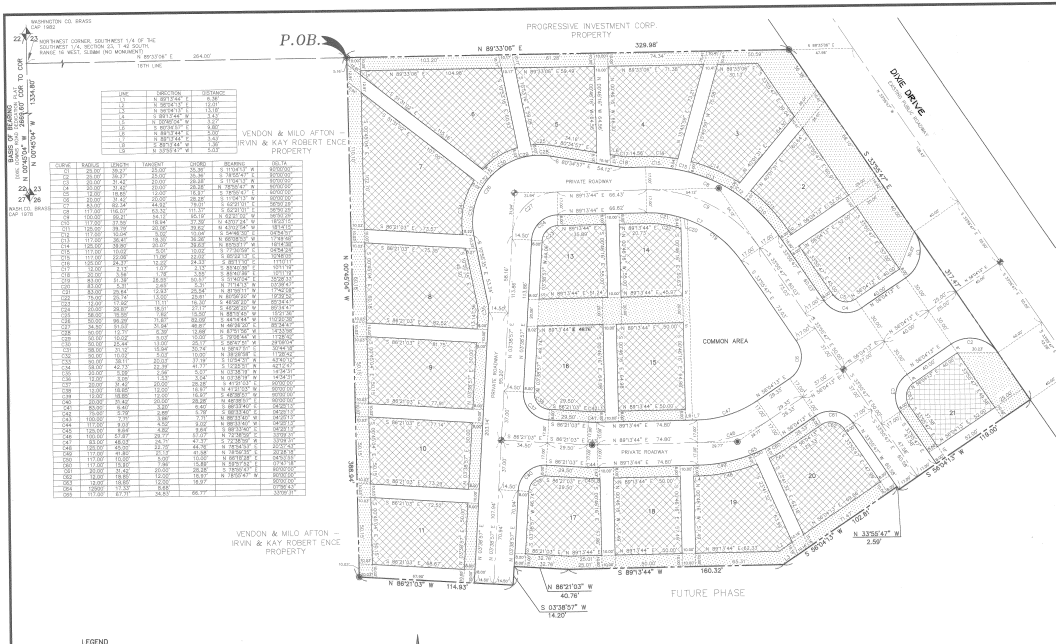

LINE	DIRECTION	DISTANCE
L1	N 89°13'44" E	6.38'
L2	N 0°46'16" W	10.00'
L3	N 89°13'44" E	13.00'
L4	S 89°13'44" W	6.62'
L5	N 0°06'04" W	3.27'
L6	S 89°53'57" E	5.80'
L7	N 89°13'44" E	6.62'
L8	S 89°13'44" W	13.00'
L9	N 89°13'44" E	1.38'
L10	N 0°53'51" W	5.03'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S 11°04'13" W	90°00'00"
C2	25.00'	39.27'	25.00'	35.36'	S 78°55'47" E	90°00'00"
C3	50.00'	31.42'	20.00'	30.93'	S 71°04'13" W	36°00'00"
C4	50.00'	31.42'	20.00'	30.93'	N 72°55'47" W	36°00'00"
C5	25.00'	39.27'	25.00'	35.36'	N 78°55'47" W	90°00'00"
C6	25.00'	39.27'	25.00'	35.36'	N 11°04'13" E	90°00'00"
C7	117.00'	116.07'	63.72'	111.37'	S 28°21'31" E	56°50'49"
C8	117.00'	116.07'	63.72'	111.37'	S 85°12'20" E	56°50'49"
C9	175.00'	39.19'	19.69'	39.12'	S 83°08'02" W	12°49'51"
C10	175.00'	39.19'	19.69'	39.12'	S 70°18'11" W	12°49'51"
C11	175.00'	39.19'	20.06'	39.12'	S 57°28'20" W	12°49'51"
C12	175.00'	39.19'	20.06'	39.12'	S 44°38'29" W	12°49'51"
C13	117.00'	26.47'	13.30'	26.26'	S 69°28'50" W	12°58'00"
C14	117.00'	26.47'	13.30'	26.26'	S 82°26'50" W	12°58'00"
C15	117.00'	15.03'	7.52'	15.02'	S 89°22'13" W	7°21'39"
C16	117.00'	15.03'	7.52'	15.02'	S 82°03'37" W	7°21'39"
C17	117.00'	15.03'	7.52'	15.02'	S 74°45'01" W	7°21'39"
C18	117.00'	15.03'	7.52'	15.02'	S 67°26'25" W	7°21'39"
C19	117.00'	2.13'	1.07'	2.13'	S 63°42'32" W	1°02'19"
C20	20.00'	3.98'	1.99'	3.97'	S 63°42'32" W	11°24'00"
C21	83.00'	31.38'	15.83'	31.19'	S 74°16'32" W	21°40'21"
C22	83.00'	31.38'	15.83'	31.19'	S 52°36'11" W	21°40'21"
C23	83.00'	31.38'	15.83'	31.19'	S 31°55'50" W	21°40'21"
C24	83.00'	31.38'	15.83'	31.19'	S 10°15'29" W	21°40'21"
C25	83.00'	31.38'	15.83'	31.19'	S 11°25'11" E	21°40'21"
C26	83.00'	31.38'	15.83'	31.19'	S 32°45'32" E	21°40'21"
C27	83.00'	31.38'	15.83'	31.19'	S 54°05'53" E	21°40'21"
C28	83.00'	31.38'	15.83'	31.19'	S 75°26'14" E	21°40'21"
C29	23.00'	29.87'	18.01'	27.77'	S 52°56'20" W	74°24'47"
C30	23.00'	29.87'	18.01'	27.77'	S 15°28'27" E	74°24'47"
C31	23.00'	29.87'	18.01'	27.77'	S 37°51'33" E	74°24'47"
C32	23.00'	29.87'	18.01'	27.77'	S 74°19'40" E	74°24'47"
C33	23.00'	29.87'	18.01'	27.77'	N 68°08'20" E	74°24'47"
C34	23.00'	29.87'	18.01'	27.77'	N 30°35'13" E	74°24'47"
C35	23.00'	29.87'	18.01'	27.77'	N 7°57'53" W	74°24'47"
C36	23.00'	29.87'	18.01'	27.77'	N 45°34'06" W	74°24'47"
C37	23.00'	29.87'	18.01'	27.77'	N 83°10'19" W	74°24'47"
C38	50.00'	15.04'	7.57'	15.00'	S 79°08'44" W	17°14'04"
C39	50.00'	15.04'	7.57'	15.00'	S 61°54'40" W	17°14'04"
C40	50.00'	15.04'	7.57'	15.00'	S 44°40'36" W	17°14'04"
C41	58.00'	31.12'	15.94'	30.75'	S 74°19'40" E	30°44'21"
C42	58.00'	42.73'	22.39'	41.77'	S 13°58'57" W	42°12'47"
C43	25.00'	3.98'	1.99'	3.97'	S 10°38'13" W	9°07'24"
C44	12.00'	3.05'	1.53'	3.04'	N 10°38'13" W	14°34'07"
C45	12.00'	18.85'	12.00'	16.97'	N 44°38'36" W	90°00'00"
C46	12.00'	18.85'	12.00'	16.97'	S 45°21'24" W	90°00'00"
C47	12.00'	18.85'	12.00'	16.97'	S 44°38'36" E	90°00'00"
C48	12.00'	18.85'	12.00'	16.97'	N 45°21'24" E	90°00'00"
C49	25.00'	39.27'	25.00'	35.36'	N 44°38'36" W	90°00'00"
C50	83.00'	9.40'	3.85'	6.40'	S 89°13'40" E	38°20'13"
C51	83.00'	9.40'	3.85'	6.40'	S 51°53'27" E	38°20'13"
C52	117.00'	3.03'	1.52'	3.03'	N 89°13'40" W	1°28'51"
C53	117.00'	3.03'	1.52'	3.03'	N 87°44'49" W	1°28'51"
C54	175.00'	9.68'	4.84'	9.83'	S 88°13'40" E	3°09'43"
C55	175.00'	8.27'	29.77'	51.07'	N 73°58'02" E	33°04'31"
C56	175.00'	8.27'	29.77'	51.07'	N 40°53'31" E	33°04'31"
C57	83.00'	48.04'	24.70'	47.37'	N 73°58'02" E	33°04'31"
C58	125.00'	45.00'	22.75'	44.76'	N 73°58'02" E	20°37'58"
C59	125.00'	23.72'	11.91'	23.68'	N 50°26'33" E	10°52'18"
C60	117.00'	15.03'	7.52'	15.02'	N 82°03'37" E	7°21'39"
C61	117.00'	15.84'	7.96'	15.83'	N 89°07'43" E	7°45'18"
C62	83.00'	31.42'	20.00'	30.93'	N 78°55'47" W	36°00'00"
C63	12.00'	18.85'	12.00'	16.97'	N 78°55'47" W	90°00'00"
C64	12.00'	18.85'	12.00'	16.97'		90°00'00"
C65	117.00'	116.07'	63.72'	111.37'		56°50'49"
C66	117.00'	67.71'	34.83'	66.77'		33°09'31"

VENDON & MILO AFTON — IRVIN & KAY ROBERT ENCE PROPERTY

LEGEND

LIMITED COMMON
PRIVATE
COMMON
TIE LINES (BOUNDARY TO UNITS)
SECTION MONUMENT
CLASS I RING & LID MONUMENT TO BE SET
CLASS II MONUMENT SET 5/8" REBAR WITH PLASTIC CAP MARKED ALPHA ENG. ALSO ALL BOUNDARY & LOT CORNERS
FOUND (FND)
RECORD (R)
MEASURED (M)

1) ALL COMMON, LIMITED COMMON AREAS AND PRIVATE ROADWAYS ARE SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, TELEPHONE AND CATV FOR THE INSTALLATION AND MAINTENANCE OF SURFACE-MOUNTED AND UNDERGROUND FACILITIES, AND TO THE RIGHT OF THE CITY OF ST. GEORGE TO REQUIRE THE HOME OWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR OR REPLACE STREETS OR UTILITIES WHERE NEEDED. (SEE DECLARATION)

2) ALL UNITS TO HAVE A MINIMUM FRONT YARD SET BACK OF 0 FEET TO LIVING AREA, 20 FEET TO GARAGE, AND 15 FEET TO GARAGE, AND 25 FEET MINIMUM ON PUBLIC STREETS. REAR YARDS SET BACK TO BE A MINIMUM OF 10 FEET UNLESS ADJOINING A PUBLIC STREET, THEN 15 FEET. SIDE YARDS A MINIMUM OF 15 FEET ADJOINING PUBLIC STREETS. NO TWO BUILDINGS MAY BE LOCATED CLOSER THAN 10 FEET FOR ONE STORY BUILDINGS ONLY.

3) A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ALPHA ENGINEERING CO. AND THE RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE CONTAINED IN THEIR REPORT DATED 1993. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. THE DEVELOPER AND CONTRACTOR SHALL BE RESPONSIBLE FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS

SURVEYOR'S CERTIFICATE

I, JAMES E. STUBBORN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4893, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THE ACCURACY OF THIS PLAT, AND THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS:

SPRINGFIELD TOWNHOMES – PHASE I

BOUNDARY DESCRIPTION

ALL THAT PORTION OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;
THENCE N 89°33'06" E 1,324.80 FEET ALONG THE WEST SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23;
THENCE S 89°33'06" E 264.00 FEET ALONG THE 16TH LINE TO THE POINT OF BEGINNING;
THENCE N 89°33'06" E 529.98 FEET ALONG THE 16TH LINE TO THE WEST RIGHT-OF-WAY LINE OF EXISTING DIXIE DOWN ROAD ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE RECORD #244075;
THENCE S 3°55'47" E 317.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE;
THENCE S 90°54'13" W 119.00 FEET;
THENCE N 3°55'47" W 2.59 FEET;
THENCE S 86°04'13" W 102.81 FEET;
THENCE S 89°13'44" W 160.32 FEET;
THENCE S 0°38'07" E 14.20 FEET;
THENCE S 89°21'53" W 114.93 FEET;
THENCE N 0°06'04" W 388.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.688 ACRES

THE BASIS OF BEARING IS NORTH 0°45'54" WEST FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST TO THE WEST 1/4 CORNER OF SAID SECTION AS PER THE DIXIE DOWNS ROAD DEDICATION PLAT ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE.

6/14/94
DATE

REGISTERED LAND SURVEYOR No. 4893 JAMES E. STUBBORN STATE OF UTAH

JAMES E. STUBBORN

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER 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 SPRINGFIELD 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 AREAS AND LIMITED COMMON AREAS AS SHOWN ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE TERMS AND CONDITIONS FOR THE USE OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO THE _____ PHASE OF SPRINGFIELD TOWNHOMES – PHASE I, DECLARATION AND RECORDED CONCURRENTLY WITH THE PLAT OF SPRINGFIELD TOWNHOMES – PHASE I, AND HEREBY DEDICATES AND GRANTS THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN AND MADE A 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 AND ITS ASSIGNS FOR THE PURPOSES STATED HEREIN, A PERPETUAL RIGHT AND EASEMENT OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND TO ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 13th DAY OF June, 19 94

GOODWIN BUILDERS, L.C.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 13th DAY OF June, 19 94 PERSONALLY APPEARED BEFORE ME BRENT C. GOODWIN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER/MEMBER OF GOODWIN BUILDERS, L.C. AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION IN BEHALF OF THE LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DECEMBER 28, 1983, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 6/29/97

NOTARY PUBLIC RESIDING IN WASH. CO.

NOTARY PUBLIC BRENT C. GOODWIN 1100 South 700 East #100 St. George, UT 84770 MY COMMISSION EXPIRES JUNE 29, 1997 STATE OF UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SPRINGFIELD TOWNHOMES PHASE I

RECORDED # 473301

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF DIXIE TITLE CO.
DATE 7-18-94 TIME 9:09 AM BOOK 635 PAGE 835
50.00 FEE $
COUNTY RECORDER

ALPHA ENGINEERING CO.
148 E. TABERNACLE
ST. GEORGE, UTAH 84770
Tel: (801) 628-6500

PLANNING AND ZONING ADMINISTRATOR
APPROVED THIS 21st DAY OF June A.D. 19 94
BY THE PLANNING AND ZONING ADMINISTRATOR.
PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION
APPROVED THIS 1st DAY OF February A.D. 19 94
BY THE CITY PLANNING COMMISSION.
PLANNING COMMISSION CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 6th DAY OF July A.D. 1994
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14th DAY OF July A.D. 19 94
CITY ATTORNEY

ACCEPTANCE
PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 3rd DAY OF February A.D. 19 94 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
CITY RECORDER
MAYOR