

SITE DATA

PARCEL NUMBER:  
T-75-B-1

SITE ADDRESS:  
296 WEST CREEKSIDE DRIVE  
CURRENT ZONE:  
R-1-12

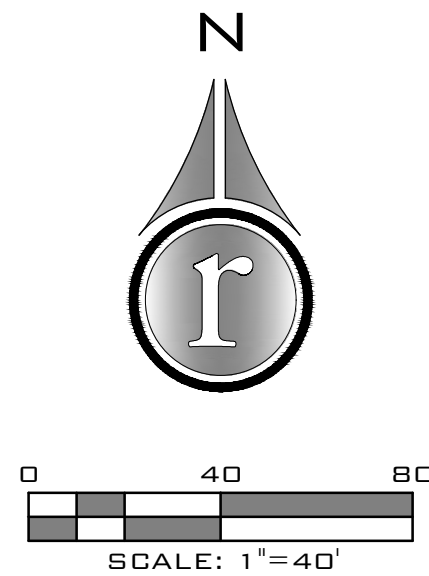
TOTAL PARCEL FRONTAGE:  
PARCEL 1  
TOTAL FRONTAGE 138.57 FT  
PARCEL 2  
TOTAL FRONTAGE 158.68 FT

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	19.20'	N 10°15'40" W
L2	19.20'	N 10°15'40" W
L3	33.48'	N 79°36'51" E
L4	33.48'	N 79°36'51" E
L5	41.45'	N 52°20'00" E
L6	57.21'	N 52°20'00" E
L7	88.47'	S 41°21'12" W
L8	39.96'	S 34°04'45" W
L9	63.97'	S 29°53'33" W

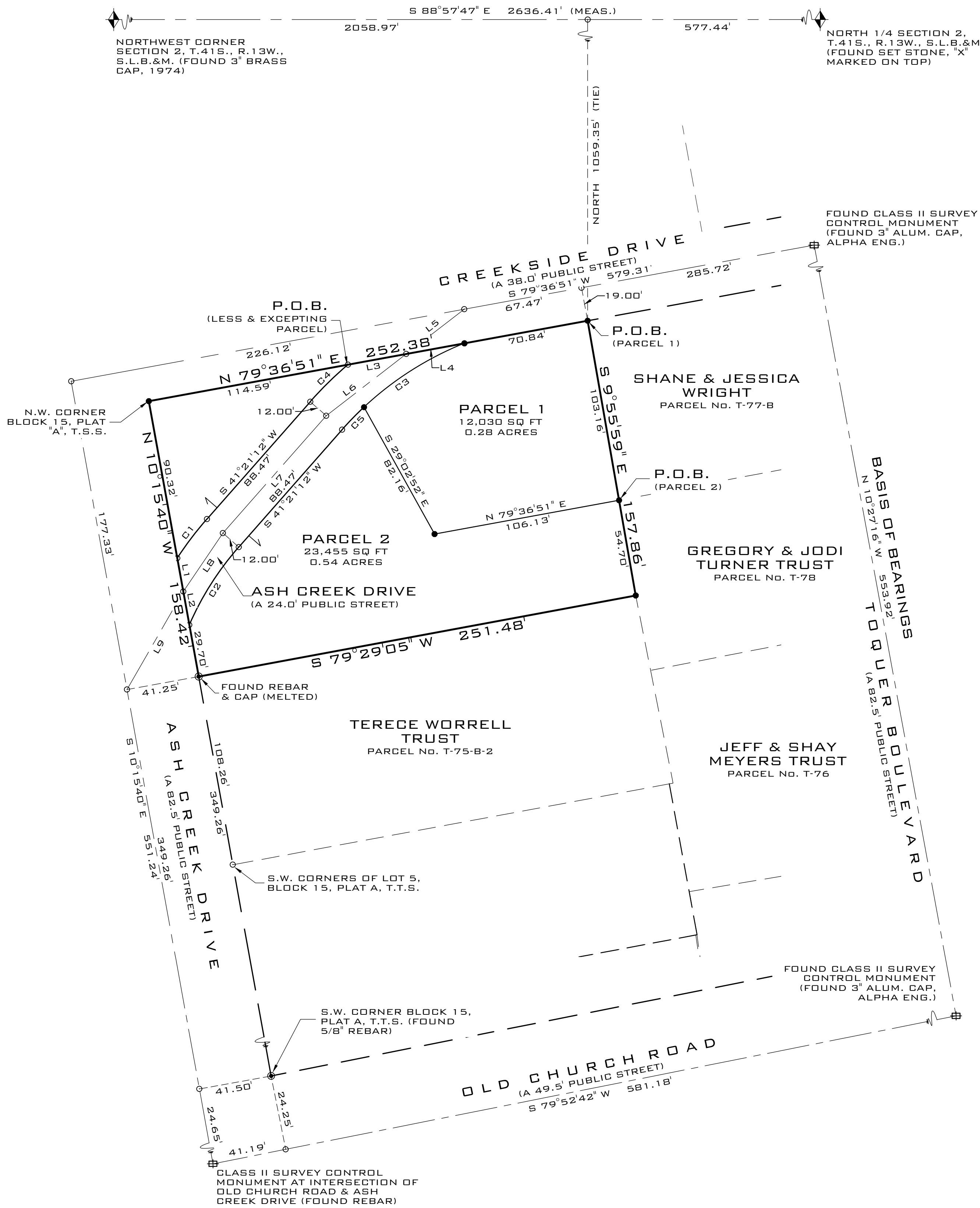
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	27.82'	192.00'	8°18'04"
C2	52.41'	168.00'	17°52'24"
C3	67.73'	183.00'	21°12'16"
C4	29.99'	207.00'	8°17'59"
C5	17.80'	183.00'	5°34'28"

LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ⊙ FOUND AS NOTED
- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- ⬠ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED



LOCATED IN SECTION 2,  
TOWNSHIP 41 SOUTH, RANGE 13 WEST,  
SALT LAKE BASE AND MERIDIAN  
TOQUERVILLE | WASHINGTON COUNTY | UTAH



NARRATIVE:

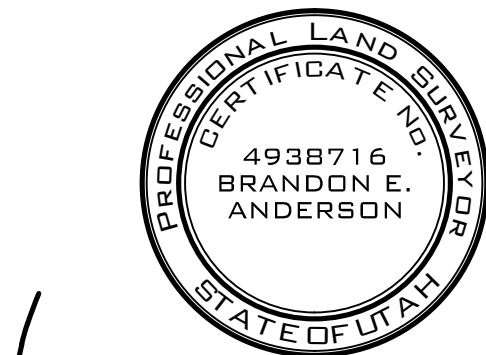
THIS SURVEY WAS CONDUCTED AT THE REQUEST OF THE CLIENT TO DIVIDE THE EXISTING PARCEL NO. T-75-B-1 INTO TWO NEW LOTS. THE CORNERS ARE MARKED WITH 5/8" X 20" REBAR WITH PLASTIC CAP STAMPED "ROSENBERG ASSOCIATES" UNLESS OTHERWISE NOTED ON THIS PLAT. THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO 3" ALUMINUM CAPS, BOTH FOUND IN THE CENTERLINE OF TOQUER BOULEVARD, SET BY ALPHA ENGINEERING DURING A CITY MONUMENT SURVEY DATED MAY 2019. THE "RIGHT-OF-WAY" DESCRIBED IN THE DEED FOR THE SUBJECT PARCEL WAS DETERMINED BY LOCATING THE EDGE OF THE EXISTING ROADWAY AND OFFSETTING TWO FEET TO EITHER SIDE. THE ALIGNMENT OF ASH CREEK DRIVE & CREEKSIDE DRIVE WERE DETERMINED FROM EVIDENCE FOUND IN THE FIELD AND DERIVED FROM SAID ALPHA ENGINEERING SURVEY.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

05-10-25  
DATE:

BRANDON E. ANDERSON



CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

PARCEL 1

BEGINNING AT A POINT BEING NORTH 88°57'47" WEST 937.62 FEET ALONG THE SECTION LINE AND SOUTH 1,059.35 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE NORTHEASTERLY CORNER LOT FIVE (5), BLOCK FIFTEEN (15), PLAT "A", TOQUERVILLE TOWNSITE SURVEY, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING;

THENCE SOUTH 09°55'59" EAST 103.16 FEET ALONG THE EASTERLY LINE SAID LOT 5;  
THENCE SOUTH 79°36'51" WEST 106.13 FEET;  
THENCE NORTH 29°02'52" WEST 82.16 FEET TO THE SOUTHERLY LINE OF ASH CREEK DRIVE;  
THENCE NORTHEASTERLY 67.73 FEET ALONG AN ARC OF A 183.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 45°04'20" EAST, LONG CHORD BEARS NORTH 57°31'48" EAST 67.34 FEET WITH A CENTRAL ANGLE OF 21°12'16") ALONG SAID SOUTHERLY LINE OF ASH CREEK DRIVE TO THE NORTHERLY LINE SAID BLOCK 15;  
THENCE NORTH 79°36'51" EAST 70.84 FEET ALONG SAID NORTHERLY LINE BLOCK 15 TO THE POINT OF BEGINNING.

CONTAINING 12,030 SQUARE FEET OR 0.28 ACRES.

PARCEL 2

BEGINNING AT A POINT BEING NORTH 88°57'47" WEST 937.62 FEET ALONG THE SECTION LINE AND SOUTH 1,059.35 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE EASTERLY LINE LOT FIVE (5), BLOCK FIFTEEN (15), PLAT "A", TOQUERVILLE TOWNSITE SURVEY, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING;

THENCE SOUTH 09°55'59" EAST 54.69 FEET ALONG SAID EASTERLY LINE LOT 5;  
THENCE SOUTH 79°29'05" WEST 251.48 FEET TO THE WESTERLY LINE SAID BLOCK 15;  
THENCE NORTH 10°15'40" WEST 158.42 FEET ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY CORNER BLOCK 15;  
THENCE NORTH 79°36'51" EAST 181.54 FEET ALONG THE NORTHERLY LINE SAID BLOCK 15 TO THE SOUTHERLY LINE OF ASH CREEK DRIVE;  
THENCE SOUTHWESTERLY 67.73 FEET ALONG AN ARC OF A 183.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 21°52'04" EAST, LONG CHORD BEARS SOUTH 57°31'48" WEST 67.34 FEET WITH A CENTRAL ANGLE OF 21°12'16") ALONG SAID SOUTHERLY LINE ASH CREEK DRIVE;  
THENCE SOUTH 29°02'52" EAST 82.16 FEET;  
THENCE NORTH 79°36'51" EAST 106.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,809 SQUARE FEET OR 0.64 ACRES.

LESS AND EXCEPTING A 24.0 FOOT ROADWAY & DITCH RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 88°57'47" WEST 1,073.17 FEET ALONG THE SECTION LINE AND SOUTH 1,086.64 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE NORTHERLY LINE BLOCK FIFTEEN (15), PLAT "A", TOQUERVILLE TOWNSITE SURVEY, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING;

THENCE NORTH 79°36'51" EAST 66.95 FEET ALONG SAID NORTHERLY LINE BLOCK 15;  
THENCE SOUTHWESTERLY 85.53 FEET ALONG AN ARC OF A 183.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 21°52'04" EAST, LONG CHORD BEARS SOUTH 54°44'34" WEST 84.75 FEET WITH A CENTRAL ANGLE OF 26°46'44");  
THENCE SOUTH 41°21'12" WEST 88.47 FEET;  
THENCE SOUTHWESTERLY 52.41 FEET ALONG AN ARC OF A 168.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 48°38'48" EAST, LONG CHORD BEARS SOUTH 32°25'00" WEST 52.20 FEET WITH A CENTRAL ANGLE OF 17°52'24") TO THE WESTERLY LINE SAID BLOCK 15;  
THENCE NORTH 10°15'40" WEST 38.40 FEET ALONG SAID WESTERLY LINE BLOCK 15;  
THENCE NORTHEASTERLY 27.82 FEET ALONG AN ARC OF A 192.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 56°56'52" EAST, LONG CHORD BEARS NORTH 37°12'10" EAST 27.79 FEET WITH A CENTRAL ANGLE OF 08°18'04");  
THENCE NORTH 41°21'12" EAST 88.47 FEET;  
THENCE NORTHEASTERLY 29.99 FEET ALONG AN ARC OF A 207.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 48°38'48" EAST, LONG CHORD BEARS NORTH 45°30'12" EAST 29.96 FEET WITH A CENTRAL ANGLE OF 08°17'59") TO THE POINT OF BEGINNING.

CONTAINING 4,354 SQUARE FEET OR 0.10 ACRES.

REFERENCE PLATS:

- THE TOQUERVILLE TOWNSITE SURVEY DATED JANUARY OF 1911, AS FOUND ON FILE AT THE WASHINGTON COUNTY, UTAH RECORDER'S OFFICE.
- RECORD OF SURVEY BY ALPHA ENGINEERING, DATED MAY 20, 2019. FILE NO. 7577-19
- RECORD OF SURVEY BY ROSENBERG ASSOCIATES, DATED FEBRUARY 05, 2025. FILE NO. 9261-25

SIGNATURES

PLANNING AND ZONING  
ADMINISTRATOR

OWNER

DATE:	05/10/2025
JOB NO.:	14579-24
DRAWN BY:	C.G.A.
CHECKED BY:	B.E.A.
SCALE:	1"=40'
DWG:	SURVEY-RDS
DATE	
REVISIONS	

ROSENBERG  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE  
DRIVE, SUITE A-2  
ST. GEORGE, UT 84790  
PH (435) 673-8586  
WWW.RACVIL.COM

RECORD OF SURVEY/LOT SPLIT  
FOR  
JOHN H. FAHRENKAMP

SHEET

1

OF 1 SHEETS