

**DOC # 20220030365**

Roadway Dedication Page 1 of 4

Gary Christensen Washington County Recorder

06/09/2022 03:21:17 PM Fee \$ 0.00

By ST GEORGE CITY

**MAP**



**NAME: GAP CANYON PARKWAY WEST ADDITION**

**LOTS: MAP: 4892**

**PARCEL NUMBER: SG-6-2-27-428 SG-6-2-27-330 SG-6-2-27-236  
SG-6-2-28-2110 SG-6-2-34-411 SG-6-2-34-1013  
SG-6-2-34-1008**

**ST GEORGE 730 LLC**

**LEGAL DESCRIPTION:**

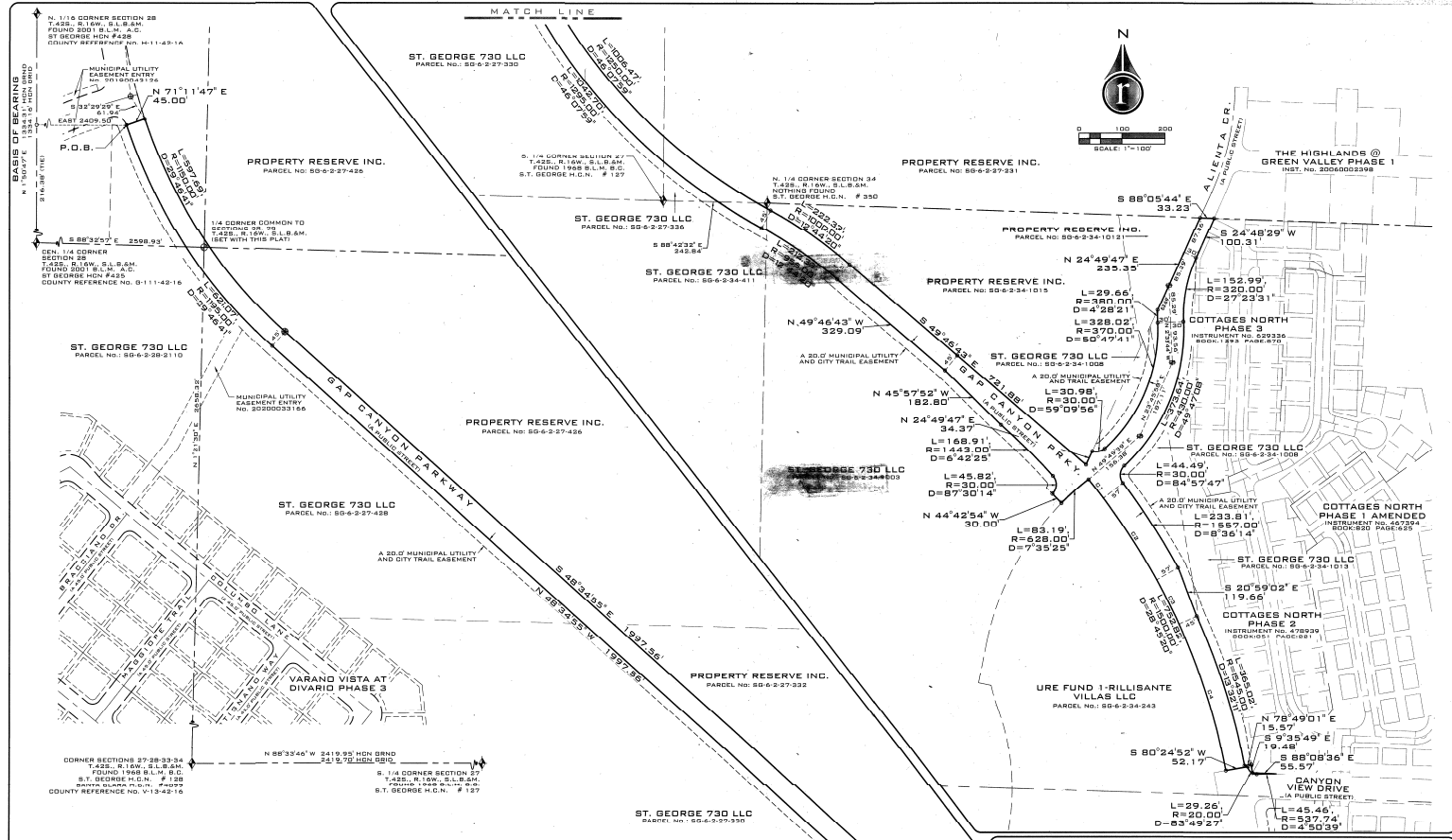
BEGINNING AT A POINT ON THE SOUTHERLY CORNER OF SENTIERI CANYON AT DIVARIO, SAID POINT BEING NORTH  $01^{\circ}50'37''$  EAST 216.38 FEET ALONG THE CENTER SECTION LINE AND EAST 2,409.50 FEET FROM THE CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH  $71^{\circ}11'47''$  EAST 45.00 FEET;  
 THENCE SOUTHEAST 597.69 FEET ALONG AN ARC OF A 1,150.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $71^{\circ}11'47''$  EAST, LONG CHORD BEARS SOUTH  $33^{\circ}41'34''$  EAST 590.98 FEET WITH A CENTRAL ANGLE OF  $29^{\circ}46'41''$ );  
 THENCE SOUTH  $48^{\circ}34'55''$  EAST 1,997.56 FEET;  
 THENCE SOUTHEAST 561.96 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $41^{\circ}25'05''$  WEST, LONG CHORD BEARS SOUTH  $32^{\circ}28'59''$  EAST 554.59 FEET WITH A CENTRAL ANGLE OF  $32^{\circ}11'52''$ );  
 THENCE SOUTHEAST 1,006.47 FEET ALONG AN ARC OF A 1,250.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $73^{\circ}36'57''$  EAST, LONG CHORD BEARS SOUTH  $39^{\circ}27'02''$  EAST 979.50 FEET WITH A CENTRAL ANGLE OF  $46^{\circ}07'59''$ );  
 THENCE SOUTHEAST 222.33 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $27^{\circ}28'59''$  WEST, LONG CHORD BEARS SOUTH  $56^{\circ}08'52''$  EAST 221.88 FEET WITH A CENTRAL ANGLE OF  $12^{\circ}44'20''$ );  
 THENCE SOUTH  $49^{\circ}46'43''$  EAST 721.88 FEET;  
 THENCE NORTH  $24^{\circ}49'47''$  EAST 34.37 FEET;  
 THENCE EAST 30.98 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $17^{\circ}23'53''$  EAST, LONG CHORD BEARS NORTH  $77^{\circ}48'55''$  EAST 29.62 FEET WITH A CENTRAL ANGLE OF  $59^{\circ}09'56''$ );  
 THENCE NORTHEAST 328.02 FEET ALONG AN ARC OF A 370.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $41^{\circ}46'03''$  WEST, LONG CHORD BEARS NORTH  $22^{\circ}50'07''$  EAST 317.38 FEET WITH A CENTRAL ANGLE OF  $50^{\circ}47'41''$ );  
 THENCE NORTH 29.66 FEET ALONG AN ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $87^{\circ}26'16''$  EAST, LONG CHORD BEARS NORTH  $00^{\circ}19'34''$  WEST 29.65 FEET WITH A CENTRAL ANGLE OF  $04^{\circ}28'21''$ );  
 THENCE NORTH  $24^{\circ}49'47''$  EAST 235.35 FEET TO THE SOUTHERLY LINE OF THE HIGHLANDS AT GREEN VALLEY PHASE 1;  
 THENCE SOUTH  $88^{\circ}05'44''$  EAST 33.23 FEET ALONG SAID SOUTHERLY LINE OF THE HIGHLANDS AT GREEN VALLEY PHASE 1 TO THE WESTERLY LINE OF COTTAGES NORTH PHASE 3;  
 THENCE SOUTH  $24^{\circ}48'29''$  WEST 100.31 FEET ALONG SAID WESTERLY LINE OF COTTAGES NORTH PHASE 3;  
 THENCE SOUTH 152.99 FEET ALONG AN ARC OF A 320.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $65^{\circ}10'13''$  EAST, LONG CHORD BEARS SOUTH  $11^{\circ}08'02''$  WEST 151.53 FEET WITH A CENTRAL ANGLE OF  $27^{\circ}23'31''$ );  
 THENCE SOUTH 373.64 FEET ALONG AN ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $87^{\circ}26'16''$  WEST, LONG CHORD BEARS SOUTH  $22^{\circ}19'50''$  WEST 361.99 FEET WITH A CENTRAL ANGLE OF  $49^{\circ}47'08''$ );  
 THENCE SOUTH 44.49 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $42^{\circ}46'36''$  EAST, LONG CHORD BEARS SOUTH  $04^{\circ}44'30''$  WEST 40.52 FEET WITH A CENTRAL ANGLE OF  $84^{\circ}57'47''$ );  
 THENCE SOUTHEAST 233.81 FEET ALONG AN ARC OF A 1,557.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $52^{\circ}15'36''$  WEST, LONG CHORD BEARS SOUTH  $33^{\circ}26'17''$  EAST 233.59 FEET WITH A CENTRAL ANGLE OF  $08^{\circ}36'14''$ );  
 THENCE SOUTH  $20^{\circ}59'02''$  EAST 119.66 FEET;  
 THENCE SOUTH 365.02 FEET ALONG AN ARC OF A 1,545.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH  $65^{\circ}16'50''$  WEST, LONG CHORD BEARS SOUTH  $17^{\circ}57'05''$  EAST 364.17 FEET WITH A CENTRAL ANGLE OF  $13^{\circ}32'11''$ );  
 THENCE NORTH  $78^{\circ}49'01''$  EAST 15.57 FEET;  
 THENCE SOUTH  $09^{\circ}35'49''$  EAST 19.48 FEET;  
 THENCE SOUTH  $88^{\circ}08'36''$  EAST 55.57 FEET TO THE NORTH LINE OF A DEED OF DEDICATION AS RECORDED AS ENTRY NO 00700320;  
 THENCE WESTERLY THE FOLLOWING (3) COURSES ALONG SAID NORTHERLY LINE OF ENTRY NO 00700320;  
 THENCE WEST 45.46 FEET ALONG AN ARC OF A 537.74 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $01^{\circ}26'04''$  WEST, LONG CHORD BEARS SOUTH  $89^{\circ}00'44''$  WEST 45.45 FEET WITH A CENTRAL ANGLE OF  $04^{\circ}50'39''$ );  
 THENCE NORTHWEST 29.26 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $03^{\circ}24'35''$  WEST, LONG CHORD BEARS NORTH  $51^{\circ}29'51''$  WEST 26.72 FEET WITH A CENTRAL ANGLE OF  $83^{\circ}49'27''$ );  
 THENCE SOUTH  $80^{\circ}24'52''$  WEST 52.17 FEET;  
 THENCE NORTHWEST 752.82 FEET ALONG AN ARC OF A 1,500.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $78^{\circ}53'56''$  WEST, LONG CHORD BEARS NORTH  $25^{\circ}28'44''$  WEST 744.94 FEET WITH A CENTRAL ANGLE OF  $28^{\circ}45'20''$ );  
 THENCE SOUTH  $49^{\circ}04'48''$  WEST 83.13 FEET;  
 THENCE NORTH  $44^{\circ}42'54''$  WEST 30.00 FEET;  
 THENCE NORTH 45.82 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH  $44^{\circ}42'54''$  WEST, LONG CHORD BEARS NORTH  $01^{\circ}31'59''$  EAST 41.49 FEET WITH A CENTRAL ANGLE OF  $87^{\circ}30'14''$ );  
 THENCE NORTHWEST 168.91 FEET ALONG AN ARC OF A 1,443.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $47^{\circ}46'51''$  WEST, LONG CHORD BEARS NORTH  $45^{\circ}34'21''$  WEST 168.82 FEET WITH A CENTRAL ANGLE OF  $06^{\circ}42'25''$ );  
 THENCE NORTH  $45^{\circ}57'52''$  WEST 182.80 FEET;  
 THENCE NORTH  $49^{\circ}46'43''$  WEST 329.09 FEET;  
 THENCE NORTHWEST 212.33 FEET ALONG AN ARC OF A 955.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $40^{\circ}13'17''$  WEST, LONG CHORD BEARS NORTH  $56^{\circ}08'52''$  WEST 211.89 FEET WITH A CENTRAL ANGLE OF  $12^{\circ}44'20''$ );  
 THENCE NORTHWEST 1,042.70 FEET ALONG AN ARC OF A 1,295.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $27^{\circ}28'59''$  EAST, LONG CHORD BEARS NORTH  $39^{\circ}27'02''$  WEST 1,014.76 FEET WITH A CENTRAL ANGLE OF  $46^{\circ}07'59''$ );  
 THENCE NORTHWEST 536.67 FEET ALONG AN ARC OF A 955.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH  $73^{\circ}36'57''$  WEST, LONG CHORD BEARS NORTH  $32^{\circ}28'59''$  WEST 529.63 FEET WITH A CENTRAL ANGLE OF  $32^{\circ}11'52''$ );  
 THENCE NORTH  $48^{\circ}34'55''$  WEST 1,997.56 FEET;  
 THENCE NORTHWEST 621.07 FEET ALONG AN ARC OF A 1,195.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH  $41^{\circ}25'05''$  EAST, LONG CHORD BEARS NORTH  $33^{\circ}41'34''$  WEST 614.11 FEET WITH A CENTRAL ANGLE OF  $29^{\circ}46'41''$ ) TO THE POINT OF BEGINNING.

CONTAINING 311,497 SQUARE FEET OR 7.15 ACRES.

TOGETHER WITH A 20.0' MUNICIPAL UTILITY AND CITY TRAIL EASEMENT AS SHOWN.





**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS • LAND SURVEYORS  
352 EAST RIVERSIDE DRIVE, SUITE A-3, ST. GEORGE, UTAH 84790  
PH (435) 673-8586 • WWW.RADIVIL.COM

ROAD/DESI/CHARG	DATE	S.E.A.
FILE NUMBER	09/07/2021	DRAWN
1286-21-004	1" = 100'	CHECKED
JOB NUMBER	SCALE	

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	55.42	1500.02	2°07'01"
C2	239.33	1500.00	8°36'14"
C3	175.62	1500.07	4°45'59"
C4	356.53	1500.00	13°37'05"

- LEGEND:**
- NOTHING SET OR FOUND
  - FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
  - BLASE 1 (1/8" & 1/16" MONUMENT) SET WITH THIS PLAT
  - FOUND SURVEY CONTROL MONUMENT (BLASE 1)
  - TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT CLASS II ALL MONUMENTS ARE SET ON TARGET LINES UNLESS OTHERWISE NOTED

**THE ROAD DEDICATION PLAT FOR  
GAP CANYON PARKWAY  
WEST ADDITION**

LOCATED IN 27, 28, & 34  
TOWNSHIP 42S BOUTH, RANGE 14S WEST,  
SALT LAKE BASE AND MERIDIAN  
CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH

**SHEET 2 OF 3**