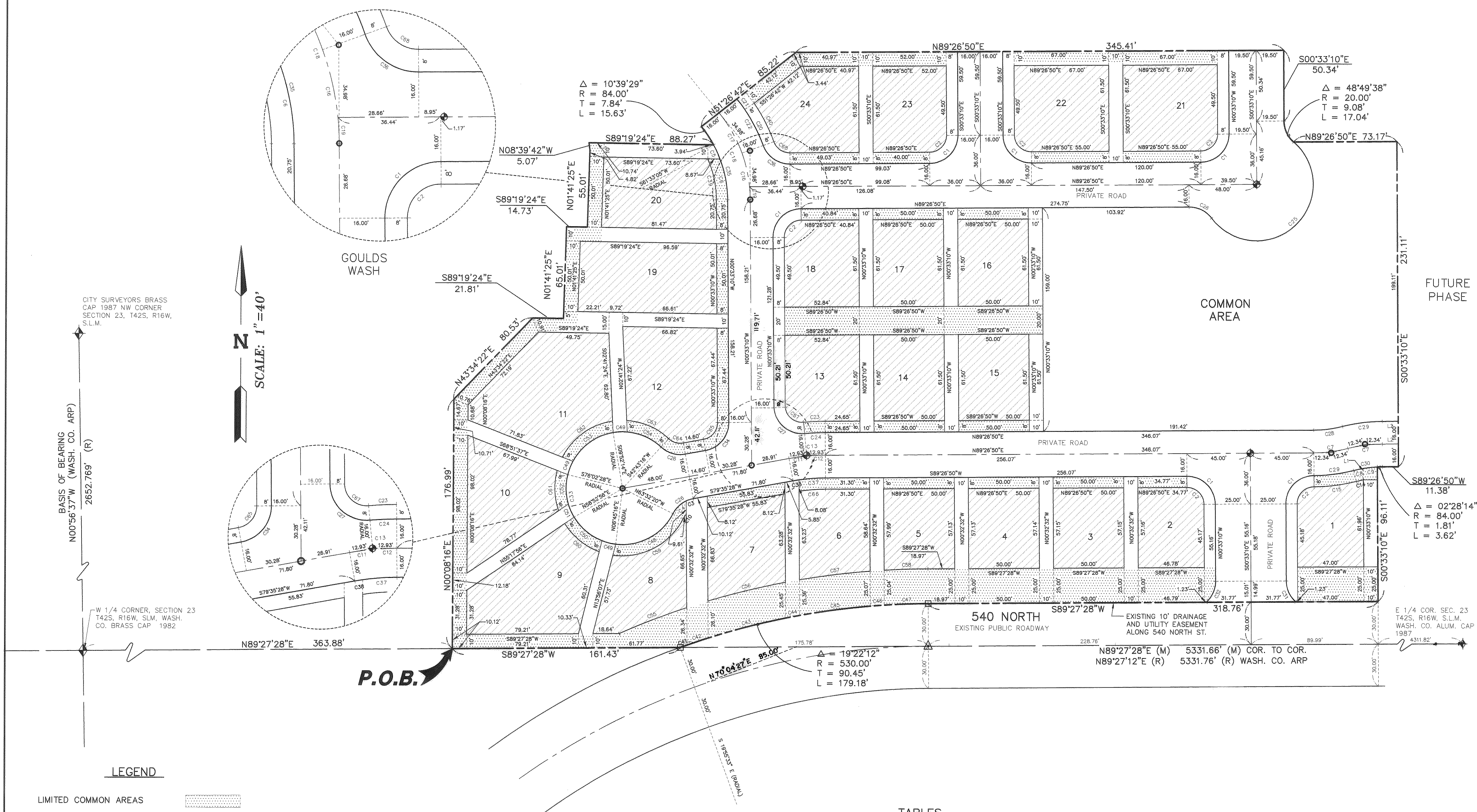


FUTURE PHASE



SURVEYOR'S CERTIFICATE

I, JAMES E. STUERCKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NO. 4953 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 LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS TO BE HEREINAFTER KNOWN AS:

SILVERCREEK TOWNHOMES - PHASE I

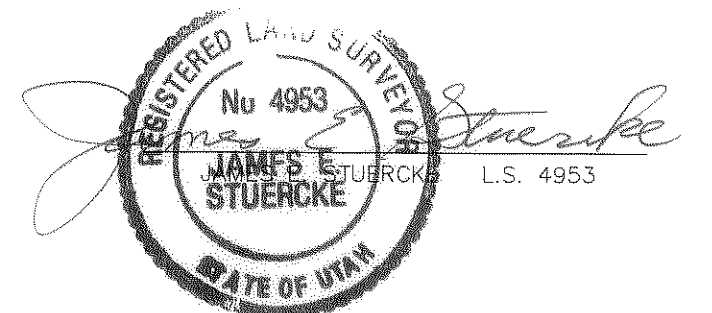
BOUNDARY DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE NORTH 89°27'28" EAST ALONG THE SOUTH LINE THEREOF, 363.88 FEET TO THE POINT OF BEGINNING;
THENCE N 00°08'16" E, 176.99 FEET;
THENCE N 43°34'22" E, 80.53 FEET;
THENCE S 89°19'24" E, 21.81 FEET;
THENCE N 01°41'25" E, 65.01 FEET;
THENCE S 89°19'24" E, 14.73 FEET;
THENCE N 01°41'25" E, 55.01 FEET;
THENCE N 08°39'42" W, 5.07 FEET;
THENCE S 89°19'24" E, 88.27 FEET TO A CURVE TO THE LEFT AND HAVING A RADIUS OF 84.00 FEET;
THENCE NORTHWESTERLY FROM A RADIAL LINE WHICH BEARS S 61°33'05" W, AN ARC DISTANCE OF 15.83 FEET THROUGH A CENTRAL ANGLE OF 10°39'29";
THENCE N 51°26'42" E, 85.22 FEET;
THENCE N 89°26'50" E, 345.41 FEET;
THENCE S 00°33'10" E, 50.34 FEET TO A CURVE TO THE LEFT AND HAVING A 20.00 FOOT RADIUS;
THENCE SOUTHEASTERLY 17.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°49'38";
THENCE N 89°26'50" E, 73.17 FEET;
THENCE S 00°33'10" E, 231.11 FEET;
THENCE S 89°26'50" W, 11.38 FEET TO A CURVE TO THE LEFT AND HAVING A 84.00 FOOT RADIUS;
THENCE WESTERLY 3.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'14";
THENCE S 00°33'10" E, 96.11 FEET;
THENCE S 89°27'28" W, 318.76 FEET TO A CURVE TO THE LEFT AND HAVING A 530.00 FOOT RADIUS;
THENCE SOUTHWESTERLY 179.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°22'12" TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER;
THENCE S 89°27'28" W, 161.43 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS N 00°56'37" W FROM THE WEST 1/4 CORNER OF SECTION 23 TO THE NORTHWEST CORNER OF SECTION 23.

CONTAINING 5.443 ACRES



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 & PRIVATE ROADS, TO BE HEREINAFTER KNOWN AS: "SILVERCREEK 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 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 OF "SILVERCREEK TOWNHOMES" A PLANNED UNIT DEVELOPMENT RECORDED IN 12-1994, AS ENTRY NO. 486538, IN BOOK 871, AT PAGES 480-492, AND 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 OWNER HEREBY DEDICATES AND CONVEYS 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. 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 I HAVE HEREUNTO SET MY HAND THIS 22 DAY OF Sept 1994

Hans R. Kuhn
HANS R. KUHN, MEMBER
SILVERCREEK INVESTORS, L.C.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.



ON THIS 22nd DAY OF Sept, 1994, BEFORE ME PERSONALLY APPEARED, HANS R. KUHN, WHOSE IDENTITY IS PERSONALLY KNOWN TO OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS A MEMBER OF SILVERCREEK INVESTORS, L.C., A UTAH LIABILITY COMPANY, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT COMPANY BY PROPER AUTHORITY AND HE ACKNOWLEDGED BEFORE ME THAT THE COMPANY EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE COMPANY FOR ITS STATED PURPOSE.

MY COMMISSION EXPIRES 8-5-98
Dorothy H. Nielson
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

SILVERCREEK TOWNHOMES PHASE I

RECORDED # 486538

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:

SOUTHERN UTAH TITLE CO.

DATE 12-12-94 TIME 10:12 A.M. BOOK 871 PAGE 479

54.00
FEE \$
Russell Shurt
COUNTY RECORDER

LEGEND

LIMITED COMMON AREAS

LOTS

COMMON AREAS

CLASS II MONUMENT
SET 5/8" REBAR WITH PLASTIC
CAP MARKED ALPHA ENG.

CLASS I RING & LID MONUMENT
TO BE SET BY THE DEVELOPER
PER CITY OF ST. GEORGE STANDARD

SET 5/8" REBAR & PLASTIC CAP
MARKED ALPHA ENGINEERING AT
THE BOUNDARY CORNERS SHOWN

EXISTING CLASS I RING

& LID MONUMENT

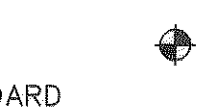
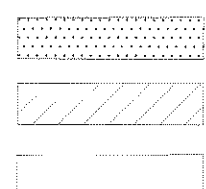
SECTION MONUMENT

TIE LINES (BOUNDARY TO UNITS)

AREA REFERENCE PLAT

RECORD

MEASURED



NOTES:

- ALL COMMON, LIMITED COMMON AREAS AND PRIVATE ROADS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, TELEPHONE AND GAS 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 OR REPLACE STREETS OR OTHER COMMON OR LIMITED COMMON AREAS (SEE DECLARATION)
- ALL UNITS SHALL HAVE A MINIMUM FRONT YARD SET BACK OF 8 FEET ON PRIVATE ROADWAYS WITH 18 FEET MINIMUM TO GARAGE. REAR YARD SET BACK SHALL BE A MINIMUM OF 10 FEET UNLESS ADJOINING A PUBLIC STREET. BOTH FRONT AND REAR YARD SET BACKS SHALL BE A MINIMUM OF 25 FEET WHEN ADJOINING PUBLIC STREETS. NO TWO BUILDINGS MAY BE LOCATED CLOSER THAN 10 FEET.

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEINFELDER. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND PLATWORK ARE COMPILED IN A REPORT DATED JUNE 28, 1992. 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.

TABLES

No.	BEARING	DISTANCE	DELTA
1	S00°33'10"E	50.34'	8.12'
2	S89°26'50"W	11.38'	11.38'

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00	90°00'00"	31.42	20.00
C2	12.00	120°00'00"	24.42	14.14
C3	20.00	180°00'00"	62.83	0.00
C4	20.00	270°00'00"	62.83	0.00
C5	84.00	07°53'11"	11.07	8.40
C6	84.00	202°03'40"	29.82	19.07
C7	100.00	140°01'20"	24.58	12.34
C8	84.00	04°24'18"	6.93	3.48
C9	84.00	08°00'40"	10.08	5.04
C10	12.00	180°00'00"	3.14	0.00
C11	150.00	04°50'39"	12.88	6.34
C12	150.00	05°00'43"	13.12	6.50
C13	150.00	09°51'29"	25.80	12.93
C14	75.00	09°51'29"	4.97	2.48
C15	124.00	14°04'12"	30.45	15.36
C16	100.00	14°07'01"	24.64	12.38
C17	100.00	18°39'25"	33.16	16.73
C18	100.00	38°27'57"	67.14	34.89
C19	100.00	52°01'01"	9.34	4.67
C20	115.00	14°17'03"	28.92	14.54
C21	115.00	04°39'01"	8.41	4.21
C22	115.00	16°36'03"	36.13	18.34
C23	174.00	05°59'34"	15.16	7.59
C24	180.00	05°59'34"	14.07	7.04
C25	40.00	181°15'21"	134.01	67.91
C26	20.00	00°00'00"	31.42	20.00
C27	20.00	00°00'00"	31.42	20.00
C28	84.00	14°04'12"	20.43	10.37
C29	115.00	14°04'12"	36.49	18.31
C30	84.00	11°33'57"	17.09	8.33
C31	20.00	48°34'47"	16.98	9.03
C32	20.00	28°33'03"	16.98	8.40
C33	40.00	28°33'03"	199.85	100.00
C34	20.00	87°08'58"	27.88	16.82

ALPHA ENGINEERING CO.

148 EAST TABERNACLE
ST. GEORGE, UTAH 84770
Tel: (801) 628-6500

U23002PT (9/15/94)

PLANNING AND ZONING ADMINISTRATOR

APPROVED THIS 24 DAY OF October A.D. 1994
BY THE PLANNING AND ZONING ADMINISTRATOR.

Bob Nicholson
PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION

APPROVED THIS 15th DAY OF March A.D. 1994
BY THE CITY PLANNING COMMISSION.

Kenneth K. Peterson
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

12-8-94
DATE
Daniel D. McAllister
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 2d DAY OF December A.D. 1994

Steve Kall
CITY ATTORNEY

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 22nd DAY OF Sept, 1994, PERSONALLY APPEARED BEFORE ME HANS R. KUHN, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 8-5-98
Dorothy H. Nielson
NOTARY PUBLIC RESIDING IN WASH. CO.



W 1/4 CORNER, SECTION 23
T42S, R16W, SLM, WASH.
CO. BRASS CAP 1982

(SECTION LINE) N0°56'37"W(R) = 2652.77' (M) = 2652.77'
(BASIS OF BEARING)

CITY SURVEYORS BRASS
CAP 1987 NW CORNER
SECTION 23, T42S, R16W,
S.L.M.

SCALE: 1"=60'

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION No. 172675 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 LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS:

SILVERCREEK TOWNHOMES - PHASE II

BOUNDARY DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 89°27'28" E ALONG THE 1/4 SECTION LINE 302.30 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 23;

THENCE N 00°08'16" E, 1169.33 FEET;

THENCE N 25°12'26" E, 174.96 FEET;

THENCE N 89°23'48" E, 1025.53 FEET;

THENCE S 00°56'37" E, 16.77 FEET TO A POINT ON A 1536.02 FOOT RADIUS CURVE CONCAVE SOUTHERLY, (A RADIAL LINE WHICH BEARS S 00°10'19" W) THENCE WESTERLY, 210.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'17" TO A POINT OF TANGENCY;

THENCE S 82°19'02" E, 102.93 FEET TO A 1101.80 FOOT RADIUS CURVE CONCAVE NORTHERLY, THENCE WESTERLY, 128.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'23" TO A POINT OF TANGENCY;

THENCE S 88°59'25" W, 95.67 FEET;

THENCE S 42°16'22" W, 68.20 FEET;

THENCE S 00°33'10" E, 74.82 FEET;

THENCE N 89°48'42" W, 121.97 FEET;

THENCE S 49°22'56" W, 78.89 FEET;

THENCE S 28°28'44" W, 101.35 FEET;

THENCE S 74°37'03" E, 72.45 FEET;

THENCE S 00°33'10" E, 78.57 FEET;

THENCE N 89°26'50" E, 280.85 FEET;

THENCE S 00°33'10" E, 4.51 FEET;

THENCE N 89°26'50" E, 80.00 FEET;

THENCE S 00°33'10" E, 554.38 FEET TO THE NORTHEAST CORNER OF EXISTING PHASE I;

THENCE THE FOLLOWING (14) COURSES AND DISTANCES ALONG SAID PHASE I;

S 89°26'50" W, 73.17 FEET TO A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST A RADIAL LINE WHICH BEARS N 40°37'12" E;

THENCE NORTHWESTERLY, 17.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°49'38" TO A POINT OF TANGENCY;

N 00°33'10" W, 50.34 FEET;

S 89°26'50" W, 345.41 FEET;

S 51°26'42" W, 85.22 FEET TO A POINT ON AN 84.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE WHICH BEARS S 50°33'36" W;

THENCE SOUTHEASTERLY, 15.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'29" TO A POINT OF TANGENCY;

N 89°19'24" W, 88.27 FEET;

S 08°39'42" E, 5.07 FEET;

S 01°41'25" W, 55.51 FEET;

N 89°19'24" W, 14.73 FEET;

S 01°41'25" W, 65.01 FEET;

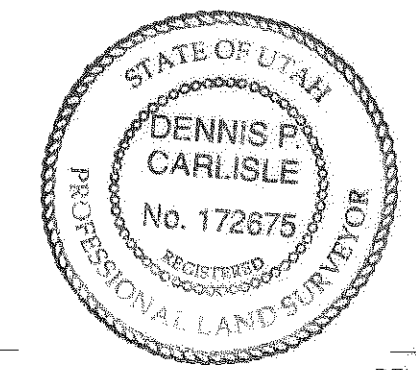
N 89°19'24" W, 21.81 FEET;

S 43°34'22" W, 80.53 FEET;

S 00°08'16" W, 176.99 FEET TO THE SOUTHWEST CORNER OF EXISTING "SILVERCREEK TOWNHOMES PHASE I";

THENCE S 89°27'28" W, 61.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.793 ACRES



Dennis P. Carlisle
DENNIS P. CARLISLE R.L.S. 172675

NOVEMBER 2, 1995
DATE:

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 & PRIVATE ROADS, TO BE HEREAFTER KNOWN AS: "SILVERCREEK TOWNHOMES PHASE II" 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" OF "SILVERCREEK TOWNHOMES PHASE I" A PLANNED UNIT DEVELOPMENT RECORDED DECEMBER 12TH, 1994, IN BOOK 871, AT PAGES 480-499, AND 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 OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF ST. GEORGE, EXEMPTIONS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED 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 I HAVE HEREUNTO SET MY HAND THIS 2nd DAY OF November 19 95

Hans R. Kuhn
HANS R. KUHN, PRESIDENT
WESTERN LAND MANAGEMENT, INC.

Blaine Webber
BLAINE WEBBER, VICE PRESIDENT
CENTENNIAL DRYWALL SYSTEMS INC.

Hans R. Kuhn
HANS R. KUHN, MEMBER
SILVERCREEK INVESTORS, L.C.

SILVERCREEK TOWNHOMES PHASE II

SHEET 1 OF 2

RECORDED #534215

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: SOUTHERN UTAH TITLE CO.

DATE 06-03-96 TIME 11:34 AM BOOK 1006 PAGE 591

FEE \$79.00

COUNTY RECORDER

TABLES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	67.29'	34.97'	66.03'	N19°48'47"W	38°33'11"
C2	84.00'	56.52'	29.38'	55.48'	S19°48'47"E	38°33'11"
C3	76.00'	46.52'	24.02'	45.80'	S18°05'22"E	35°04'25"
C4	116.00'	78.05'	40.57'	76.59'	N19°48'47"W	38°33'11"
C5	124.00'	48.43'	24.53'	48.12'	N27°55'05"W	22°22'40"
C6	76.00'	9.60'	4.81'	9.60'	S35°29'14"E	07°14'20"
C7	84.00'	15.63'	7.84'	15.60'	S33°46'40"E	10°39'29"
C8	116.00'	42.79'	21.64'	42.55'	N28°32'22"W	21°08'05"
C9	116.00'	10.41'	5.21'	10.41'	N15°24'04"W	08°08'31"
C10	116.00'	24.86'	12.48'	24.81'	N08°41'29"W	12°16'38"
C11	100.00'	157.06'	106.00'	141.42'	S44°28'50"W	90°00'00"
C12	84.00'	131.95'	84.00'	118.79'	N44°28'50"E	90°00'00"
C13	116.00'	182.21'	116.00'	164.05'	N44°28'50"E	90°00'00"
C14	116.00'	28.16'	14.15'	28.09'	N06°24'05"E	13°54'31"
C15	124.00'	30.45'	15.30'	30.37'	N06°28'53"E	14°04'05"
C16	116.00'	10.00'	5.00'	10.00'	N15°49'34"E	04°56'27"
C17	116.00'	52.69'	26.81'	52.24'	N31°18'33"E	26°01'30"
C18	124.00'	57.01'	28.02'	56.51'	N31°18'33"E	26°20'38"
C19	116.00'	10.00'	5.00'	10.00'	S46°47'31"W	04°56'27"
C20	116.00'	52.69'	26.81'	52.24'	N02°16'30"E	26°01'30"
C21	124.00'	57.01'	28.02'	56.51'	S62°16'30"W	26°20'38"
C22	116.00'	10.00'	5.00'	10.00'	N77°45'28"E	04°56'27"
C23	116.00'	18.66'	9.35'	18.64'	S84°50'16"W	09°13'08"
C24	124.00'	20.35'	10.17'	20.37'	S84°45'29"W	09°22'42"
C25	84.00'	125.37'	77.66'	114.05'	N42°12'09"E	85°30'38"
C26	84.00'	6.58'	3.29'	6.58'	N87°12'09"E	04°29'22"
C27	76.00'	112.80'	66.69'	102.73'	N41°57'57"E	85°02'13"
C28	20.00'	31.42'	20.00'	28.28'	S45°33'10"E	90°00'00"
C29	12.00'	18.85'	12.00'	16.97'	S45°33'10"E	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	N44°28'50"E	90°00'00"
C31	12.00'	18.85'	12.00'	16.97'	N44°28'50"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	S45°33'10"W	90°00'00"
C33	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	N45°33'10"W	90°00'00"
C35	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	S44°28'50"W	90°00'00"
C37	12.00'	18.85'	12.00'	16.97'	S44°28'50"W	90°00'00"
C38	12.00'	10.23'	5.45'	9.92'	N24°57'59"W	48°49'38"
C39	48.00'	8.36'	4.19'	8.35'	N44°23'27"W	09°58'41"
C40	84.00'	51.53'	26.77'	51.01'	S18°13'45"E	35°21'10"
C41	84.00'	4.69'	2.35'	4.69'	N37°30'22"E	03°12'05"
C42	124.00'	24.65'	12.37'	24.61'	S06°14'54"E	11°23'28"

LINE	DIRECTION	DISTANCE
L1	S72°54'06"W	8.35'
L2	N17°34'37"E	23.44'

NOTES:

- ALL COMMON, LIMITED COMMON AREAS AND PRIVATE ROADS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, TELEPHONE AND GAS 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 OR REPLACE STREETS OR OTHER COMMON OR LIMITED COMMON AREAS (SEE DECLARATION).
- ALL UNITS SHALL HAVE A MINIMUM FRONT YARD SET BACK OF 8 FEET ON PRIVATE ROADWAYS WITH 18 FEET MINIMUM TO GARAGE. REAR YARD SET BACK SHALL BE A MINIMUM OF 10 FEET UNLESS ADJOINING A PUBLIC STREET. BOTH FRONT AND REAR YARD SET BACKS SHALL BE A MINIMUM OF 25 FEET WHEN ADJOINING PUBLIC STREETS. NO TWO BUILDINGS MAY BE LOCATED CLOSER THAN 10 FEET.

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEINFELDER. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND PLATWORK ARE COMPILED IN A REPORT DATED JUNE 28, 1992. 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.

LEGEND

- LIMITED COMMON AREAS
- LOTS
- COMMON AREAS
- CLASS II MONUMENT SET 5/8" REBAR WITH ALUMINUM CAP MARKED ALPHA ENG.
- CLASS I RING & LID MONUMENT TO BE SET BY THE DEVELOPER PER CITY OF ST. GEORGE STANDARD
- EXISTING CLASS I RING & LID MONUMENT
- EXISTING CLASS II MONUMENT
- SECTION MONUMENT
- TIE LINES (BOUNDARY TO UNITS)
- AREA REFERENCE PLAT
- RECORD
- MEASURED

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS 2nd DAY OF November, 1995, BEFORE ME PERSONALLY APPEARED, HANS R. KUHN, WHOSE IDENTITY IS PERSONALLY KNOWN TO OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS A MEMBER OF SILVER CREEK LIABILITY COMPANY, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT COMPANY BY PROPER AUTHORITY AND HE ACKNOWLEDGED BEFORE ME THAT THE COMPANY EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE COMPANY FOR ITS STATED PURPOSE.

MY COMMISSION EXPIRES 8-5-98

Sonnothy H. Nielson
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THE 2nd DAY OF November, 19 95, PERSONALLY APPEARED BEFORE ME HANS R. KUHN, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 8-5-98

Sonnothy H. Nielson
NOTARY PUBLIC RESIDING IN WASH. CO.

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

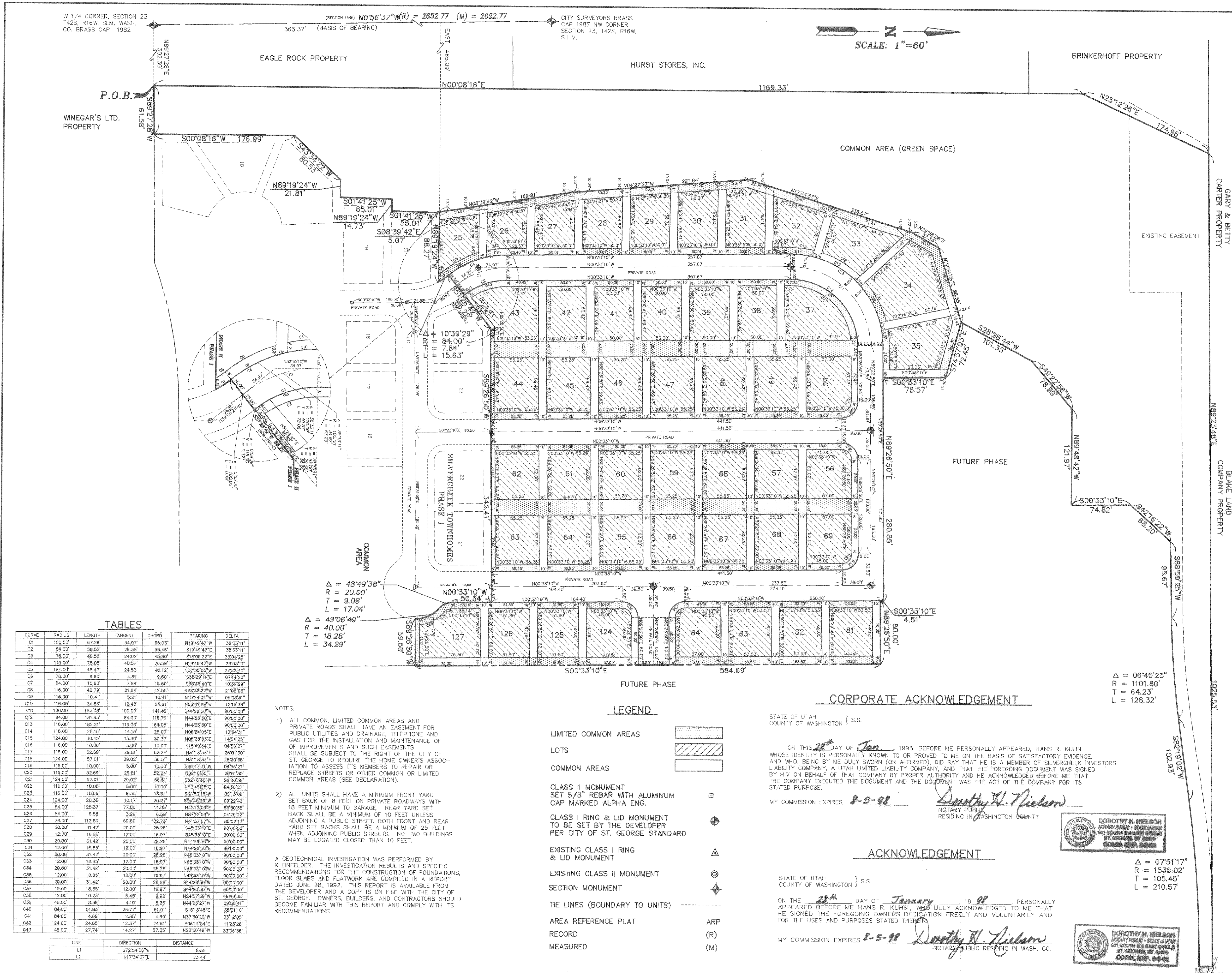
PLANNING AND ZONING ADMINISTRATOR
APPROVED THIS 19th DAY OF January A.D. 1996
BY THE PLANNING AND ZONING ADMINISTRATOR.
James U. McGuire
PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION
APPROVED THIS 14th DAY OF November A.D. 1995
BY THE CITY PLANNING COMMISSION.
Chairman, Planning Commission

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-24-96
DATE
David J. Anderson
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 11 DAY OF APRIL A.D. 1996
Jill L. W. J.
CITY ATTORNEY

PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 14th DAY OF November A.D. 1995
PLAT WAS APPROVED AND ACCEPTED.
Barbara J. Hunt
CITY RECORDER
Mayor



TABLES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	87.29'	34.87'	66.03'	N19°49'47"W	38°33'11"
C2	84.00'	56.52'	28.38'	55.46'	S19°49'47"E	38°33'11"
C3	78.00'	46.52'	24.02'	45.80'	S18°05'22"E	35°04'25"
C4	116.00'	78.05'	40.57'	78.59'	N19°49'47"W	38°33'11"
C5	124.00'	46.43'	24.53'	48.12'	N27°59'05"W	22°22'40"
C6	78.00'	9.60'	4.81'	9.60'	S38°29'14"E	07°14'29"
C7	84.00'	15.83'	7.84'	15.80'	S33°46'40"E	10°39'29"
C8	116.00'	42.79'	21.84'	42.55'	N28°32'22"W	21°08'05"
C9	116.00'	10.41'	5.21'	10.41'	N19°24'04"W	05°08'31"
C10	116.00'	24.86'	12.48'	24.81'	N08°41'05"W	12°15'38"
C11	100.00'	157.08'	100.00'	141.42'	S44°28'50"W	90°00'00"
C12	84.00'	131.95'	84.00'	118.79'	N44°28'50"E	90°00'00"
C13	116.00'	182.21'	116.00'	164.05'	N44°28'50"E	90°00'00"
C14	116.00'	28.16'	14.15'	28.09'	N08°24'02"E	13°54'11"
C15	124.00'	30.45'	15.30'	30.37'	N08°28'53"E	14°54'05"
C16	116.00'	10.00'	5.00'	10.00'	N15°49'34"E	04°58'27"
C17	116.00'	52.69'	26.81'	52.24'	N31°18'33"E	28°01'30"
C18	124.00'	57.01'	29.02'	56.51'	N31°18'33"E	28°02'38"
C19	116.00'	10.00'	5.00'	10.00'	S46°47'31"W	04°58'27"
C20	116.00'	52.69'	26.81'	52.24'	N62°16'30"E	28°01'30"
C21	124.00'	57.01'	29.02'	56.51'	S62°16'30"W	28°02'38"
C22	116.00'	10.00'	5.00'	10.00'	N77°48'29"E	04°58'27"
C23	116.00'	18.85'	9.35'	18.84'	S84°50'16"W	09°13'08"
C24	124.00'	20.30'	10.17'	20.27'	S84°40'29"W	09°22'42"
C25	84.00'	125.37'	72.66'	114.05'	N42°12'08"E	85°30'38"
C26	84.00'	6.58'	3.29'	6.58'	N87°12'09"E	04°29'22"
C27	78.00'	112.80'	69.60'	103.27'	N41°15'27"E	83°02'13"
C28	20.00'	31.42'	20.00'	28.28'	S46°33'10"E	90°00'00"
C29	12.00'	18.85'	12.00'	16.97'	S45°33'10"E	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	N44°28'50"E	90°00'00"
C31	12.00'	18.85'	12.00'	16.97'	N44°28'50"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	N45°33'10"W	90°00'00"
C33	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	N45°33'10"W	90°00'00"
C35	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	S44°28'50"W	90°00'00"
C37	12.00'	18.85'	12.00'	16.97'	S44°28'50"W	90°00'00"
C38	12.00'	10.23'	5.45'	9.92'	N24°57'59"W	48°49'38"
C39	48.00'	8.38'	4.19'	8.38'	N23°23'27"W	09°38'41"
C40	84.00'	51.83'	28.77'	51.01'	S15°13'44"E	39°21'10"
C41	84.00'	4.89'	2.35'	4.89'	N37°30'22"W	03°12'05"
C42	124.00'	24.85'	12.37'	24.61'	S06°14'34"E	11°23'28"
C43	48.00'	27.74'	14.27'	27.35'	N22°50'49"W	33°06'38"

LINE DIRECTION DISTANCE

L1	S72°54'06"W	8.35'
L2	N17°34'37"E	23.44'

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION No. 174919 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 LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS TO BE HEREINAFTER KNOWN AS:

SILVERCREEK TOWNHOMES - PHASE II AMENDED

BOUNDARY DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 89°27'28" E ALONG THE 1/4 SECTION LINE 302.30 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 23;

THENCE N 00°08'16" E, 1169.33 FEET;

THENCE N 25°12'26" E, 174.96 FEET;

THENCE N 89°23'48" E, 1025.53 FEET;

THENCE S 00°56'37" E, 16.77 FEET TO A POINT ON A 1536.02 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (A RADIAL LINE WHICH BEARS S 00°10'19" W);

THENCE WESTERLY, 210.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'17" TO A POINT OF TANGENCY;

THENCE S 82°19'02" W, 102.93 FEET TO A 1101.80 FOOT RADIUS CURVE CONCAVE NORTHERLY;

THENCE WESTERLY, 128.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'23" TO A POINT OF TANGENCY;

THENCE S 88°59'25" W, 95.67 FEET;

THENCE S 42°16'22" W, 68.20 FEET;

THENCE S 00°33'10" E, 74.82 FEET;

THENCE N 89°48'42" W, 121.97 FEET;

THENCE S 49°22'56" W, 78.89 FEET;

THENCE S 28°28'44" W, 101.35 FEET;

THENCE S 74°37'03" E, 72.45 FEET;

THENCE S 00°33'10" E, 78.57 FEET;

THENCE N 89°28'50" E, 280.85 FEET;

THENCE S 00°33'10" E, 4.51 FEET;

THENCE N 89°28'50" E, 80.00 FEET;

THENCE S 00°33'10" E, 584.69 FEET TO THE NORTHEAST CORNER OF EXISTING PHASE I;

THENCE THE FOLLOWING (14) COURSES AND DISTANCES ALONG SAID PHASE I:

S 89°28'50" W, 55.50 FEET TO A 40.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

A RADIAL LINE WHICH BEARS S 89°44'01" W;

THENCE NORTHWESTERLY, 34.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°08'49" TO A POINT OF TANGENCY TO THE NORTHEAST;

A RADIAL LINE WHICH BEARS N 40°37'12" E;

THENCE NORTHWESTERLY, 04.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°49'38" TO A POINT OF TANGENCY;

N 00°33'10" W, 50.34 FEET;

S 89°28'50" W, 345.41 FEET;

S 51°28'42" W, 85.22 FEET TO A POINT ON AN 84.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

A RADIAL LINE WHICH BEARS S 50°53'36" W;

THENCE SOUTHEASTERLY, 15.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'29" TO A POINT OF TANGENCY;

N 89°19'24" W, 88.27 FEET;

S 08°39'42" E, 5.07 FEET;

S 01°41'25" W, 55.01 FEET;

N 89°19'24" W, 14.73 FEET;

S 01°41'25" W, 65.01 FEET;

N 89°19'24" W, 21.81 FEET;

S 43°34'22" W, 80.53 FEET;

S 00°08'16" W, 176.99 FEET TO THE SOUTHWEST CORNER OF EXISTING "SILVERCREEK TOWNHOMES PHASE I";

THENCE S 89°27'28" W, 61.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.837 ACRES

12/23/91

DATE: _____

SCOTT P. WOOLSEY R.L.S. 174919

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 & PRIVATE ROADS, TO BE HEREINAFTER KNOWN AS: "SILVERCREEK TOWNHOMES PHASE II" AMENDED 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" OF "SILVERCREEK TOWNHOMES PHASE I" A PLANNED UNIT DEVELOPMENT RECORDED DECEMBER 12TH, 1994, IN BOOK 871, AT PAGES 480-499, AND 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 OWNER HEREBY DEDICATES AND CONVEYS 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. 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 I HAVE HEREUNTO SET MY HAND THIS 28 DAY OF Jan 1998

Hans R. Kuhn
SILVERCREEK TOWNHOMES
HOME OWNERS ASSOCIATION

Hans R. Kuhn, MEMBER
SILVERCREEK INVESTORS, L.C.

SILVERCREEK TOWNHOMES PHASE II-AMENDED

RECORDED # 593567

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: **Southern Utah Title Co.**

DATE **03-04-98** TIME **9:31 AM** BOOK **1184** PAGE **628**

FEE **\$77.00**

COUNTY RECORDER

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

3003PH2AM (09/04/97)

PLANNING AND ZONING ADMINISTRATOR
APPROVED THIS 2nd DAY OF February A.D. 1998
BY THE PLANNING AND ZONING ADMINISTRATOR.
James D. McGuire
PLANNING AND ZONING ADMINISTRATOR

CITY ENGINEER'S CERTIFICATE
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 28th DAY OF Feb. A.D. 1998
David J. Nelson
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 11 DAY OF FEBRUARY A.D. 1998
J. L. L. W. A.
CITY ATTORNEY

NARRATIVE TO AMENDMENT
AMENDED TO ENLARGE LOT 127 OF EXISTING PHASE II OF SILVERCREEK TOWNHOMES OF WHICH CHANGED THE PHASE BOUNDARIES OF BOTH PHASE I & PHASE II

W 1/4 CORNER, SECTION 23
T42S, R16W, SLM, WASH.
CO. BRASS CAP 1982

(SECTION LINE) $N0^{\circ}56'37''W(R) = 2652.77$ (M) = 2652.77

$N0^{\circ}56'37''W$ 363.37' (BASIS OF BEARING)

CITY SURVEYORS BRASS
CAP 1987 NW CORNER
SECTION 23, T42S, R16W,
S.L.M.

EAGLE ROCK PROPERTY

HURST STORES, INC.

BRINKERHOFF PROPERTY

WINEGAR'S LTD.
PROPERTYGARY & BETTY
CARTER PROPERTYBLAKE LAND
COMPANY PROPERTY

EXISTING EASEMENT

FUTURE PHASE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	67.29'	34.97'	68.03'	N19°49'47"E	38°33'11"
C2	84.00'	56.52'	29.38'	58.46'	S19°49'47"E	38°33'11"
C3	76.00'	46.92'	24.02'	48.60'	S18°05'22"E	35°04'25"
C4	116.00'	78.05'	40.57'	79.59'	N19°49'47"W	38°33'11"
C5	124.00'	48.43'	24.53'	48.12'	N02°55'05"W	22°22'40"
C6	76.00'	9.60'	4.81'	9.60'	S35°29'14"E	07°14'50"
C7	84.00'	15.63'	7.84'	15.60'	S33°48'40"E	10°39'29"
C8	116.00'	42.79'	21.64'	42.55'	N28°32'22"W	21°08'05"
C9	116.00'	10.41'	5.21'	10.41'	N15°24'04"W	08°08'31"
C10	116.00'	24.86'	12.48'	24.81'	N08°41'30"W	12°16'38"
C11	100.00'	157.08'	100.00'	141.42'	S44°28'50"W	90°00'00"
C12	84.00'	131.95'	84.00'	118.79'	N44°28'50"E	90°00'00"
C13	116.00'	182.21'	116.00'	164.05'	N44°28'50"E	90°00'00"
C14	116.00'	28.19'	14.15'	28.09'	N08°24'05"E	13°54'01"
C15	124.00'	30.45'	15.30'	30.37'	N08°28'53"E	14°04'05"
C16	116.00'	10.00'	5.00'	10.00'	N15°49'34"E	04°56'27"
C17	116.00'	52.69'	26.81'	52.24'	N31°18'37"E	28°01'30"
C18	124.00'	57.01'	29.02'	56.51'	N31°18'37"E	28°20'38"
C19	116.00'	10.00'	5.00'	10.00'	S48°47'31"W	04°56'27"
C20	116.00'	52.69'	26.81'	52.24'	N82°16'30"E	28°01'30"
C21	124.00'	57.01'	29.02'	56.51'	N82°16'30"E	28°20'38"
C22	116.00'	10.00'	5.00'	10.00'	N77°49'28"E	04°56'27"
C23	116.00'	18.66'	9.33'	18.64'	S84°50'10"E	08°02'17"
C24	124.00'	20.30'	10.17'	20.27'	S84°45'28"W	09°22'42"
C25	84.00'	125.37'	77.88'	114.05'	N42°12'09"E	85°30'38"
C26	84.00'	6.58'	3.29'	6.58'	N87°12'09"E	04°29'22"
C27	76.00'	112.80'	68.69'	102.73'	N41°57'07"E	85°02'17"
C28	20.00'	31.42'	20.00'	28.28'	S45°33'10"E	90°00'00"
C29	12.00'	18.85'	12.00'	16.97'	S45°33'10"E	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	N44°28'50"E	90°00'00"
C31	12.00'	18.85'	12.00'	16.97'	N44°28'50"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	N45°33'10"W	90°00'00"
C33	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	N45°33'10"W	90°00'00"
C35	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	S44°28'50"W	90°00'00"
C37	12.00'	18.85'	12.00'	16.97'	S44°28'50"W	90°00'00"
C38	12.00'	10.23'	5.45'	9.92'	N24°57'59"W	48°49'38"
C39	48.00'	8.36'	4.19'	8.35'	N44°23'27"W	09°58'41"
C40	84.00'	51.63'	26.77'	51.01'	S18°13'45"E	35°21'10"
C41	84.00'	4.69'	2.35'	4.69'	N37°30'22"E	03°12'06"
C42	124.00'	24.65'	12.37'	24.61'	S06°14'54"E	11°23'28"
C43	48.00'	27.74'	14.27'	27.35'	N22°50'49"W	33°06'36"

$\Delta = 48^{\circ}49'38''$
 $R = 20.00'$
 $T = 9.08'$
 $L = 17.04'$

$\Delta = 49^{\circ}06'49''$
 $R = 40.00'$
 $T = 18.28'$
 $L = 34.29'$

NOTES:

- ALL COMMON, LIMITED COMMON AREAS AND PRIVATE ROADS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, TELEPHONE AND GAS 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 OR REPLACE STREETS OR OTHER COMMON OR LIMITED COMMON AREAS (SEE DECLARATION).
- ALL UNITS SHALL HAVE A MINIMUM FRONT YARD SET BACK OF 8 FEET ON PRIVATE ROADWAYS WITH 18 FEET MINIMUM TO GARAGE. REAR YARD SET BACK SHALL BE A MINIMUM OF 10 FEET UNLESS ADJOINING A PUBLIC STREET. BOTH FRONT AND REAR YARD SET BACKS SHALL BE A MINIMUM OF 25 FEET WHEN ADJOINING PUBLIC STREETS. NO TWO BUILDINGS MAY BE LOCATED CLOSER THAN 10 FEET.

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEINFELDER. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED JUNE 28, 1992. 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.

FUTURE PHASE

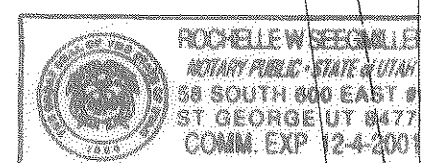
LEGEND

LIMITED COMMON AREAS	
LOTS	
COMMON AREAS	
CLASS II MONUMENT SET 5/8" REBAR WITH ALUMINUM CAP MARKED ALPHA ENG.	
CLASS I RING & LID MONUMENT TO BE SET BY THE DEVELOPER PER CITY OF ST. GEORGE STANDARD	
EXISTING CLASS I RING & LID MONUMENT	
EXISTING CLASS II MONUMENT	
SECTION MONUMENT	
TIE LINES (BOUNDARY TO UNITS)	
AREA REFERENCE PLAT	ARP
RECORD	(R)
MEASURED	(M)

LIMITED LIABILITY COMPANY

ON THE 13th DAY OF August, 1998, PERSONALLY APPEARED BEFORE ME, E. BLAINE WEBBER, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF SILVERCREEK INVESTORS, LC, AND THAT HE/SHE EXECUTED THE FOREGOING _____ IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF _____ AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Rochelle W. Seaguller
NOTARY PUBLIC



ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THE 13th DAY OF August, 1998, PERSONALLY APPEARED BEFORE ME, E. BLAINE WEBBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES 12-4-2001 *Rochelle W. Seaguller*
NOTARY PUBLIC RESIDING IN WASH. CO.



NARRATIVE TO AMENDMENT

AMENDED TO REMOVE COMMON AREA NORTH AND WEST OF PHASE II.

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION No. 174919 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 LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS:

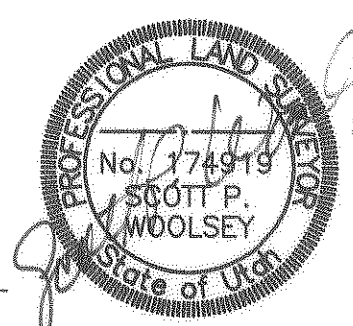
SILVERCREEK TOWNHOMES - PHASE II AMENDED #2

BOUNDARY DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N $0^{\circ}56'37''$ W ALONG THE SECTION LINE 363.37 FEET AND EAST 465.09 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 23;
THENCE N $23^{\circ}25'38''$ W, 38.43 FEET;
THENCE N $12^{\circ}04'09''$ W, 25.55 FEET;
THENCE N $04^{\circ}04'56''$ W, 54.40 FEET;
THENCE N $07^{\circ}30'49''$ W, 60.39 FEET;
THENCE N $03^{\circ}06'31''$ W, 62.46 FEET;
THENCE N $08^{\circ}25'37''$ W, 77.30 FEET;
THENCE N $01^{\circ}51'49''$ W, 73.56 FEET;
THENCE N $17^{\circ}03'50''$ E, 164.76 FEET;
THENCE N $22^{\circ}41'36''$ E, 55.40 FEET;
THENCE N $27^{\circ}53'53''$ E, 35.56 FEET;
THENCE N $72^{\circ}44'07''$ E, 100.41 FEET;
THENCE S $74^{\circ}37'03''$ E, 72.45 FEET;
THENCE S $00^{\circ}33'10''$ E, 78.57 FEET;
THENCE N $89^{\circ}26'50''$ E, 280.85 FEET;
THENCE S $00^{\circ}33'10''$ E, 4.51 FEET;
THENCE N $89^{\circ}26'50''$ E, 80.00 FEET;
THENCE S $00^{\circ}33'10''$ E, 584.89 FEET TO THE NORTHEAST CORNER OF EXISTING PHASE I; THENCE THE FOLLOWING (14) COURSES AND DISTANCES ALONG SAID PHASE I:
THENCE S $89^{\circ}26'50''$ W, 55.50 FEET TO A POINT ON A 40.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE WHICH BEARS S $89^{\circ}44'01''$ W; THENCE NORTHWESTERLY, 34.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}06'49''$ TO A POINT OF REVERSE CURVATURE; A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST A RADIAL LINE WHICH BEARS N $40^{\circ}37'12''$ E; THENCE NORTHWESTERLY, 17.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ}49'38''$ TO A POINT OF TANGENCY;
THENCE N $00^{\circ}33'10''$ W, 50.34 FEET;
THENCE S $89^{\circ}26'50''$ W, 345.41 FEET;
THENCE S $91^{\circ}26'42''$ W, 85.22 FEET TO A POINT ON AN 84.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE WHICH BEARS S $50^{\circ}53'36''$ W; THENCE SOUTHEASTERLY, 15.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}39'29''$;
THENCE N $89^{\circ}19'24''$ W, 88.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.480 ACRES



8/13/98

DATE:

SCOTT P. WOOLSEY R.L.S. 174919

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 & PRIVATE ROADS, TO BE HEREAFTER KNOWN AS: "SILVERCREEK TOWNHOMES PHASE II" AMENDED #2 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" OF "SILVERCREEK TOWNHOMES PHASE I" A PLANNED UNIT DEVELOPMENT RECORDED DECEMBER 12TH, 1994, IN BOOK 871, AT PAGES 480-499, AND 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 OWNER HEREBY DEDICATES AND CONVEYS 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. 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 I HAVE HEREUNTO SET MY HAND THIS 13th DAY OF Aug, 1998.

E. Blaine Webber
E. BLAINE WEBBER
SILVERCREEK TOWNHOMES
HOME OWNERS ASSOCIATION

E. Blaine Webber
E. BLAINE WEBBER
SILVERCREEK INVESTORS, L.C.

SILVERCREEK
TOWNHOMES

PHASE II-AMENDED #2

RECORDED #621498

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:

SOUTHERN UTAH TITLE COMPANY

DATE 21 OCT 1998 TIME 9:56 AM BOOK 1269 PAGE 412

77.00
FEE \$

COUNTY RECORDER

ALPHA ENGINEERING CO.

148 EAST TABERNACLE
ST. GEORGE, UTAH 84770
Tel: (801) 628-6500

PLANNING AND ZONING ADMINISTRATOR

APPROVED THIS 22nd DAY OF
September A.D. 1998
BY THE PLANNING AND ZONING ADMINISTRATOR.

James U. McGuire
PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION

APPROVED THIS 11th DAY OF
August A.D. 1998
BY THE CITY PLANNING COMMISSION.

Shirley Robinson
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEERS APPROVAL

THE HEREON SUBDIVISION HAS BEEN
REVIEWED AND IS APPROVED IN
ACCORDANCE WITH INFORMATION ON
FILE THIS 8th DAY OF Oct.
A.D. 1998
David J. Demas
DAVID J. DEMAS, CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3
DAY OF OCTOBER A.D. 1998
John L. W. H. H.
CITY ATTORNEY

ACCERTANCE

PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 3rd DAY OF
September A.D. 1998
PLAT WAS APPROVED AND ACCERTAINED.
Gay Cragg
CITY RECORDER



[H.C.N. GRID N 00°27'52"E 2651.41"]

(BASIS OF BEARING)
N00°56'37"W
(ARP)
(M) = 2652.77

CITY SURVEYOR'S BRASS
CAP 1987 NW CORNER
SECTION 23, T42S, R16W,
S.L.M.

H.C.N. NUMBER 118
GRID N: 3052981.257(M)
GRID E: 311279.365(M)
SCALE: 1.000017034

NOTE:
(ROTATION FROM GRID TO ARP=
LEFT 1°24'29")

GRID N: 3052483.790
GRID E: 311275.333
SCALE: 1.000017929

W 1/4 CORNER, SECTION 23
T42S, R16W, S.L.M. WASH.
CO. BRASS CAP 1982

H.C.N. NUMBER 140
GRID N: 3052172.826(M)
GRID E: 311272.812(M)
SCALE: 1.000018492

REFERENCE POINT

TABLES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N44°26'50"E	90°00'00"
C2	20.00'	31.42'	20.00'	28.28'	S45°33'10"W	90°00'00"
C3	12.00'	18.85'	12.00'	16.97'	S44°26'50"W	90°00'00"
C4	12.00'	18.85'	12.00'	16.97'	S44°26'50"W	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	S44°26'50"W	90°00'00"
C6	1174.56'	55.01'	27.51'	55.00'	N88°52'02"E	02°41'00"
C7	1174.56'	55.12'	27.57'	55.12'	N85°41'34"E	02°41'20"
C8	1174.56'	32.53'	16.27'	32.53'	N83°03'54"E	01°35'13"
C9	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	N44°26'50"W	90°00'00"
C11	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C12	20.00'	31.42'	20.00'	28.28'	S44°26'50"W	90°00'00"
C13	12.00'	18.85'	12.00'	16.97'	N44°26'50"E	90°00'00"
C14	20.00'	31.42'	20.00'	28.28'	N44°26'50"E	90°00'00"
C15	12.00'	18.85'	12.00'	16.97'	N44°26'50"E	90°00'00"
C16	20.00'	31.42'	20.00'	28.28'	N44°26'50"E	90°00'00"
C17	12.00'	18.85'	12.00'	16.97'	S45°33'10"E	90°00'00"
C18	20.00'	31.42'	20.00'	28.28'	S45°33'10"E	90°00'00"
C19	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C20	20.00'	31.42'	20.00'	28.28'	S44°26'50"W	90°00'00"
C21	12.00'	18.85'	12.00'	16.97'	S44°26'50"W	90°00'00"
C22	20.00'	31.42'	20.00'	28.28'	S44°26'50"W	90°00'00"
C23	12.00'	18.85'	12.00'	16.97'	N44°26'50"E	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	N44°26'50"E	90°00'00"
C25	12.00'	18.85'	12.00'	16.97'	S45°33'10"E	90°00'00"
C26	20.00'	31.42'	20.00'	28.28'	S45°33'10"E	90°00'00"
C44	110.16'	31.86'	16.04'	31.75'	S09°03'37"W	16°34'09"
C47	110.00'	10.06'	5.03'	10.06'	S83°23'50"W	05°14'23"
C49	86.00'	135.09'	86.00'	121.62'	S44°26'50"W	90°00'00"
C50	102.00'	31.26'	15.75'	31.13'	S08°13'33"W	17°33'25"
C53	62.00'	97.39'	62.00'	87.66'	S44°26'50"W	90°00'00"
C54	70.00'	109.96'	70.00'	98.99'	S44°26'50"W	90°00'00"
C55	12.00'	18.85'	12.00'	16.97'	N45°33'10"W	90°00'00"
C56	20.00'	31.42'	20.00'	28.28'	N45°33'10"W	90°00'00"
C59	12.00'	18.85'	12.00'	16.97'	N44°26'50"E	90°00'00"
C61	124.33'	10.07'	5.04'	10.07'	S82°49'55"W	04°38'26"
C63	102.00'	6.59'	3.29'	6.59'	S87°35'51"W	03°41'59"
C64	110.00'	6.59'	3.29'	6.58'	S87°43'56"W	03°25'49"
C65	110.00'	10.01'	5.01'	10.01'	S19°58'12"W	05°12'57"
C66	102.00'	10.02'	5.01'	10.01'	S19°49'02"W	05°37'33"
C67	102.00'	47.23'	24.05'	46.81'	S35°53'42"W	26°31'48"
C68	102.00'	10.02'	5.01'	10.01'	S51°58'23"W	05°37'35"
C69	110.00'	10.01'	5.01'	10.01'	S52°10'42"W	05°12'57"
C70	102.00'	45.05'	22.90'	44.68'	S67°26'20"W	25°18'19"

LINE	DIRECTION	DISTANCE
L1	S 00°33'10" W	6.29'
L2	S 00°33'10" W	6.29'

ALPHA ENGINEERING CO.

148 EAST TABERNACLE
ST. GEORGE, UTAH 84770
Tel: (435) 628-6500

3005PT2 (3/3/98)
XREF: 30005MST2

PLANNING AND ZONING ADMINISTRATOR

APPROVED THIS 22nd DAY OF
September A.D. 1998
BY THE PLANNING AND ZONING ADMINISTRATOR.

Samuel D. McGuire
PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION

APPROVED THIS 11th DAY OF
August A.D. 1998
BY THE CITY PLANNING COMMISSION.

Robert Almquist
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED
AND IS APPROVED IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE THIS
22nd DAY OF October A.D. 1998

ST. GEORGE CITY ENGINEER
ST. GEORGE, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21
DAY OF October A.D. 1998

CITY ATTORNEY

ACCEPTANCE

PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 20th DAY OF
August A.D. 1998
PLAT WAS APPROVED AND ACCEPTED.

Gay Cragline
CITY RECORDER

MAYOR

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR, AND THAT I HOLD CERTIFICATE OF REGISTRATION No. 174919, 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 LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF
LAND INTO LOTS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE ROADS
TO BE HEREAFTER KNOWN AS:

SILVERCREEK TOWNHOMES - PHASE III

BOUNDARY DESCRIPTION

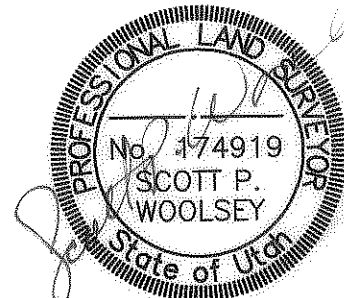
ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, DESCRIBED
AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23;
THENCE N 00°56'37" W, 1020.39 FEET ALONG THE WEST SECTION LINE;
THENCE EAST 611.33 FEET TO THE POINT OF BEGINNING;
THENCE N 00°33'10" W, 136.41 FEET;
THENCE N 41°42'54"E, 168.83 FEET;
THENCE N 88°59'25"E, 260.00 FEET TO A 1164.56 FOOT RADIUS NONE TANGENT CURVE CONCAVE
TO THE NORTHWEST A RADIAL LINE, WHICH BEARS N 01°11'32" W;
THENCE NORTHEASTERLY 132.85 FEET ALONG THE ARC OF SAID CURVE THROUGH
A CENTRAL ANGLE OF 06°32'10";
THENCE N 82°19'02"E, 94.65 FEET;
THENCE S 00°33'10"E, 99.59 FEET;
THENCE S 35°45'45"E, 39.17 FEET;
THENCE S 00°33'10"E, 1009.17 FEET;
THENCE S 89°28'13"W, 192.00 FEET;
THENCE N 00°33'10"W, 753.50 FEET;
THENCE S 89°26'50"W, 80.00 FEET;
THENCE N 00°33'10"W, 4.51 FEET;
THENCE S 89°26'50"W, 280.85 FEET;
THENCE N 00°33'10"W, 78.57 FEET;
THENCE N 74°37'03"W, 72.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.20 ACRES

THE BASIS OF BEARING IS N 00°56'37" W FROM THE WEST 1/4 CORNER OF
SECTION 23 TO THE NORTHWEST CORNER OF SECTION 23.

7/29/98
DATE:



SCOTT P. WOOLSEY L.S. 174919

OWNER'S 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 & PRIVATE ROADS, TO BE HEREAFTER KNOWN AS: "SILVERCREEK 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" OF "SILVERCREEK TOWNHOMES PHASE I" A PLANNED UNIT DEVELOPMENT RECORDED DECEMBER
12TH, 1994, IN BOOK 871, AT PAGES 480-499, AND 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
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. 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

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 29th DAY OF July, 1998
OF ALL PERSONS.

E. Blaine Webber
E. BLAINE WEBBER

E. Blaine Webber
E. BLAINE WEBBER, MEMBER
SILVERCREEK INVESTORS, L.C.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS 29th DAY OF July, 1997, BEFORE ME PERSONALLY APPEARED, E. BLAINE WEBBER,
WHOSE IDENTITY IS PERSONALLY KNOWN TO OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE,
AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS A MEMBER OF SILVER CREEK
LIABILITY COMPANY, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING DOCUMENT WAS SIGNED
BY HIM ON BEHALF OF THAT COMPANY BY PROPER AUTHORITY AND HE ACKNOWLEDGED BEFORE ME THAT
THE COMPANY EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE COMPANY FOR ITS
STATED PURPOSE.

MY COMMISSION EXPIRES 8-5-98

Dorothy H. Tisdell
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

SILVERCREEK
TOWNHOMES
PHASE III

RECORDED # 622461

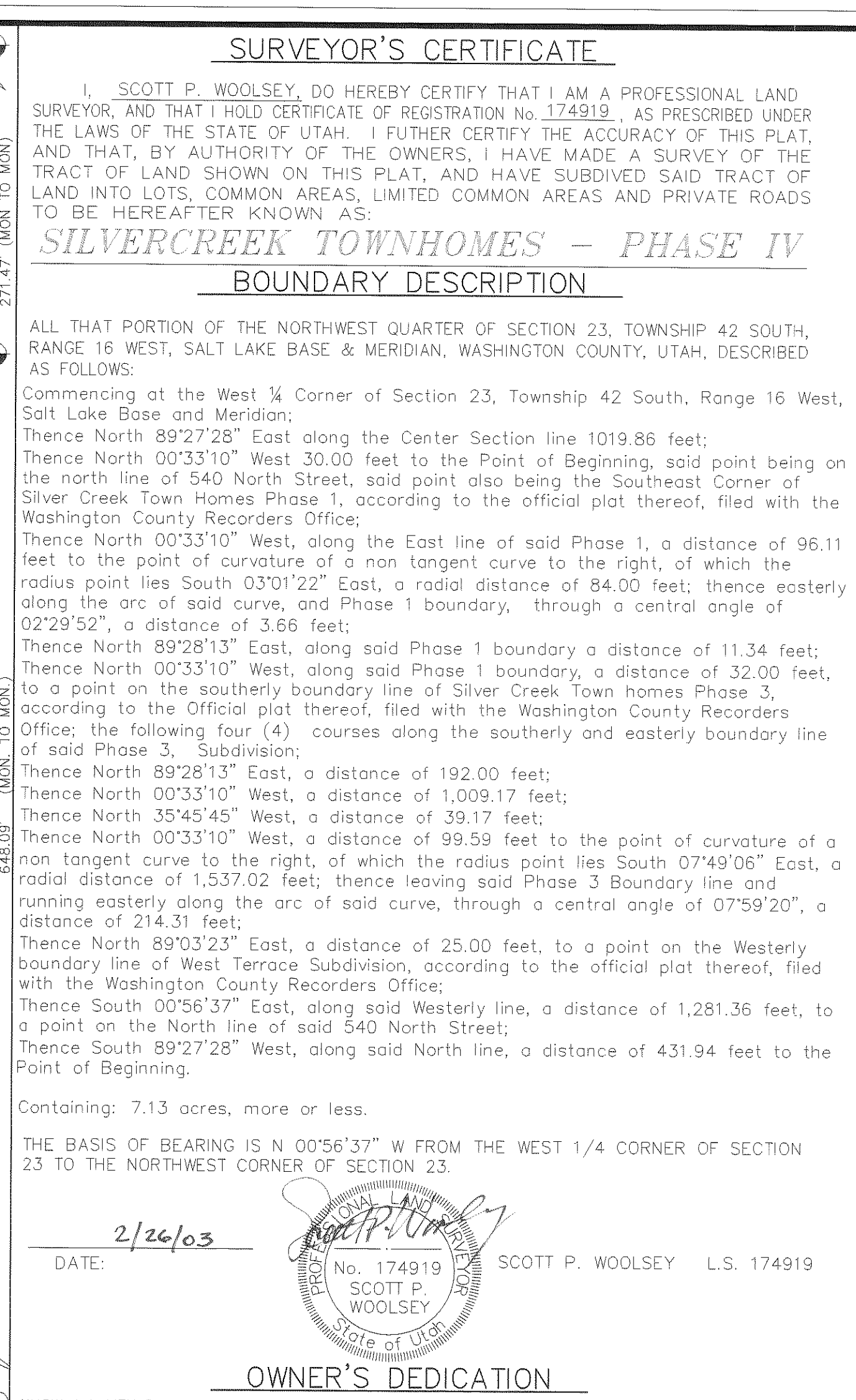
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:

SOUTHERN UTAH TITLE CO.

DATE 10-28-98 TIME 11:02 A.M. BOOK 1272 PAGE 429

79.00
FEE \$

County Recorder



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 & PRIVATE ROADS TO BE HEREAFTER KNOWN AS "SILVERCREEK TOWNHOMES PHASE IV" DO HEREBY DECREE TO THE COMMON USE OF THE PROPERTY OWNED BUT NOT 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 OF 'SILVERCREEK TOWNHOMES PHASE I' A PLANNED UNIT DEVELOPMENT RECORDED DECEMBER 21st, 1994, IN BOOK 871, AT PAGES 480-499, AND 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 THE COMMON AREAS FOR COMMON AND 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. 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 I HAVE HEREUNTO SET MY HAND THIS 27th DAY OF February, 2003.

P. *E. Blaine Webber*
E. BLAINE WEBBER

P. *E. Blaine Webber*
E. BLAINE WEBBER, MEMBER
SILVERCREEK INVESTORS, L.C.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS 27th day of February 2003, BEFORE ME PERSONALLY APPEARED, E. BLAINE WEBBER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS A MEMBER OF SILVER CREEK LIABILITY COMPANY, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT COMPANY BY PROPER AUTHORITY AND HE ACKNOWLEDGED BEFORE ME THAT THE COMPANY EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE COMPANY FOR ITS STATED PURPOSE.

MY COMMISSION EXPIRES: 8-21-06

Dorothy H. Nielson
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY

 DOROTHY H. NIELSON
NOTARY PUBLIC • STATE OF UTAH
140 EAST VANDERHAILE
ST. GEORGE, UTAH 84770
COMML EXPIRES 8-21-2008

SILVERCREEK
TOWNHOMES
PHASE IV

RECORDED # 813121

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:
SOUTHERN UTAH TITLE COMPANY

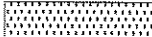
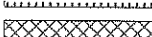
DATE 04/09/03 TIME 08:30 A.M. BOOK 1536 PAGE 1746

\$72.00
FEE \$

Sandy Frank
DEPUTY COUNTY RECORDER

- 1) ALL COMMON, LIMITED COMMON AREAS, AND PRIVATE ROADS SHALL HAVE AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, TELEPHONE AND GAS 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 OR REPLACE STREETS OR OTHER COMMON OR LIMITED COMMON AREAS (SEE DECLARATION).
- 2) ALL UNITS SHALL HAVE A MINIMUM FRONT YARD SET BACK OF 8 FEET ON PRIVATE ROADWAYS WITH 18 FEET MINIMUM TO GARAGE. REAR YARD SET BACK SHALL BE MINIMUM OF 10 FEET UNLESS ADJOINING A PUBLIC STREET BOTH FRONT AND REAR YARD SET BACK SHALL BE A MINIMUM OF 25 FEET WHEN ADJOINING PUBLIC STREETS. NO TWO BUILDINGS MAY BE LOCATED CLOSER THAN 10 FEET.
- 3) ALL REAR LOT CORNERS TO BE SET WITH 5/8" REBAR CAP MARKED "ALPHA ENGINEERING-PLS #174919 UNLESS NOTED OTHERWISE. ALL FRONT LOT CORNERS TO BE NAILS DRILLED INTO CURB AT PROJECTION OF LOT LINES.

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEINFELDER. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND FLATWORK ARE COMPILED IN A REPORT DATED JUNE 28, 1992. 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.

<u>LEGEND</u>	
LIMITED COMMON AREAS	
LOTS	
COMMON AREAS	
CLASS I RING & LID MONUMENT TO BE SET BY THE DEVELOPER PER CITY OF ST. GEORGE STANDARD	
EXISTING CLASS I RING & LID MONUMENT	
SECTION MONUMENT	
BOUNDARY MONUMENT SET ALPHA ENGINEERING CO. REBAR & CAP P.L.S. # 174919	

CITY SURVEYOR'S BRASS
CAP 1987 NW CORNER
SECTION 23, T42S, R16W,
S.L.M.

PLANNING AND ZONING ADMINISTRATOR

APPROVED THIS 7TH DAY OF
MARCH A.D. 2003

BY THE PLANNING AND ZONING ADMINISTRATOR.

Mark Bradley

PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION

APPROVED THIS 10TH DAY OF
DECEMBER A.D. 2002

BY THE CITY PLANNING COMMISSION.

William W. Adams
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED
AND IS APPROVED IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.


DAVID J. DEMAS
CITY ENGINEER

4/2/03
DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3/27

DAY OF March A.D. 2003

Ronald Lee
County CITY ATTORNEY

ACCEPTANCE

PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 19TH DAY OF
DECEMBER, A.D. 20 02, AT WHICH TIME THIS
PLAT WAS APPROVED AND ACCEPTED.

Gay Cragum D. J. Smith
CLERK OF COURSE MAYOR