

Lis Pendens Page 1 of 3
Gary Christensen Washington County Recorder
09/10/2025 12:19:32 PM Fee \$40.00 By RJLAW, PC

When recorded mail to:
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**IN THE FIFTH JUDICIAL DISTRICT COURT
IN AND FOR WASHINGTON COUNTY, STATE OF UTAH**

HIGH DESERT DEVELOPMENT, INC., a
Utah corporation,
Plaintiff,

v.

BRIX COMMERCIAL CONSTRUCTION,
LLC, UNIFIED BUSINESS ALLIANCE,
LLC, URE FUND 1-ASCESA COURT, LLC,
limited liability companies, and JOHN DOES
I through X,

Defendants.

LIS PENDENS

Tier 2

Civil No. 259502335

Judge Keith C. Barnes

Notice is hereby given of the pendency of the above-titled action, which affects the following described property, located in Washington County, Utah, and seeks to resolve a construction lien and perhaps foreclose upon the property to protect Plaintiff's interest.

The property affected by this action is more particularly described as follows:

LEGAL DESCRIPTION: *See Exhibit A*
Ascesa Court
302 Divario Canyon Drive, Ascesa at Divario
St. George, Utah 84770

PARCEL NUMBER: SG-ASD-1

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

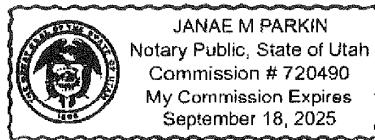
DATED this 10th day of September, 2025.

RJLAW, PC

Robert M. Jensen
Counsel for Plaintiff

STATE OF UTAH)
; ss.
County of Washington)

On this 10th day of September, 2025, before me personally appeared Robert M. Jensen, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he executed the foregoing document.



Jana
Notary Public

Exhibit A

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 SEARS SOUTH 35°58'39" WEST, LONG CHORD SEARS 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 SEARS 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°200" 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 SEARS 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 SOUTHWESTERLY LINE OF GAP CANYON PARKWAY;

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

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 SEARS 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 1207.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 83°43'09" EAST, LONG CHORD SEARS 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 SEARS 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 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°28'10" EAST, LONG CHORD SEARS 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 SEARS 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 SEARS 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