

CURVE DATA

LINE	BEARING	LENGTH	TANGENT	CHORD
1	S 89°39'15" E	143.84	143.84	143.84
2	S 15°41'17" W	122.61	122.61	122.61
3	S 74°45'43" W	104.00	104.00	104.00
4	S 00°48'35" E	199.94	199.94	199.94
5	S 89°39'15" E	443.01	443.01	443.01

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 TO THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE PARADISE COVE TOWNHOME OWNERS ASSOCIATION TO ACCESS ITS MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC. WHERE NECESSARY TO REPAIR OR REPLACE PUBLIC UTILITIES (SEE DECLARATION).

COMMON AREAS ARE SUBJECT TO AN EASEMENT FOR BUILDING EXITS.

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 ANXA REFERENCE PLAT.

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY SOUTHWEST TESTING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLOORWORK ARE COMPILED IN A REPORT DATED 11 NOVEMBER 1995. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, 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 18.0' (MIN.) FROM PRIVATE ROADS.

THE WETLANDS 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 CORPS OF ENGINEERS. THE CITY OF ST. GEORGE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THIS AREA.

- 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 LP POPE ENG. LS #153069
 - BOUNDARY CORNERS (NOT MONUMENTED)

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS 13 DAY OF Sept. 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, LAYTON P. OTT, WHO BEING DULY SWORN DID ACKNOWLEDGE TO ME THAT HE SIGNED THE OWNER'S DEDICATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE DID THE SAME FREELY.

COMMISSION EXPIRES: 5-30-96
Dub Wadsworth
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 NUMBER 153069 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 III

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

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS 13 DAY OF Sept. 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, JAY & QUENTIN ENGE, 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: 5-30-96
Dub Wadsworth
NOTARY PUBLIC - WASHINGTON COUNTY

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF "PARADISE COVE TOWNHOMES - PHASE I", SAID POINT BEING S 89°39'15" W 143.84 FEET 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 ALONG THE WEST BOUNDARY LINE OF SAID TOWNHOMES N 00°48'35" W 450.51 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF "PARADISE COVE TOWNHOMES - PHASE II", THENCE ALONG SAID BOUNDARY LINE S 89°11'25" W 186.73 FEET, THENCE S 15°41'17" W 159.81 FEET, THENCE N 74°45'43" W 74.00 FEET, THENCE S 15°41'17" W 25.77 FEET, THENCE N 74°45'43" W 104.00 FEET, THENCE LEAVING SAID TOWNHOMES S 15°41'17" W 122.61 FEET, THENCE S 00°48'35" E 199.94 FEET TO A POINT ON THE SECTION LINE, THENCE ALONG SAID SECTION LINE N 89°39'15" E 443.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.752 ACRES.

Lloyd Ried Pope 8-9-95
LLOYD RIED POPE - PROFESSIONAL ENGINEER NO. 153069
REGISTERED LAND SURVEYOR NO. 153069

CONSENT OF MORTGAGEE TO RECORD

THE UNDERSIGNED, LAYTON P. OTT, MORTGAGEE OF RECORDS OF THE "PARADISE COVE TOWNHOMES - PHASE III" PROJECT, HEREBY CONSENTS TO THE RECORDATION OF THE ABOVE ENTITLED PROJECT. HE ALSO HEREBY CONSENTS TO ALL DEDICATED PUBLIC STREETS AND EASEMENTS AS SHOWN.

Layton P. Ott 9-12-95
LAYTON P. OTT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS 13 DAY OF Sept. 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, LAYTON P. OTT, WHO BEING DULY SWORN DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE DID THE SAME FREELY.

COMMISSION EXPIRES: 5-30-96
Dub Wadsworth
NOTARY PUBLIC - WASHINGTON COUNTY

OWNER'S DEDICATION

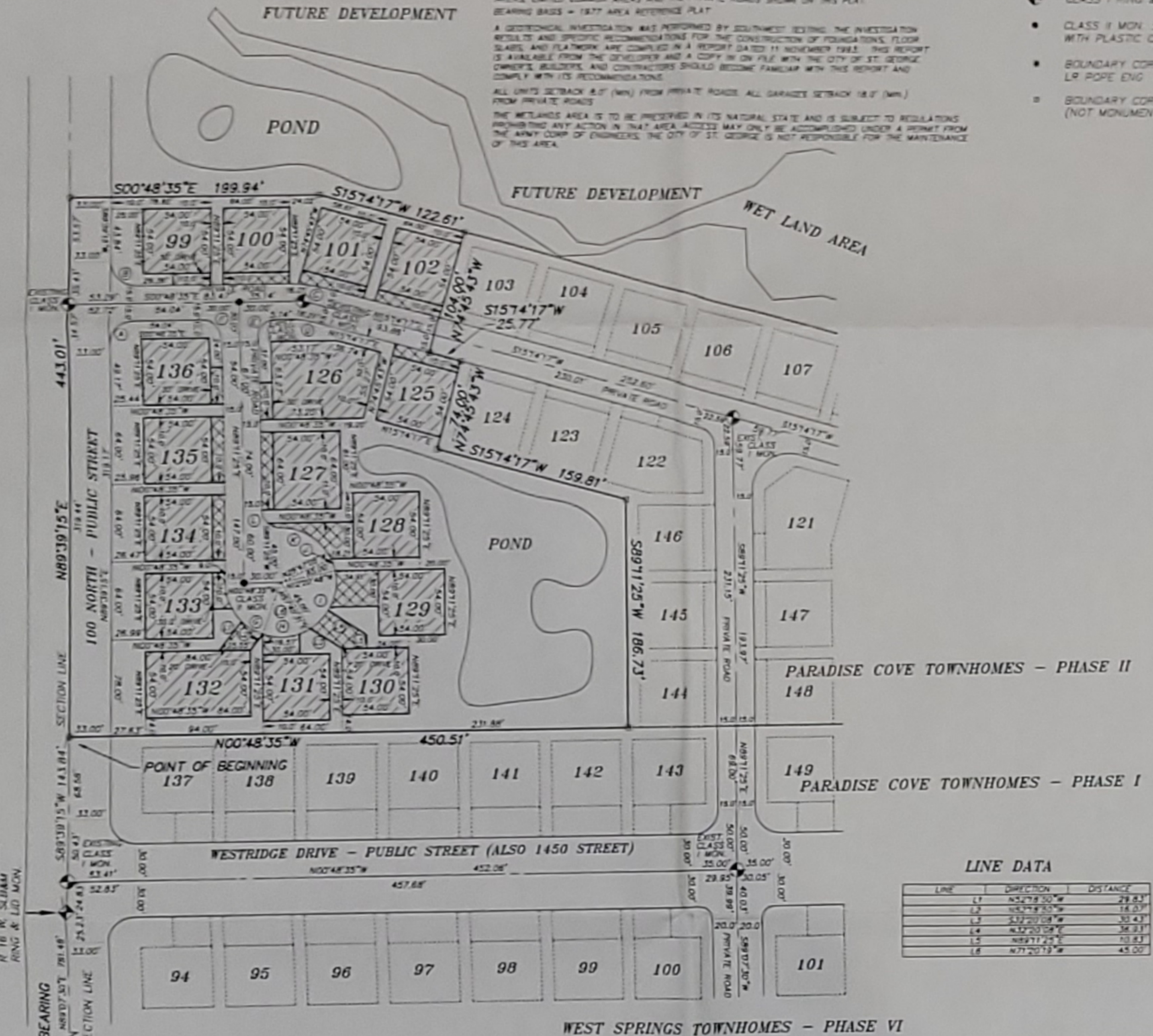
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) AND PUBLIC STREETS, TO BE HEREAFTER KNOWN AS:

PARADISE COVE TOWNHOMES - PHASE III

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 PHASE III DATED 7 SEPTEMBER 1994, AND RECORDED CONCURRENTLY WITH THE PLAT OF PARADISE COVE 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.

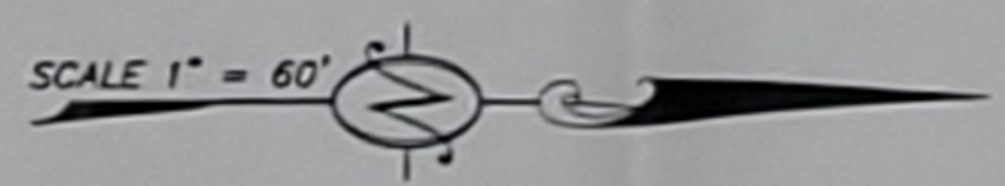
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS.

Layton P. Ott LAYTON P. OTT / AN INDIVIDUAL
Jay Enge JAY ENGE / AN INDIVIDUAL
Quentin Enge QUENTIN ENGE / AN INDIVIDUAL



LINE DATA

LINE	DIRECTION	DISTANCE
L1	N 89°39'15" W	28.81
L2	S 15°41'17" W	14.09
L3	S 74°45'43" W	33.41
L4	S 00°48'35" E	36.81
L5	N 89°39'15" E	10.81
L6	N 71°20'19" W	45.00



PARADISE COVE TOWNHOMES - PHASE III

LRP L. R. POPE ENGINEERS & SURVEYORS
1086 S MAIN PLAZA, STE. 102 B, ST. GEORGE, UTAH 820-1676

APPROVAL AS TO FORM	ENGINEER'S APPROVAL	APPROVAL OF CITY PLANNER	APPROVAL AND ACCEPTANCE	APPROVAL OF PLANNING COMMISSION	RECORDED NO. 515019
APPROVED AS TO FORM THIS 2 DAY OF November 1995. <i>L. R. Pope</i> CITY ATTORNEY - ST. GEORGE	THE ABOVE TOWNHOMES HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 6th DAY OF Nov., A.D. 1995. <i>David Merrett</i> DATE ENGINEER - ST. GEORGE, UTAH	ON THIS 14 DAY OF Sept. 1995, 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>Bob Nicholson</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 21st DAY OF Sept. 1995, HEREBY ACCEPTS THE SAID TOWNHOMES WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERE TO. <i>Carol Ann Smith</i> CITY RECORDER - ST. GEORGE, UTAH	ON THIS 12 DAY OF Sept. 1995, 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>Paul D. Fair</i> CHAIRMAN - ST. GEORGE, UTAH	STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: SOUTHERN UTAH TITLE CO. 11-13-95 9:37AM 950 95 DATE TIME BOOK PAGE 47.00 FEE \$ <i>Russell Shits</i> WASHINGTON COUNTY RECORDER