TRUSTEE ACKNOWLEDGMENT

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

ON THIS ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME ADAM O'FARRELL, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE O'FARRELL FAMILY TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED MAY 9, 2019 AND SHE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE 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)

TRUSTEE ACKNOWLEDGMENT

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

ON THIS ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME TRACY O'FARRELL, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE O'FARRELL FAMILY TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED MAY 9, 2019 AND SHE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE 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)

LIMITED LIABILITY ACKNOWLEDGMENT

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

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 WYNTRE EQUITY, 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 WYNTRE EQUITY, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

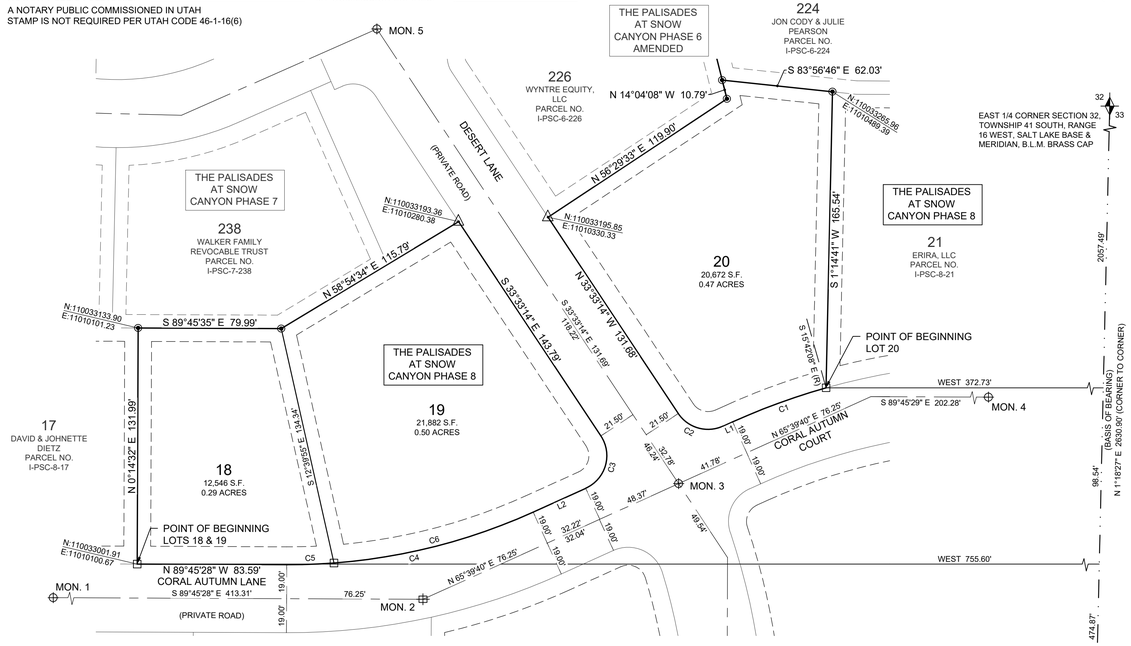
_____
NOTARY PUBLIC

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)



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.62'	369.00'	8°38'12"	S 69°58'46" W	55.57'
C2	28.20'	20.00'	80°47'06"	S 73°56'47" E	25.92'
C3	34.63'	20.00'	99°12'54"	N 16°03'13" E	30.46'
C4	142.01'	331.00'	24°34'52"	N 77°57'06" E	140.92'
C5	26.44'	331.00'	4°34'35"	N 87°57'15" E	26.43'
C6	115.57'	331.00'	20°00'18"	N 75°39'48" E	114.98'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 65°39'40" W	6.07'
L2	S 65°39'40" W	32.22'

INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, J. BRENT EVANS, WHO 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, PAMELA EVANS, WHO 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)

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 6.00' ALONG PROJECTION OF LOT LINE. (UNLESS OTHERWISE NOTED)
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 1.00' ALONG PROJECTION OF LOT LINE. (UNLESS OTHERWISE NOTED)
- 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)

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	110033301.09	11010234.73

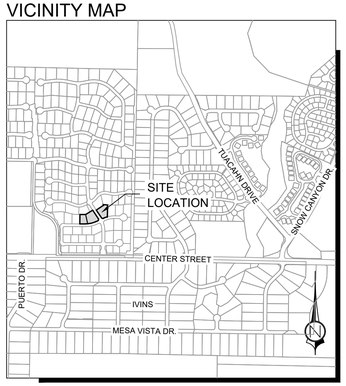
GENERAL NOTES

SEE RECORDED SUBDIVISION PLATS, "THE PALISADES AT SNOW CANYON PHASE 8" AS DOCUMENT NO. 20210013672 AND "THE PALISADES AT SNOW CANYON PHASE 6 AMENDED" DOCUMENT NO. 20200028498, BOTH RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH

AMENDMENT NOTE

THE REASON FOR THIS AMENDMENT IS TO ADJUST LOT 20 AND TO ADJUST THE LOT LINE COMMON TO LOTS 18 & 19, ALL EASEMENTS ON THESE THREE (3) LOTS ARE AMENDED TOO THESE NEW LOT DIMENSIONS. NO OTHER CHANGES WERE MADE OR IMPLIED WITH THIS AMENDMENT.

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:

AMENDED LOTS 18, 19 & 20, 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.

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

_____
DATE

DRAFT COPY FOR REVIEW ONLY

_____
TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

ALL OF LOT 18, THE PALISADES AT SNOW CANYON PHASE 8, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

ALL OF LOT 19, THE PALISADES AT SNOW CANYON PHASE 8, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

BEGINNING AT A POINT N 1°18'27" E 474.87 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND WEST 755.60 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 17 OF THE PALISADES AT SNOW CANYON PHASE 8, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 0°14'32" E 131.99 FEET ALONG THE EAST LINE OF SAID LOT, TO A POINT ON THE SOUTH LINE OF LOT 238 OF THE PALISADES AT SNOW CANYON PHASE 7, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID LOT THE FOLLOWING TWO (2) COURSES, (1) S 89°45'35" E 79.99 FEET, (2) THENCE N 58°54'34" E 115.79 FEET, AND THE EXTENSION THEREOF; THENCE S 33°33'14" E 143.79 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 34.63 FEET THROUGH A CENTRAL ANGLE OF 99°12'54"; THENCE S 65°39'40" W 32.22 FEET, TO THE POINT OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 142.01 FEET THROUGH A CENTRAL ANGLE OF 24°34'52"; THENCE N 89°45'28" W 83.59 FEET, TO THE POINT OF BEGINNING.

CONTAINS 34,426 SQ FT OR 0.79 ACRE MORE OR LESS

LOT 20, THE PALISADES AT SNOW CANYON PHASE 8, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

BEGINNING AT A POINT N 1°18'27" E 573.41 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND WEST 372.73 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 20 OF THE PALISADES AT SNOW CANYON PHASE 8, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING ON A 369.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 15°42'08" E; THENCE ALONG THE ARC OF SAID CURVE 55.62 FEET THROUGH A CENTRAL ANGLE OF 8°38'12"; THENCE S 65°39'40" W 6.07 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 28.20 FEET THROUGH A CENTRAL ANGLE OF 80°47'06"; THENCE N 33°33'14" W 131.68 FEET, TO THE SOUTHWEST CORNER OF LOT 226 OF THE PALISADES AT SNOW CANYON PHASE 6, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 56°29'33" E 119.90 FEET ALONG THE SOUTH LINE OF SAID LOT AND THE EXTENSION THEREOF; THENCE N 14°04'08" W 10.79 FEET, TO THE SOUTHWEST CORNER OF LOT 227 OF SAID SUBDIVISION; THENCE S 83°56'46" E 62.03 FEET ALONG THE SOUTH LINE OF SAID LOT, TO THE NORTHWEST CORNER OF LOT 21 OF SAID THE PALISADES OF SNOW CANYON PHASE 8; THENCE S 1°14'41" W 165.54 FEET ALONG THE WEST LINE OF SAID LOT, TO THE POINT OF BEGINNING.

CONTAINS 20,672 SQ FT OR 0.48 ACRE 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:

AMENDED LOTS 18, 19 & 20, 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.

O'FARRELL FAMILY TRUST DATED MAY 9, 2019
(TRUST)

_____
ADAM O'FARRELL, TRUSTEE

_____
TRACY O'FARRELL, TRUSTEE

J. BRENT EVANS AND PAMELA EVANS
(AS INDIVIDUALS)

_____
J. BRENT EVANS

_____
PAMELA EVANS

WYNTRE EQUITY, LLC
(A UTAH LIMITED LIABILITY COMPANY)

_____
MANAGING MEMBER

AMENDED LOTS 18, 19 & 20
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

AMENDED LOTS 18, 19 & 20,
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. #: 22065.08
DRAWN BY: PJW
DATE: 5-10-2022
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1