

MAP



NAME: BECCO CREEK TOWNHOMES AT DIVARIO

LOTS: 81 MAP: 5258

PARCEL NUMBER: SG-BCD-1

HENRY WALKER DEVELOPMENT, LLC (UTAH LIMITED LIABILITY COMPANY)

ALL OF LOT 1, BECCO CREEK AT DIVARIO, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE AS DOCUMENT NO. 20230014881, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVARIO CANYON DRIVE, SAID POINT BEING NORTH 88°32'37" WEST 855.70 FEET ALONG THE SECTION LINE AND NORTH 2,160.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTHEASTERLY THE FOLLOWING (2) COURSES ALONG SAID EASTERLY LINE OF DIVARIO CANYON DRIVE; THENCE NORTH 24°07'59" EAST 306.60 FEET;

THENCE NORTHEAST 784.33 FEET ALONG AN ARC OF A 897.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 65°52'00" EAST, LONG CHORD BEARS NORTH 49°10'58" EAST 759.58 FEET WITH A CENTRAL ANGLE OF 50°05'57") TO THE SOUTHWESTERLY LINE OF GAP CANYON PARKWAY;

THENCE SOUTHEASTERLY THE FOLLOWING (2) COURSES ALONG SAID SOUTHWESTERLY LINE OF SAID GAP CANYON PARKWAY;

THENCE SOUTHEAST 45.58 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 15°51'24" EAST, LONG CHORD BEARS SOUTH 62°19'50" EAST 41.32 FEET WITH A CENTRAL ANGLE OF 87°03'07");

THENCE SOUTHEAST 431.17 FEET ALONG AN ARC OF A 1,195.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 71°11'46" EAST, LONG CHORD BEARS SOUTH 29°08'25" EAST 428.84 FEET WITH A CENTRAL ANGLE OF 20°40'24");

THENCE SOUTH 50°31'23" WEST 85.71 FEET;

THENCE SOUTH 69°50'41" WEST 12.38 FEET;

THENCE SOUTH 58°50'53" WEST 303.86 FEET;

THENCE SOUTH 65°13'01" WEST 517.54 FEET;

THENCE SOUTH 86°38'43" WEST 22.64 FEET;

THENCE NORTH 65°52'01" WEST 126.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 391,726 SQUARE FEET OR 8.99 ACRES.

OWNER'S DECLARATION:

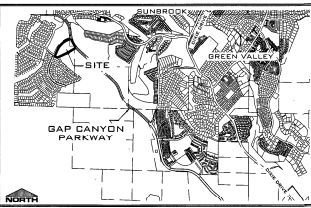
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GENERAL OF ALL THE ABOVE DESCRIBED... BECCO CREEK TOWNHOMES AT DIVARIO... HENRY WALKER DEVELOPMENT L.L.C. A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT: STATE OF UTAH... COUNTY OF DAVID... ON THIS 15th DAY OF October in the year 2023 before me, Kalle Johnson, a Notary Public...

MORTGAGE AND LENDER CONSENT TO RECORD: WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION AND MEMBERS AND LENDER OF THE BANK... I, [Name], as [Title] of the above named lender...

ACKNOWLEDGMENT: COUNTY OF DAVID... ON THIS 15th DAY OF October in the year 2023 before me, Susan Austin, a Notary Public...

ACKNOWLEDGMENT: COUNTY OF DAVID... ON THIS 15th DAY OF October in the year 2023 before me, Susan Austin, a Notary Public...



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

NOTICE OF CONDITIONS AND RESTRICTIONS:

- 1. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING, RESTORING OR REPLACING PRIVATE FREESTANDING... 2. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING, RESTORING OR REPLACING PRIVATE FREESTANDING... 3. BY RECORDING THIS SUBDIVISION PLAN... 4. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE MUNICIPAL UTILITIES AND MAINTAINED BY THE CITY OF ST. GEORGE...

SURVEYOR'S CERTIFICATE:

I, BRADLEY E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4928716, HOLD A LICENSE IN THE STATE OF UTAH... BECCO CREEK TOWNHOMES AT DIVARIO... DATE: 10/16/2023

LEGAL DESCRIPTION: ALL OF LOT 1, BECCO CREEK AT DIVARIO, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE...

BECCO CREEK AT DIVARIO, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE... BECCO CREEK AT DIVARIO, ACCORDING TO THE OFFICIAL PLAT THEREOF...

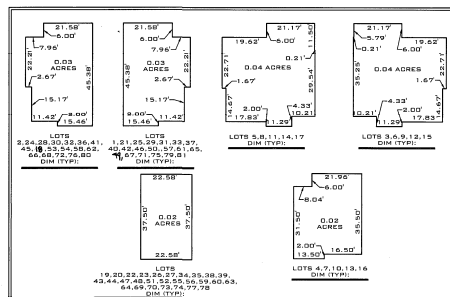
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Table with 4 columns: LINE LENGTH, DIRECTION, LINE LENGTH, DIRECTION. Contains survey data for lines L1 through L20.

Table with 4 columns: CURVE LENGTH, RADIUS, DELTA. Contains curve data for curves C1 through C20.

Table with 4 columns: CURVE LENGTH, RADIUS, DELTA. Contains curve data for curves C21 through C30.



CITY SURVEYOR APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

CITY ENGINEER APPROVAL

CITY ATTORNEY APPROVAL

LAND USE AUTHORITY APPROVAL

TREASURER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THE FINAL SUBDIVISION PLAN AND HEREBY RECOMMENDS APPROVAL ON THIS DATE OF 10/16/2023.

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I HEREBY VERIFY THAT THE LAND USE AUTHORITY APPROVES THE FINAL SUBDIVISION PLAN AND HEREBY RECOMMENDS APPROVAL ON THIS DATE OF 10/16/2023.

I HEREBY VERIFY THAT THE LAND SURVEYOR HAS REVIEWED THE SUBDIVISION PLAN AND HEREBY RECOMMENDS APPROVAL ON THIS DATE OF 10/16/2023.

I HEREBY VERIFY THAT THE TREASURER HAS REVIEWED THE SUBDIVISION PLAN AND HEREBY RECOMMENDS APPROVAL ON THIS DATE OF 10/16/2023.

ROSENBERG ASSOCIATE logo and contact information: 355 East Riverside Drive, Suite 412B, St. George, UT 84290.

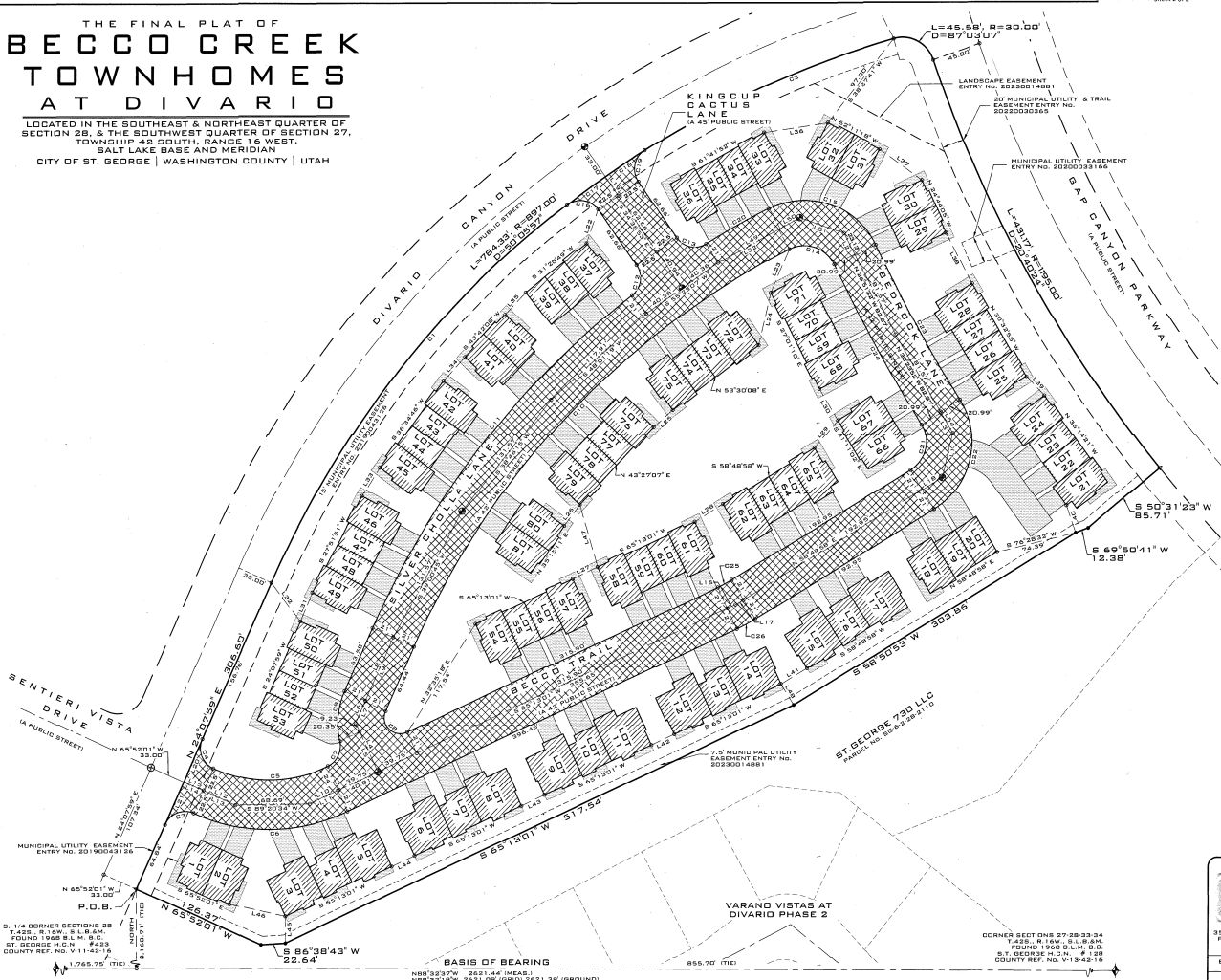
THE FINAL PLAT OF BECCO CREEK TOWNHOMES AT DIVARIO

LOCATED IN THE SOUTHEAST & NORTHEAST QUARTER OF SECTION 28, & THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH

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CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH



- LEGEND:**
- NOTHING SET OR FOUND
 - ▲ SET AN IRON PIN IN EXTENSION OF PROPERTY LINE
 - SET CORNER: 5/8" X 3/8" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - ⊕ REVISION MONUMENTATION
 - ⊙ CLASS I (RING & LID) MONUMENT FOUND
 - ⊙ CLASS I (RING & LID) MONUMENT SET WITH THIS PLAT
 - ⊕ CLASS II (REBAR & CAP) MONUMENT SET WITH THIS PLAT
 - ▨ LIMITED COMMON AREA
 - COMMON AREA
 - ▨ PRIVATE AREA
 - ▨ AREA OF PUBLIC STREET DEDICATED WITH THIS PLAT



SHEET 2 OF 2

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

355 EAST RIVERDRIVE DRIVE, SUITE A-20, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 WWW.RACIVIL.COM

BECCO CREEK	02/18/2023	D.G.A.
FILE NUMBER:	17" = 40'	DRAWN:
JOB NUMBER:	SCALE:	CHECKED:

S. 1/4 CORNER SECTIONS 28 T.42S. R.16W. S.L.R.M. FOUND 1968 S.L.M. S.C. ST. GEORGE H.C.N. # 433 COUNTY REF. NO. V-11-42-16
P.O.B.
N 65°32'01" W 33.00'
N 65°32'01" W 33.00'
N 65°32'01" W 33.00'
N 65°32'01" W 33.00'

BASIS OF BEARING
N88°33'37" W 2621.14' (MEAS.)
N88°32'19" W 2621.09' (GRID) S621.39' (GROUND)

CORNER SECTIONS 27-28-29-34 T.42S. R.16W. S.L.R.M. FOUND 1968 S.L.M. S.C. ST. GEORGE H.C.N. # 139 COUNTY REF. NO. V-13-42-16