDICATION KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER'S OF THE TRACT OF LAND DESCRIBED BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SUBDIVISION WITH LOTS, STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS NOTCH PEAK VIEW SUBDIVISION (PHASE 4, PLAT "E"), DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND AGREE TO SAVE DELTA CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH DELTA CITY'S USE, OPERATION, AND MAINTENANCE ON THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

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

SIGNED: ROBERT L. DROUBAY
NOTCH PEAK VIEW LLC

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF MILLARD)

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF MILLARD, IN THE STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

1. _____ COMPANY	2. _____ COMPANY
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
TITLE _____	TITLE _____
3. _____ COMPANY	4. _____ COMPANY
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
TITLE _____	TITLE _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DELTA CITY COUNCIL, OF MILLARD COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED: _____ ATTEST: _____
MAYOR CLERK/RECORDER

DELTA CITY PUBLIC WORKS APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

DELTA CITY PUBLIC WORKS DIRECTOR _____

DELTA CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY ATTORNEY _____

COUNTY RECORDER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

COUNTY RECORDER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY DELTA CITY PLANNING COMMISSION

PLANNING COMMISSION CHAIR _____ SECRETARY _____

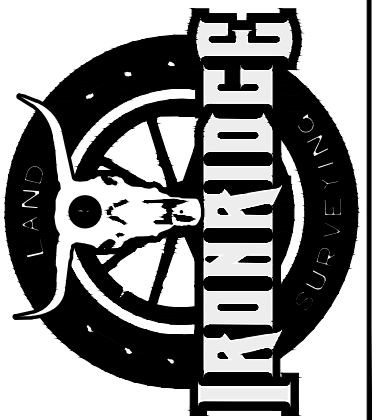
COUNTY TREASURER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

COUNTY TREASURER _____

NO	REVISIONS	DESCRIPTION	BY	APPROVED	DATE

IRONRIDGE LAND SURVEYING, LLC
50 NORTH 800 WEST, SUITE B
CEDAR CITY, UTAH 84721
(435) 972-352
BRAD@IRONRIDGELAND.COM



NOTCH PEAK VIEW SUBDIVISION
PHASE 4, PLAT "E"
FOR
NOTCH PEAK VIEW, LLC
LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 6, T17S, R6W, SLB&M, DELTA, UTAH

PROJECT NO:	SCALE: 1" = 100'	DRAWN BY: MP	CHECKED BY:
DATE: 4/13/21			
SHEET NO: 1 OF 1			