GENERAL NOTES & RESTRICTIONS

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C., INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 13, 2003. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH IVINS CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

2. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE BUILDING SETBACKS AS WRITTEN IN THE RECORDED CC&R'S.

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)

8. 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.

9. 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. CITY WILL OWN AND MAINTAIN MAIN LINE STORM DRAINS THAT RECEIVE WATER FROM OFFSITE PUBLIC STREETS.

10. 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.

11. 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.

12. 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.

13. ALL LOTS AND PROPERTY WITHIN THIS SUBDIVISION ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENTS BETWEEN _____, "HOMEOWNERS ASSOCIATION" AND "IVINS CITY" DATED SEPTEMBER 30, 2004 AND RECORDED OCTOBER 5, 2004. SAID DEVELOPMENT AGREEMENT SHALL BE RECORDED SIMULTANEOUS WITH THIS SUBDIVISION AND THE TERMS AND CONDITIONS THEREIN ARE INTENDED TO RUN WITH THE PROPERTY WITHIN THIS SUBDIVISION AND ALL OWNERS OF LOTS WITHIN THIS SUBDIVISION AND "HOMEOWNERS ASSOCIATION" OWNERS ASSOCIATION ACKNOWLEDGE AND AGREE THAT THEY HAVE READ OR HAVE THE OPPORTUNITY TO READ THE AGREEMENT AND AGREE TO BE BOUND THEREBY. (COPIES OF THE AGREEMENT MAY BE OBTAINED FROM THE IVINS CITY RECORDER OR WASHINGTON COUNTY RECORDERS OFFICE.)

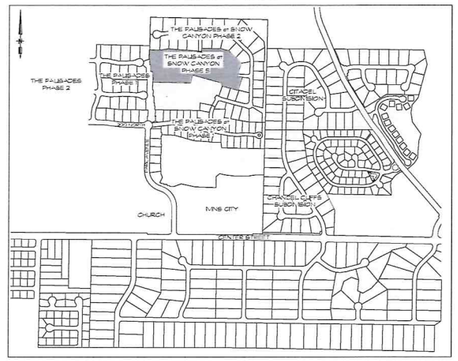
14. OWNERS OF LOTS WITHIN THIS SUBDIVISION AND THE HOMEOWNERS ASSOCIATION WAIVE ANY CLAIMS AGAINST IVINS CITY FOR FLOOD OR DRAINAGE DAMAGE AS MORE PARTICULARLY DESCRIBED IN THE DEVELOPMENT AGREEMENT.

15. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS AND PRIVATE STREETS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES.

16. WITH THE RECORDING OF THIS PLAT THE EXISTING WATER LINE EASEMENT AS DESCRIBED IN DOCUMENT RECORDED MARCH 18, 1992, AS ENTRY NO. 402333, IN BOOK 648, AT PAGES 415-417, OFFICIAL WASHINGTON COUNTY RECORDS IS HEREBY RELOCATED AND LIMITED TO THE PRIVATE STREETS AS SHOWN ON THIS PLAT MAP. ONLY THE LOCATION OF THIS EASEMENT IS CHANGING WITH THIS DOCUMENT, ALL OTHER ITEMS LISTED THEREIN ARE TO REMAIN INTACT.

17. ALL PRIVATE STREETS IMPLY AN UNDERLYING PUBLIC UTILITY EASEMENT.

VICINITY MAP



NOT TO SCALE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____ A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF KINGSBURY DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF KINGSBURY DEVELOPMENT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY 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 IS NOT REQUIRED PER
UTAH CODE 46-1-16(6)

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, 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:

THE PALISADES AT SNOW CANYON PHASE 5

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PRIVATE STREETS, COMMON AREA AND EASEMENTS, THAT 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

BEGINNING AT A POINT N 1°18'27" E 1772.63 FEET AND N 88°41'33" W 345.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 357 OF THE PALISADES AT SNOW CANYON PHASE 2 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH AND RUNNING THENCE ALONG SAID PALISADES AT SNOW CANYON PHASE 2 N 75°25'27" W 194.14 FEET; THENCE N 3°48'31" W 42.68 FEET; THENCE N 75°25'27" W 374.00 FEET; THENCE S 18°45'26" W 16.98 FEET TO A POINT ON A 371.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 82.06 FEET THROUGH A CENTRAL ANGLE OF 12°39'23"; THENCE N 88°44'23" W 448.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE PALISADES - PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING NINE (9) COURSES; (1) N 1°15'37" E 60.00 FEET; (2) N 88°44'23" W 4.00 FEET; (3) N 1°15'37" E 66.01 FEET; (4) N 88°44'23" W 27.87 FEET; (5) N 1°06'49" E 84.47 FEET; (6) N 88°53'11" W 13.57 FEET; (7) N 1°08'49" E 63.42 FEET; (8) N 88°51'11" W 8.00 FEET; (9) N 1°11'55" E 106.55 FEET TO THE SOUTHWEST CORNER OF LOT 324 OF SAID PALISADES AT SNOW CANYON PHASE 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN (11) COURSES; (1) S 88°48'05" E 120.62 FEET; (2) N 83°00'27" E 111.15 FEET; (3) S 85°33'57" E 401.49 FEET TO A POINT ON A 671.50 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS N 86°24'42" W; (4) ALONG THE ARC OF SAID CURVE 37.92 FEET THROUGH A CENTRAL ANGLE OF 3°14'08"; (5) S 89°13'14" E 226.28 FEET; (6) S 76°30'36" E 100.35 FEET; (7) S 45°56'25" E 214.60 FEET; (8) S 18°45'26" W 172.45 FEET TO A POINT ON A 269.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS N 14°03'01" E; (9) ALONG THE ARC OF SAID CURVE 52.31 FEET THROUGH A CENTRAL ANGLE OF 11°08'28"; (10) S 87°05'26" E 14.34 FEET; (11) S 18°45'26" W 159.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 404,089 SQ. FT. OR 9.28 ACRES

DATE
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
No.6362432
ROBERT R. HERMANDSON
STATE OF UTAH

ROBERT R. HERMANDSON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S 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 LOTS, PRIVATE STREETS, COMMON AREA AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 5

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 STREETS AND EASEMENTS. ALL STREETS, LOTS, AND 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. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. _____, DATED _____. 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 PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

KINGSBURY DEVELOPMENT, LLC
(A NEVADA LIMITED LIABILITY COMPANY)

NAME:
MANAGING MEMBER

DATE:

THE PALISADES AT SNOW CANYON PHASE 5

A RESIDENTIAL SUBDIVISION LOCATED IN
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL

ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "THE PALISADES AT SNOW CANYON PHASE 5" 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.

ATTEST: CITY RECORDER, IVINS, UTAH

PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

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.

CITY ENGINEER, IVINS, UTAH

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM, THIS ___ DAY OF _____, A.D. 20____.

CITY ATTORNEY, IVINS, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF IVINS

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "THE PALISADES AT SNOW CANYON PHASE 5" SUBDIVMSON ON THE _____ DAY OF _____, A.D. _____.

ATTEST: CITY RECORDER, IVINS, UTAH

MAYOR, IVINS, 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

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : BBS Date : 11/2015
Designer : RLM
Checked : RRH
Approved : RRH
Scale : 1" = 50'
Job No : 151173

THE PALISADES AT SNOW CANYON PHASE 5
LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET
1
OF SHEETS
2
FILE: 151173FP

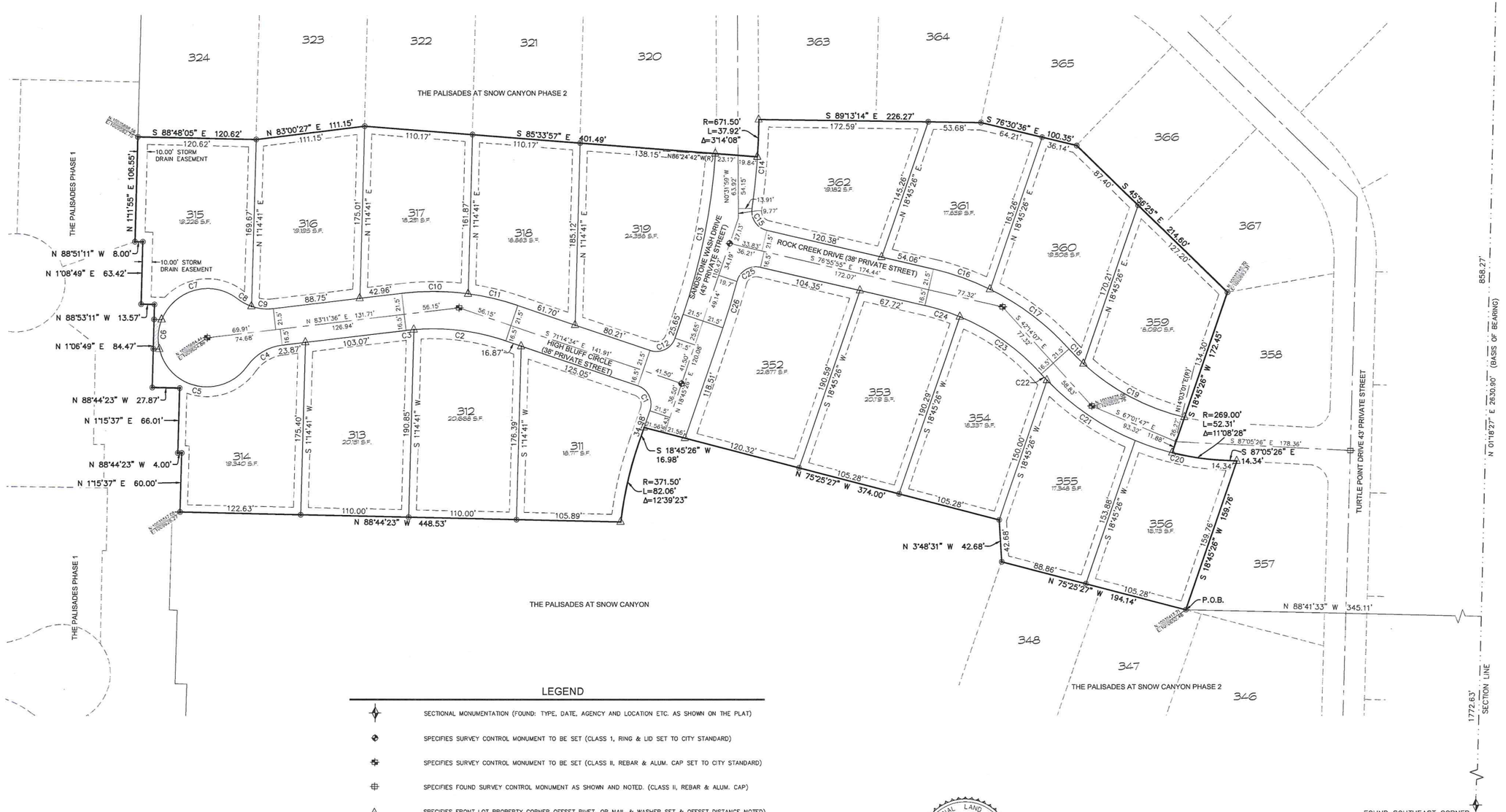
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.42	20.00	90°00'00"	N 26°14'34" W	28.28
C2	95.06	231.00	23°34'37"	N 83°01'53" W	94.39
C3	8.01	231.00	1°59'13"	S 84°11'13" W	8.01
C4	42.17	50.00	48°19'04"	S 59°02'04" W	40.93
C5	114.96	50.00	131°43'56"	S 79°15'30" E	91.26
C6	30.51	50.00	34°57'50"	S 4°05'23" W	30.04

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	92.48	50.00	105°58'42"	S 74°33'40" W	79.85
C8	16.32	50.00	18°42'21"	S 61°48'10" E	16.25
C9	22.38	50.00	25°39'04"	S 83°58'52" E	22.20
C10	67.65	269.00	14°24'32"	N 89°36'08" W	67.47
C11	52.37	269.00	11°09'17"	N 76°49'13" W	52.29
C12	31.42	20.00	90°00'00"	N 63°45'26" E	28.28

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	167.03	628.50	15°13'36"	N 11°08'38" E	166.53
C14	90.69	671.50	7°44'17"	N 4°13'19" E	90.62
C15	29.68	20.00	85°01'22"	S 34°25'14" E	27.03
C16	61.34	269.00	13°03'56"	N 70°23'57" W	61.21
C17	101.56	269.00	21°37'52"	N 53°03'03" W	100.95
C18	21.32	231.00	5°17'13"	S 44°52'43" E	21.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	117.74	231.00	29°12'15"	S 62°07'27" E	116.47
C20	92.17	269.00	19°37'52"	S 77°16'31" E	91.72
C21	109.70	269.00	23°21'59"	S 55°46'35" E	108.95
C22	8.72	269.00	1°51'29"	S 43°09'51" E	8.72
C23	102.23	231.00	25°21'20"	N 54°54'47" W	101.39
C24	37.66	231.00	9°20'28"	N 72°15'41" W	37.62

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	30.90	20.00	88°30'29"	S 58°48'51" W	27.91
C26	49.19	671.50	4°11'49"	N 16°39'31" E	49.18



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP)
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT
- PUBLIC UTILITY AND DRAINAGE EASEMENT LINE

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PROFESSIONAL LAND SURVEYOR
No.6362432
ROBERT R. HERMANDSON
STATE OF UTAH

THE PALISADES AT SNOW CANYON PHASE 5

A RESIDENTIAL SUBDIVISION LOCATED IN
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
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LOCATED IN
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SHEET 2 OF SHEETS 2
FILE: 151173FP