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.

18. ALL COMMON AREA INCLUDING PRIVATE STREETS AND PATHS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

19. 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 ADJUST THE NORTHEAST BOUNDARY OF THIS SUBDIVISION ALONG THE REAR LOT LINES OF LOTS 331-334, THESE LOTS AND THE COMMON AREA ALONG THE EAST BOUNDARY LINE ARE THE ONLY AREAS THAT CHANGED. NO OTHER CHANGES WERE MADE OR INTENDED WITH THIS AMENDMENT.

TRUSTEE'S CONSENT TO RECORD

ROBERT SCOTT ADAMS AND DIANE ADAMS, TRUSTEE'S OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

TRUSTEE ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF ROBERT SCOTT ADAMS TRUST, DATED FEBRUARY 22, 2002, AMENDED AND RESTATED FEBRUARY 24, 2009, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID ROBERT SCOTT ADAMS TRUST, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE ROBERT SCOTT ADAMS TRUST, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH ROBERT SCOTT ADAMS TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

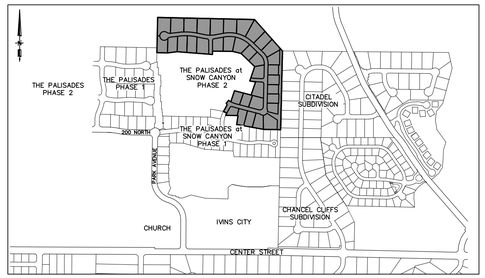
INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, DAVID GEE & SHERRIE GEE , WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP



CORPORATE ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF THE PALISADES AT SNOW CANYON HOMEOWNERS ASSOCIATION, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION 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

MORTGAGEE'S CONSENT TO RECORD

BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK, A TRUSTEE OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LENDERS CONSENT TO RECORD

ROCK CANYON BANK, MORTGAGEE OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____
ITS: _____

LENDERS ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF ROCK CANYON BANK, DATED JULY 12, 2018, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID ROCK CANYON BANK, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE ROCK CANYON BANK, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH ROCK CANYON BANK EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 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 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PRIVATE STREETS, COMMON AREA AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°18'27" E 1386.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PALISADES AT SNOW CANYON PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH AND RUNNING THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PALISADES AT SNOW CANYON PHASE 1 SECOND AMENDMENT THE FOLLOWING EIGHT (8) COURSES: (1) N 88°45'19" W 196.17 FEET; (2) N 79°40'50" W 308.87 FEET; (3) N 8°44'52" E 90.03 FEET; (4) N 81°31'06" W 92.88 FEET (5) N 88°47'50" W 46.31 FEET TO A POINT ON A 228.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WHICH RADIUS BEARS S 66°06'36" E; (6) 21.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°17'14"; (7) N 29°10'38" E 6.03 FEET; (8) N 60°49'22" W 43.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DESERT LANE (A 43' PRIVATE STREET); THENCE N 29°10'38 E 75.86 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 28.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°19'29"; THENCE N 38°43'37" E 43.02 FEET TO A POINT ON A 228.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHICH RADIUS BEARS N 37°08'58" E; THENCE 29.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°23'14"; THENCE N 18°45'26" E 132.37 FEET; THENCE S 75°25'27" E 194.14 FEET; THENCE N 18°45'26" E 159.76 FEET; THENCE N 87°05'26" W 14.34 FEET TO THE POINT OF A 269.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 52.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'28"; THENCE N 18°45'26" E 172.45 FEET; THENCE N 45°56'25" W 214.60 FEET; THENCE N 76°30'36" W 100.35 FEET; THENCE N 89°13'14" W 226.28 FEET TO A POINT ON A 671.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WHICH RADIUS BEARS N 89°38'50" W; THENCE 37.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°14'08"; THENCE N 85°33'57" W 401.49 FEET; THENCE S 83°00'27" W 111.15 FEET; THENCE N 88°48'05" W 120.62 FEET; THENCE N 1°11'55" E 400.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID NORTH LINE S 88°45'24" E 1063.49; THENCE S 44°41'59" E 504.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S 1°18'27" W ALONG SAID EAST LINE 893.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 19.94 ACRES

06/17/2020
DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR
LICENSE #312770
D. GREGG MEYERS
STATE OF UTAH

FOR REVIEW
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

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 2, SECOND AMENDED

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.

JUSTIN J. AUCOIN OR ROBYN L. HUTCHISON, TRUSTEES OF THE COSTALOTTA TRUST, DATED JULY 12, 2018
(TRUSTEES)

NAME: _____ TRUSTEE — DATE: _____

DAVID GEE & SHERRIE GEE
(INDIVIDUALS)

NAME: DAVID GEE — DATE: _____

NAME: SHERRIE GEE — DATE: _____

NATALIE BURR
(A INDIVIDUAL)

NAME: NATALIE BURR — DATE: _____

ROBERT SCOTT ADAMS AND DIANE ADAMS, TRUSTEES OF THE ROBERT SCOTT ADAMS TRUST, DATED FEBRUARY 22, 2002, AMENDED AND RESTATED FEBRUARY 24, 2009
AND
DIANE ADAMS AND ROBERT SCOTT ADAMS, TRUSTEES OF THE DIANE ADAMS TRUST, DATED FEBRUARY 22, 2002, AMENDED AND RESTATED FEBRUARY 24, 2009
(TRUSTEES)

NAME: ROBERT SCOTT ADAMS, TRUSTEE — DATE: _____

NAME: ROBERT DIANE ADAMS, TRUSTEE — DATE: _____

PALISADES AT SNOW CANYON HOMEOWNERS ASSOCIATION
(A CORPORATION)

NAME: _____ — DATE: _____
ITS: _____

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED

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 2, AMENDED AND EXTENDED" 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 2" SUBDIVISON 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 - CBW — Date - 06/17/2020
Designer - gallen@bushandgudgell.com — By -
Checked - ASA — Revision -
Approved - ASA
Scale - 1" = 50'
Job No - 201003

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED
LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET 1 OF SHEETS 3
FILE: 201003

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 FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- 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
- COMMON AREA



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED

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

LICENSE #312770 D. GREGG MEYERS — PROFESSIONAL LAND SURVEYOR — STATE OF UTAH

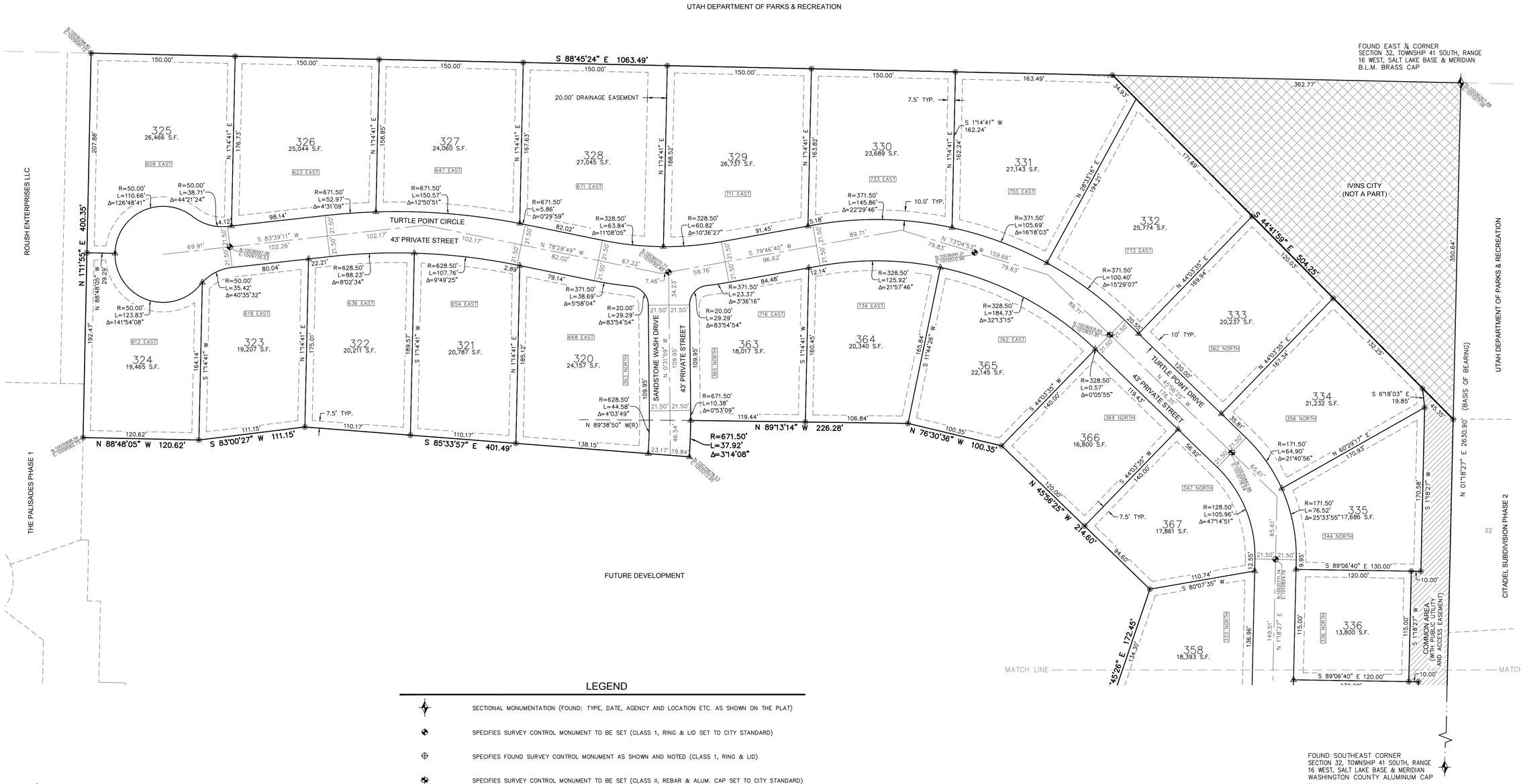
BUSH & GUDGELL, INC.
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Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

Drawn : CBW — Date : 06/17/2020
Designer : - — gallen@bushandgudgell.com
Checked : - ASA
Approved : - ASA
Scale : 1" = 50'
Job No : 201003

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED
LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET 2 OF SHEETS 3
FILE: 201003



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 FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- 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
- COMMON AREA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED

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

LICENSE #312770
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

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No.	Date	By	Revision

Drawn - CBW
Designer - gsellers@bushandgudgell.com
Checked - ASA
Approved - ASA
Scale - 1" = 50'
Job No - 201003
Date - 06/17/2020

THE PALISADES AT SNOW CANYON PHASE 2, SECOND AMENDED
LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET 3 OF SHEETS 3
FILE: 201003