

GENERAL NOTES & RESTRICTIONS

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, OR 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 JULY 29, 2013 AND RECORDED AS ENTRY NO.20130032450. 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 RECORDER'S 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.

LEGEND

- 5/8" REBAR AND CAP
- ◆ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ◆ SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING AND LID)
- ◆ SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP)
- ◆ SURVEY CONTROL MONUMENT AT ACTUAL CORNER WITH A RIVET SET AT OFFSET ON THE PROJECTION OF THE SIDE LOT LINE IN THE TOP OF CURB (UNLESS OTHERWISE SPECIFIED)
- ◆ SURVEY CONTROL MONUMENT EXISTING (CLASS I, RING AND LID)
- ◆ SURVEY CONTROL MONUMENT EXISTING (CLASS II, REBAR & ALUM. CAP)
- PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- ▨ COMMON AREA
- BOUNDARY LINE

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 7

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS, THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 01°18'25" EAST 606.14 FEET AND NORTH 90'00"00" WEST 678.06 FEET; FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°45'35" WEST 157.93 FEET; THENCE NORTH 77°23'10" WEST 169.35 FEET; THENCE SOUTH 87°26'15" WEST 170.92 FEET TO A POINT ON THE EAST BOUNDARY OF THE PALISADES - PHASE 1, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 976599; THENCE ALONG SAID SUBDIVISION THE FOLLOWING FIFTEEN (15) COURSES, 1) NORTH 89°45'29" WEST 44.10 FEET; 2) NORTH 00°14'31" EAST 8.00 FEET; 3) NORTH 89°45'29" WEST 23.10 FEET; 4) NORTH 62°56'14" WEST 27.74 FEET; 5) NORTH 26°40'21" EAST 72.75 FEET; 6) NORTH 20°54'12" WEST 46.94 FEET; 7) NORTH 00°14'31" EAST 30.97 FEET; 8) NORTH 88°44'23" WEST 3.22 FEET; 9) NORTH 01°15'37" EAST 36.77 FEET; 10) NORTH 88°44'23" WEST 4.00 FEET; 11) NORTH 01°15'37" EAST 56.16 FEET; 12) NORTH 88°44'23" WEST 4.00 FEET; 13) NORTH 01°15'37" EAST 25.60 FEET; 14) SOUTH 88°44'23" EAST 4.00 FEET AND 15) NORTH 01°15'37" EAST 21.78 FEET; THENCE SOUTH 88°44'24" EAST 98.25 FEET; THENCE SOUTH 84°16'46" EAST 188.58 FEET; THENCE SOUTH 76°34'42" EAST 192.33 FEET; THENCE NORTH 87°08'51" EAST 113.57 FEET; THENCE SOUTH 02°51'09" EAST 12.98 FEET; THENCE SOUTHERLY ALONG A 21.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 09°27'40" EAST A DISTANCE OF 62.49 FEET, CENTER POINT LIES NORTH 87°08'51" EAST, THROUGH A CENTRAL ANGLE OF 13°13'01" A DISTANCE OF 62.63 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 25°03'01" WEST A DISTANCE OF 26.31 FEET, CENTER POINT LIES SOUTH 73°55'50" WEST), THROUGH A CENTRAL ANGLE OF 82°14'22" A DISTANCE OF 28.71 FEET; THENCE SOUTH 24°06'36" EAST 43.00 FEET; THENCE NORTH 66°10'12" EAST 4.77 FEET; THENCE EASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 72°42'43" EAST A DISTANCE OF 19.73 FEET, CENTER POINT LIES SOUTH 23°49'48" EAST), THROUGH A CENTRAL ANGLE OF 82°14'09" A DISTANCE OF 21.53 FEET; THENCE SOUTHEASTERLY ALONG A 27.15 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 32°34'26" EAST A DISTANCE OF 9.29 FEET, CENTER POINT LIES NORTH 58°24'21" EAST), THROUGH A CENTRAL ANGLE OF 01°57'35" A DISTANCE OF 9.29 FEET; THENCE SOUTH 33°33'14" EAST 74.41 FEET; THENCE SOUTH 58°54'34" WEST 115.76 FEET, TO THE POINT OF BEGINNING.

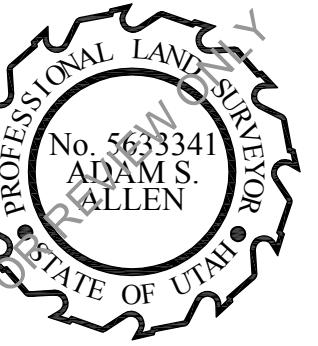
CONTAINING 171,898 SQUARE FEET OR 3.95 ACRES.

BUSH & GUDGELL, INC.
Engineers, Planners - Surveyors

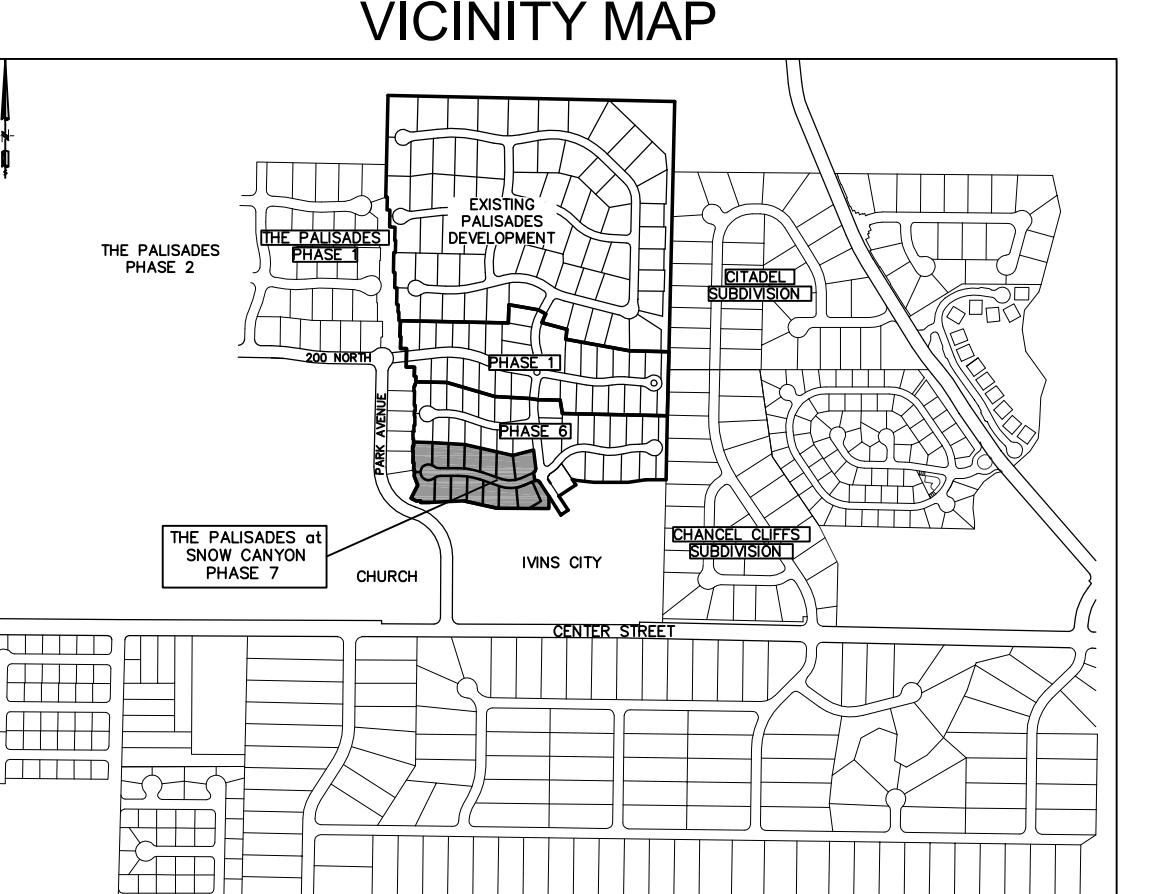
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FOR REVIEW ONLY

ADAM S. ALLEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 5633341



3/1/2019
DATE:
BUSH AND GUDGELL INC.



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ S.S.
ON THIS ____ DAY OF ____ A.D. 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 GARDNER PLUMB, LLC, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND HE/SHE 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: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CITY ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____ S.S.

ON THIS ____ DAY OF ____ A.D. 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 _____ OF GARDNER PLUMB, LLC, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID CITY AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH CITY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

GARDNER PLUMB, LLC
(A UTAH LIMITED LIABILITY COMPANY)

NAME: _____
MANAGING MEMBER
DATE: _____

BY: _____

CITY OF IVINS
DATE: _____

BY: _____

DATE: _____

BY: _____