MAP

OC # 20210074081

P (Conveying Property)

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Map (Conveying Property)

Gary Christensen Washington County Recorder
11/18/2021 03:14:26 PM Fee \$ 172.00

By SOUTHERN UTAH FITLE CO

NAME: CECLTÀ CREST AT DIVARIO PHASE 2

LOTS: <u>36</u>

MAP: 4731

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

ST GEORGE 730 LLC

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 88°32'37" EAST 1,951.52 FEET ALONG THE SECTION LINE AND NORTH 637,54 FEET FROM THE SOUTH BUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 57°12'12" WEST 89.64 FEET;

THENCE NORTH 71°27'04" WEST 3 3.55 FEET;

THENCE SOUTHWEST 72.90 FEET ALONG AN ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT CENTER BEARS SOUTH 44°4739" EAST, LONG CHORD BEARS SOUTH 33°16'18" WEST 72.38 FEET WITH A CENTRAL ANGLE OF 23°5206");

THENCE SOUTH 71°27 PEST 115.59 FEET;

THENCE SOUTH OO'(5)31" EAST 156.76 FEET;

THENCE SOUTH 12°3703" EAST 72.00 FEET; THENCE NORTH 71°27'04" WEST 202.73 FEET;

THENCE NORTH 49°24'38" WEST 51.06 FEET:

THENCE NORTH 92.47 FEET ALONG AN ARC OF A 425.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 61°47'36" WEST, LONG CHORD BEARS NORTH 21°58'26" EAST 92.28 FEET WITH A CENTRAL ANGLE OF 12°27'56");

THENSE NORTHWEST 1,069.25 FEET ALONG AN ARC OF A 1,206.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 24°23'55" EAST, LONG CHORD BEARS NORTH 40°12'08" WEST 1,034.57 FEET WITH A CENTRAL ANGLE OF 50°47'56";

THENCE NORTH 36°24'13" WEST 57.87 FEET;

THENCE SOUTH 50°20'04" WEST 48.96 FEET;

THENCE NORTH 39°55'09" WEST 50.00 FEET;

THENCE NORTH 40°10'23 WEST 152.67 FEET;

THENCE NORTH B2°49 ABT 79.47 FEET;

THENCE NORTH 49 37" EAST 283.47 FEET, TO THE NORTHWEST CORNER OF BECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTH 40°10'23" EAST 128.06 FEET ALONG BAID CECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTH 15°04'57" EAST 50.96 FEET ALONG SAID CECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTH 25°23'24" EAST 149.33 FEET ALONG SAID CECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTHEAST 885.39 FEET ALONG AN ARC OF A 941.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 76°02'33" EAST, CONG CHORD BEARS SOUTH 40°54'45" EAST 853.09 FEET WITH A CENTER DEARS NORTH 53°54'36") ALONG SAID CECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTH 46°16'01" EAST 5 (.32 FEET ALONG SAID CECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTH 71°27'04" EAST 1 18,56 FEET ALONG BAID CECITA CREST AT DIVARIO PHABE 1 FE THE

CONTAINING 397,611 SQUARE FEET OR 9.13 ACRES.

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEDRGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 - www.RACIVIL.COM 70.94' 225.00' 20.12' 1051.00' 79.30' 1051.00' 79.30' 1051.00' 79.30' 1051.00' 79.30' 1051.00' 79.30' 1051.00' SENBERGS SURVEYORS 7°01'37"
10°26'46"
80°03'15"
79°58'00" LENGTH RADIUS
79.30' 1051.12'
79.30' 1051.00'
79.30' 1051.13'
24.12' 1051.00'
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70.00' 1096.00' COMMUNITY DEVELOPMENT CITY OF ST. GEORGE HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 34 DAY OF SEPTEMBE? , 20 3°39'30" 3°39'31" MMUNITY DEVELOPMENT DIRECTOR APPROVAL 5. LOTS WITHIN THIS SUBDIVISION ARE PART OF COMMON AREA AND ARE SUBJECT TO THE RECORDS DEVELOPED FOR THIS SUBDIVISION. 4. A SITE GRADING AND DRAINAGE PLAN IS REQUALL LOT(S). FURTHERMORE, ROOF DRAIN DOWN UNLESS SITE GRADING AND DRAINAGE PLAN ACCRUMENT FROM DOWN SPOUTS. PLAN SHALL ALFOR SLOPE AND LOCATION. 1. THERE EXISTS A 10.00 FOOT MUNICIPAL UT AND A 7.50 FOOT MUNICIPAL UTILITY EASEN OTHERWISE NOTED. NO BUILDINGS OR STRUCTL TO BE BUILT IN THE EASEMENT AREA AND THE IMPROVEMENTS RESULTING FROM THE EXERCISE C NOTICE ALL ROCK WALLS ARE PRIVATE. ALL ROSSPONSIBILITY OF THE PROPERTY OWNER/HOME STORES THE CITY OF ST GEORGE, ITS OFFICE OFFIC A GEOTECHNICAL INVESTIGATION WAS PERTIGATION RESULTS AND SPECIFIC RECOMNICE STATE OF OF CONDITIONS AND R 1 206.00' 1206.00' 1206.00' FINAL SUBDIVISA APPROVAL ON 3 CITY THIS IFY THE OVERALL DIVARIO DEVELOPMENT, ENGINEER PLAT AND APPROVAL 941 APPROVED METHOD FOR MEETS CITY STANDARDS SSOCIATION AND ATTORNEY COMMISSION NO: ACKNOWLEDGMENT DWNER'S WASHINGTON S.S.

THIS 27 A

BLIC, PERSO.

IDENO. APPROVAL GEDRGE, 730 MISSIGNED THE YEAR A , BE AUTHORITY APPROVAL WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF NOW THAT ALL A.D. 20 THAT ALL TAXES SPECIAL ASSESSMENTS, AND FEES DUE AND DWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID N FULL. D MUNICIPAL NOWLEDGED A NOTARY ISFACTORY OWLEDGED TREASURER APPROVAL we tatal THENCE SOUTH 57°12'12" WEST 89.64 FEET:
THENCE NORTH 71°27'04" WEST 13.55 FEET:
THENCE SOUTHWEST 72.90 FEET ALDNG AN ARD OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 42°23'52'06');
THENCE SOUTH 44°47'39' EAST, (CONG CHORD BEARS SOUTH 33°16'18" WEST 72.38 FEET WITH A DENTRAL ANGLE DI 23°52'06');
THENCE SOUTH 71°27'04 EAST 155.76 FEET:
THENCE SOUTH 12°37'03' EAST 155.76 FEET:
THENCE SOUTH 12°37'03' EAST 155.76 FEET:
THENCE NORTH 49°24'35' WEST 51.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 21°58'25');
THENCE NORTH 49°24'35' WEST 51.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 40°12'04');
THENCE NORTH 49°24'35' WEST 51.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 40°12'04');
THENCE NORTH 40°12'3' EAST 155.75 FEET;
THENCE NORTH 40°12'3' EAST 155.07 FEET;
THENCE NORTH 40°10'23' EAST 155.07 FEET;
THENCE SOUTH 15°04'5' EAST 155.00 FEET ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
THENCE SOUTH 15°04'5' EAST 150.96 FEET ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
THENCE SOUTH 15°04'5' EAST 150.96 FEET ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
THENCE SOUTH 15°04'5' EAST 150.96 FEET ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
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THENCE SOUTH 15°04'5' EAST 150.33 FEET ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
THENCE SOUTH 15°04'5' EAST 150.56 FEET ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
THENCE SOUTH 15°04'S ALONG SAID DECITA DREST AT DIVARIO PHASE 1;
THENCE SOUTH 15°04'S ALONG SAID D I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938776, HOLACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEY ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ADCORDAN 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIBTIONS ARE CORRECT. IT BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDITIONS AND LAND HAVE SUBDITION OF THE TRACT INTO LOTS, PUBLIC STREETS & MUNICIPAL EASEMENTS TO BE HERENAFTER KNOWN AS TRACT INTO LOTS, PUBLIC STREETS & MUNICIPAL EASEMENTS TO BE HERENAFTER KNOWN AS ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION. SURVEYOR'S CERTIFICATE: CECITA CREST ATD LEGAL EGINNING AT A POINT BEING SOUTH 88°32'37" EAST 1,951.52 FEET ALONG THE SECTION LINE AND ORTH 637.54 FEET FROM THE SOUTH QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 EST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

工

OF ST. GEORGE

WASHINGTON

COUNTY | UTAH

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DOC Map (Conv Cary Christ

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11/18/2021 03:14:26 PM Fee \$ 172.00
3y SOUTHERN UTAH TITLE CO

CORDER

VICHNITY MAP - GREEN VALLEY WASHINGTON COUNTY, UTAH: SCALE: 1"=2000'

PROPOSED -

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DESCRIPTION:

