GENERAL NOTES

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 OCTOBER 7, 2020. 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 & SIDEWALK 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-12.5 & RE-1-7.5 ZONING/PLANNED DEVELOPMENT OVERLAY DISTRICT. THE MINIMUM BUILDING SETBACKS ARE 20.00 (20) 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.

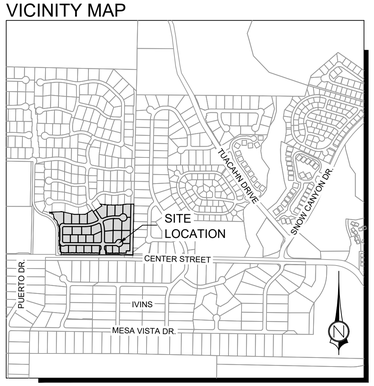
12. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED AND POWER PAID BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.

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 _____ AND RECORDED AS ENTRY NO. _____. 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



SCALE 1" = 1000'

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, PRIVATE STREETS, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 8

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

_____
DATE

_____
TRAVIS W. SANDERS, PLS

DRAFT COPY FOR REVIEW ONLY

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°18'27" E 40.44 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION, POINT BEING ON THE NORTH RIGHT OF WAY OF CENTER STREET, DEED OF DEDICATION DOCUMENT NUMBER 20080019530, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) N 88°44'18" W 116.17 FEET, (2) THENCE N 89°45'28" W 883.52 FEET, TO THE SOUTHEAST CORNER OF PALISADES PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWENTY THREE (23) COURSES (1) N 0°14'32" E 23.56 FEET, (2) THENCE N 44°45'29" W 24.48 FEET, (3) THENCE N 0°14'31" E 38.17 FEET, (4) THENCE N 89°45'29" W 4.00 FEET, (5) THENCE N 0°14'31" E 47.52 FEET, (6) THENCE N 89°45'29" W 8.00 FEET, (7) THENCE N 0°14'31" E 69.98 FEET, (8) THENCE S 89°45'29" E 4.00 FEET, (9) THENCE N 0°14'31" E 60.00 FEET, (10) THENCE N 89°45'29" W 8.00 FEET, (11) THENCE N 0°14'31" E 47.64 FEET, (12) THENCE S 89°45'29" E 4.00 FEET, (13) THENCE N 0°14'31" E 60.385 FEET, (14) THENCE N 15°07'00" W 51.675 FEET, (15) THENCE S 75°22'35" W 4.00 FEET, (16) THENCE N 14°37'25" W 52.47 FEET, (17) THENCE N 45°07'04" W 49.91 FEET, (18) THENCE S 77°17'48" W 4.00 FEET, (19) THENCE N 12°42'12" W 67.07 FEET, (20) THENCE N 89°45'29" W 14.47 FEET, (21) THENCE N 0°14'31" E 12.54 FEET, (22) THENCE N 89°45'29" W 32.70 FEET, (23) THENCE N 0°14'31" E 12.83 FEET, TO A POINT ON THE SOUTHERN BOUNDARY OF THE PALISADES AT SNOW CANYON, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES, (1) N 87°26'15" E 170.92 FEET, (2) THENCE S 77°23'10" E 169.35 FEET, (3) THENCE S 89°45'35" E 157.94 FEET, (4) THENCE N 58°54'34" E 115.79 FEET, TO A POINT ON THE BOUNDARY OF PALISADES AT SNOW CANYON PHASE 6 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES, (1) THENCE S 33°33'14" E 25.54 FEET, (2) THENCE N 56°29'33" E 143.03 FEET, (3) THENCE N 33°30'27" W 31.80 FEET, (4) THENCE S 79°05'09" E 20.33 FEET, (5) THENCE S 83°56'46" E 86.97 FEET, (6) THENCE S 89°45'29" E 172.58 FEET, (7) THENCE N 81°41'02" E 86.56 FEET, (8) THENCE S 89°45'14" E 101.65 FEET, TO A POINT ON CHANCEL CLIFFS SUBDIVISION BOUNDARY, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER, POINT ALSO BE ON THE EAST LINE OF SAID SECTION 32; THENCE S 1°18'27" W 708.47 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 15.36 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, PRIVATE STREETS, COMMON AREA AND EASEMENTS TO HEREAFTER BE KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 8

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, PRIVATE STREET, COMMON AREA 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 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. _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____, AS _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

PALISADES AT SNOW CANYON, LLC
(A UTAH LIMITED LIABILITY COMPANY)

_____
(MANAGING/MEMBER)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 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 AT SNOW CANYON, 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 PALISADES AT SNOW CANYON, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____ COMMISSION NUMBER: _____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____

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

THE PALISADES AT SNOW CANYON PHASE 8

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
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.

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 IVINS CITY
THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR THE ABOVE SUBDIVISION 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 No.

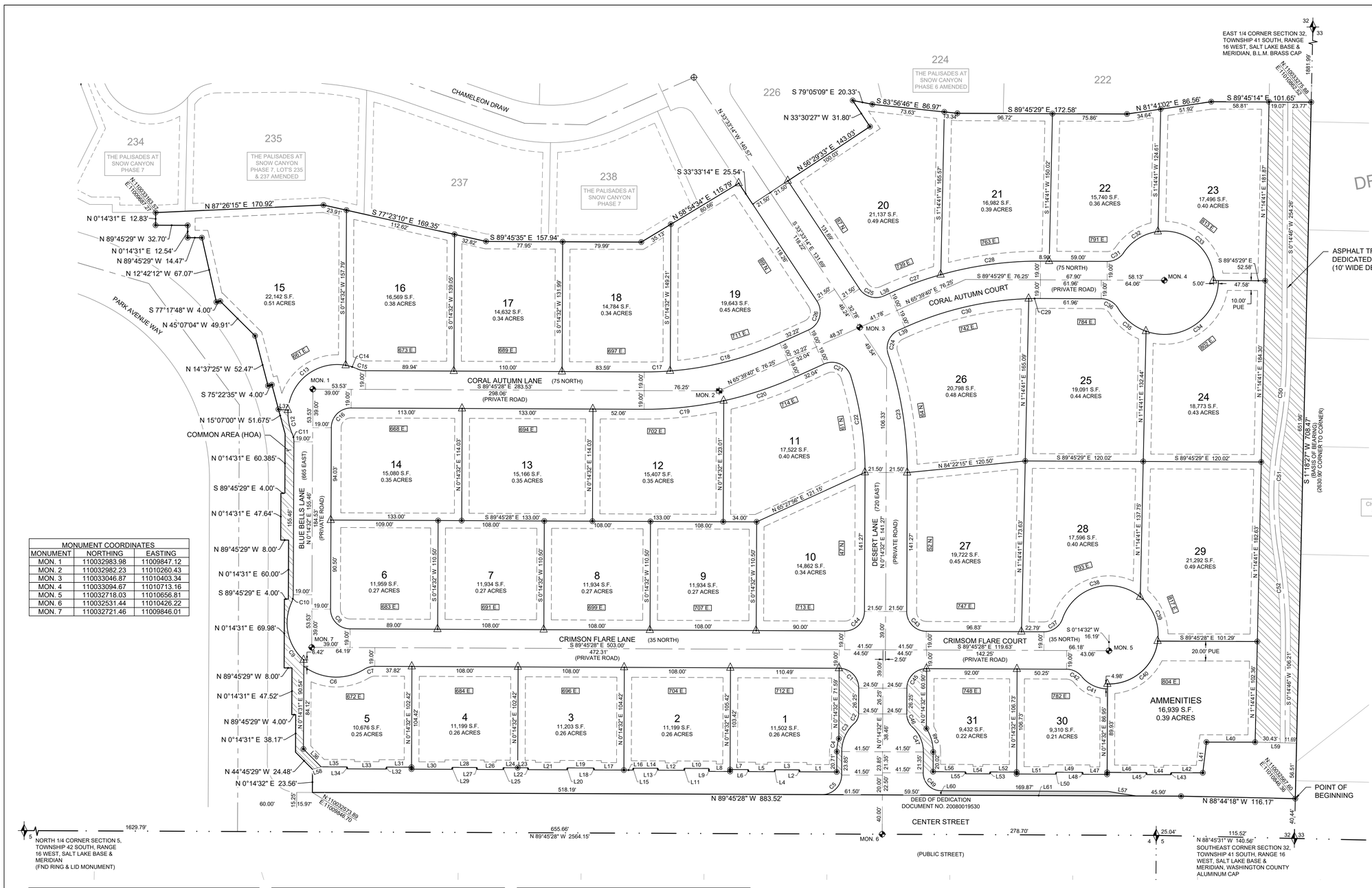
WASHINGTON COUNTY RECORDER

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

THE PALISADES AT SNOW CANYON PHASE 8
LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 20192
DRAWN BY: PJW
DATE: 2/01/2021
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
1
OF
2



MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110032983.98	11009847.12
MON. 2	110032982.23	11010260.43
MON. 3	110033046.87	11010403.34
MON. 4	110033094.67	11010713.16
MON. 5	110032718.03	11010656.81
MON. 6	110032531.44	11010426.22
MON. 7	110032721.46	11009846.01

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 89°45'28" E	38.00'
L2	S 0°14'32" W	2.00'
L3	S 89°45'28" E	25.00'
L4	S 0°14'32" W	2.00'
L5	S 89°45'28" E	27.00'
L6	N 0°14'32" E	2.00'
L7	S 89°45'28" E	18.49'
L8	S 89°45'28" E	21.51'
L9	N 0°14'32" E	3.00'
L10	S 89°45'28" E	25.00'
L11	N 0°14'32" E	2.00'
L12	S 89°45'28" E	27.00'
L13	N 0°14'32" E	2.00'
L14	S 89°45'28" E	25.00'
L15	N 0°14'32" E	2.00'
L16	S 89°45'28" E	9.49'
L17	S 89°45'28" E	30.51'
L18	N 0°14'32" E	2.00'
L19	S 89°45'28" E	27.00'
L20	N 0°14'32" E	2.00'
L21	S 89°45'28" E	40.00'
L22	N 0°14'32" E	2.00'
L23	S 89°45'28" E	10.49'
L24	S 89°45'28" E	14.51'
L25	N 0°14'32" E	2.00'
L26	S 89°45'28" E	27.00'
L27	N 0°14'32" E	2.00'
L28	S 89°45'28" E	25.00'
L29	N 0°14'32" E	2.00'
L30	S 89°45'28" E	41.49'
L31	S 89°45'28" E	25.51'
L32	N 0°14'32" E	2.00'
L33	S 89°45'28" E	40.00'
L34	N 0°14'32" E	2.00'
L35	S 89°45'28" E	26.46'
L36	N 44°44'07" W	25.52'
L37	S 85°41'06" E	9.85'
L38	S 65°39'40" W	6.07'
L39	S 65°39'40" W	6.81'
L40	S 89°56'17" E	49.53'
L41	N 6°48'15" E	31.43'
L42	N 89°45'28" W	32.30'
L43	S 0°14'32" W	2.00'
L44	N 89°45'28" W	25.00'
L45	S 0°14'32" W	2.00'
L46	N 89°45'28" W	40.00'
L47	N 89°45'28" W	25.00'
L48	S 0°14'32" W	2.00'
L49	N 89°45'28" W	27.00'
L50	S 0°14'32" W	2.00'
L51	N 89°45'28" W	40.00'
L52	N 89°45'28" W	27.00'
L53	S 0°14'32" W	2.00'
L54	N 89°45'28" W	25.00'
L55	S 0°14'32" W	2.00'
L56	N 89°45'28" W	33.00'
L57	N 80°54'36" W	29.26'
L58	S 73°49'25" W	9.10'
L59	S 88°41'33" E	42.12'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N 44°45'28" W	28.28'
C2	10.82'	13.00'	47°41'42"	N 24°05'23" E	10.51'
C3	32.46'	39.00'	47°41'42"	S 24°05'23" W	31.54'
C4	13.32'	44.00'	17°20'29"	S 8°54'47" W	13.27'
C5	31.42'	20.00'	90°00'00"	N 45°14'32" E	28.28'
C6	65.57'	55.00'	68°18'27"	S 87°14'08" E	61.76'
C7	11.04'	20.00'	31°37'54"	S 74°25'35" W	10.90'
C8	31.42'	20.00'	90°00'00"	S 44°45'28" E	28.28'
C9	63.80'	50.00'	73°06'30"	S 12°07'51" E	59.56'
C10	8.44'	20.00'	24°10'52"	N 12°19'58" E	8.38'
C11	8.44'	20.00'	24°10'52"	N 11°50'54" W	8.38'
C12	24.66'	50.00'	28°15'14"	S 9°48'43" E	24.41'
C13	83.64'	50.00'	95°50'44"	S 52°14'16" W	74.22'
C14	12.45'	50.00'	14°15'46"	N 72°42'29" W	12.41'
C15	8.44'	20.00'	24°10'52"	S 77°40'02" E	8.38'
C16	31.42'	20.00'	90°00'00"	S 45°14'32" W	28.28'
C17	26.44'	331.00'	4°34'35"	N 87°57'15" E	26.43'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C18	115.57'	331.00'	20°00'18"	N 75°39'48" E	114.98'
C19	81.60'	369.00'	12°40'15"	N 83°54'25" E	81.44'
C20	76.71'	369.00'	11°54'38"	N 71°36'58" E	76.57'
C21	33.95'	20.00'	97°15'46"	N 65°42'28" W	30.02'
C22	99.29'	328.50'	17°19'07"	N 8°25'01" W	98.92'
C23	122.31'	371.50'	18°51'51"	N 9°11'23" W	121.76'
C24	29.42'	20.00'	84°16'58"	S 23°31'10" W	26.84'
C25	28.20'	20.00'	80°47'06"	S 73°56'47" E	25.92'
C26	34.63'	20.00'	99°12'54"	N 16°03'13" E	30.46'
C27	55.62'	369.00'	8°38'12"	S 69°58'46" W	55.57'
C28	102.68'	369.00'	15°56'39"	S 82°16'11" W	102.35'
C29	11.77'	331.00'	2°02'17"	S 89°13'23" W	11.77'
C30	130.23'	331.00'	22°32'35"	S 76°55'57" W	129.39'
C31	19.60'	20.00'	56°08'30"	N 62°10'16" E	18.82'
C32	42.40'	50.00'	48°35'12"	S 58°23'37" W	41.14'
C33	85.13'	50.00'	97°33'18"	N 48°32'08" W	75.22'
C34	105.10'	55.00'	109°29'24"	N 54°59'13" E	89.83'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C35	37.61'	55.00'	39°10'39"	S 50°40'45" E	36.88'
C36	20.48'	20.00'	58°40'04"	N 60°25'27" W	19.60'
C37	24.78'	20.00'	70°58'50"	N 54°45'07" E	23.22'
C38	96.24'	50.00'	110°17'11"	S 74°24'18" W	82.06'
C39	50.44'	50.00'	57°48'10"	N 21°33'02" W	48.33'
C40	73.64'	50.00'	84°23'25"	N 49°32'46" E	67.17'
C41	30.05'	34.00'	50°38'38"	S 64°24'51" E	29.08'
C42	17.69'	20.00'	50°39'56"	N 64°25'30" W	17.12'
C43	31.42'	20.00'	90°00'00"	S 44°45'28" E	28.28'
C44	31.42'	20.00'	90°00'00"	N 45°14'32" E	28.28'
C45	31.42'	20.00'	90°00'00"	S 45°14'32" W	28.28'
C46	14.98'	18.00'	47°41'42"	S 23°36'19" E	14.55'
C47	28.30'	34.00'	47°41'45"	N 23°36'20" W	27.49'
C48	25.16'	44.00'	32°45'54"	N 16°08'25" W	24.82'
C49	28.27'	18.00'	90°00'00"	S 44°45'28" E	25.46'
C50	86.06'	500.00'	9°51'43"	N 5°10'37" E	85.96'
C51	120.49'	350.00'	19°43'26"	S 0°14'46" W	119.89'

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 AT 5.25' ALONG PROJECTION OF LOT LINE.
- 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)
- AREA TO BE DEDICATED TO IVINS CITY, 26,957 SQ FT OR 0.62 ACRE.
- COMMON AREA (HOA), 30,963 SQ FT OR 0.71 ACRE.
- RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT, 830 SQ FT OR 0.02 ACRE.
- ### #. ADDRESS OF HOME

0 50 25 100

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

THE PALISADES AT SNOW CANYON PHASE 8

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

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

DRAFT COPY FOR REVIEW ONLY

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
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435.986.0100

THE PALISADES AT SNOW CANYON PHASE 8
LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 20192
DRAWN BY: PJW
DATE: 2/01/2021
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 2 OF 2