

**DOC # 2020040663**

Map (Conveying Property) Page 1 of 3  
Russell Shirts Washington County Recorder  
08/04/2020 08:21:53 AM Fee \$ 186.00  
By SOUTHERN UTAH TITLE CO



**MAP**

**NAME: VARANO VISTAS AT DIVARIO – PHASE 1**

**LOTS: 43 MAP: 4415**

**PARCEL: SG-6-2-28-2110**

**ST. GEORGE, 730 LLC**

BEGINNING AT A POINT BEING SOUTH 88°32'37" EAST 1,852.28 FEET ALONG THE SECTION LINE AND NORTH 993.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 1,000.56 FEET ALONG AN ARC OF A 661.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 27°24'14" EAST, LONG CHORD BEARS NORTH 19°13'53" WEST 907.74 FEET WITH A CENTRAL ANGLE OF 86°43'46");

THENCE NORTH 24°08'00" EAST 424.72 FEET TO THE SOUTHERLY LINE OF SENTIERI CANYON AT DIVARIO AMENDED & EXTENDED;

THENCE SOUTH 65°52'01" EAST 66.00 FEET ALONG SAID SOUTHERLY LINE;

THENCE SOUTH 24°08'00" WEST 119.30 FEET;

THENCE SOUTH 65°52'00" EAST 183.27 FEET;

THENCE NORTH 62°47'45" EAST 155.25 FEET;

THENCE SOUTH 27°12'15" EAST 145.00 FEET;

THENCE SOUTH 62°47'45" WEST 11.19 FEET;

THENCE SOUTH 50°57'41" EAST 301.13 FEET;

THENCE SOUTH 38°48'32" WEST 16.30 FEET;

THENCE SOUTH 51°11'28" EAST 100.00 FEET;

THENCE SOUTH 38°48'32" WEST 128.00 FEET;

THENCE NORTH 51°11'28" WEST 12.88 FEET;

THENCE SOUTH 38°48'32" WEST 102.00 FEET;

THENCE NORTH 51°11'28" WEST 6.12 FEET;

THENCE SOUTH 38°48'32" WEST 98.00 FEET;

THENCE SOUTH 51°11'28" EAST 19.00 FEET;

THENCE SOUTH 38°48'32" WEST 337.42 FEET;

THENCE SOUTH 23°16'31" WEST 45.00 FEET;

THENCE NORTHWEST 34.59 FEET ALONG AN ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 23°16'31" EAST, LONG CHORD BEARS NORTH 64°39'38" WEST 34.58 FEET WITH A CENTRAL ANGLE OF 04°07'43");

THENCE SOUTH 27°24'14" WEST 181.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 621,061 SQUARE FEET OR 14.26 ACRES.

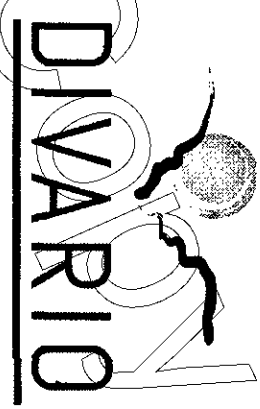




CORNER SECTIONS 27-28-29-34  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 ST. GEORGE H.C.N. #4277  
 COUNTY REFERENCE NO. V-1345-16

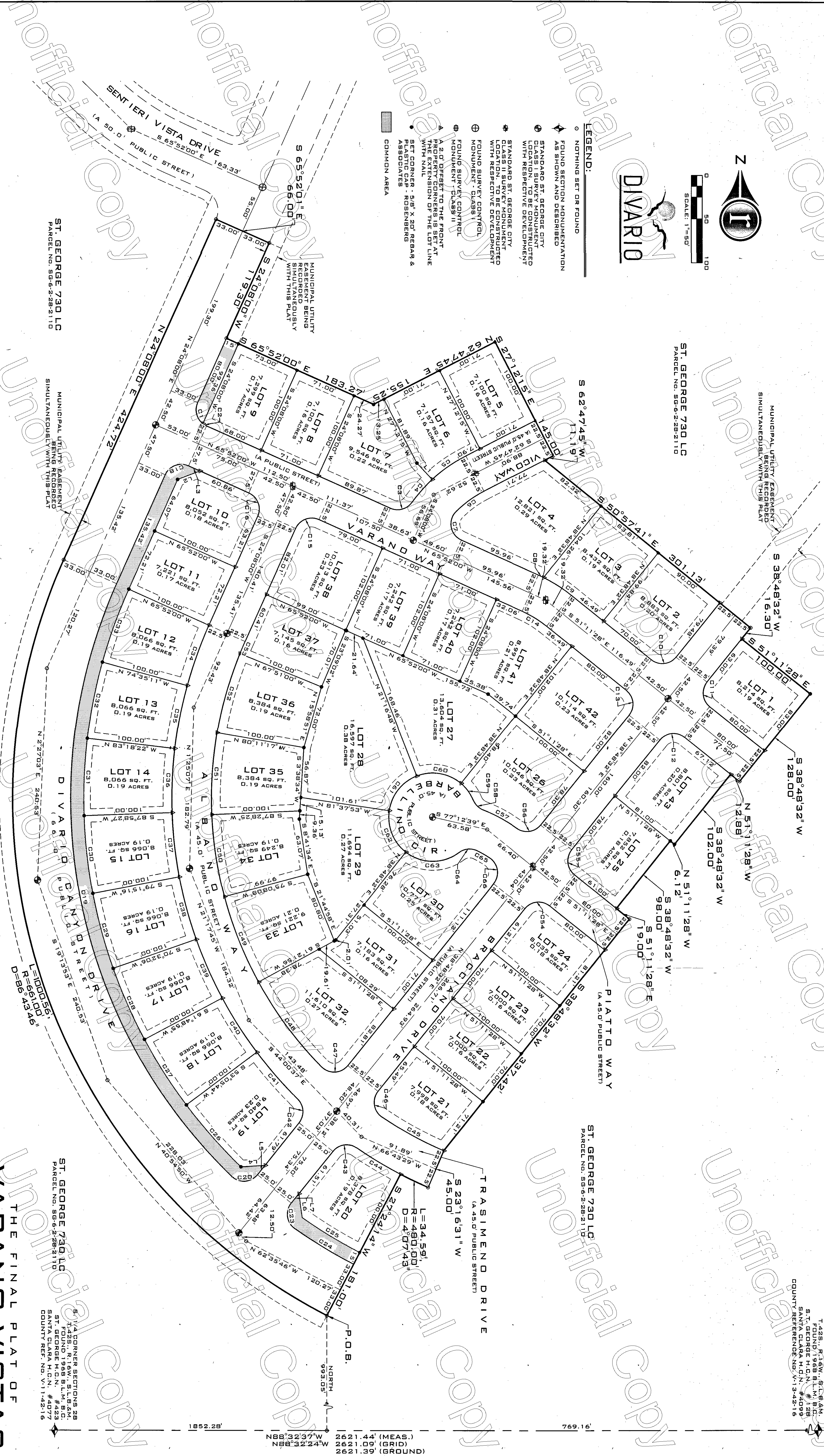


SCALE: 1"=50'  
 0 50 100



**LEGEND:**

- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ STANDARD ST. GEORGE CITY CLASS I SURVEY MONUMENT LOCATION TO BE CONSTRUCTED WITH RESPECTIVE DEVELOPMENT
- ⊕ STANDARD ST. GEORGE CITY CLASS II SURVEY MONUMENT LOCATION TO BE CONSTRUCTED WITH RESPECTIVE DEVELOPMENT
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- ⊕ A 2" OFFSET TO THE POINT PROPERTY CORNERS SET AT THE EXTENSION OF THE LOT LINE WITH NAIL
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- COMMON AREA



**ROSENBERG ASSOCIATES**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 352 EAST RIVERBEND DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
 PH (435) 673-8586 FX (435) 673-8397 WWW.RACIVIL.COM

VARAND VISTAS	DATE: 5/18/2019	DRAWN: B.E.A.
FILE NUMBER: 1986-15621	SCALE: 1"=50'	CHECKED: B.E.A.
JOB NUMBER:		

**THE FINAL PLAT OF  
 VARAND VISTAS  
 AT DIVARIO**  
 - P H A S E 1 -  
 LOCATED IN THE SOUTHEAST QUARTER OF  
 SECTION 28  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 CITY OF ST. GEORGE WASHINGTON COUNTY | UTAH

ST. GEORGE 730 LC  
 PARCEL NO. 58-6-2-28-2110

ST. GEORGE 730 LC  
 PARCEL NO. 58-6-2-28-2110

5/14 CORNER SECTIONS 28  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 ST. GEORGE H.C.N. #4277  
 COUNTY REF. NO. V-1345-16

BASIS OF BEARING  
 2621.44' (MEAS.)  
 2621.09' (GRID)  
 2621.09' (GROUND)