TRUSTEE ACKNOWLEDGMENT

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

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME BRIAN LEE OLSEN AND NANCY C. OLSEN, WHOM BEING BY ME DULY SWORN DID SAY THAT THEY ARE TRUSTEES OF THE BRIAN LEE OLSEN AND NANCY C. OLSEN REVOCABLE TRUST, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT DATED MARCH 6, 1998 AND THEY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN

_____
NOTARY PUBLIC

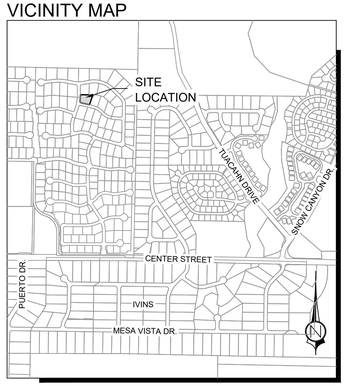
NOTARY PUBLIC FULL NAME: _____

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

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

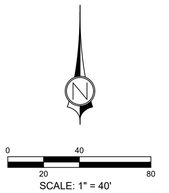
VICINITY MAP



SCALE 1" = 1000'

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	110034679.79	11010074.69
MON. 2	110034615.21	11010352.89

GENERAL NOTES

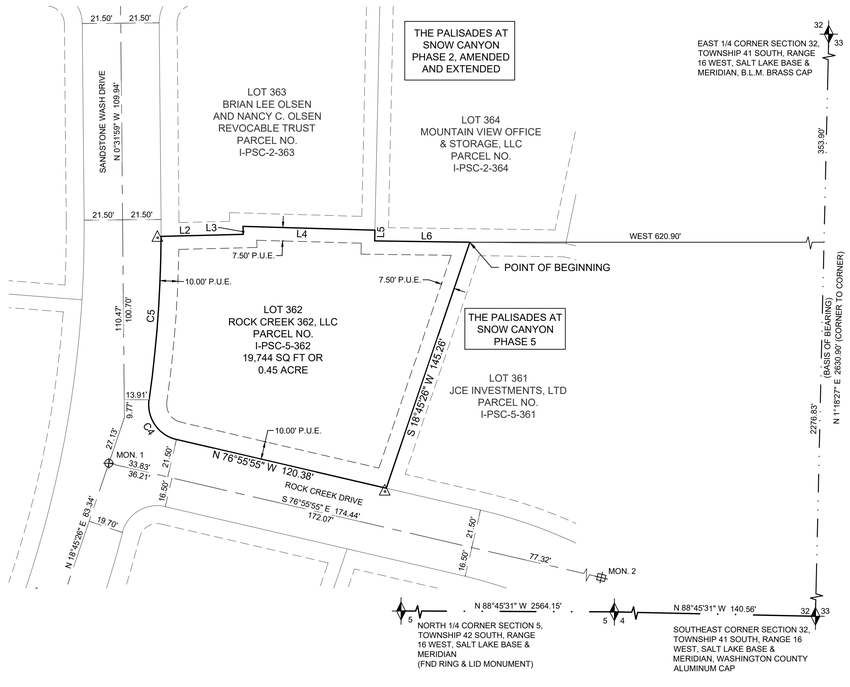
SEE RECORDED SUBDIVISION PLATS, "THE PALISADES AT SNOW CANYON PHASE 2, AMENDED AND EXTENDED" AS DOCUMENT NO. 20180004794 AND "THE PALISADES AT SNOW CANYON PHASE 5" DOCUMENT NO. 20160015672, BOTH RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH

AMENDMENT NOTE

THE REASON FOR THIS AMENDMENT IS TO ADJUST LOT LINES FOR LOT 362. NO OTHER CHANGES WERE MADE OR IMPLIED WITH THIS AMENDMENT.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	29.68'	20.00'	85°01'23"	S 34°25'13" E	27.03'
C5	91.57'	671.50'	7°48'46"	N 4°11'05" E	91.50'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N 88°35'43" E	45.94'
L3	N 1°11'08" W	4.46'
L4	S 88°22'25" E	73.75'
L5	S 1°14'41" W	5.99'
L6	S 89°13'14" E	53.16'



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 5, PARTIALLY AMENDED & EXTENDED "A" (LOT 362)

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 362, THE PALISADES AT SNOW CANYON PHASE 5, 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 2276.83 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND WEST 620.90 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 361 OF THE PALISADES AT SNOW CANYON PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; AND RUNNING THENCE S 18°45'26" W 145.26 FEET, TO THE NORTH RIGHT OF WAY LINE OF ROSE CREEK DRIVE; THENCE N 76°55'55" W ALONG SAID RIGHT OF WAY LINE 120.38 FEET, TO A POINT A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.68 FEET THROUGH A CENTRAL ANGLE OF 85°01'23", TO THE POINT OF A 671.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE 91.57 FEET THROUGH A CENTRAL ANGLE OF 7°48'46"; THENCE N 88°35'43" E 45.94 FEET; THENCE N 1°11'08" W 4.46 FEET, TO A POINT ON THE SOUTH LINE OF LOT 363 OF THE PALISADES AT SNOW CANYON PHASE 2 AMENDED & EXTENDED, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE S 88°22'25" E 73.75 FEET ALONG SAID LINE, TO A POINT ON THE WEST LINE OF LOT 364 OF SAID PALISADES AT SNOW CANYON PHASE 2 AMENDED & EXTENDED; THENCE ALONG SAID LOT THE FOLLOWING TWO (2) COURSES: 1) S 1°14'41" W 5.99 FEET, AND 2) S 89°13'14" E 53.16 FEET, TO THE POINT OF BEGINNING.

CONTAINS 19,744 SQ FT OR 0.45 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:

THE PALISADES AT SNOW CANYON PHASE 5, PARTIALLY AMENDED & EXTENDED "A" (LOT 362)

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.

ROCK CREEK 362, LLC
(A UTAH LIMITED LIABILITY COMPANY)

_____
MANAGING MEMBER: FRANKLIN LEWIS

BRIAN LEE OLSEN AND NANCY C. OLSEN REVOCABLE TRUST
DATED MARCH 6, 1998
(TRUST)

_____
BRIAN LEE OLSEN

_____
NANCY C. OLSEN

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 ROCK CREEK 362, 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 ROCK CREEK 362, 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

NOTARY PUBLIC FULL NAME: _____

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

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

THE PALISADES AT SNOW CANYON PHASE 5
PARTIALLY AMENDED & EXTENDED "A" (LOT 362)

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 5,
PARTIALLY AMENDED & EXTENDED "A" (LOT 362)
LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: IF22008
DRAWN BY: PJW
DATE: 2-24-2023
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1