

MAP

DOC # 2022054042

Map (Conveying Property) Page 1 of 4
Gary Christensen Washington County Recorder
12/22/2022 03:03:55 PM Fee \$ 204.00
By SOUTHERN UTAH TITLE CO



NAME: CASCATA AT DIVARIO PHASE 4

LOTS: 52 MAP: 5028

PARCEL NUMBER: SG-6-2-28-2110

ST GEORGE 730 LLC

BEGINNING AT A POINT BEING THE SOUTHERLY CORNER OF ARANCIO POINT AT DIVARIO PHASE 2, SAID POINT ALSO BEING NORTH 01°50'31" EAST 2,591.86 FEET ALONG THE SECTION LINE AND FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID ARANCIO POINT AT DIVARIO THE FOLLOWING (3) COURSES;

THENCE SOUTH 52°47'03" EAST 120.44 FEET;

THENCE NORTH 59°13'56" EAST 48.25 FEET;

THENCE NORTH 50°38'39" EAST 78.36 FEET;

THENCE SOUTH 39°21'21" EAST 158.61 FEET TO THE NORTHERLY CORNER OF CASCATA AT DIVARIO PHASE 3;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID CASCATA AT DIVARIO PHASE 3 THE FOLLOWING (2) COURSES;

THENCE SOUTH 56°08'13" WEST 146.50 FEET;

THENCE SOUTH 62°31'02" WEST 25.68 FEET TO THE WESTERLY CORNER OF SAID CASCATA AT DIVARIO PHASE 3;

THENCE SOUTHEASTERLY THE FOLLOWING (20) COURSES ALONG SAID CASCATA AT DIVARIO PHASE 3;

THENCE SOUTH 33°51'47" EAST 103.00 FEET;

THENCE SOUTH 56°08'13" WEST 18.66 FEET;

THENCE SOUTH 33°51'50" EAST 45.00 FEET;

THENCE EAST 31.42 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 33°51'47" EAST, LONG CHORD BEARS SOUTH 78°51'47" EAST 28.28 FEET WITH A CENTRAL ANGLE OF 90°00'00");

THENCE SOUTH 33°52'06" EAST 68.77 FEET;

THENCE SOUTHEAST 62.95 FEET ALONG AN ARC OF A 167.23 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 56°07'36" EAST, LONG CHORD BEARS SOUTH 44°39'25" EAST 62.58 FEET WITH A CENTRAL ANGLE OF 21°34'02");

THENCE SOUTH 30.59 FEET ALONG AN ARC OF A 19.88 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 34°33'34" WEST, LONG CHORD BEARS SOUTH 11°21'16" EAST 27.66 FEET WITH A CENTRAL ANGLE OF 88°10'20");

THENCE SOUTH 58°08'06" EAST 45.57 FEET;

THENCE EAST 29.33 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 60°22'02" EAST, LONG CHORD BEARS NORTH 71°39'03" EAST 26.77 FEET WITH A CENTRAL ANGLE OF 84°02'11");

THENCE SOUTH 66°19'51" EAST 224.55 FEET;

THENCE SOUTH 35.16 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 23°40'09" WEST, LONG CHORD BEARS SOUTH 15°58'11" EAST 30.80 FEET WITH A CENTRAL ANGLE OF 100°43'20");

THENCE SOUTH 73°28'15" EAST 46.65 FEET;

THENCE EAST 29.33 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 60°22'02" EAST, LONG CHORD BEARS NORTH 71°39'03" EAST 26.77 FEET WITH A CENTRAL ANGLE OF 84°02'11");

THENCE SOUTH 66°19'51" EAST 166.82 FEET;

THENCE SOUTHEAST 18.36 FEET ALONG AN ARC OF A 127.53 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 23°40'09" WEST, LONG CHORD BEARS SOUTH 62°12'07" EAST 18.36 FEET WITH A CENTRAL ANGLE OF 08°15'28");

THENCE SOUTH 58°04'23" EAST 19.14 FEET;

THENCE SOUTH 33.80 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 31°55'37" WEST, LONG CHORD BEARS SOUTH 09°39'34" EAST 29.92 FEET WITH A CENTRAL ANGLE OF 96°49'39");

THENCE SOUTH 51°14'44" EAST 45.00 FEET;

THENCE NORTHEAST 33.62 FEET ALONG AN ARC OF A 422.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 51°14'44" WEST, LONG CHORD BEARS NORTH 36°28'29" EAST 33.61 FEET WITH A CENTRAL ANGLE OF 04°33'34");

THENCE SOUTH 62°27'05" EAST 101.33 FEET TO THE SOUTHEASTERLY LINE OF SAID CASCATA AT DIVARIO PHASE 3;

THENCE NORTHEASTERLY THE FOLLOWING (2) COURSES ALONG THE EASTERLY LINE OF SAID CASCATA AT DIVARIO PHASE 3;

THENCE NORTH 27°32'55" EAST 159.59 FEET;

THENCE NORTH 16°46'16" EAST 56.96 FEET TO THE SOUTHERLY LINE OF SALARNO TRAIL;

THENCE SOUTHEASTERLY THE FOLLOWING (2) COURSES ALONG SAID SALARNO TRAIL;

THENCE SOUTHEAST 7.01 FEET ALONG AN ARC OF A 127.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 20°58'59" WEST, LONG CHORD BEARS SOUTH 67°26'30" EAST 7.01 FEET WITH A CENTRAL ANGLE OF 03°09'00");

THENCE SOUTH 65°52'00" EAST 120.65 FEET TO A POINT ON THE WESTERLY LINE OF DECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTHWESTERLY THE FOLLOWING (4) COURSES ALONG SAID DECITA CREST AT DIVARIO PHASE 1;

THENCE SOUTH 22°43'05" WEST 101.98 FEET;

THENCE SOUTH 17°59'19" WEST 132.40 FEET;

THENCE SOUTH 30°09'15" WEST 48.11 FEET;

THENCE SOUTH 49°49'37" WEST 449.16 FEET TO AND ALONG THE WESTERLY LINE OF DECITA CREST AT DIVARIO PHASE 2;

THENCE SOUTH 82°49'44" WEST 79.47 FEET ALONG SAID DECITA CREST AT DIVARIO PHASE 2;

THENCE SOUTH 39°52'46" WEST 265.23 FEET;

THENCE SOUTH 68°16'35" WEST 631.32 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28;

THENCE NORTH 01°50'31" EAST 1,633.56 FEET ALONG THE CENTERLINE OF SAID SECTION 28 TO THE POINT OF BEGINNING.

CONTAINING 986,656 SQUARE FEET OR 22.65 ACRES

NOTICE OF CONDITIONS AND RESTRICTIONS:

1. THESE EIGHT (8) 10.00 FOOT MUNICIPAL UTILITY EASEMENT ALONG ALL STREET SIDE PROPERTY LINES...
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AEGC APPLIED GEOTECH, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS...
3. ALL ROCK WALLS ARE PRIVATE. ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/HOMEOWNERS ASSOCIATION AND SUBSEQUENT PURCHASERS...
4. A SITE GRADING AND DRAINAGE PLAN IS REQUIRED TO BE SUBMITTED WITH EACH BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION...
5. LOTS WITHIN THIS SUBDIVISION ARE PART OF THE OVERALL DIVIARO DEVELOPMENT, WHICH CONTAINS COMMON AREA AND ARE SUBJECT TO THE REQUIREMENTS OF THE HOMEOWNERS ASSOCIATION AND COVENANTS DEVELOPED FOR THIS SUBDIVISION...
6. THE CITY OF ST. GEORGE STORM WATER UPDES PERMIT REQUIRES THAT EACH INDIVIDUAL HOMEOWNER OR HOMEOWNERS ASSOCIATION INSTALL AND MAINTAIN MEASURES TO MANAGE STORM WATER RUNOFF FROM ROOF WATER MAINTENANCE AGREEMENT AND PLAN (RECORDED DOCUMENT NO. 202200551241).

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:
CASCATA AT DIVIARO PHASE 4
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, PARCELS, AND MUNICIPAL UTILITY EASEMENTS. ALL PARCELS OF LAND SHOWN ON THIS PLAT AS HOMEOWNERS ASSOCIATION PARCELS, PARCELS, AND MUNICIPAL UTILITY EASEMENTS (HEREIN REFERRED TO AS "HOA PARCELS") HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE UNDERSIGNED OWNER(S) HEREBY WAIVES ALL RIGHTS AND CLAIMS TO THE ENTIRE PRODUCT OF THE WASHINGTON COUNTY RECORDER, INCORPORATED AND MADE PART OF THIS PLAT.

ST. GEORGE 730 LLC, A NEVADA LIMITED LIABILITY COMPANY
MANAGER - MARK SCHNIPPEL

ACKNOWLEDGMENT:

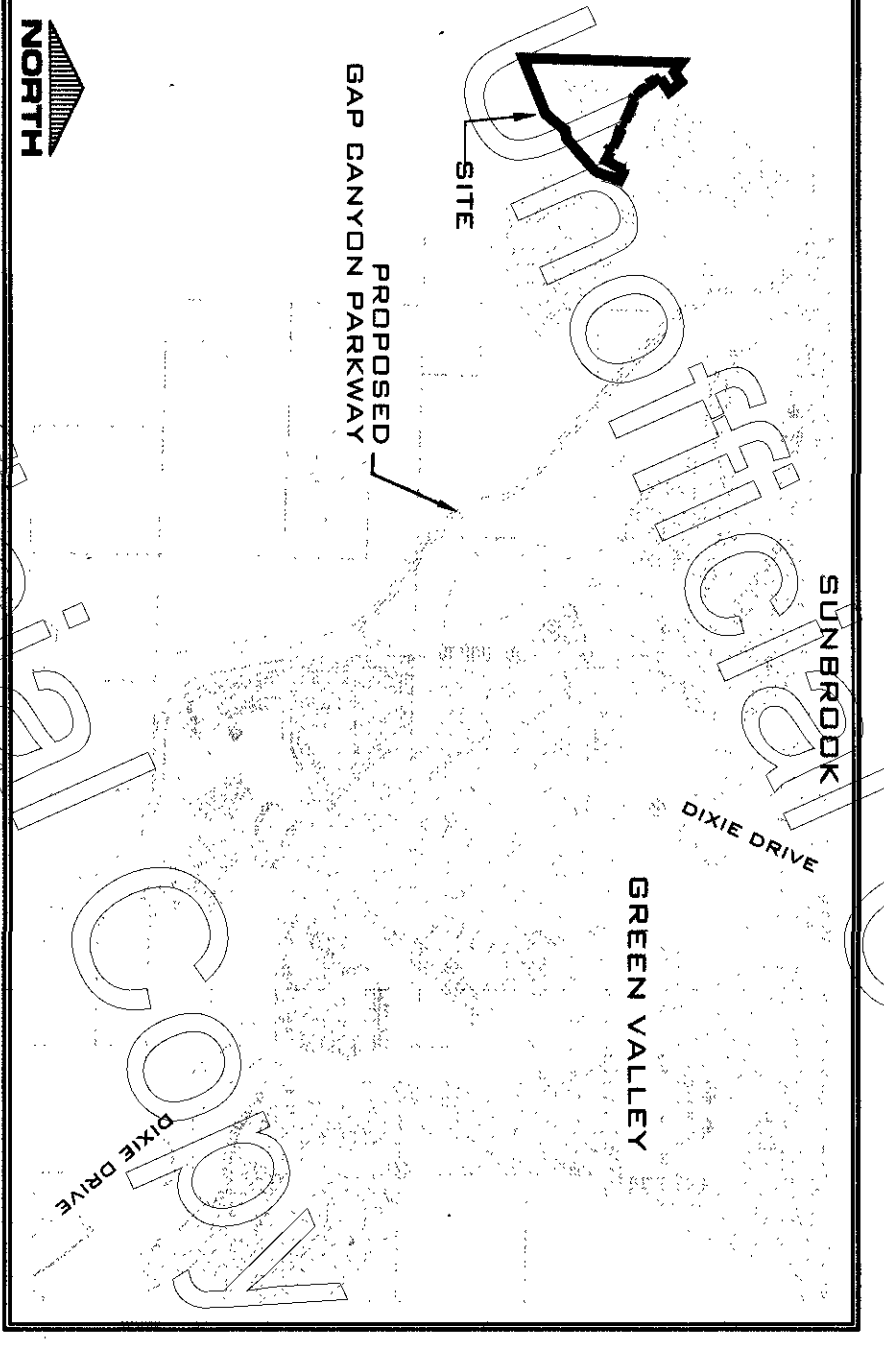
STATE OF NEVADA) S.S.
COUNTY OF CLARK)
ON THIS 30 DAY OF 11th month of 2022, before me, the undersigned, a Notary Public, personally appeared **Genova Santiago** and **Amie Baird**, a Notary Public, whose names are subscribed to this document, and acknowledged the execution thereof by the same.
NOTARY PUBLIC FULL NAME: **Genova Santiago**
COMMISSION NUMBER: **15-3180-1**
MY COMMISSION EXPIRES: **Aug 16, 2023**
A NOTARY PUBLIC COMMISSIONED IN UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-1.6 (6) IF ABOVE INFORMATION IS FILED IN)

MORTGAGEE AND LENDER CONSENT TO RECORD:

WESTERN ALLIANCE BANK, A MORTGAGEE AND LENDER OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL OBLIGATIONS AND CONVEYANCES.
AMIE BAIRD - VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF NEVADA) S.S.
COUNTY OF CLARK)
ON THIS 30 DAY OF 11th month of 2022, before me, the undersigned, a Notary Public, personally appeared **Genova Santiago** and **Amie Baird**, a Notary Public, whose names are subscribed to this document, and acknowledged the execution thereof by the same.
FULL NAME PRINT: **Genova Santiago**
COMMISSION NO.: **15-3180-1**
EXPIRATION DATE: **Aug 16, 2023**
A NOTARY PUBLIC COMMISSIONED IN UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-1.6 (6) IF ABOVE INFORMATION IS FILED IN)



CURVE TABLE

CURVE LENGTH	RADIUS	DELTA
C1	25.64	170.91
C2	42.33	141.125
C3	69.97	232.721
C4	21.93	127.50
C5	98.89	442.620
C6	35.16	200.00
C7	43.56	127.50
C8	64.85	280.839
C9	29.31	200.00
C10	49.92	172.50
C11	24.34	172.50
C12	52.27	172.50
C13	43.81	172.50
C14	60.43	127.50
C15	43.56	127.50
C16	35.16	200.00
C17	7.57	117.46
C18	55.98	165.92
C19	31.42	200.00
C20	30.59	19.88

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA
C41	29.31	200.00
C42	35.16	200.00
C43	29.31	200.00
C44	33.80	200.00
C45	33.62	422.50

LINE TABLE

LINE LENGTH	DIRECTION
L1	20.52 S 95.00° E
L2	54.80 N 88.0923° W
L3	49.83 S 39.5438° E
L4	54.80 S 28.2716° E
L5	50.20 N 23.4009° E
L6	51.73 N 88.0923° W
L7	9.70 S 61.3244° W
L8	31.71 S 46.5906° E
L9	10.92 S 1.5037° W
L10	25.00 N 64.5338° W
L11	44.51 N 88.2248° W
L12	44.51 N 28.1351° W
L13	53.00 S 10.4141° W
L14	53.00 N 52.4141° E
L15	63.11 S 88.0923° E
L16	103.00 S 33.5147° E
L17	46.65 S 73.2815° E
L18	18.66 S 56.0813° W
L19	43.00 S 38.5150° E
L22	20.84 N 23.4009° E

LINE TABLE

LINE LENGTH	DIRECTION
L23	63.11 S 88.0923° E
L24	54.07 N 1.5250° E
L25	54.07 N 42.3449° E
L26	59.63 N 56.0813° E
L28	45.57 S 68.0806° E
L33	45.00 S 51.444° E

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS - LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8986 WWW.RACIVIL.COM

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 30th DAY OF **DECEMBER**, 2022.

CITY ENGINEER APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 30th DAY OF **DECEMBER**, 2022.

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM, THIS THE 30th DAY OF **DECEMBER**, 2022.

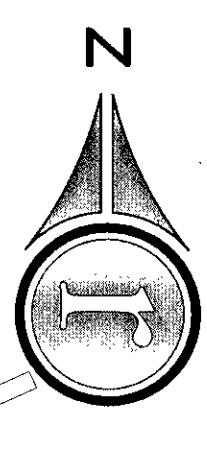
LAND USE AUTHORITY APPROVAL
I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE 30th DAY OF **DECEMBER**, 2022.

TREASURER APPROVAL
WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF **DECEMBER**, A.D. 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND PAID IN FULL.

RECORDED NUMBER
DOC # 20220054042
WASHINGTON COUNTY RECORDER

THE FINAL PLAT OF
CASCATA AT DIVIARO PHASE 4
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH
SHEET 1 OF 2

CASCATA-PH-4	10/17/22	C.G.A.
FILE NUMBER:	DATE:	DRAWN:
1286-21-051	1" = 60'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:



LEGEND:

- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ A 2' OFFSET TO THE FRONT PROPERTY CORNER IS SET AT THE EXTENSION OF THE LOT LINE WITH NAIL/WASHER
- SET CORNER 5/8" X 3/8" REBAR & ABSORBIBLE
- ⊕ CLASS I (RING & LID) MONUMENT SET WITH THIS PLAT
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- ⊕ PARCEL 'A' & 'B' DELEGATED TO THE CITY OF ST. GEORGE WITH THIS PLAT
- ▨ DRAINAGE EASEMENT IN FAVOR OF THE HOME OWNER ASSOCIATION (HOA), AND NO WALLS OR POOLS OR WALLS ALLOWED WITHIN THE EASEMENT AREA. HOA SHALL INFRASTRUCTURE FROM DEBRIS, SOILS, OR OTHER OBSTRUCTIONS TO ALLOW CONVEYANCE OF THE EASEMENT AREAS TO THE PUBLIC ROADWAY

DRAINAGE EASEMENT IN FAVOR OF THE HOME OWNER ASSOCIATION (HOA), AND NO WALLS OR POOLS OR WALLS ALLOWED WITHIN THE EASEMENT AREA. HOA SHALL INFRASTRUCTURE FROM DEBRIS, SOILS, OR OTHER OBSTRUCTIONS TO ALLOW CONVEYANCE OF THE EASEMENT AREAS TO THE PUBLIC ROADWAY

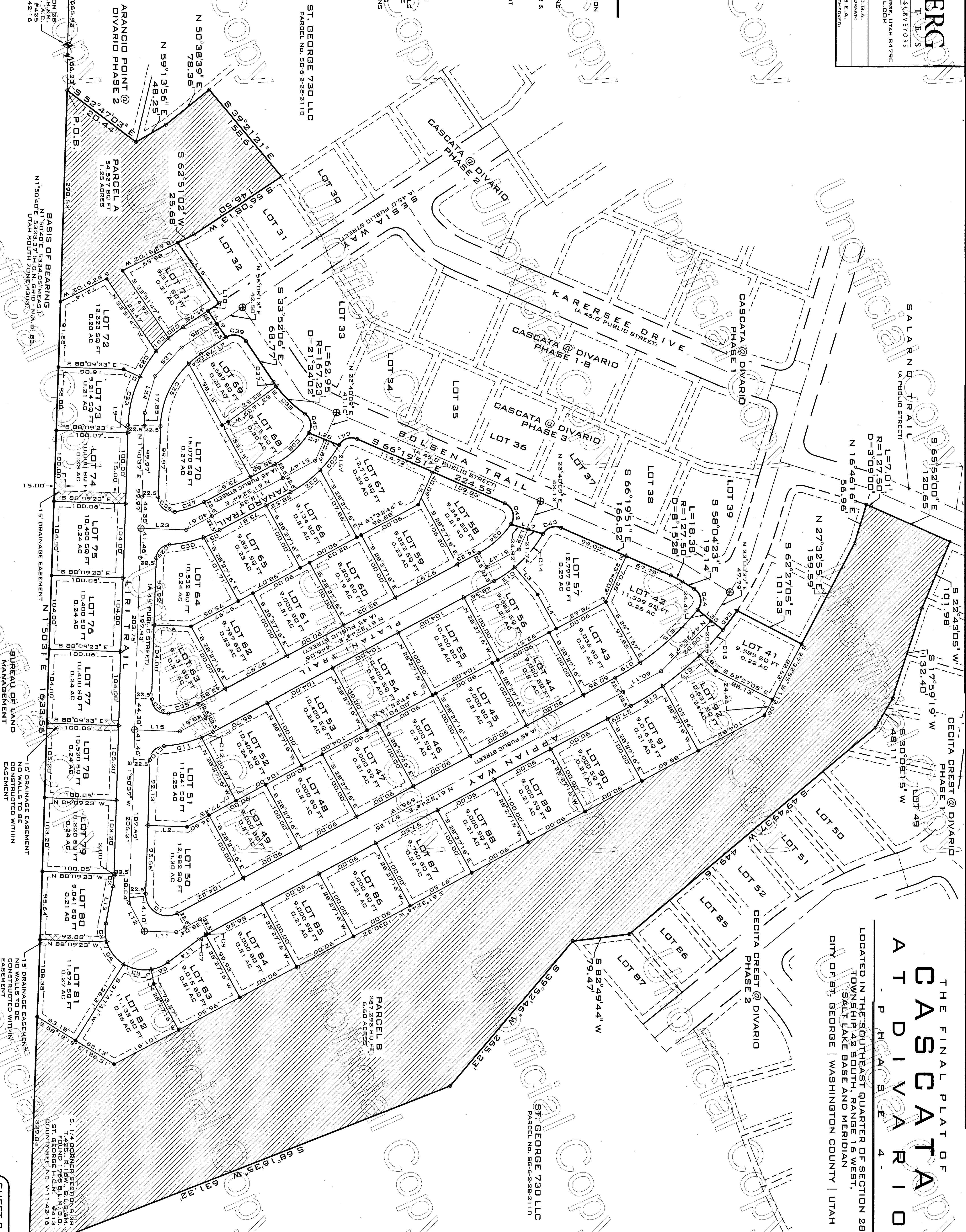
N 1/4 CORNER SECTION 28
 T.42S., R.16W., S.L.B.6M.
 FOUND 1968 B.L.M. B.C.
 ST. GEORGE H.C.N. #416
 COUNTY REF. NO. J-11-42-16

CEN. 1/4 CORNER SECTION 28
 T.42S., R.16W., S.L.B.6M.
 FOUND 2001 B.L.M. B.C.
 ST. GEORGE H.C.N. #422
 COUNTY REF. NO. J-11-42-16

ST. GEORGE 730 LLC
 PARCEL NO. 56-6-2-28-2110

ARANCIO POINT @
 DIVARID PHASE 2
 PARCELA
 54,537 SQ FT
 1.25 ACRES

BASIS OF BEARINGS
 N 50°40' E 5324.05' MEAS. 1
 N 50°40' E 5324.05' MEAS. 1
 UTM SOUTH ZONE 49Q91
 UTM EASTING 633,833.83
 UTM NORTING 5,324,051.51



THE FINAL PLAT OF
CASCATA
 AT DIVARID
 P.H.C.A.S.E. 4
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28
 TOWNSHIP 42 SOUTH RANGE 16 WEST,
 SALT LAKE BASE AND MERIDIAN
 CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH

ST. GEORGE 730 LLC
 PARCEL NO. 56-6-2-28-2110

PARCEL B
 287,293 SQ FT
 6.60 ACRES