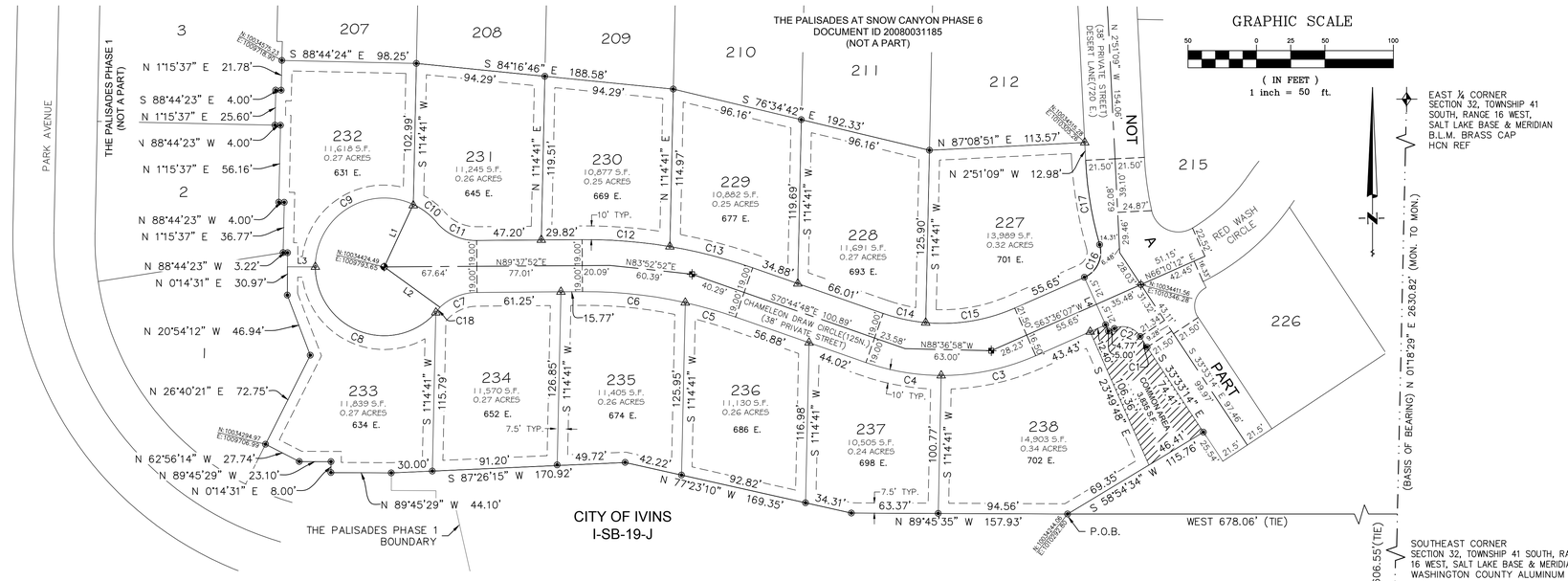


GENERAL NOTES & RESTRICTIONS

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 THE PUBLIC 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 JANUARY 21, 2014 AND RECORDED JANUARY 23, 2014 AS ENTRY NO.20140002224, 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.

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)
- 5/8" REBAR AND CAP 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

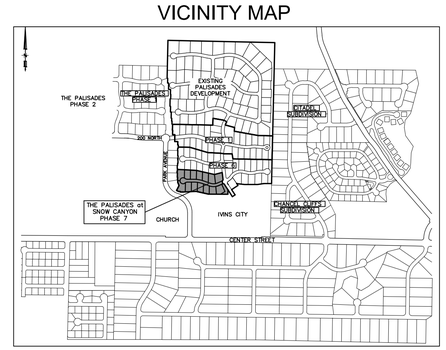
Parcel Line Table

Line #	Length	Direction
L1	50.32	N24° 58' 01"E
L2	50.32	S54° 08' 15"E
L3	20.35	N89° 45' 29"W
L4	43.00	S24° 06' 36"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.29	271.50	1°57'35"	S32° 34' 26"E	9.29
C2	21.53	15.00	82°14'09"	N72° 42' 43"W	19.73
C3	71.07	169.00	24°05'39"	N78° 13' 02"E	70.55
C4	56.01	169.00	18°59'21"	S80° 14' 28"E	55.75
C5	38.18	331.00	6°36'33"	N74° 03' 04"W	38.16
C6	75.67	331.00	13°05'55"	N83° 54' 19"W	75.51
C7	29.78	40.00	42°39'27"	S68° 13' 01"W	29.10
C8	121.63	50.32	138°30'22"	S69° 15' 41"E	94.10
C9	100.97	50.32	114°58'30"	S57° 28' 45"W	84.86
C10	20.83	50.54	23°36'35"	N53° 10' 28"W	20.68
C11	34.02	36.43	53°30'23"	S64° 55' 32"E	32.79
C12	64.39	369.00	9°59'50"	N85° 27' 21"W	64.30
C13	62.54	369.00	9°42'38"	N75° 36' 07"W	62.46
C14	31.89	131.00	13°56'57"	S77° 43' 16"E	31.81
C15	66.61	131.00	29°08'03"	N80° 44' 14"E	65.90
C16	28.71	20.00	82°14'22"	N25° 03' 01"E	26.31
C17	62.63	271.50	13°13'01"	S9° 27' 40"E	62.49
C18	4.94	50.32	5°37'23"	N38° 40' 26"E	4.94

VICINITY MAP



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 GP IVINS HOMES & LAND, LC, 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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D. 20, PERSONALLY APPEARED BEFORE ME, JEFFERY WALKER AND SUSAN WALKER, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 606.55 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 271.50 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 271.50 FOOT RADIUS REVERSE 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 171,900 SQUARE FEET OR 3.95 ACRES.

8-24-2020
DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR No. 5633341 ADAM S. ALLEN STATE OF UTAH

FOR REVIEW
ADAM S. ALLEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 5633341

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, COMMON AREA AND EASEMENTS, TO BE HEREAFTER KNOWN AS:

THE PALISADES AT SNOW CANYON PHASE 7

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 PRIVATE STREETS AND EASEMENTS. ALL STREETS, LOTS, 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 FOR PUBLIC USE HEREON AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO.20130043086, DATED 9/5/2013, FIRST AMENDMENT, ENTRY NO.20140001976, SECOND AMENDMENT, ENTRY NO.20140029492, AND THIRD AMENDMENT, ENTRY NO.20150013381, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

GP IVINS HOMES & LAND, LC
(A UTAH LIMITED LIABILITY COMPANY)

NAME:
MANAGING MEMBER
DATE:

JEFFERY WALKER AND SUSAN WALKER
(INDIVIDUALS)

JEFFERY WALKER
DATE:

SUSAN WALKER
DATE:

FINAL PLAT
THE PALISADES AT SNOW CANYON PHASE 7

A RESIDENTIAL SUBDIVISION LOCATED IN
SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

PLANNING COMMISSION APPROVAL

ON THIS THE DAY OF _____, A.D. 20_____, THE PLANNING COMMISSION OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE: "THE PALISADES AT SNOW CANYON PHASE 6" 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 THE CITY OF IVINS

THE IVINS CITY COUNCIL OF IVINS CITY, UTAH, GAVE PRELIMINARY PLAN APPROVAL FOR "THE PALISADES AT SNOW CANYON PHASE 1" SUBIDIVISON 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 NUMBER

WASHINGTON COUNTY RECORDER

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : EC/BRS Date : 8/24/2020
Designer : DGM
Checked : ASA
Approved : ASA
Scale : 1" = 50'
Job No : 201112

FINAL PLAT
THE PALISADES AT SNOW CANYON PHASE 7
LOCATED IN
SECTION 32, T 41 S, R 16 W, SALT LAKE BASE & MERIDIAN

SHEET
1
OF SHEETS
1

FILE: 201112FP