

**NOTES:**

ALL COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS SHALL HAVE A PUBLIC UTILITY & DRAINAGE EASEMENT FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF IMPROVEMENTS. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE PARADISE COVE TOWNHOME OWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES (SEE DECLARATION). COMMON AREAS ARE SUBJECT TO AN EASEMENT FOR BUILDING EAVES. MOUNTAIN FUEL IS GRANTED AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE ON ALL COMMON AREAS, LIMITED COMMON AREAS AND THE PRIVATE ROADS SHOWN ON THIS PLAT FOR ITS NATURAL GAS FACILITIES. ENCE COMMUNICATIONS IS GRANTED AN EASEMENT FOR CONSTRUCTION, LINE LOCATION AND MAINTENANCE OF FACILITIES RELATED TO ITS CABLE TV AND ANTENNA SERVICES IN ALL COMMON AREAS, LIMITED COMMON AREAS AND THE PRIVATE ROADS SHOWN ON THIS PLAT. BEARING BASIS - 1977 AREA REFERENCE PLAT. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY SOUTHWEST TESTING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLETWORK ARE COMPILED IN A REPORT DATED 11 NOV 1993. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IN ON FILE WITH THE CITY OF ST. GEORGE. OWNER'S, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

**ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF WASHINGTON } s.s.  
ON THIS 27TH DAY OF JUNE 1994, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, LAYTON P. OTT, JAY ENCE & QUENTIN ENCE WHO BEING DULY SWORN DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE OWNER'S DEDICATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY DID THE SAME FREELY.  
COMMISSION EXPIRES: 10-15-94  
*Lynne L. Linn*  
NOTARY PUBLIC - WASHINGTON COUNTY

**SURVEYOR'S CERTIFICATE**

I, LLOYD RIED POPE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBERS 4401 AND 5921 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS, PRIVATE ROADS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

**PARADISE COVE TOWNHOMES - PHASE I**

AND THAT THIS PLAT ACCURATELY DELINEATES THE ACTUAL LOCATION OF THE BUILDING AREAS AS SHOWN HEREON.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT S 89°39'15" W 24.83' ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE S 89°39'15" W 119.01 FEET ALONG THE SECTION LINE; THENCE LEAVING SAID SECTION LINE N 00°48'35" W 1134.51 FEET; THENCE N 89°11'25" E 39.55 FEET; THENCE N 00°47'23" W 203.99 FEET TO A POINT ON THE 1/16 LINE THENCE N 89°33'29" E 104.23 FEET ALONG THE 1/16 LINE TO THE 1/16 CORNER, SAID POINT BEING THE NORTHWEST CORNER OF "KING'S COURT" SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION S 00°48'35" E 110.00 FEET; THENCE N 89°17'22" E 30.20 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT (LC BEARING S 08°47'45" W 90.22 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 90.57 FEET TO THE POINT OF A 794.49 FOOT RADIUS REVERSE CURVE (LC BEARING S 08°19'02" W 252.05 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 253.12 FEET; THENCE S 00°48'35" E 890.93 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3.912 ACRES.



*Lloyd Ried Pope* 6-21-94  
LLOYD RIED POPE - PROFESSIONAL ENGINEER NO. 153069  
REGISTERED LAND SURVEYOR NO. 153069

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

**PARADISE COVE TOWNHOMES - PHASE I**

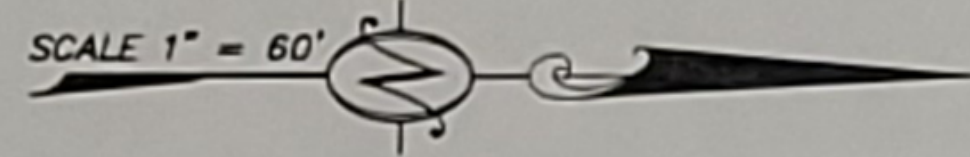
DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO THE PARADISE COVE TOWNHOMES - PHASE I, DATED 26 JULY 1994 AND RECORDED CONCURRENTLY WITH THE PLAT OF PARADISE COVE TOWNHOMES - PHASE I SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE AND DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED AND ALSO WARRANTS TITLE TO ALL PROPERTY DEDICATED TO THE PUBLIC AS PUBLIC STREETS HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS.

*Layton P. Ott* LAYTON P. OTT / AN INDIVIDUAL  
*Jay Ence* JAY ENCE / AN INDIVIDUAL  
*Quentin Ence* QUENTIN ENCE / AN INDIVIDUAL

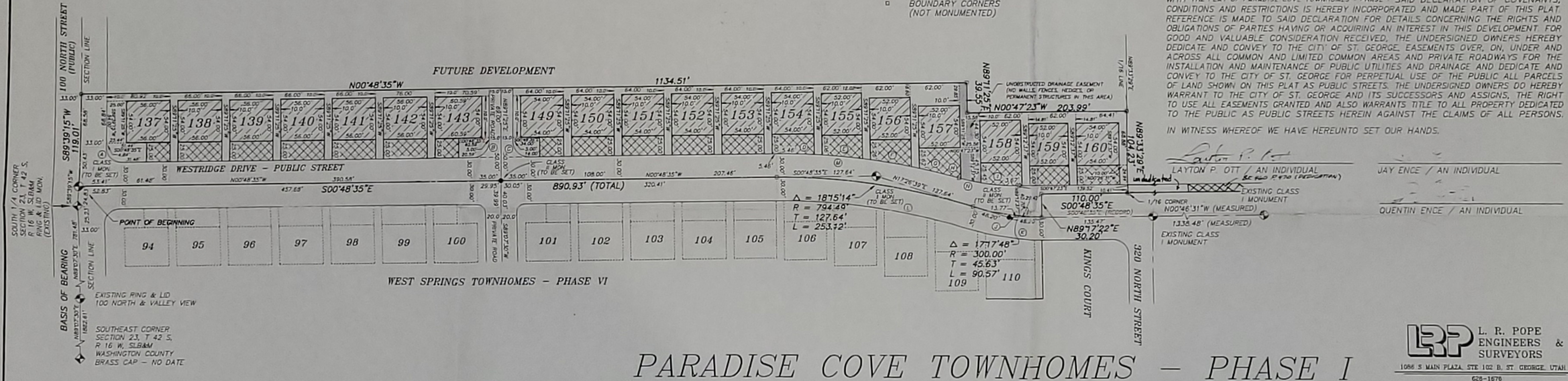
**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	20.00'	31.56'	20.78'	90°29'50"
B	20.00'	31.42'	20.00'	90°00'00"
C	32.00'	31.42'	20.00'	90°00'00"
D	824.49'	48.53'	24.29'	03°22'31"
E	824.49'	52.28'	26.15'	03°38'00"
F	824.49'	52.25'	26.43'	03°40'23"
G	824.49'	31.52'	23.77'	03°14'50"
H	270.00'	2.31'	1.12'	00°28'23"
I	270.00'	48.53'	24.29'	107°18'41"
J (TOTAL CURVE)	300.00'	85.59'	46.20'	187°51'24"
K	330.00'	103.13'	51.01'	187°51'24"
L	764.49'	243.56'	122.25'	187°51'24"
M	824.49'	235.59'	118.60'	182°21'19"
N	270.00'	37.06'	18.79'	162°10'00"



**LEGEND**

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- BRASS CAP SECTION CORNERS FOUND
- CLASS I RING & LID MON.
- CLASS II MON. 5/8" REBAR WITH PLASTIC CAP
- BOUNDARY CORNERS STAMPED LR POPE ENG. LS #5921
- BOUNDARY CORNERS (NOT MONUMENTED)



**PARADISE COVE TOWNHOMES - PHASE I**

**L.R. POPE ENGINEERS & SURVEYORS**  
1086 S MAIN PLAZA, STE. 102 B, ST. GEORGE, UTAH  
626-1676

APPROVAL AS TO FORM	ENGINEER'S APPROVAL	APPROVAL OF CITY PLANNER	APPROVAL AND ACCEPTANCE	APPROVAL OF PLANNING COMMISSION	RECORDED NO. 478004
APPROVED AS TO FORM THIS 31 <sup>st</sup> DAY OF August 1994. <i>[Signature]</i> CITY ATTORNEY - ST. GEORGE	THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 1 <sup>st</sup> DAY OF Sept. A.D. 1994. <i>[Signature]</i> DATE ENGINEER - ST. GEORGE, UTAH	ON THIS 19 DAY OF July 1994, THE CITY PLANNER OF THE CITY OF ST. GEORGE, UTAH REVIEWED THE ABOVE TOWNHOMES AND RECOMMEND SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE. <i>[Signature]</i> CITY PLANNER - ST. GEORGE, UTAH	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, HAVE REVIEWED THE ABOVE TOWNHOMES AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING THE 24 DAY OF August 1994, HEREBY ACCEPTS THE SAID TOWNHOMES WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREON. <i>[Signature]</i> CITY RECORDER - ST. GEORGE	ON THIS 24 <sup>th</sup> DAY OF August 1994, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, UTAH REVIEWED THE ABOVE TOWNHOMES AND FIND THEY COMPLY WITH REQUIREMENTS OF ST. GEORGE CITY'S PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID TOWNHOMES FOR ACCEPTANCE BY THE CITY OF ST. GEORGE. <i>[Signature]</i> CHAIRMAN - ST. GEORGE, UTAH	STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: SOUTHERN UTAH TITLE CO. 9-7-94 9:26am 848 478 DATE TIME BOOK PAGE 50.00 FEE \$ <i>[Signature]</i> WASHINGTON COUNTY RECORDER