

**SURVEYOR'S CERTIFICATE**

I, JAMES A. RAINES, being duly sworn, depose and say that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah, and that I have personally supervised the survey of the tract of land shown on this plat and described below to be hereinafter known as:

**SUN BOWL WEST TOWNHOMES AMENDED**

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**

LOT 1, BLOCK 46, PLAT "B" OF THE ST. GEORGE CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 46, PLAT "B" OF THE ST. GEORGE CITY SURVEY, AND RUNNING THENCE S 00°08'44" W 132.08 FEET ALONG THE EAST LINE OF SAID LOT 3, BLOCK 46, OF SAID CITY SURVEY, THENCE S 00°08'44" W 132.08 FEET ALONG THE EAST LINE OF SAID LOT 3, BLOCK 46, OF SAID CITY SURVEY, THENCE S 89°57'51" E 264.00 FEET TO A POINT ON THE EAST LINE OF 200 EAST STREET, THENCE N 00°01'44" E 15.00 FEET TO A POINT ON THE EAST LINE OF 200 EAST STREET, THENCE N 00°01'44" E 15.00 FEET TO THE POINT OF BEGINNING. THE WEST 10.00 FEET OF LOTS 1 AND 9, BLOCK 46, OF SAID CITY SURVEY, BEING DEEMED AS PART OF SAID TRACT OF LAND.



JAMES A. RAINES  
No. 34599  
UTAH LICENSE NUMBER 34599

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PRIVATE STREETS TO BE HEREINAFTER KNOWN AS:

**SUN BOWL WEST TOWNHOMES AMENDED**

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS (NOT TO THE USE OF THE GENERAL PUBLIC) ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE STREETS) 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 19 - 7 - 1994, AND RECORDED CONCURRENTLY WITH THE PLAT OF SUN BOWL WEST TOWNHOMES.

SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF THE PROPERTY OWNERS OF SAID COMMON AND LIMITED COMMON AREAS. THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, UTAH, ALL COMMON AND LIMITED COMMON AREAS AND PROGRAMS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE SYSTEMS AND PROGRAMS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE SYSTEMS, AND THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HERETOBY SET MY HAND THIS 19 DAY OF July 2004

SCH PROPERTIES, LLC  
A LIMITED LIABILITY COMPANY

Scott Hill  
MANAGING MEMBER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH, COUNTY OF KANE, on this 19 day of July 2004, before me, Scott Hill, a Notary Public for the State of Utah, personally appeared \_\_\_\_\_, who being by me duly sworn (or affirmed) depose and say that they are \_\_\_\_\_, and whose identity is personally known to me, do hereby acknowledge that they are the \_\_\_\_\_ of \_\_\_\_\_, a limited liability company, and that the limited liability company was formed by them (and on behalf of that limited liability company) being authorized and empowered to do so by the operating agreement of said limited liability company, and that they have acknowledged before me that the limited liability company executed the same for the uses and purposes stated therein.

Notary Seal for Scott Hill, Notary Public, State of Utah, No. 331-1006

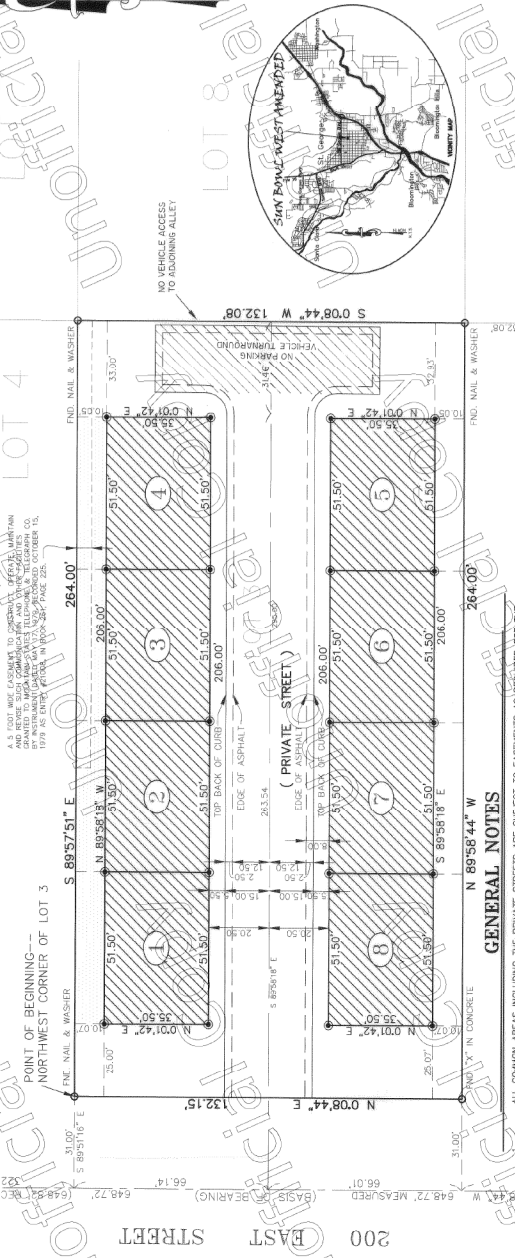
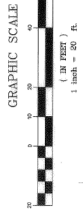


**SUN BOWL WEST TOWNHOMES AMENDED**

A RESIDENTIAL DEVELOPMENT LOCATED IN  
LOT 3, BLOCK 46, PLAT "B" OF THE ST. GEORGE CITY SURVEY  
SECTION 30, TOWNSHIP 42 SOUTH, RANGE 15 WEST, S.L.B. & M.

**LEGEND**

- 5/8" REBAR & CAP TO BE SET PRIOR TO BUILDING PERMIT ISSUANCE
- FOUND OTHER SURVEY CONTROL MONUMENTATION, AS NOTED ON THIS PLAT
- INDICATES PRIVATE OWNERSHIP
- INDICATES LIMITED COMMON AREA
- INDICATES COMMON AREA



**GENERAL NOTES**

- INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE SYSTEMS ARE SUBJECT TO EASEMENTS AS REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE SYSTEMS.
- BUILDING TIES ARE PERPENDICULAR TO BOUNDARY LINES EXCEPT WHERE OTHERWISE NOTED.
- CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE INVESTIGATION RESULTS AND RECOMMENDATIONS AS PROVIDED BY BLACK MILLER & ASSOCIATES, INC. THE INVESTIGATION RESULTS AND RECOMMENDATIONS ARE AVAILABLE TO THE PUBLIC BY PURCHASING THE REPORT WORK SHEET IN A REPORT DATED SEPT 22, 1994, PROJECT NO. 84-1284-03. THIS REPORT IS AVAILABLE FROM THE OFFICE OF THE CITY ENGINEER, CITY OF ST. GEORGE, UTAH. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH ITS RECOMMENDATIONS.
- A 5 FOOT FRONT YARD SETBACK EXISTS ALONG 200 EAST STREET.
- A 10 FOOT SETBACK EXISTS ALONG ALL REAR YARD LOT LINES.
- IN ADDITION TO THE ANNUAL ASSESSMENTS AND SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS, THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS OF THE INVESTIGATION AND THE COSTS OF THE PURPOSES OF REPAIRING AND RESTORING THE DAMAGE OR DISTRIBUTION RESULTING TO STREETS OR OTHER COMMON AREAS FROM THE ACTIVITIES OF THE CITY OF ST. GEORGE IN MAINTAINING, REPAIRING OR REPLACING OR OTHERWISE TO IN THE CITY UP TO AND INCLUDING THE METERS FOR INDIVIDUAL UNITS, AND THAT THEY ARE INSTALLED AND SHALL BE MAINTAINED TO CITY SPECIFICATIONS.
- A 25 FOOT FRONT YARD SETBACK EXISTS ALONG 200 EAST STREET.
- ROTA BEARINGS CLOCKWISE 12°28' TO FIT HCN.
- BASED ON THE PROXIMITY OF THIS PROPERTY TO A BALL FIELD, WORKER OPERATED WITHIN THE BOUNDARIES OF THE PROPERTY MAY BE SUBJECT TO DAMAGE AND PERSONAL INJURY BY PARACHUTING PROPERTY WITHIN THIS PLAT. THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE BALL FIELD. THE PURCHASER SHALL BE RESPONSIBLE FOR THE COSTS OF ANY DAMAGE TO THE PROPERTY OR WHATEVER NATURE AND BY ANY PERSON FOR INJURY, DAMAGE, HARM, OR LOSS OF WHATEVER NATURE WHOSE WAY ARISE AS A DIRECT OR INDIRECT RESULT OF HAZARDS REFERRED TO HEREIN.

**NARRATIVE**

THE UNIFORMITY OF THIS SUBDIVISION IS TO ADJUST THE LOT SIZES TO BE MORE UNIFORM IN SIZE TO THE ORIGINAL LOCAL BUILDING FOOTPRINT BEHIND THE WALL.

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.

APPROVAL OF PLANNING COMMISSION ON THIS 22nd DAY OF JULY, A.D. 2004, THE CITY PLANNING COMMISSION CHAIRMAN, ST. GEORGE CITY SEVERAL BLOCKS FROM THE CITY AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	APPROVAL OF CITY PLANNER ON THIS 22nd DAY OF JULY, A.D. 2004, THE CITY PLANNER HAS REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND APPROVED AS TO FORM THIS 22nd DAY OF JULY, A.D. 2004.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 22nd DAY OF JULY, A.D. 2004.	COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL THE ABOVE SUN BOWL WEST TOWNHOMES AMENDED AND IS APPROVED THIS 22nd DAY OF JULY, A.D. 2004.	RECORDED # 910310 STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK, SALT LAKE CITY, UTAH, ON JULY 22, 2004. TIME 1:10-5 P.M. BOOK 688 PAGE 1659
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