



MAP

NAME: **CECITA CREST AT DIVARIO PHASE 3**

LOTS: 74 MAP: 5239

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

ST. GEORGE, 730 LLC (NEVADA LIMITED LIABILITY COMPANY)

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH 01°50'31" EAST 490.24 FEET ALONG CENTER SECTION LINE OF SAID SECTION 28;

THENCE SOUTH 88°09'28" EAST 170.02 FEET;

THENCE NORTH 01°50'37" EAST 65.92 FEET;

THENCE SOUTH 88°32'37" EAST 488.67 FEET;

THENCE NORTH 56°05'05" EAST 416.94 FEET;

THENCE SOUTHEAST 82.49 FEET ALONG AN ARC OF A 1,366.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 56°05'05" EAST, LONG CHORD BEARS SOUTH 35°38'43" EAST 82.48 FEET WITH A CENTRAL ANGLE OF 03°27'36");

THENCE NORTH 52°37'29" EAST 45.00 FEET;

THENCE SOUTHEAST 18.79 FEET ALONG AN ARC OF A 1,321.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 52°37'29" EAST, LONG CHORD BEARS SOUTH 37°46'58" EAST 18.79 FEET WITH A CENTRAL ANGLE OF 00°48'54");

THENCE NORTH 51°48'35" EAST 115.00 FEET TO THE SOUTHERLY LINE OF CECITA CREST AT DIVARIO PHASE 2;

THENCE ALONG THE SOUTHERLY LINE OF SAID CECITA CREST AT DIVARIO PHASE 2 THE FOLLOWING (4) COURSES:

THENCE SOUTHEAST 576.97 FEET ALONG AN ARC OF A 1,206.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 51°48'35" EAST, LONG CHORD BEARS SOUTH 51°53'45" EAST 571.48 FEET WITH A CENTRAL ANGLE OF 27°24'40");

THENCE SOUTH 92.47 FEET ALONG AN ARC OF A 425.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 74°15'32" WEST, LONG CHORD BEARS SOUTH 21°58'26" WEST 92.28 FEET WITH A CENTRAL ANGLE OF 12°27'56");

THENCE SOUTH 49°24'38" EAST 51.06 FEET;

THENCE SOUTH 71°27'04" EAST 202.73 FEET;

THENCE SOUTH 20°19'02" WEST 254.44 FEET;

THENCE SOUTH 34°53'41" WEST 68.88 FEET TO THE SOUTH LINE OF SAID SECTION 28;

THENCE NORTH 88°32'37" WEST 1,727.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING.

CONTAINING 1,059,851 SQUARE FEET OR 24.33 ACRES.

NORTH 1/4 CORNER SECTION 28
 T.42S. R.16W., S.L.M. 82M
 FOUND 2001 B.L.M. 82M
 COUNTY REF. NO. J-1142-16

BASIS OF BEARING
 N1°50'40"E 5324.05' (MEAS.) 5324.01' (GRND)
 N1°50'39"E 5323.97' (H.C.N. GRID - N.A.D. 83)
 UTAH SOUTH ZONE 4203
 4833.81'

ST. GEORGE 730 LC
 PARCEL NO. 50-6-2-28-2110

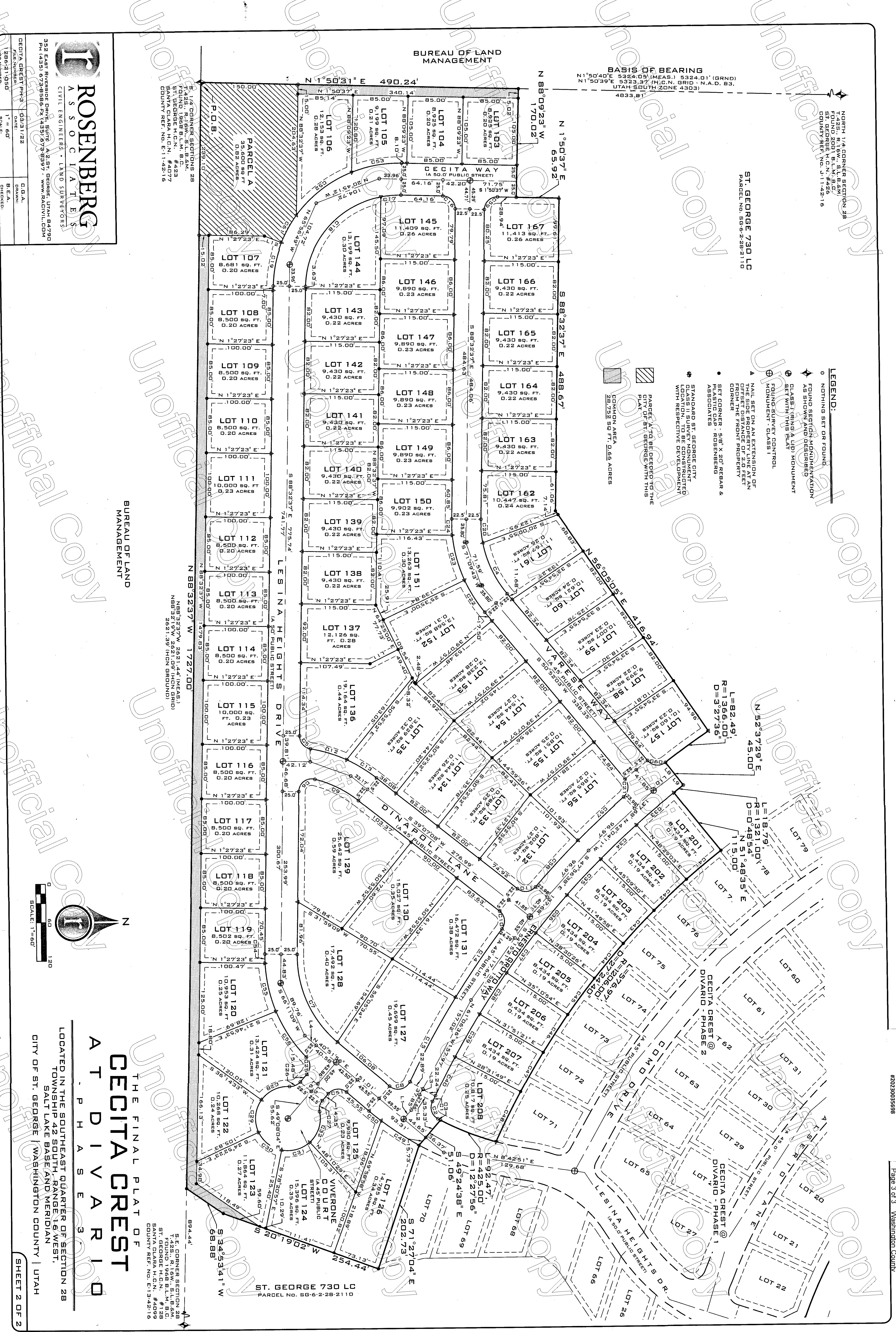
BUREAU OF LAND
 MANAGEMENT

5 1/2 CORNER SECTIONS 28
 FOUND 1968 B.L.M. 82M
 ST. GEORGE H.C.N. #423
 SANTA CLARA H.C.N. #4077
 COUNTY REF. NO. E-1-42-16

ROSENBERG ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS
 352 EAST RIVERSIDE PARK, SUITE 412 ST. GEORGE, UTAH 84790
 PH (435) 673-9566 FAX (435) 673-9397 WWW.RASIVIL.COM

CECITA CREST PH 3
 DATE: 09/31/22
 SCALE: 1" = 60'
 JOB NUMBER: 186-21-050
 DRAWN: C.G.A.
 CHECKED: B.E.A.
 DIRECTOR:

- LEGEND:**
- NOTHING SET OR FOUND
 - ◊ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - ⊕ CLASS 1 IRON & LID MONUMENT WITH THIS PLAT
 - ⊙ FOUND SURVEY CONTROL MONUMENT - CLASS 1
 - ▲ NAT. SET ON AN EXTENSION OF FOUND SECTION MONUMENT AT AN OFFSET DISTANCE OF 2.0 FEET FROM THE FRONT PROPERTY CORNER
 - SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - # STANDARD ST. GEORGE CITY PLAT MONUMENT TO BE CONSTRUCTED WITH RESPECTIVE DEVELOPMENT
 - ▨ COMMON AREA
 - ▩ PARCELS TO BE REDEVELOPED TO THE PLAT ST. GEORGE WITH THIS PLAT



BUREAU OF LAND
 MANAGEMENT

THE FINAL PLAT OF
CECITA CREST
 AT DIVARIO PHASE 3

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