

LEGEND

- SET 5/8" REBAR AND CAP STAMPED LS 7753 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- ◆ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES EXISTING SURVEY CONTROL MONUMENT (RING AND LID)
- COMMON AREA    ▨ PRIVATE OWNERSHIP

GENERAL NOTES:

- ADDRESS AS ASSIGNED BY ST. GEORGE CITY IS 345 NORTH 2450 EAST.
- ALL GARAGES OR CARPORTS MUST BE SET BACK AT LEAST 18 FEET FROM THE PRIVATE ROAD.
- IN ADDITION TO THE ANNUAL ASSESSMENTS AND SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS AUTHORIZED HEREIN, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME FOR THE PURPOSES OF REPAIRING AND RESTORING THE DAMAGE OR DISRUPTION RESULTING TO STREETS OR OTHER COMMON OR LIMITED COMMON AREAS FROM THE ACTIVITIES OF THE CITY OF ST. GEORGE IN MAINTAINING, REPAIRING OR REPLACING UTILITY LINES AND FACILITIES THEREON. IT BEING ACKNOWLEDGED THAT THE OWNERSHIP OF UTILITY LINES, UNDERGROUND OR OTHERWISE IS IN THE CITY UP TO AND INCLUDING THE METERS FOR INDIVIDUAL UNITS, AND THAT THEY ARE INSTALLED AND SHALL BE MAINTAINED TO CITY SPECIFICATIONS.
- ALL COMMON, LIMITED COMMON AREAS AND PRIVATE ROADS ARE SUBJECT TO PUBLIC UTILITIES AND DRAINAGE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF ST. GEORGE TO REQUIRE THE HOME OWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR STREETS WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES (SEE DECLARATION).

CORPORATE ACKNOWLEDGEMENT

STATE OF Utah } s.s.  
 COUNTY OF Washington

ON THE 17 DAY OF Aug., 1993 PERSONALLY APPEARED BEFORE ME BRUCE FRODISHAM, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE VICE-PRESIDENT OF GOLF VENTURE, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

*Linda Glasgow*  
 Notary Public  
 STATE OF UTAH  
 My Comm. Expires JUN 8, 1997  
 205 E. LAUREL AVE. ST. GEORGE, UT 84770

SURVEYOR'S CERTIFICATE

I, RONALD G. WHITEHEAD, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 7753, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

THE COTTON MANOR PHASE 3

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S0°36'50"E ALONG THE SECTION LINE 1358.895 FEET AND S89°11'50"W ALONG THE SOUTH LINE OF 350 NORTH STREET 252.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 20.76 FEET; THENCE S45°00'00"W 212.21 FEET; THENCE N45°00'00"W 77.00 FEET; THENCE N45°00'00"E 162.79 FEET TO THE SOUTH LINE OF 350 NORTH STREET; THENCE N89°11'50"E ALONG SAID SOUTH LINE 89.40 FEET TO THE POINT OF BEGINNING. CONTAINS 0.353 ACRE MORE OR LESS.

DATE: 7-20-93  
 BUSH AND GUDGELL INC.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREGON DESCRIBED TRACT OF LAND IN RECORDING THIS PLAT OF:

THE COTTON MANOR PHASE 3

HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND COMMON AREAS (INCLUDING PRIVATE ROADS), DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT. IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO THE COTTON MANOR PHASES 3 - , DATED June 7, 1994, AND RECORDED CONCURRENTLY WITH THIS PLAT OF THE COTTON MANOR PHASE 3. 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 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 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 HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND,

**LEASING TECHNOLOGY, INC.**  
 (A UTAH CORPORATION)  
*Duane Marchant* (PRESIDENT)    *Stephen Spencer* (SECRETARY)

**PROPERTY ALLIANCE, INC.**  
 (A UTAH CORPORATION)  
*Duane Marchant* (PRESIDENT)

**GOLF VENTURES, INC.**  
 (A UTAH CORPORATION)  
*Bruce Frodisham* (VICE-PRESIDENT)

CORPORATE ACKNOWLEDGEMENT

STATE OF Utah } s.s.  
 COUNTY OF Washington

ON THE 17 DAY OF Aug., 1993 PERSONALLY APPEARED BEFORE ME DUANE MARCHANT AND STEPHEN SPENCER, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE PRESIDENT AND SECRETARY OF LEASING TECHNOLOGY, INC. AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

*Linda Glasgow*  
 Notary Public  
 STATE OF UTAH  
 My Comm. Expires JUN 8, 1997  
 205 E. LAUREL AVE. ST. GEORGE, UT 84770

CORPORATE ACKNOWLEDGEMENT

STATE OF Utah } s.s.  
 COUNTY OF Washington

ON THE 12 DAY OF Aug., 1993 PERSONALLY APPEARED BEFORE ME DUANE MARCHANT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PROPERTY ALLIANCE, INC. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

*Linda Glasgow*  
 Notary Public  
 STATE OF UTAH  
 My Comm. Expires JUN 8, 1997  
 205 E. LAUREL AVE. ST. GEORGE, UT 84770

THE COTTON MANOR PHASE 3

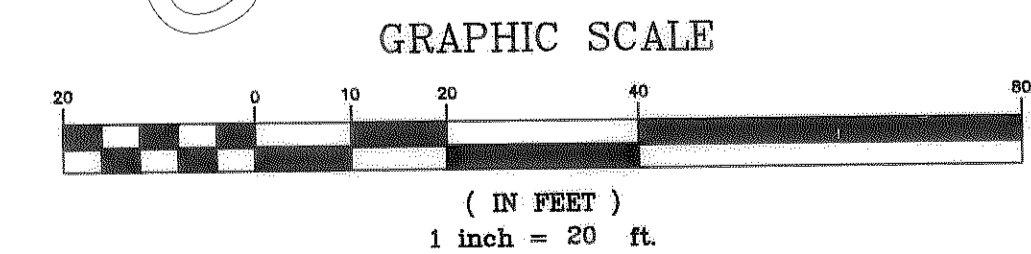
A TOWNHOME PROJECT LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

THE COTTON MANOR PHASE 2  
 A CONDOMINIUM PROJECT

THE COTTON MANOR PHASE 2  
 A CONDOMINIUM PROJECT

THE COTTON MANOR PHASE 1  
 A CONDOMINIUM PROJECT

**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.**



**GEOTECHNICAL NOTE:**  
 A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEINFELDER. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 22, 1995, PROJECT #31-807690. 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.

<b>APPROVAL OF PLANNING COMMISSION</b> ON THIS <u>3RD</u> DAY OF <u>AUGUST</u> , A.D. 19 <u>93</u> , THE PLANNING COMMISSION CHAIRMAN OF ST. GEORGE, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY. <i>Kyle Robert Lapewett</i> ST. GEORGE CITY PLANNING COMMISSION CHAIRMAN	<b>APPROVAL OF CITY PLANNER</b> ON THIS <u>12</u> DAY OF <u>APRIL</u> , A.D. 19 <u>94</u> , THE CITY PLANNER OF ST. GEORGE CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY. <i>Bob Nicholson</i> ST. GEORGE CITY PLANNER	<b>ENGINEER'S APPROVAL</b> THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>3</u> DAY OF <u>MAY</u> , A.D. 19 <u>93</u> . <i>Ronald White</i> ST. GEORGE CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS <u>30</u> DAY OF <u>MAY</u> , A.D. 19 <u>93</u> . <i>Jill W. ...</i> ST. GEORGE CITY ATTORNEY	<b>APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY</b> WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 31 <sup>ST</sup> DAY OF AUGUST, A.D. 1993, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. <i>Daniel D. ...</i> ST. GEORGE CITY MAYOR	<b>RECORDED # 501635</b> STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: <u>SOUTHERN UTAH TITLE CO.</u> DATE: <u>08-02-95</u> TIME: <u>10:34 AM</u> BOOK: <u>912</u> PAGE: <u>136</u> FEE \$33.00    WASHINGTON COUNTY RECORDER
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**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 EAST TUBERNAKLE STREET  
 ST. GEORGE, UTAH 84770  
 PHONE (801) 673-2337

Drawn: TODD E.  
 Designer: RON W.  
 Checked: RON W.  
 Approved: 1"=20'  
 Scale: 1"=20'  
 Job No.: 5-5336

THE COTTON MANOR PHASE 3  
 A TOWNHOME PROJECT LOCATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1  
 SHEETS 1  
 FILE: 5336F3