INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, MARK YOUNG AND SUE YOUNG, HUSBAND AND WIFE, AS JOINT TENANTS, WHOM DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

INDIVIDUAL ACKNOWLEDGMENT

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

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

_____
NOTARY PUBLIC COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

GENERAL NOTES FROM PALISADES AT SNOW CANYON PHASE 7

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. THIS SUBDIVISION IS IN THE RE-25.0 ZONING/PLANNED DEVELOPMENT OVERLAY DISTRICT. THE MINIMUM BUILDING SETBACKS ARE 25.00 (25) FEET IN THE FRONT, TEN (10) FEET EACH SIDE, AND TEN (10) FEET IN THE REAR.

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, 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.

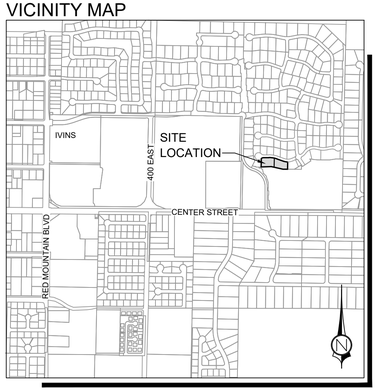
12. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

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 JANUARY, 23 2014 AND RECORDED AS ENTRY NO. 20140002224, 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.

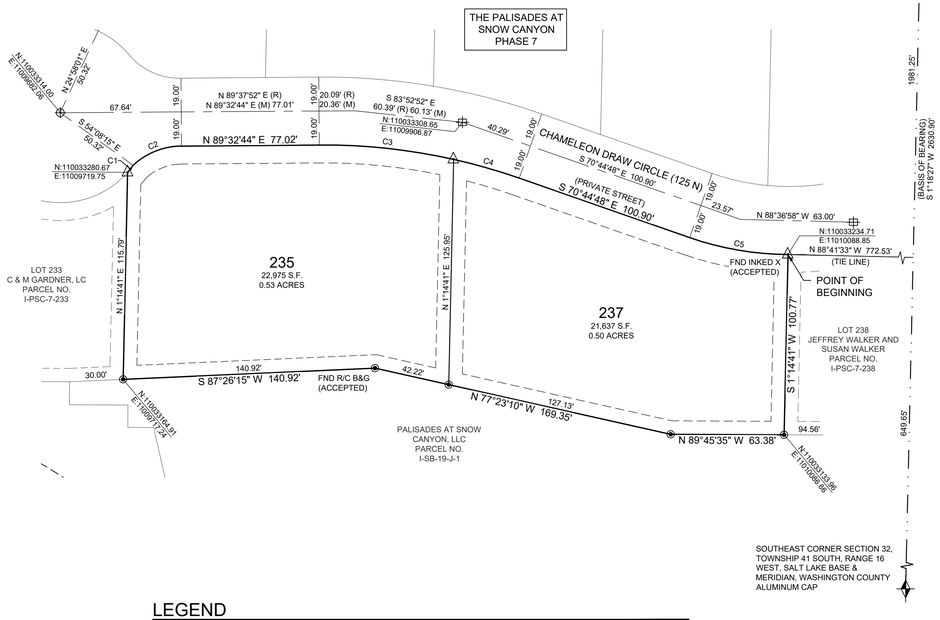
15. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS AND PRIVATE STREETS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES.

VICINITY MAP



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	4.94'	50.32'	5°37'23"	N 38°40'26" E	4.94'
C2	29.78'	40.00'	42°39'27"	N 68°13'01" E	29.78'
C3	75.67'	331.00'	13°05'55"	S 83°54'19" E	75.67'
C4	38.18'	331.00'	6°36'33"	S 74°03'04" E	38.18'
C5	56.02'	169.00'	18°59'27"	S 80°14'31" E	56.02'

0 40
20 80
SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)



LEGEND

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

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 7, LOT'S 235 & 237 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

_____
DATE

_____
TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

LOT 234, THE PALISADES AT SNOW CANYON PHASE 7,ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH. TAX ID NO: I-PSC-7-234

LOT 235,THE PALISADES AT SNOW CANYON PHASE 7,ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

LOT'S 236 AND 237, THE PALISADES AT SNOW CANYON PHASE 7,ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

AMENDED LOTS BOUNDARY DESCRIPTION: BEGINNING AT A POINT S 1°18'27" W 1981.25 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°41'33" W 772.53 FEET, FROM THE EAST 1/4 CORNER OF SAID SECTION 32, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 238 OF THE PALISADES AT SNOW CANYON PHASE 7, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°14'41" W 100.77 FEET ALONG THE WEST LINE OF SAID LOT, TO THE SOUTHWEST CORNER OF SAID LOT 238, POINT ALSO BEING ON THE BOUNDARY OF SAID THE PALISADES AT SNOW CANYON PHASE 7; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) N 89°45'35" W 63.38 FEET, (2) THENCE N 77°23'10" W 169.35 FEET, TO THE SOUTHEAST CORNER OF LOT 233 OF SAID SUBDIVISION; THENCE N 1°14'41" E 115.79 FEET ALONG THE EAST LINE OF SAID LOT, TO THE NORTHEAST CORNER OF SAID LOT 233, TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CHAMELEON DRAW CIRCLE, POINT ALSO BEING ON A 50.32 RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS N 38°40'26" E 4.94 FEET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES, (1) ALONG THE ARC OF SAID CURVE 4.94 FEET THROUGH A CENTRAL ANGLE OF 5°37'23", TO THE POINT OF A 40.00 FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE RIGHT, CHORD BEARS N 68°13'01" E 29.78 FEET, (2) THENCE ALONG THE ARC OF SAID CURVE 29.78 FEET THROUGH A CENTRAL ANGLE OF 42°39'27", (3) THENCE N 89°32'44" E 77.02 FEET, TO A POINT ON A 331.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CHORD BEARS S 83°54'19" E 75.67 FEET, (4) THENCE ALONG THE ARC OF SAID CURVE 75.67 FEET THROUGH A CENTRAL ANGLE OF 13°05'55", TO A POINT ON A 331.00 FOOT RADIUS NON-TANGENT COMPOUND CURVE TO THE RIGHT, CHORD BEARS S 74°03'04" E 38.18 FEET, (5) THENCE ALONG THE ARC OF SAID CURVE 38.18 FEET THROUGH A CENTRAL ANGLE OF 6°36'33", (6) THENCE S 70°44'48" E 100.90 FEET, TO A POINT ON A 169.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CHORD BEARS S 80°14'31" E 56.02 FEET, (7) THENCE ALONG THE ARC OF SAID CURVE 56.02 FEET THROUGH A CENTRAL ANGLE OF 18°59'27", TO THE POINT OF BEGINNING.

CONTAINS 44,610 SQ FT OR 1.02 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 7, LOT'S 235 & 237 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 LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. 20200012560, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 12, MARCH, 2020. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

MARK YOUNG AND SUE YOUNG
(HUSBAND AND WIFE, AS JOINT TENANTS)

MARK YOUNG SUE YOUNG

DAVID & JENNIFER PARKIN
(AS AN INDIVIDUAL)

DAVID PARKIN JENNIFER PARKIN

AMENDMENT NOTE

THE REASON FOR THIS AMENDMENT IS TO JOIN LOTS 234 AND 235, INTO ONE LOT TO BE KNOWN AS LOT 235, AND TO JOIN LOTS 236 AND 237, INTO ONE LOT TO BE KNOWN AS LOT 237. RECORD AND MEASURED COURSES ARE GIVEN ALONG THE CENTERLINE OF CHAMELEON DRAW CIRCLE. SAID CENTERLINE LABELS ON THE RECORD PLAT WERE FOUND TO BE INCORRECT. NO OTHER CHANGES WERE MADE OF IMPLIED WITH THIS AMENDMENT.

THE PALISADES AT SNOW CANYON PHASE 7, LOT'S 235 & 237 AMENDED

LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - IVINS CITY, UTAH

PLANNING COMMISSION APPROVAL	CITY ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY IVINS CITY	TREASURER APPROVAL	RECORDED No.
ON THIS THE ____DAY OF_____, A.D. 20___, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE 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 ABOVE SUBDIVISION 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

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

THE PALISADES AT SNOW CANYON PHASE 7,
LOT'S 235 & 237 AMENDED
LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20065.52
DRAWN BY: PJW
DATE: 11/9/2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET 1 OF 1