

CURVE DATA

CURVE	ANGLE	LENGTH	TANGENT	DETA
4	200.00	30.00	18.84	0002.00
5	200.00	30.00	20.16	0002.00
6	180.00	30.00	18.37	0002.00
7	180.00	30.00	18.37	0002.00
8	180.00	30.00	14.12	0002.00
9	180.00	30.00	18.37	0002.00
10	180.00	30.00	18.37	0002.00
11	180.00	30.00	18.37	0002.00
12	180.00	30.00	18.37	0002.00
13	180.00	30.00	18.37	0002.00
14	180.00	30.00	18.37	0002.00
15	180.00	30.00	18.37	0002.00
16	180.00	30.00	18.37	0002.00
17	180.00	30.00	18.37	0002.00
18	180.00	30.00	18.37	0002.00
19	180.00	30.00	18.37	0002.00
20	180.00	30.00	18.37	0002.00
21	180.00	30.00	18.37	0002.00
22	180.00	30.00	18.37	0002.00
23	180.00	30.00	18.37	0002.00
24	180.00	30.00	18.37	0002.00
25	180.00	30.00	18.37	0002.00
26	180.00	30.00	18.37	0002.00
27	180.00	30.00	18.37	0002.00
28	180.00	30.00	18.37	0002.00
29	180.00	30.00	18.37	0002.00
30	180.00	30.00	18.37	0002.00
31	180.00	30.00	18.37	0002.00
32	180.00	30.00	18.37	0002.00
33	180.00	30.00	18.37	0002.00
34	180.00	30.00	18.37	0002.00
35	180.00	30.00	18.37	0002.00
36	180.00	30.00	18.37	0002.00
37	180.00	30.00	18.37	0002.00
38	180.00	30.00	18.37	0002.00
39	180.00	30.00	18.37	0002.00
40	180.00	30.00	18.37	0002.00
41	180.00	30.00	18.37	0002.00
42	180.00	30.00	18.37	0002.00
43	180.00	30.00	18.37	0002.00
44	180.00	30.00	18.37	0002.00
45	180.00	30.00	18.37	0002.00
46	180.00	30.00	18.37	0002.00
47	180.00	30.00	18.37	0002.00
48	180.00	30.00	18.37	0002.00
49	180.00	30.00	18.37	0002.00
50	180.00	30.00	18.37	0002.00
51	180.00	30.00	18.37	0002.00
52	180.00	30.00	18.37	0002.00
53	180.00	30.00	18.37	0002.00
54	180.00	30.00	18.37	0002.00
55	180.00	30.00	18.37	0002.00
56	180.00	30.00	18.37	0002.00
57	180.00	30.00	18.37	0002.00
58	180.00	30.00	18.37	0002.00
59	180.00	30.00	18.37	0002.00
60	180.00	30.00	18.37	0002.00
61	180.00	30.00	18.37	0002.00
62	180.00	30.00	18.37	0002.00
63	180.00	30.00	18.37	0002.00
64	180.00	30.00	18.37	0002.00
65	180.00	30.00	18.37	0002.00
66	180.00	30.00	18.37	0002.00
67	180.00	30.00	18.37	0002.00
68	180.00	30.00	18.37	0002.00
69	180.00	30.00	18.37	0002.00
70	180.00	30.00	18.37	0002.00
71	180.00	30.00	18.37	0002.00
72	180.00	30.00	18.37	0002.00
73	180.00	30.00	18.37	0002.00
74	180.00	30.00	18.37	0002.00
75	180.00	30.00	18.37	0002.00
76	180.00	30.00	18.37	0002.00
77	180.00	30.00	18.37	0002.00
78	180.00	30.00	18.37	0002.00
79	180.00	30.00	18.37	0002.00
80	180.00	30.00	18.37	0002.00
81	180.00	30.00	18.37	0002.00
82	180.00	30.00	18.37	0002.00
83	180.00	30.00	18.37	0002.00
84	180.00	30.00	18.37	0002.00
85	180.00	30.00	18.37	0002.00
86	180.00	30.00	18.37	0002.00
87	180.00	30.00	18.37	0002.00
88	180.00	30.00	18.37	0002.00
89	180.00	30.00	18.37	0002.00
90	180.00	30.00	18.37	0002.00
91	180.00	30.00	18.37	0002.00
92	180.00	30.00	18.37	0002.00
93	180.00	30.00	18.37	0002.00
94	180.00	30.00	18.37	0002.00
95	180.00	30.00	18.37	0002.00
96	180.00	30.00	18.37	0002.00
97	180.00	30.00	18.37	0002.00
98	180.00	30.00	18.37	0002.00
99	180.00	30.00	18.37	0002.00
100	180.00	30.00	18.37	0002.00
101	180.00	30.00	18.37	0002.00

NOTES:

ALL COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS SHALL HAVE A PUBLIC UTILITY & DRAINAGE EXEMPTION FOR THE PURPOSES OF PUBLIC UTILITY AND MAINTENANCE OF IMPROVEMENTS. THE CITY OF ST. GEORGE RESERVES THE RIGHT TO REQUIRE THE PARADISE COVE TOWNHOMES 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 EXEMPTION FOR BUILDING EAVES.

MOUNTAIN FUEL IS GRANTED AN EXEMPTION FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL COMMON AREAS, LIMITED COMMON AREAS AND THE PRIVATE ROADS SHOWN ON THIS PLAT FOR ITS NATURAL GAS FACILITIES.

PIPE COMMUNICATIONS IS GRANTED AN EXEMPTION FOR CONSTRUCTION, LINE LOCATION AND MAINTENANCE OF FACILITIES RELATED TO THE CABLE TV AND ANTENNA SERVICES IN ALL COMMON AREAS, LIMITED COMMON AREAS AND THE PRIVATE ROADS SHOWN ON THIS 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 CONTAINED IN A REPORT DATED 11 NOVEMBER 1988. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. CONTRACTORS AND SUBCONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

ALL UNITS RETRACT 8' (MIN) FROM PRIVATE ROADS. ALL GARAGES RETRACT 18' (MIN) FROM PRIVATE ROADS.

THE WETLAND AREA IS TO BE PRESERVED IN ITS NATURAL STATE AND IS SUBJECT TO REGULATIONS PROHIBITING ANY ACTION 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.

FUTURE DEVELOPMENT

POND

500°48'35"E 199.94'

S157477W 122.61'

FUTURE DEVELOPMENT

WET LAND AREA

443.01'

SECTION LINE

N8939'15"E

100 NORTH - PUBLIC STREET

N00739'15"E

WESTRIDGE DRIVE - PUBLIC STREET (ALSO 1450 STREET)

N00748'35"W

POINT OF BEGINNING

137

138

139

140

141

142

143

144

145

146

147

148

149

PARADISE COVE TOWNHOMES - PHASE I

SECTION LINE

N00748'35"W

450.51'

EXISTING CLASS

RING & LID

MON.

SECTION LINE

N8939'15"E

100 NORTH & VALLEY VIEW

BASIS OF BEARING

N00748'35"W

52.87'

EXISTING RING & LID

NO DATE

SECTION LINE

N00748'35"W

52.87'

SOUTHEAST CORNER