

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	15.00	18.35	11.29	73.7084
B	35.00	55.53	39.85	106.1025
C	100.00	22.01	11.05	12.3618
D	115.00	25.71	14.92	15.3618
E	15.00	15.71	8.66	61.0100
F	15.00	15.71	8.66	61.0100
G	45.00	54.01	30.79	68.4248
H	45.00	54.79	34.44	74.3123
I	45.00	10.00	5.01	14.2317
J	45.00	10.00	5.01	14.2317
K	45.00	10.00	5.01	14.2317

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 FLATWORK 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.

ALL UNITS SETBACK 8.0' (MIN.) FROM PRIVATE ROADS. ALL GARAGES SETBACK 18' (MIN.) FROM PRIVATE ROADS.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } s.s.

ON THIS 21ST 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

Brenda L. Lammert
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 TO BE HEREAFTER KNOWN AS:

PARADISE COVE TOWNHOMES - PHASE II

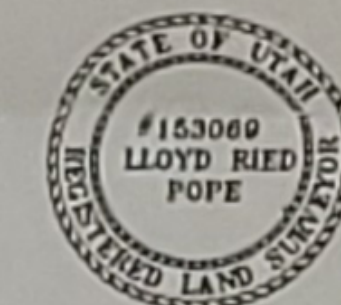
AND THAT THIS PLAT ACCURATELY DELINEATES THE ACTUAL LOCATION OF THE BUILDING AREAS AS SHOWN HEREON.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF "PARADISE COVE TOWNHOMES - PHASE I", SAID POINT BEING S 89°39'15" W 143.84 FEET ALONG THE SECTION LINE AND N 00°48'35" W 450.51 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE S 89°11'25" W 186.73 FEET; THENCE S 15°14'17" W 159.81 FEET; THENCE N 74°45'43" W 74.00 FEET; THENCE S 15°14'17" W 25.77 FEET; THENCE N 74°45'43" W 104.00 FEET; THENCE N 15°14'17" E 495.16 FEET; THENCE N 10°26'28" E 180.10 FEET; THENCE N 41°18'14" E 111.20 FEET; THENCE N 89°11'25" E 162.51 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID TOWNHOMES; THENCE ALONG SAID BOUNDARY LINE S 00°48'35" E 605.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.585 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), TO BE HEREAFTER KNOWN AS:

PARADISE COVE TOWNHOMES - PHASE II

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 February 7, 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. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED.

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

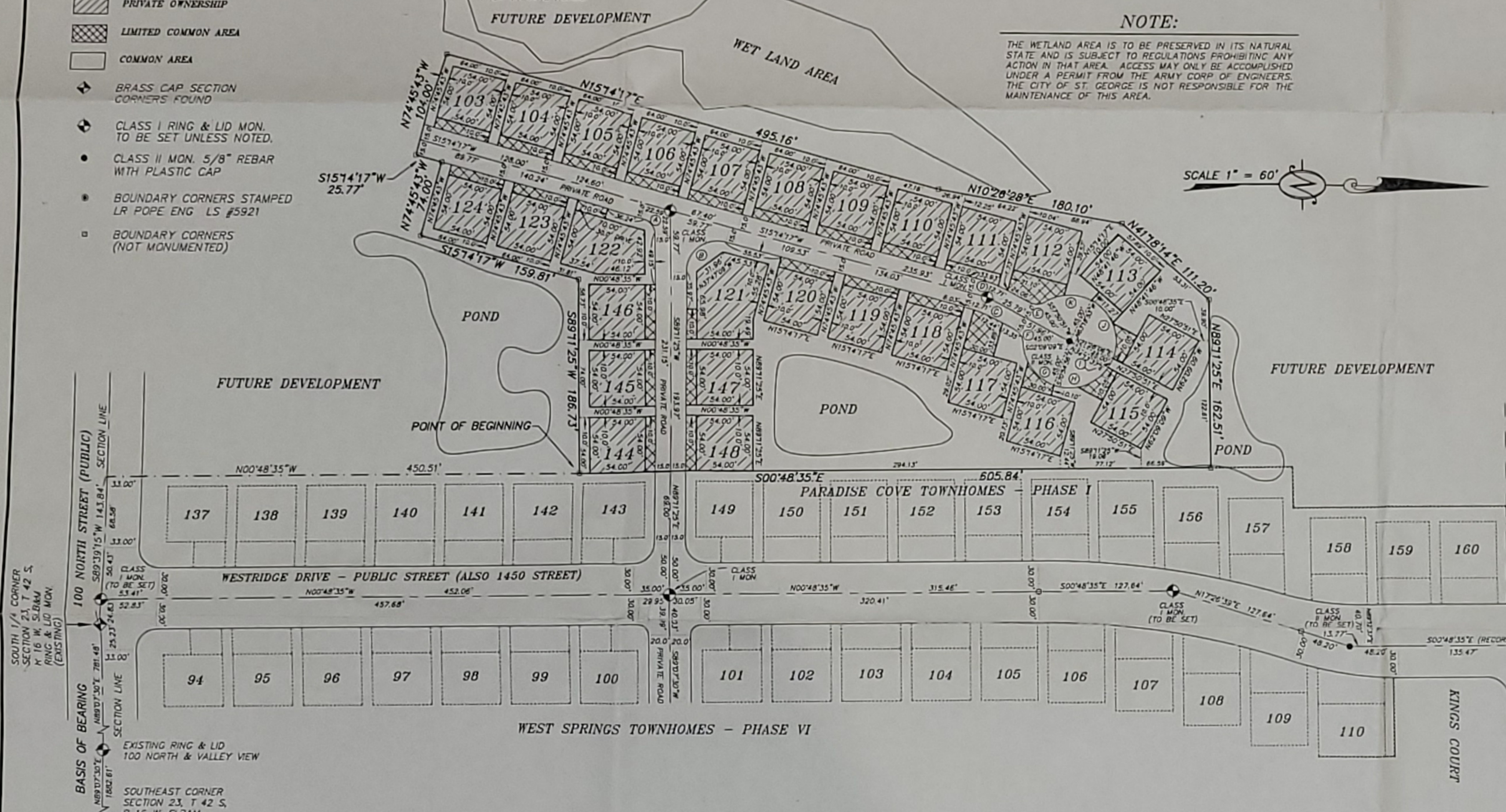
LEGEND

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

NOTE:

THE WETLAND AREA IS TO BE PRESERVED IN ITS NATURAL STATE AND IS SUBJECT TO REGULATIONS PROHIBITING ANY ACTION IN THAT AREA. ACCESS MAY ONLY BE ACCOMPLISHED UNDER A PERMIT FROM THE ARMY CORP. OF ENGINEERS. THE CITY OF ST. GEORGE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THIS AREA.

SCALE 1" = 60'



PARADISE COVE TOWNHOMES - PHASE II

LRP L. R. POPE
ENGINEERS &
SURVEYORS
1088 S MAIN PLAZA, STE 102 B, ST. GEORGE, UTAH
628-1676

APPROVAL AS TO FORM	ENGINEER'S APPROVAL	APPROVAL OF CITY PLANNER	APPROVAL AND ACCEPTANCE	APPROVAL OF PLANNING COMMISSION	RECORDED NO. 510399
APPROVED AS TO FORM THIS <u>28</u> DAY OF <u>APRIL</u> 199 <u>5</u>	THE ABOVE TOWNHOMES HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>20</u> DAY OF <u>Sept</u> , A.D. 19 <u>95</u> .	ON THIS <u>27</u> DAY OF <u>July</u> 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.	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 <u>20</u> DAY OF <u>July</u> 1994, HEREBY ACCEPTS THE SAID TOWNHOMES' BOUNDARIES, ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	ON THIS <u>24</u> DAY OF <u>July</u> 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.	STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: SOUTHERN UTAH TITLE CO. 09-21-95 11:10 AM 937 34 DATE TIME BOOK PAGE 57.00 FEE \$ <i>Russell Suits</i> WASHINGTON COUNTY RECORDER
<i>J. L. W. [Signature]</i> CITY ATTORNEY-ST. GEORGE	<i>David [Signature]</i> DATE ENGINEER-ST. GEORGE, UTAH	<i>Bob Nicholson</i> CITY PLANNER-ST. GEORGE, UTAH	<i>Barbara [Signature]</i> CITY RECORDER - ST. GEORGE	<i>Harold [Signature]</i> CHAIRMAN-ST. GEORGE, UTAH	

