

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 $01^{\circ}50'37''$ 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 $54^{\circ}01'21''$ WEST 91.77 FEET;

THENCE NORTHWEST 56.63 FEET ALONG AN ARC OF A 440.00 FEET RADIUS CURVE TO THE LEFT (CENTER CENTRAL ANGLE OF $07^{\circ}22'28''$) TO THE SOUTHEASTERLY CORNER OF LOT 1 OF SENTIERI CANYON AT DIVARIO AMENDED & EXTENDED;

THENCE NORTH $44^{\circ}54'15''$ 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 $29^{\circ}09'17''$ WEST, LONG CHORD BEARS SOUTH $57^{\circ}26'02''$ EAST 54.15 FEET WITH A CENTRAL ANGLE OF $06^{\circ}49'22''$);

THENCE SOUTH $54^{\circ}01'21''$ EAST 62.51 FEET;

THENCE NORTH $30^{\circ}38'48''$ EAST 292.62 FEET;

THENCE NORTH $25^{\circ}29'21''$ EAST 338.40 FEET;

THENCE NORTH $18^{\circ}04'17''$ EAST 228.30 FEET;

THENCE NORTH $62^{\circ}20'01''$ EAST 325.46 FEET;

THENCE NORTH $24^{\circ}14'55''$ 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 $43^{\circ}52'21''$ WEST, LONG CHORD BEARS NORTH $47^{\circ}28'23''$ WEST 31.94 FEET WITH A CENTRAL ANGLE OF $02^{\circ}41'28''$);

THENCE NORTH $40^{\circ}19'26''$ EAST 15.00 FEET TO THE SOUTHWESTERLY LINE OF GAP CANYON PARKWAY;

THENCE SOUTHEASTERLY ALONG SAID GAP CANYON PARKWAY THE FOLLOWING (5) COURSES;

(CENTER BEARS SOUTH $41^{\circ}09'46''$ WEST, LONG CHORD BEARS SOUTH $27^{\circ}48'58''$ EAST 498.61 FEET WITH A CENTRAL ANGLE OF $42^{\circ}02'31''$);

THENCE SOUTH $01^{\circ}19'54''$ WEST 90.37 FEET;

THENCE SOUTH $06^{\circ}16'51''$ EAST 40.38 FEET;

BEARS NORTH $83^{\circ}43'09''$ EAST, LONG CHORD BEARS SOUTH $09^{\circ}36'36''$ EAST 140.18 FEET WITH A CENTRAL ANGLE OF $06^{\circ}39'29''$);

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

THENCE SOUTHEASTERLY THE FOLLOWING (3) COURSES ALONG SAID DIVARIO CANYON DRIVE;

THENCE SOUTHWEST 830.24 FEET ALONG AN ARC OF A 963.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH $16^{\circ}28'10''$ EAST, LONG CHORD BEARS SOUTH $48^{\circ}49'55''$ WEST 804.77 FEET WITH A CENTRAL ANGLE OF $49^{\circ}23'50''$);

THENCE SOUTH $24^{\circ}08'00''$ 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 $65^{\circ}52'00''$ WEST, LONG CHORD BEARS SOUTH $69^{\circ}08'00''$ WEST 35.36 FEET WITH A CENTRAL ANGLE OF $90^{\circ}00'00''$) TO THE NORTHEASTERLY LINE OF SENTIERI VISTA DRIVE;

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

THENCE NORTH $65^{\circ}52'00''$ 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 $24^{\circ}08'00''$ EAST, LONG CHORD BEARS NORTH $55^{\circ}28'53''$ WEST 100.95 FEET WITH A CENTRAL ANGLE OF $20^{\circ}46'15''$);

THENCE NORTH 45 $^{\circ}05'45''$ 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 $44^{\circ}54'15''$ WEST, LONG CHORD BEARS NORTH $49^{\circ}33'33''$ WEST 68.48 FEET WITH A CENTRAL ANGLE OF $08^{\circ}55'35''$);

TO THE POINT OF BEGINNING.

CONTAINING 608,401 SQUARE FEET OR 13.97 ACRES.

THE FINAL PLAT OF
ASCESA
AT DIVARIO

LOCATED IN THE SOUTHEAST & NORTHEAST QUARTER
OF SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
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14. 1/4 CORNER SECTION 20
T.42S. R. 14E. S. 1/4 COR.
100' N. 1/4 COR. 100' E.
ST. GEORGE, UTAH 84731
COUNTY REC. NO. J-11-4216

2065.72' 170.02'

N15037'E 5324.05 (MEAS. S. 1/4 COR. TO N. 1/4 COR.
100' N. 1/4 COR. 100' E.
NAD 83, UTAH SOUTH ZONE 400301

BASIS OF BEARING

SHEET 2 OF 2