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.

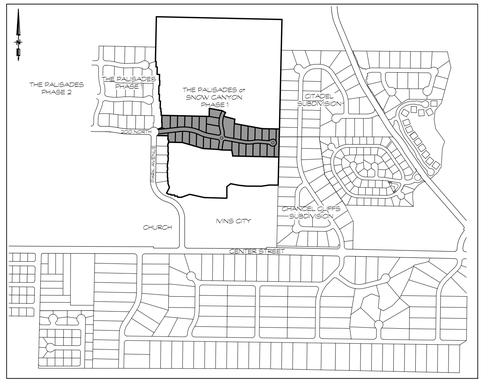
16. WITH THE RECORDING OF THIS PLAT THE EXISTING WATER LINE EASEMENT AS DESCRIBED IN DOCUMENT RECORDED MARCH 18, 1992, AS ENTRY NO. 402333, IN BOOK 648, AT PAGES 415-417, OFFICIAL WASHINGTON COUNTY RECORDS IS HEREBY RELOCATED AND LIMITED TO THE PRIVATE STREETS AS SHOWN ON THIS PLAT MAP. ONLY THE LOCATION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

17. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC PEDESTRIAN ACCESS AND SIDEWALK EASEMENT ALONG THE STREET FRONT LOT LINE.

AMENDMENT NOTE

THE PURPOSE FOR THIS PLAT AMENDMENT IS TO AMEND THE COMMON AREA WEST OF LOT 110 TO ACCOMMODATE AN AMENDMENT OF THE SOUTH BOUNDARY LINE OF LOT 345 IN PALISADES AT SNOW CANYON PHASE 2. NO OTHER CHANGES WERE MADE OR IMPLIED WITH THIS AMENDMENT.

VICINITY MAP



ACKNOWLEDGEMENT

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 PALISADES OF SNOW CANYON HOA ___, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID HOME OWNERS ASSOCIATION, AND HE DID DULY ACKNOWLEDGE TO ME THAT THEY 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

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 1533341, 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 1, SECOND AMENDMENT

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 1068.18 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 88°45'19" W 522.92 FEET; THENCE N 1°14'41" E 65.86 FEET; THENCE N 88°45'19" W 122.37 FEET; THENCE N 82°12'49" W 43.13 FEET; THENCE N 83°49'26" W 195.87 FEET; THENCE N 72°48'56" W 195.50 FEET; THENCE N 88°44'23" W 184.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF PALISADES PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORD'S OF WASHINGTON COUNTY, THENCE CONTINUING ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES, N 1°15'37" E 27.65 FEET; THENCE N 88°44'23" W 8.00 FEET; THENCE N 1°15'37" E 45.40 FEET; THENCE N 89°14'39" W 122.57 FEET TO A POINT ON A 30.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF PARK AVENUE HAVING A RADIUS WHICH BEARS S 46°58'19" E; THENCE NORTHEASTERLY 1.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°16'55" TO A POINT OF A 55.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 95.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°22'56"; THENCE N 84°34'08" E 57.51 FEET; THENCE N 1°15'37" E 59.52 FEET; THENCE N 88°44'23" W 4.00 FEET; THENCE N 1°15'37" E 79.75 FEET; THENCE S 88°44'23" E 537.64 FEET; THENCE N 1°14'41" E 91.08 FEET; THENCE S 79°54'56" E 148.73 FEET; THENCE S 60°49'22" E 43.00 FEET; THENCE S 29°10'38" W 6.03 FEET TO A POINT OF A 228.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 21.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°17'14"; THENCE S 88°47'50" E 46.31 FEET; THENCE S 81°31'06" E 92.88 FEET; THENCE S 8°44'52" W 90.03 FEET; THENCE S 79°40'50" E 308.86 FEET; THENCE S 88°45'19" E 196.16 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 32; THENCE S 1°18'26" W, ALONG THE SECTION LINE, 318.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.72 ACRES

DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
No. 5633341
ADAM S. ALLEN
STATE OF UTAH

ADAM S. ALLEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 5633341

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 1, SECOND AMENDMENT

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 PRIVATE 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.

PALISADES AT SNOW CANYON H.O.A.

_____ _____
NAME: DATE:
MANAGING MEMBER

THE PALISADES AT SNOW CANYON PHASE 1, SECOND AMENDMENT

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	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: "THE PALISADES AT SNOW CANYON PHASE 1, SECOND AMENDMENT " 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 "THE PALISADES AT SNOW CANYON PHASE 1" SUBIDIVISON 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.	
ATTEST: CITY RECORDER, IVINS, UTAH PLANNING COMMISSION CHAIRPERSON, IVINS, UTAH	CITY ENGINEER, IVINS, UTAH	CITY ATTORNEY, IVINS, UTAH	ATTEST: CITY RECORDER, IVINS, UTAH MAYOR, IVINS, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2237 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

Drawn - CBW
Designer - carlen@bushandgudgell.com
Checked - ASA
Approved - ASA
Scale - 1" = 50'
Job No - 161207PH1 AMD2
Date - 12-6-2016

THE PALISADES AT SNOW CANYON PHASE 1, SECOND AMENDMENT
LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET 1
OF SHEETS 2
FILE: 161207PH1 AMD2

PROFESSIONAL LAND SURVEYOR
No. 5633341
ADAM S ALLEN
STATE OF UTAH

EAST ¼ CORNER
SECTION 32, TOWNSHIP 41
SOUTH, RANGE 16 WEST,
SALT LAKE BASE & MERIDIAN
B.L.M. BRASS CAP

N 0°18'27" E 2630.90' (BASIS OF BEARING)

CITADEL SUBDIVISION PHASE 3

IVINS CITY PARK

FUTURE DEVELOPMENT

THE PALISADES PHASE 1

200 NORTH STREET

PARK AVENUE

THE PALISADES PHASE 1

PALISADES DRIVE
50' PRIVATE STREET

DESERT LANE
43' PRIVATE STREET

PALISADES CIRCLE

38' PRIVATE ST

COMMON AREA
34,778 S.F.
0.80 ACRES

COMMON AREA
(WITH PUBLIC UTILITY
AND ACCESS EASEMENT)

CHANCEL CLIFFS SUBDIVISION

FUTURE DEVELOPMENT

POINT OF BEGINNING

N 0°18'27" E 1068.18'

SOUTHEAST CORNER
SECTION 32, TOWNSHIP 41 SOUTH, RANGE
16 WEST, SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY ALUMINUM CAP

LEGEND

- 5/8" REBAR AND CAP
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP)
- 5/8" REBAR AND CAP AT ACTUAL CORNER WITH A RIVET SET AT OFFSET ON THE PROJECTION OF THE SIDE LOT LINE IN THE TOP OF CURB (UNLESS OTHERWISE SPECIFIED)
- SURVEY CONTROL MONUMENT EXISTING (CLASS I, RING AND LID)
- SURVEY CONTROL MONUMENT EXISTING (CLASS II, REBAR & ALUM. CAP)
- PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- COMMON AREA

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

THE PALISADES AT SNOW CANYON PHASE 1, SECOND AMENDMENT

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

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2237 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : CBW Date : 12-6-2016
Designer : cwilker@bushandgudgell.com
Checked : ASA
Approved : ASA
Scale : 1" = 50'
Job No : 161207PH1 AMD2

THE PALISADES AT SNOW CANYON PHASE 1, SECOND AMENDMENT

LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET
2
OF SHEETS
2
FILE: 161207PH1 AMD2