MAP

DOC # 20220030365

Roadway Dedication Page 1 of 4
Gary Christensen Washington County Recorder
06/09/022 03:21:17 PM Fee \$ 0.00
By ST GEORGE CITY

NAME: GAP CANYON PARKWAY WEST ADDITION

LOTS: MAP: <u>4892</u>

PARCEL NUMBER: SG-6-2-27-428 SG-6-2-27-330 SG-6-2-27-236

SG-6-2-28-2110 SG-6-2-34-411 SG-6-2-34-10 13

SG-6-2-34-1008

ST GEORGE 730 LLC

LEGAL DESCRIPTION:

. . . .

BEGINNING AT A POINT ON THE SOUTHERLY CORNER OF SENTIERI CANYON AT DIVARIO, SAID POINT BEING NORTH $01^{\circ}50'37''$ East 216.38 feet along the center section line and East 2,409.50 feet from the Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 71°11'47" EAST 45.00 FEET;

THENCE NORTH 71'11'47" EAST 45.00 FEET;
THENCE SOUTHEAST 597.69 FEET ALONG AN ARC OF A 1,150.00 FOOT RADIUS CURVE TO THE LEFT
(CENTER BEARS NORTH 71°11'47" EAST, LONG CHORD BEARS SOUTH 33°41'34" EAST 590.98 FEET
WITH A CENTRAL ANGLE OF 29°46'41");
THENCE SOUTH 48°34'55" EAST 1,997.56 FEET;
THENCE SOUTHEAST 561.96 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTER BEARS SOUTH 41°25'05" WEST, LONG CHORD BEARS SOUTH 32°28'59" EAST 554.59 FEET

WITH A CENTRAL ANGLE OF 32"11'52";
THENCE SOUTHEAST 1,006.47 FEET ALONG CHORD BEARS SOUTH 32 28'59" EAST 554.59 FEET
THENCE SOUTHEAST 1,006.47 FEET ALONG AN ARC OF A 1,250.00 FOOT RADIUS CURVE TO THE LEFT
(GENTER BEARS NORTH 73"36'57" EAST, LONG CHORD BEARS SOUTH 39"27'02" EAST 979.50 FEET
WITH A CENTRAL ANGLE OF 46"07'59");

THENCE SOUTHEAST 222.33 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (GENTER BEARS SOUTH 27°28'58" WEST, LONG CHORD BEARS SOUTH 56°08'52" EAST 221.88 FEET

CENTRAL ANGLE OF 59'09'56');

THENCE NORTHEAST 328.02 FEET ALONG AN ARC OF A 370.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 41°46'03" WEST, LONG CHORD BEARS NORTH 22°50'07" EAST 317.38 FEET WITH A CENTRAL ANGLE OF 50°47'41");

THENCE NORTH 29.66 FEET ALONG AN ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87'26'16" EAST, LONG CHORD BEARS NORTH 00°19'34" WEST 29.65 FEET WITH A CENTRAL ANGLE OF 04°28'21");

THENCE NORTH 24°49'47" EAST 235.35 FEET TO THE SOUTHERLY LINE OF THE HIGHLANDS AT GREEN VALLEY PHASE 1:

VALLEY PHASE 1;
THENCE SOUTH 88°05'44" EAST 33.23 FEET ALONG SAID SOUTHERLY LINE OF THE HIGHLANDS AT GREEN VALLEY PHASE 1 TO THE WESTERLY LINE OF COTTAGES NORTH PHASE 3;
THENCE SOUTH 24°48'29" WEST 100.31 FEET ALONG SAID WESTERLY LINE OF COTTAGES NORTH

PHASE 3;

PHASE 3;
THENCE SOUTH 152.99 FEET ALONG AN ARC OF A 320.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 65°10'13" EAST, LONG CHORD BEARS SOUTH 11°08'02" WEST 151.53 FEET WITH A CENTRAL ANGLE OF 27°23'31'1;
THENCE SOUTH 373.64 FEET ALONG AN ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 87°26'16" WEST, LONG CHORD BEARS SOUTH 22°19'50" WEST 361.99 FEET WITH A CENTRAL ANGLE OF 49°47'08');

CENTRAL ANGLE OF 49'47'08';

THENCE SOUTH 44.49 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 42°46'36" EAST, LONG CHORO BEARS SOUTH 04°44'30" WEST 40.52 FEET WITH A CENTRAL ANGLE OF 84°57'47");

THENCE SOUTHEAST 233.81 FEET ALONG AN ARC OF A 1.557.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52°15'36" WEST, LONG CHORD BEARS SOUTH 33°26'17" EAST 233.59 FEET WITH A CENTRAL ANGLE OF 08'36'14");

THENCE SOUTH 20°59'02" EAST 119.66 FEET;

THENCE SOUTH 365.02 FEET ALONG AN ARC OF A 1.545.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 65°16'50" WEST, LONG CHORD BEARS SOUTH 17°57'05" EAST 364.17 FEET WITH A CENTRAL ANGLE OF 13°32'11");

THENCE NORTH 78°49'01" EAST 15.57 FEET;

THENCE SOUTH 98°08'36" EAST 19.48 FEET;

THENCE SOUTH 98°08'36" EAST 55.57 FEET TO THE NORTH LINE OF A DEED OF DEDICATION AS RECORDED AS ENTRY NO 00700320;

THENCE WESTERLY THE FOLLOWING (3) COURSES ALONG BAID NORTHERLY LINE OF ENTRY NO

THENCE WESTERLY THE FOLLOWING (3) COURSES ALONG BAID NORTHERLY LINE OF ENTRY NO 00700320;

THENCE WEST 45.46 FEET ALONG AN ARC OF A 537.74 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°26'04" WEST, LONG CHORD BEARS SOUTH 89°00'44" WEST 45.45 FEET WITH A CENTRAL ANGLE OF 04°50'39");

THENCE NORTHWEST 29.26 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 03°24'35" WEST, LONG CHORO BEARS NORTH 51°29'51" WEST 26.72 FEET WITH A CENTRAL ANGLE OF 83°49'27");

THENCE SOUTH 80°24'52" WEST 52.17 FEET;

THENCE NORTHWEST 752 82 FEET ALONG AN ARC OF A 1 500 00 FOOT BADWE SUBVE TO THE ARCH.

THENCE SOUTH 80°24'52" WEST 52.17 FEET;
THENCE NORTHWEST 752.82 FEET ALONG AN ARC OF A 1.500.00 FOOT RADIUS CURVE TO THE LEFT
(CENTER BEARS SOUTH 78°53'56" WEST, LONG CHORO BEARS NORTH 25°28'44" WEST 744.94 FEET
WITH A CENTRAL ANGLE OF 28°45'20");
THENCE SOUTH 49°04'48" WEST 83.13 FEET;
THENCE NORTH 44°42'54" WEST 30.00 FEET;
THENCE NORTH 44°42'54" WEST 30.00 FEET;
THENCE NORTH 45.82 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER
BEARS NORTH 44°42'54" WEST, LONG CHORO BEARS NORTH 01°31'59" EAST 41.49 FEET WITH A

BEARS NORTH 44 42 34 WEST, LUNG CHORD BEARS NORTH DI 31 39 EAST 41.49 FEET WITH A CENTRAL ANGLE OF 87°30'14";

THENCE NORTHWEST 168.91 FEET ALONG AN ARC OF A 1,443.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 47°46'51" WEST, LONG CHORD BEARS NORTH 45°34'21" WEST 168.82 FEET WITH A CENTRAL ANGLE OF 10°42'25");

THENCE NORTH 45°57'52" WEST 182.80 FEET;

THENCE NORTH 45°57'52" WEST 182.80 FEET;

THENCE NORTHWEST 212.33 FEET ALONG AN ARC OF A 955.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 40°13'17" WEST, LONG CHORD BEARS NORTH 56°08'52" WEST 211.89 FEET WITH A CENTRAL ANGLE OF 12°44'20");

THENCE NORTHWEST 1,042.70 FEET ALONG AN ARC OF A 1.295.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 27°28'58" EAST, LONG CHORD BEARS NORTH 39°27'02" WEST 1.014.76 FEET WITH A CENTRAL ANGLE OF 46°07'59");

THENCE NORTHWEST 536.67 FEET ALONG AN ARC OF A 955.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 73°36'57" WEST, LONG CHORD BEARS NORTH 32°28'59" WEST 529.63 FEET WITH A CENTRAL ANGLE OF 32°11'52");

THENCE NORTHWEST 536.107 FEET ALONG AN ARC OF A 1,195.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 48°34'55" WEST 1,997.56 FEET;

THENCE NORTHWEST 621.07 FEET ALONG AN ARC OF A 1,195.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41°25'15");

THENCE NORTHWEST 621.07 FEET ALONG AN ARC OF A 1,195.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41°25'15");

THENCE NORTHWEST 621.07 FEET ALONG AN ARC OF A 1,195.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41°25'15");

THENCE NORTHWEST 621.07 FEET ALONG CHORD BEARS NORTH 33°41'34" WEST 614.11 FEET WITH A CENTRAL ANGLE OF 29°46'41") TO THE POINT OF BEGINNING.

CONTAINING 311,497 SQUARE FEET OR 7.15 ACRES.

TOGETHER WITH A 20.0' MUNICIPAL UTILITY AND CITY TRAIL EASEMENT AS SHOWN.

KINDR ALL HIS BY THESE PRESENTS THAT THE UNDERSIDINED DWINES OF ALL THE ABOVE DESCRIBED TRACT OF LAND MANING CAUSED. THE SAME TO BE SUBDIVISED WITD PILLED STREETS, AS WALL AS THE UNDERSIDED AND ADMINISTRATION OF ALL THE WINDLESS OF A DESCRIPTION OF A DESCRIPTIO

FOR DOOS AND VALMACE CONDENSION RECEIVED. AND THE PROPERTY OF THE PROPERTY OF

ST. GEORGE, 730 LLC, A NEVADA LIMITED LIABILITY CO.

STATE OF NEVADA
DUMNY OF CLARE

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ACKNOWLEDGMENT:

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A NOTARY PUBLIC COMMISSIONED IN THE STATE OF

OWNER'S DEDICATION: THEE CENTER MUNICIPAL UTILITY EARCHONTS AND DITY TRAIL EASEMENTS ALDING THE DUTTER SOURCEAY AREA (NOT ALDING THE CENTRALINE) ON THE ROADWAY ARE SHOWN HEREON AND AS FOLLOWS UNLESS OTHERWISE NOTES: (20.00 FIDT.) LEGAL DESCRIPTION:

BESINNINS AT A POINT ON THE SOUTHERLY EGRINGS OF SENTIES! CANYON AT DIVARIO, SAID ROINT-SEINE NORTH D'SO'S? EAST 216.38 FEET ALONG THE OWNER SECTION LINE AND EAST 2,400.50 FEET LANGUAGE AND EAST, EAST LANGUAGE AND EAST, EA

ESCALA DESCRIPTION:

Reserved at A graph of the Sectionary Content of Section 20 Section

SURVEYOR'S CERTIFICATE:

MANAGE AND LESTIFICATE:

IN RESIDUE & ROCKSON, A PREFERENCE AND SUPPLY STREET, INTEREST 4238716, HALD

RESIDUE & ROCKSON, A PREFERENCE AND THE STREET, AND THE







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

PARCEL ID No 85-6-2-27-428 85-6-2-27-330 86-6-2-27-330 85-6-2-28-21 10 85-6-2-34-11 86-6-2-34-1003 85-6-2-34-1008

THE ROAD DEDICATION PLAT FOR

G A P C A N Y O N P A R K W A Y

LODATED IN 87, 88, & 8+
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN

CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH

SHEET 1 OF 2



I HEREBY VERIFY THAT THIS DIFFICE EXAMINED THIS FINAL BUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 2 ST DAY OF DECEMBER. 20 21. Way a Jul









