

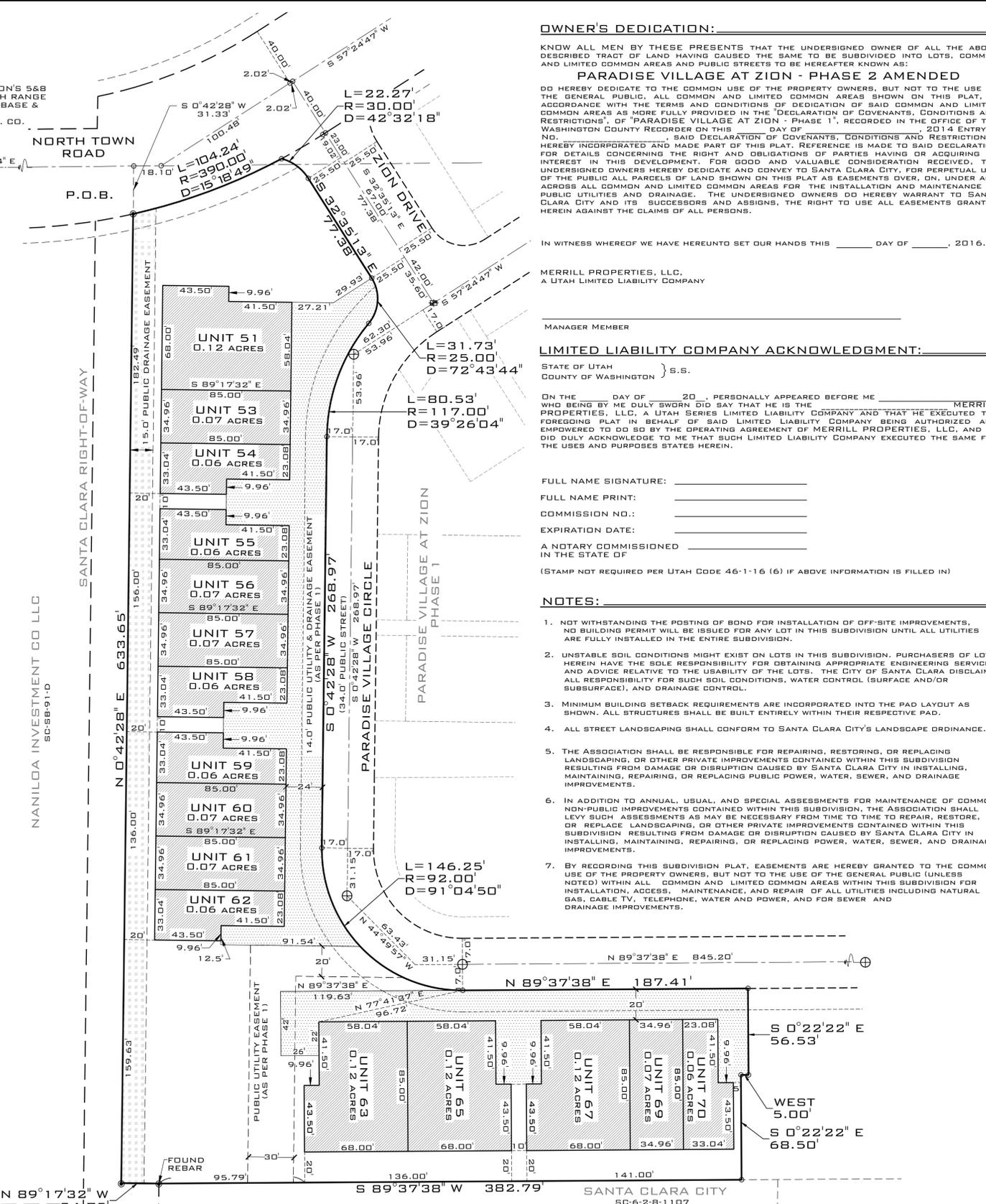
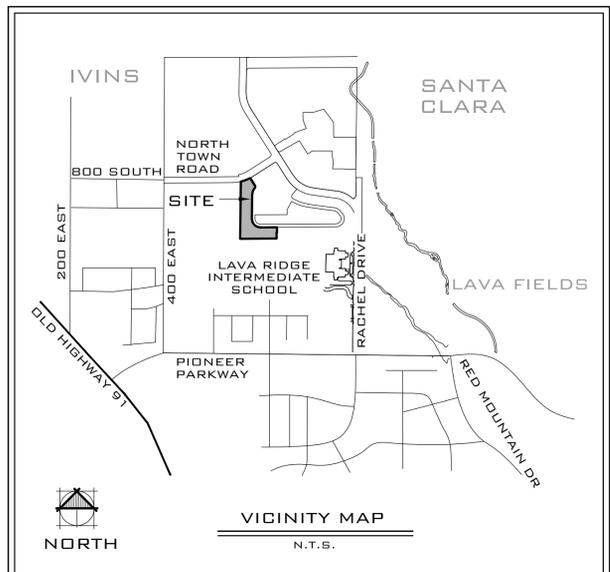
BASIS OF BEARING'S
 N 89°17'29" W 1339.27'
 (N.W. COR. TO 1/4 COR.)

N 89°26'54" E
 1,324.41'

N 89°15'05" W
 1338.54'

1/16 CORNER SECTION'S 5&8
 TOWNSHIP 42 SOUTH RANGE
 16 WEST SALT LAKE BASE &
 MERIDIAN
 (FOUND 1972 WASH. CO.
 BRASS CAP)

1/4 CORNER SECTION'S 5 & 8
 TOWNSHIP 42 SOUTH RANGE 16 WEST
 SALT LAKE BASE & MERIDIAN
 (FOUND "X" IN DL DRAIN ACCEPTED AS
 PER GREEN ACRES SUBDIVISION PLAT)



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 AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

PARADISE VILLAGE AT ZION - PHASE 2 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 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 'PARADISE VILLAGE AT ZION - PHASE 1', RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF _____, 2014 ENTRY _____.

SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT 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 SANTA CLARA CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY 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 HANDS THIS _____ DAY OF _____, 2016.

MERRILL PROPERTIES, LLC,
 A UTAH LIMITED LIABILITY COMPANY

MANAGER MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF WASHINGTON) s.s.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ MERRILL, WHO BEING BY ME DULY SWORN DO SAY THAT HE IS THE _____ OF MERRILL PROPERTIES, LLC, A UTAH SERIES LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MERRILL PROPERTIES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATES HEREIN.

FULL NAME SIGNATURE: _____
 FULL NAME PRINT: _____
 COMMISSION NO.: _____
 EXPIRATION DATE: _____
 A NOTARY COMMISSIONED
 IN THE STATE OF _____
 (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILED IN)

- NOTES:**
- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
 - UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
 - MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.
 - ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
 - THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
 - IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
 - BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREDIN IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDIN OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AND LIMITED COMMON AREAS TO BE HEREAFTER KNOWN AS:

PARADISE VILLAGE AT ZION - PHASE 2 AMENDED

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDIN LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON
 CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NORTH TOWN ROAD, SAID POINT BEING NORTH 89°26'54" EAST 1,324.41' FEET ALONG THE SECTION LINE AND SOUTH 00°42'28" WEST 31.33' FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE EASTERLY 104.24 FEET ALONG AN ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 12°39'31" WEST, LONG CHORD BEARS NORTH 69°41'05" EAST 103.93 FEET WITH A CENTRAL ANGLE OF 15°18'49") NORTHEASTERLY ALONG THE SOUTHERLY LINES OF NORTH TOWN ROAD TO THE NORTHWEST CORNER OF PARADISE VILLAGE AT ZION PHASE 1;

THENCE SOUTHERLY THE FOLLOWING (7) CURVES ALONG THE WESTERLY LINE OF SAID PARADISE VILLAGE AT ZION PHASE 1;

THENCE SOUTHEASTERLY 22.27 FEET ALONG AN ARC OF A 30.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 57°24'47" WEST, LONG CHORD BEARS SOUTH 53°51'22" EAST 21.76 FEET WITH A CENTRAL ANGLE OF 42°32'18");

THENCE SOUTHERLY 31.73 FEET ALONG AN ARC OF A 25.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 32°35'13" EAST 77.38 FEET);

THENCE SOUTHERLY 80.53 FEET ALONG AN ARC OF A 117.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 49°51'29" EAST, LONG CHORD BEARS SOUTH 20°25'29" WEST 78.95 FEET WITH A CENTRAL ANGLE OF 39°26'04");

THENCE SOUTH 00°42'28" WEST 268.97 FEET;

THENCE SOUTHEASTERLY 146.25 FEET ALONG AN ARC OF A 92.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°17'32" EAST, LONG CHORD BEARS SOUTH 44°49'57" EAST 131.33 FEET WITH A CENTRAL ANGLE OF 91°04'50");

THENCE NORTH 89°37'38" EAST 187.41 FEET;

THENCE SOUTH 00°22'22" EAST 56.53 FEET;

THENCE WEST 5.00 FEET;

THENCE SOUTH 00°22'22" EAST 68.50 FEET TO THE SOUTH LINE OF LOT 5, BLOCK 29, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY;

THENCE SOUTH 89°37'38" WEST 382.79 FEET ALONG THE SOUTHERLY LINE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 5 BLOCK 29, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY;

THENCE SOUTH 89°17'32" WEST 24.75 FEET;

THENCE NORTH 00°42'28" EAST 633.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 122,975 SQUARE FEET OR 2.82 ACRES.

LEGEND

◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED	▨ PRIVATE OWNERSHIP
○ NOTHING SET OR FOUND	▤ LIMITED COMMON AREA
⊕ FOUND ST. GEORGE CITY SURVEY MONUMENT - CLASS I	▥ COMMON AREA - (EXCEPT FOR AREAS LABELED AS PUBLIC STREET)
⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II	▧ PUBLIC EASEMENT AS NOTED
● FOUND ROSENBERG ASSOC. REBAR & CAP UNLESS NOTED	

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGED). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED FEBRUARY 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO ALTER THE FOOTPRINT OF UNIT 51 AND ADD TWO ADDITIONAL UNITS. UNIT 59 IS ALSO BEING AMENDED TO ADD THREE ADDITIONAL UNITS. THE LIMITED COMMON AROUND THESE AREAS HAS BEEN ALTERED TO ACCOMMODATE THESE CHANGES AS WELL.

THE FINAL PLAT FOR
PARADISE VILLAGE AT ZION
 - PHASE 2 -
 AMENDED

LOCATED IN SECTIONS 5 & 8
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,
 SALT LAKE BASE AND MERIDIAN,
 SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84799
 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

FPLAT-PH-2-AMENDED FILE NUMBER:	4/06/2016 DATE:	B.E.A. DRAWN:
8055-13 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREDIN SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS DAY OF _____, 20____.

ENGINEER
 SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION, HEREBY APPROVES SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION
 SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:

I THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY SURVEYOR
 SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:

WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

CITY RECORDER
 SANTA CLARA CITY, UTAH

MAYOR
 SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS DAY OF _____, A.D. 20____.

CITY ATTORNEY
 SANTA CLARA CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NO.

FEE: _____

COUNTY RECORDER
 WASHINGTON COUNTY, UTAH