

MAP

DOC # 20230014881

Map (Conveying Property) Page 1 of 3
Gary Christensen Washington County Recorder
05/23/2023 09:58:49 AM Fee \$ 102.00
By SOUTHERN UTAH TITLE CO



NAME: BECCO CREEK AT DIVARIO

LOTS: 1 MAP: 5130

PARCEL NUMBER: SG-6-2-28-2114 SG-6-2-28-2108 SG-6-2-28-2109

**HENRY WALKER DEV., LLC
(A UTAH LIMITED LIABILITY COMPANY)**

BEGINNING AT A POINT ON THE EASTERLY LINE OF DIVARIO CANYON DRIVE, SAID POINT BEING NORTH $88^{\circ}32'37''$ 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 $24^{\circ}07'59''$ EAST 306.60 FEET;

THENCE NORTHEASTERLY 784.33 FEET ALONG AN ARC OF A 897.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH $65^{\circ}52'00''$ EAST, LONG CHORD BEARS NORTH $49^{\circ}10'58''$ EAST 759.58 FEET WITH A CENTRAL ANGLE OF $50^{\circ}05'57''$) 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 $15^{\circ}51'24''$ EAST, LONG CHORD BEARS SOUTH $62^{\circ}19'50''$ EAST 41.32 FEET WITH A CENTRAL ANGLE OF $87^{\circ}03'07''$);

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

THENCE SOUTH $50^{\circ}31'23''$ WEST 85.71 FEET;

THENCE SOUTH $69^{\circ}50'41''$ WEST 12.38 FEET;

THENCE SOUTH $58^{\circ}50'53''$ WEST 303.86 FEET;

THENCE SOUTH $65^{\circ}13'01''$ WEST 517.54 FEET;

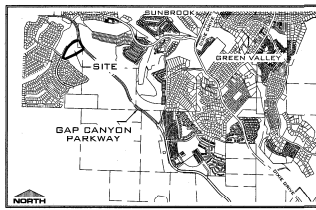
THENCE SOUTH $86^{\circ}38'43''$ WEST 22.64 FEET;

THENCE NORTH $65^{\circ}52'01''$ WEST 126.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 391,726 SQUARE FEET OR 8.99 ACRES.

NOTICE OF CONDITIONS AND RESTRICTIONS:

1. THESE CERTAIN MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED:
 1.5' TO 3'00" FOOT ALONG ALL WETTER SIDE LOT LINES AND 7'50" FOOT ALONG ALL SIDE AND REAR LOT LINES.
 2. ALL POWER LINES AND WATER IMPROVEMENTS ARE MUNICIPAL UTILITIES AND MAINTAINED BY CITY OF ST. GEORGE, UTAH. ONLY WITHIN THE SYSTEM, ALL THE UTILITIES AND THEIR APPURTENANCES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER/HOMEOWNER'S ASSOCIATION.
 3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ASCEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR PLANS, SOLES AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED SEPTEMBER 30, 2023. PROJECT NO. 23-10248. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. THE REPORT AND CONDITIONS SHOULD BECOME PART OF THIS PLAT AND SHALL COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.



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

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4928916, HOLD A LICENSE IN UTAH AND AM A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS. I HAVE ASSURED WITH TITLE TO THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-25-17 AND HERETOFORE ALL MEASUREMENTS AND CALCULATIONS AND CORRECT MEASUREMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE MENIONED OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREIN SHOWN ON THIS PLAT AND HAVE RECOVERED THE SAME TRAP INTO A LOT AND MUNICIPAL EASEMENTS TO BE DESCRIBED IN THIS PLAT.
BECCO CREEK AT DIVARID
 THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND PLATS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE FOREGOING VERIFICATION.
 DATE: 5/14/2023
 SIGNATURE: [Signature]
 BRANDON E. ANDERSON
 CERTIFICATE NO. 4928916



LEGAL DESCRIPTION:

BEING A PART OF THE PARCEL OF LAND OF BRANDON BRANSON BEING 8.00 ACRES BEING MORE OR LESS 80'32"27" WEST 825.75 FEET ALONG THE SECTION LINE AND NORTH 2,160.21 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE PLANK & MERIDIAN, AND BEING:
 THENCE NORTHEASTERLY THE FOLLOWING (1) COURSE ALONG SAID EASTERLY LINE OF DIVARID CANYON DRIVE:
 THENCE NORTH 24°09'59" EAST 306.60 FEET;
 THENCE SOUTHWESTERLY THE FOLLOWING (2) COURSE ALONG SAID EASTERLY LINE OF SAID GAP CANYON PARKWAY: 48.58 FEET ALONG AN ABE OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52°32'23" WEST 85.71 FEET; LONG CHORD BEARS NORTH 49°10'58" EAST 755.58 FEET WITH A CENTRAL ANGLE OF 87°02'07");
 THENCE SOUTHWESTERLY THE FOLLOWING (3) COURSE ALONG SAID SOUTHWESTERLY LINE OF SAID GAP CANYON PARKWAY: 155.13' EAST; LONG CHORD BEARS SOUTH 62°19'50" EAST 41.35 FEET WITH A CENTRAL ANGLE OF 87°02'07");
 THENCE SOUTHWESTERLY 124.13 FEET ALONG AN ABE OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 71°11.60' EAST; LONG CHORD BEARS SOUTH 59°02'58" EAST 428.84 FEET WITH A CENTRAL ANGLE OF 87°02'07");
 THENCE SOUTH 52°32'23" WEST 85.71 FEET;
 THENCE SOUTH 62°19'50" WEST 172.58 FEET;
 THENCE SOUTH 65°13'01" WEST 217.55 FEET;
 THENCE SOUTH 65°30'11" WEST 126.37 FEET TO THE POINT OF BEGINNING.
 CONTAINING 391,720 SQUARE FEET OR 8.99 ACRES.

PARFMENT TARI F:

ENTRY NO.	EASEMENT TYPE	DESCRIPTION
202300033768	MUNICIPAL UTILITY EASEMENT	PLOTTED

LINE TABLE			CURVE TABLE			
LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA
L1	120.60	N 24°09'59" E	C1	680.21'	825.00'	44°52'17"
L2	135.48	S 62°11'18" E	C2	355.42'	1215.00'	16°48'59"
L3	20.00'	S 65°31'29" W				

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HEREBY DEDICATE THE SAME TO BE SUBSERVED FOR "LAW" AND "MUNICIPAL UTILITY EASEMENTS" HEREINAFTER REFERRED TO AS "BECCO CREEK AT DIVARID".
 FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE FOR PERMANENT USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS MUNICIPAL UTILITY EASEMENTS. ALL MUNICIPAL UTILITY EASEMENTS ARE AS NOTED ON BOUNDARY LINE. THE OWNERS DO(ES) HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS, AND TO ALL PROPERTY BUYERS AND CONVEYERS PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS THE LOT SHOWN ON THIS PLAT ARE SUBJECT TO THE DEDICATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED PREVIOUSLY FOR THE ENTIRE PROJECT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INCORPORATED AND MADE PART OF THIS PLAT.

HENRY WALKER DEV. L.L.C.
 A UTAH LIMITED LIABILITY COMPANY

MANAGER (AGENT): Chad Bessinger

ACKNOWLEDGMENT:

STATE OF UTAH)
 COUNTY OF DAVIS)
 On this 14th day of April, 2023, before me, Kella Johnson, a Notary Public, personally appeared Chad Bessinger, who being duly sworn, acknowledged to me that he executed the foregoing instrument as the Manager of the above-named company, and acknowledged he executed the same.
 FULL NAME SIGNATURE: Chad Bessinger
 FULL NAME PRINT: Chad Bessinger
 COMMISSION NO.: 71166
 EXPIRATION DATE: 01/26/2024
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

MORTGAGEE AND LENDER CONSENT TO RECORD:

M & T BANK, A MORTGAGEE AND LENDER OF THE SAID TRACT OF LAND ODER HENRY WALKER DEV. CONSENTS TO AND WAIVES THE RIGHT TO BE A PARTY TO THIS PLAT AND TO RECORD THEREON. THE MORTGAGEE AND LENDER HEREBY CONSENTS TO THE RECORDING OF THIS PLAT AND TO RECORD THEREON. THE MORTGAGEE AND LENDER HEREBY CONSENTS TO THE RECORDING OF THIS PLAT AND TO RECORD THEREON.

STATE OF UTAH)
 COUNTY OF DAVIS)
 On this 14th day of April, 2023, before me, Chad Bessinger, a Notary Public, personally appeared Chad Bessinger, who being duly sworn, acknowledged to me that he executed the foregoing instrument as the Manager of the above-named company, and acknowledged he executed the same.
 FULL NAME SIGNATURE: Chad Bessinger
 FULL NAME PRINT: Chad Bessinger
 COMMISSION NO.: 71166
 EXPIRATION DATE: 01/26/2024
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

MORTGAGEE AND LENDER CONSENT TO RECORD:

WESTERN ALLIANCE BANK, A MORTGAGEE AND LENDER OF THE SAID TRACT OF LAND ODER HENRY WALKER DEV. CONSENTS TO AND WAIVES THE RIGHT TO BE A PARTY TO THIS PLAT AND TO RECORD THEREON. THE MORTGAGEE AND LENDER HEREBY CONSENTS TO THE RECORDING OF THIS PLAT AND TO RECORD THEREON.

STATE OF NEVADA)
 COUNTY OF CLATSOP)
 On this 14th day of April, 2023, before me, Susan Ruchin, a Notary Public, personally appeared Susan Ruchin, who being duly sworn, acknowledged to me that she executed the foregoing instrument as the Manager of the above-named company, and acknowledged she executed the same.
 FULL NAME SIGNATURE: Susan Ruchin
 FULL NAME PRINT: Susan Ruchin
 COMMISSION NO.: 94-43261
 EXPIRATION DATE: 11-4-2024
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF NEVADA

THE FINAL PLAT OF
BECCO CREEK AT DIVARID
 LOCATED IN THE SOUTHWEST & NORTHEAST QUARTER OF SECTION 28, & THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH

ROSENBERG ASSOCIATES
 CITY ENGINEERS & LAND SURVEYORS
 332 EAST FORTYFIFTH DRIVE, SUITE 125, ST. GEORGE, UTAH 84790
 PH: (435) 673-8586 FAX: (435) 673-8597 WWW.ROSCIVIL.COM

BECCO CREEK 08/01/23 C.S.A. DRAWN:
 FILE NUMBER: DATE: CHECKED:
 JOB NUMBER: SCALE: SHEETS:

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
 I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 14th DAY OF April, 2023.

[Signature]
 COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF ST. GEORGE

CITY ENGINEER APPROVAL
 I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 14th DAY OF April, 2023.

[Signature]
 CITY ENGINEER
 CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL
 APPROVED AS TO FORM, THIS THE 14th DAY OF May, 2023.

[Signature]
 CITY ATTORNEY
 CITY OF ST. GEORGE

LAND USE AUTHORITY APPROVAL
 I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVES IT ON THE BASIS THAT THE PLAT IS IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES AND REGULATIONS RELATING THERETO.


[Signature]
 LAND USE AUTHORITY
 CITY OF ST. GEORGE

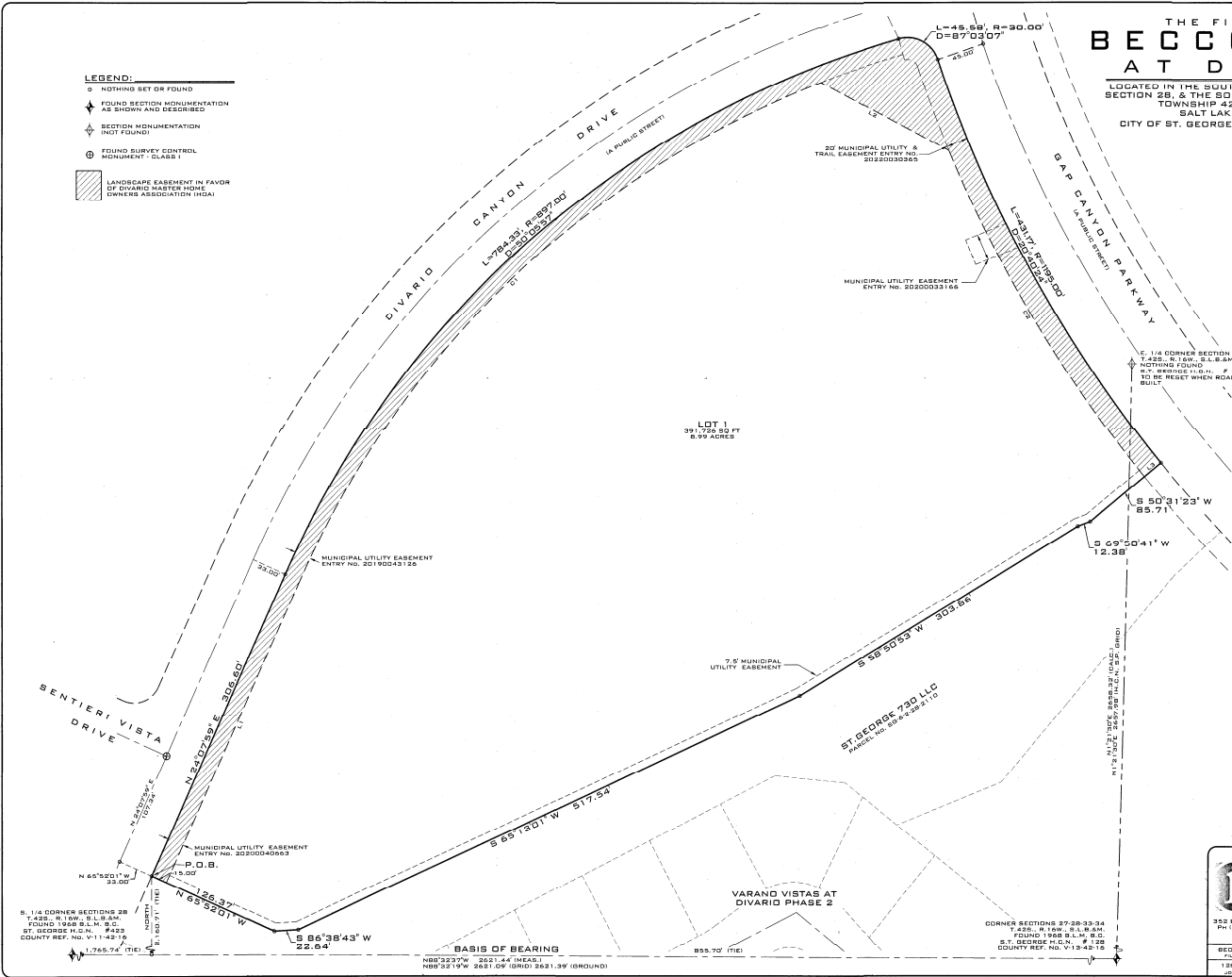
TREASURER APPROVAL
 I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 17th DAY OF May, A.D. 2023 THAT ALL TAXES DUE TO THE COUNTY AND STATE HAVE BEEN PAID IN FULL.

[Signature]
 WASHINGTON COUNTY TREASURER


RECORDED NUMBER
DOC # 20230014881
 [Barcode]
 [Signature]
 WASHINGTON COUNTY RECORDER

THE FINAL PLAT OF
BECCO CREEK AT DIVARIO
 LOCATED IN THE SOUTHEAST & NORTHEAST QUARTER OF SECTION 28, & THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 S, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF ST. GEORGE | WASHINGTON COUNTY | UTAH

- LEGEND:**
- NOTHING SET OR FOUND
 - ◊ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - △ SECTION MONUMENTATION (NOT FOUND)
 - ⊙ FOUND SURVEY CONTROL MONUMENT - CLASS 1
 -  LANDSCAPE EASEMENT IN FAVOR OF DIVARIO MASTER HOME OWNERS ASSOCIATION (MHOA)



SHEET 2 OF 2



ROSENBERG ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS

322 EAST RIVERSIDE DRIVE, SUITE 400, ST. GEORGE, UTAH 84790
 PH (435) 678-8586 | FX (435) 678-8397 | WWW.RACIVIL.COM

BECCO CREEK FILE NUMBER	08/01/23 DATE	S.G.A. DRAWN
1260-00-023 JOB NUMBER	1" = 40' SCALE	D.E.A. CHECKED

S. 1/4 CORNER SECTIONS 28
 T.42S., R.16W., S.L.B.M.
 FOUND 1968 S.L.M. S.C.
 ST. GEORGE P.L.C.N. #423
 COUNTY REF. NO. V-11-447-5

BASIS OF BEARING
 NB8°33'3" W 2621.4' (CASE) |
 NB8°22'19" W 2651.0' (GRID) | SB21.39' (GROUND)

CORNER SECTIONS 27-28-33-34
 T.42S., R.16W., S.L.B.M.
 FOUND 1968 S.L.M. S.C.
 ST. GEORGE P.L.C.N. #423
 COUNTY REF. NO. V-13-40-18

N 1/2 S. 1/4 SECTION 28
 T.42S., R.16W., S.L.B.M.
 FOUND 1968 S.L.M. S.C.
 ST. GEORGE P.L.C.N. #423
 COUNTY REF. NO. V-11-447-5