

MAP

NAME: ASCESA AT DIVARIO

LOTS: 2 MAP: 5112

PARCEL NUMBER: SG-6-2-28-2110 SG-6-2-28-123

URE FUND 1 - ASCESA COURT LLC ST GEORGE 730 LLC

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SENTIERI VISTA DRIVE, SAID POINT BEING NORTH 01°50'37" EAST 2,487.21 FEET ALONG THE SECTION LINE AND EAST 1,392.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID SENTIERI VISTA DR. THE FOLLOWING (2) COURSES;

THENCE NORTH 54°01'21" WEST 91.77 FEET;

THENCE NORTHWEST 56.63 FEET ALONG AN ARC OF A 440.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 35°58'39" WEST, LONG CHORD BEARS NORTH 57°42'35" WEST 56.59 FEET WITH A CENTRAL ANGLE OF 07°22'28") TO THE SOUTHEASTERLY CORNER OF LOT 1 OF SENTIERI CANYON AT DIVARIO AMENDED & EXTENDED;

THENCE NORTH 44°54'15" EAST 15.61 FEET NORTHERLY ALONG SAID LOT 1;

THENCE SOUTHEAST 54.18 FEET ALONG AN ARC OF A 455.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 29°09'17" WEST, LONG CHORD BEARS SOUTH 57°26'02" EAST 54.15 FEET WITH A CENTRAL ANGLE OF 06°49'22");

THENCE SOUTH 54°01'21" EAST 62.51 FEET;

THENCE NORTH 30°38'48" EAST 292.62 FEET;

THENCE NORTH 25°29'21" EAST 338.40 FEET;

THENCE NORTH 18°04'17" EAST 228.30 FEET;

THENCE NORTH 62°20'01" EAST 325.46 FEET;

THENCE NORTH 24°14'55" EAST 245.66 FEET;

THENCE NORTHWEST 31.94 FEET ALONG AN ARC OF A 680.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 43°52'21" WEST, LONG CHORD BEARS NORTH 47°28'23" WEST 31.94 FEET WITH A CENTRAL ANGLE OF 02°41'28");

THENCE NORTH 40°19'26" EAST 15.00 FEET TO THE NORTHWESTERLY LINE OF GAP CANYON PARKWAY;

THENCE SOUTHEAST 509.97 FEET ALONG AN ARC OF A 695.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 41°09'46" WEST, LONG CHORD BEARS SOUTH 27°48'58" EAST 498.61 FEET WITH A CENTRAL ANGLE OF 42°02'31");

THENCE SOUTH 01°19'54" WEST 90.37 FEET;

THENCE SOUTH 06°16'51" EAST 40.38 FEET;

THENCE SOUTH 140.26 FEET ALONG AN ARC OF A 1,207.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 83°43'09" EAST, LONG CHORD BEARS SOUTH 09°36'36" EAST 140.18 FEET WITH A CENTRAL ANGLE OF 06°39'29");

THENCE SOUTHWEST 45.28 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 77°03'40" WEST, LONG CHORD BEARS SOUTH 30°17'45" WEST 41.10 FEET WITH A CENTRAL ANGLE OF 86°28'10") TO THE NORTHWESTERLY LINE OF DIVARIO CANYON DRIVE;

THENCE SOUTHEAST 830.24 FEET ALONG AN ARC OF A 963.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 16°28'10" EAST, LONG CHORD BEARS SOUTH 48°49'55" WEST 804.77 FEET WITH A CENTRAL ANGLE OF 49°23'50");

THENCE SOUTH 24°08'00" WEST 144.26 FEET;

THENCE WEST 39.27 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 65°52'00" WEST, LONG CHORD BEARS SOUTH 69°08'00" WEST 35.36 FEET WITH A CENTRAL ANGLE OF 90°00'00") TO THE NORTHEASTERLY LINE OF SENTIERI VISTA DRIVE;

THENCE SOUTHWESTERLY THE FOLLOWING (5) COURSES ALONG SAID SENTIERI VISTA DRIVE;

THENCE NORTH 65°52'00" WEST 48.52 FEET;

THENCE NORTHWEST 101.51 FEET ALONG AN ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 24°08'00" EAST, LONG CHORD BEARS NORTH 55°28'53" WEST 100.95 FEET WITH A CENTRAL ANGLE OF 20°46'15");

THENCE NORTH 45°05'45" WEST 121.84 FEET;

THENCE NORTHWEST 68.55 FEET ALONG AN ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 44°54'15" WEST, LONG CHORD BEARS NORTH 49°33'33" WEST 68.48 FEET WITH A CENTRAL ANGLE OF 08°55'35");

TO THE POINT OF BEGINNING.

CONTAINING 608,401 SQUARE FEET OR 13.97 ACRES.



