MAP

DOC # 20230035785

Gary Christensen Washington County Recorder 11/30/2023 09:31:39 RM Fee \$ 196.00 By SOUTHERN UTAH NITLE CO

NAME: CECETÀ CREST AT DIVARIO PHASE 4

LOTS: <u>48</u> MAP: <u>5240</u>

PARCEL NUMBER SG-6-2-28-2410

ST GEORGE, 730 LLC (NEVADA LIMITED LIABILITY COMPANY)

BEGINNING AT THE NORTHWEST CORNER OF LOT 103, CECITA CREST AT DIVARIO PHASE 3, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH ON 50'31" EAST 490.24 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH O1°50 ( EAST 468.06 FEET;

THENCE NORTH 68°1635" EAST 631.32 FEET;

THENCE NORTH 39°52'46" EAST 265.23 FEET TO THE SOUTHERLY LINE OF BECITA CREST AT DIVARIO PHASE 2 AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY LINE OF SAID CECITA CREST AT CIVARIO PHASE 2 THE FOLLOWING (4) COURSES:

THENCE SOUTH 40°06'37" EAST 202.67 FEET;

THENCE WORTH 50°20'04" EAST 48 96 FEET;

THENCE \$ 0 LITH 36°24'13" EAST 50 87 FEET;

THENCE SOUTHEAST 492.28 FEET ALONG AN ARC OF A 1.206.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 75°11'50" EAST, LONG CHORD BEARS SOUTH 26°29'48" EAST 488.87 FEET WITH A CENTRAL ANGLE OF 23°23'15") TO THE WESTERLY LINE OF SAID DECITA CREST AT DIVARIO PRESE 3;

THENCE ALONG THE WESTERLY LINE OF SAID CENTA CREST AT DIVARIO PHASE 3 THE OLLOWING (8) COURSES.

THENCE SOUTH 51 48 35 WEST 115.00 FEET

THENCE NORTHWEST 18.79 FEET ALONG AN ARC OF A 1,321.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 51°48'35" EAST, LONG CHORD BEARS NORTH 37°46'58" WEST 18.79 FEET WITH A CENTRAL ANGLE OF 00°48'54");

THENCE SOUTH 52°37'29" WEST 45.00 FEET;

THENCE NORTHWEST 82.49 FEET ALONG AN ARC OF A 1,366.00 FEET RADIUS CURVE TO THE RIGHT CENTER BEARS NORTH 52 37'29" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 82.48 FEET WITH A CENTRAL ANGLE OF 03°27'36");

THENEE SOUTH 56°05'05" WEST 416.94 FEET;

THENCE NORTH 88°32'37" WEST 488.67 FEET;

PHENCE SOUTH 01°50'37" WEST 65.92 FEET;

THENCE NORTH BB'09 & WEST 170.00 FEET TOXTUE POINT OF BEGINNING

CONTAINING 621,049 SQUARE FEET OR 14.26 AGES.

ALL ROCK WALLS ARE PRIVATE ALL R PONSIBILITY OF THE PROPERTY OWNER/HOM O OWNER/HOMEOWNER'S ASSOCIATION AND MILES THE CITY OF ST. GEORGE, ITS OFFIC CLAIMS RESULTING FROM ROCK WALLS LOCA

THE ASSOCIATION SHALL BE RESPONSIBLE I OTHER PRIVATE IMPROVEMENTS CONTAINED RUPTION CAUSED BY THE CITY OF ST. GEORG

IN ADDITION TO ANNUAL, USUAL, AND SYMUNICIPAL IMPROVEMENTS CONTAINED WITH ASSESSMENTS AS MAY BE NECESSARY ADSCAPING, OR OTHER PRIVATE IMPROVEMENT NAGE OR DISRUPTION CAUSED BY THE CITY OR REPLACING MUNICIPAL UTILITIES.

8. THE CITY OF ST. GEORGE STORM WATE HOMEOWNER OR HOMEOWNERS ASSOCIATION WATER, BASED ON THE LONG-TERM STORM WOOLDNENT NO. 20220035 19.

N SITE GRADING AND DRAINAGE PLAN PREP MITTED WITH EACH BUILDING PERMIT FOR ALL LOTS SHALL DRAIN TO THE FRONT YARD TION MEETS CITY STANDARDS FOR SLOPE A

7. BY RECORDING THIS SUBDIVISION ALL COMMON AREAS WITHIN THIS SI

SURVEYOR'S CERTIFICATE

5240 CECITA CREST AT DIVARIO PH 4 (1 OF 2) #20230035785

20230035785 11/30/2023 09:31:39 AM Page 2 of 3 Washington County

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSI ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTI 17-23-17 AND HERESY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SATRACT INTO LOTS, COMMON AREAS, PUBLIC STREETS & MUNICIPAL EASEMENTS TO BE HEREINAFTER KNOAS:

THAT THE SAME HAS BEEN CORRECTEN SURVEYED

CECITA

CREST

AT PHARIO

9 6 2022



LEGAL DESCRIPTION:

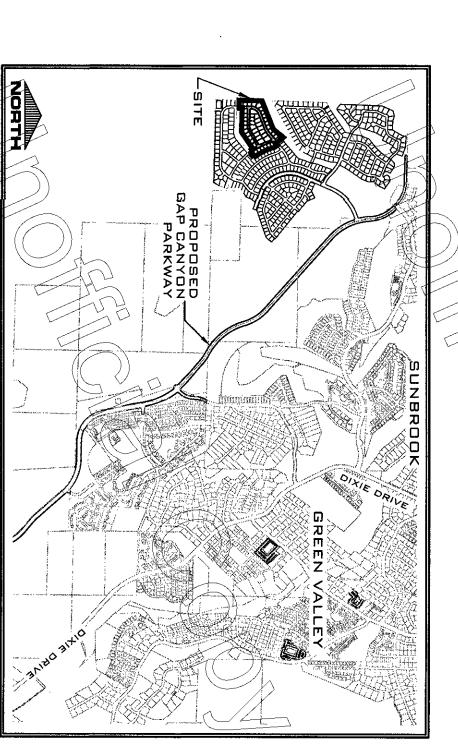
BEGINNING AT THE NORTHWEST CORNER OF LOT 103, CECITA CREST AT DIVARIO PHASE 3, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH ON 5031 EAST 490.24 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH OHARTER CHRNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

XPIRATION DATE:

N 40°81'56" E
S 49°08'04" E
S 49°08'04" E
N 26°32'00" W
N 59°43'43" E
N 1°50'37" E

THENCE NORTH 01°50'31" EAST 468.06 FEET;
THENCE NORTH 68°16'35" EAST 631.32 FEET;
THENCE NORTH 68°16'35" EAST 631.32 FEET;
THENCE NORTH 39°52'46" EAST 265.23 FEET;
THENCE NORTH 39°52'46" EAST 265.23 FEET;
THENCE ALONG THE SOUTHERLY LINE OF SAID CECUTA CREST AT DIVARIO PHASE 2 THE FOLLOWING (4)
THENCE SOUTH 40°06'37" EAST 202.67 FEET;
THENCE SOUTH 40°06'37" EAST 202.67 FEET;
THENCE NORTH 50°20'04" EAST 202.67 FEET;
THENCE NORTH 50°20'04" EAST 202.67 FEET;
THENCE SOUTH 40°06'37" EAST 202.67 FEET;
THENCE SOUTH 40°06'37" EAST 202.67 FEET;
THENCE SOUTH 40°20'04" EAST 202.67 FEET;
THENCE SOUTH 50°20'14" EAST 202.67 FEET;
THENCE ALONG THE WESTERLY LINE OF SAID CECITA CREST AT DIVARIO PHASE 3;
THENCE NORTHWEST 10°40'35" EAST, LONG CHORD BEARS SOUTH 26°29'48" EAST 488.87 FEET WITH
CENTER BEARS NORTH 50°48'35" EAST, LONG CHORD BEARS NORTH 37°46'58" WEST 18.79 FEET WITH
THENCE SOUTH 52°37'29" WEST 45.00 FEET;
THENCE SOUTH 52°37'29" WEST 45.00 FEET;
THENCE SOUTH 52°37'29" WEST 45.00 FEET;
THENCE SOUTH 56°05'05" EAST, LONG CHORD BEARS NORTH 35°48'38" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 52°37'29" WEST 45.00 FEET;
THENCE SOUTH 56°05'05" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 52°37'29" WEST 45.00 FEET;
THENCE SOUTH 56°05'05" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 52°37'29" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 52°37'29" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 52°37'29" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 52°37'29" EAST, LONG CHORD BEARS NORTH 35°38'43" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 50°37'29" EAST, LONG CHORD BEARS NORTH 35°38'44" WEST 18.79 FEET WITH
A CENTER BEARS NORTH 50°30'20'20'EAST, LONG CHORD BEARS NORTH 35°30'20'20'EAST, LONG CHORD EASEMENT TABLE: CONTAINING 621,049 SQUARE FEET OR 14.26 ACRES

ENTRY NO. 20210079189 ESS EASEMENT



VIDINITY MAP - GREEN VALLEY WASHINGTON COUNTY, UTAH:

225.00 177.50 222.50 222.50

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

미 円

APPROVAL OF ST. GEORGE | WASHINGTON COUNTY | UTAH RECORDED NUMBER

SHEET

352 EAST RIVERSIDE DRIVE, SUITE A-2,ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

DIRECTOR

DEVELOPMENT APPROVAL AL SUBDIVI

APPROVAL

ECORDER

DOC # 20230035785

Map (Conveying Property)
Gary Christensen Washington County Recorder
11/30/2023 09:31:39 pm Fac \$ 196.00

SOUTHERN UTCH TITLE CO

