INDIVIDUAL ACKNOWLEDGMENT

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

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 _____ } S.S.
COUNTY OF _____ }

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
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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 FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 6.00' 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)



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

MONUMENT COORDINATES		
MONUMENT	NORTHING	EASTING
MON. 1	110033301.09	11010234.73
MON. 2	110033046.87	11010403.34
MON. 3	110033439.97	11010434.13

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

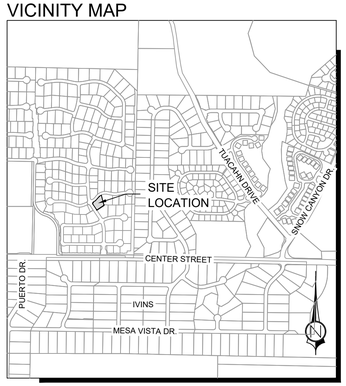
AMENDMENT NOTE

THE REASON FOR THIS AMENDMENT IS TO ADJUST LOT LINES FOR LOT 226. NO OTHER CHANGES WERE MADE OR IMPLIED WITH THIS AMENDMENT.

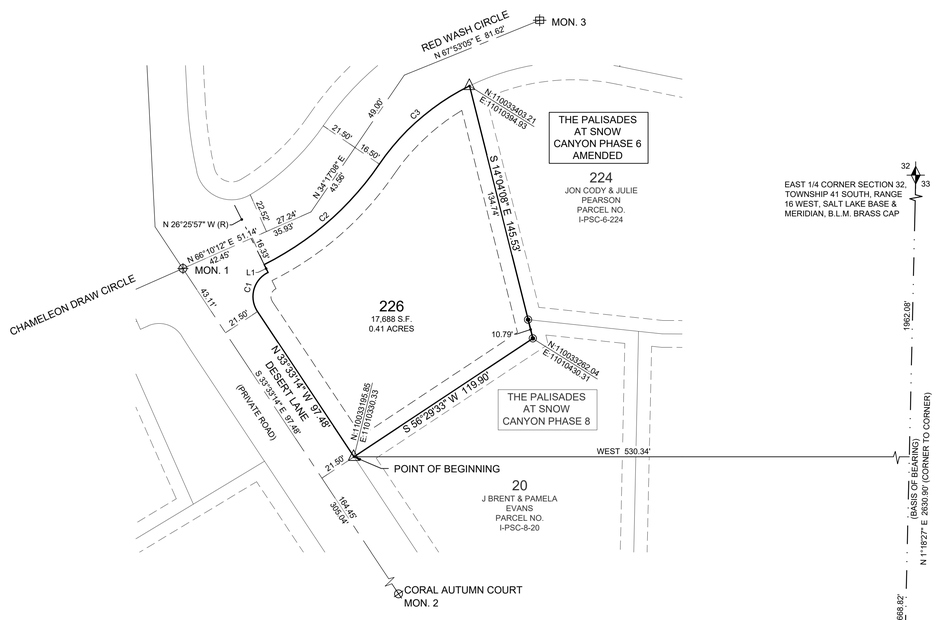
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.50'	15.00'	97°25'02"	S 15°09'17" W	22.54'
C2	86.37'	169.00'	29°16'53"	N 48°55'36" E	85.43'
C3	67.47'	131.00'	29°30'29"	S 49°02'24" W	66.72'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 26°08'12" W	5.01'

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 LOT 226, THE PALISADES AT SNOW CANYON PHASE 6 AMENDED

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

LOT 226, THE PALISADES AT SNOW CANYON PHASE 6 AMENDED, 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 668.82 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND WEST 530.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 226 OF THE PALISADES AT SNOW CANYON PHASE 6 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING ON EAST RIGHT OF WAY OF DESERT LANE; AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) N 33°33'14" W 97.48 FEET, TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 25.50 FEET THROUGH A CENTRAL ANGLE OF 97°25'02", (3) THENCE N 26°08'12" W 5.01 FEET, TO A POINT ON THE SOUTHERN RIGHT OF WAY OF RED WASH CIRCLE, POINT ALSO BEING ON A 169.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 26°25'57" W; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 86.37 FEET THROUGH A CENTRAL ANGLE OF 29°16'53", TO THE POINT OF A 131.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 67.47 FEET THROUGH A CENTRAL ANGLE OF 29°30'29", TO THE NORTHWEST CORNER OF LOT 224 OF SAID SUBDIVISION; THENCE S 14°04'08" E 145.53 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE EXTENSION OF THE NORTHWEST LINE OF LOT 20 OF THE PALISADES AT SNOW CANYON PHASE 8, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE S 56°29'33" W 119.90 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 17,688 SQ FT OR 0.41 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 LOT 226, THE PALISADES AT SNOW CANYON PHASE 6 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, 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.

WYNTRE EQUITY, LLC
(A UTAH LIMITED LIABILITY COMPANY)

_____
MANAGING MEMBER

J. BRENT EVANS AND PAMELA EVANS
(AS INDIVIDUALS)

_____
J. BRENT EVANS

_____
PAMELA EVANS

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 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)

AMENDED LOT 226
THE PALISADES AT SNOW CANYON PHASE 6 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

AMENDED LOT 226,
THE PALISADES AT SNOW CANYON PHASE 6 AMENDED
LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	22065.0
DRAWN BY:	PJW
DATE:	4-14-2022
CHECKED BY:	TWS
SCALE OF SHEET	
HOR SCALE:	1" = 40'

SHEET 1 OF 1