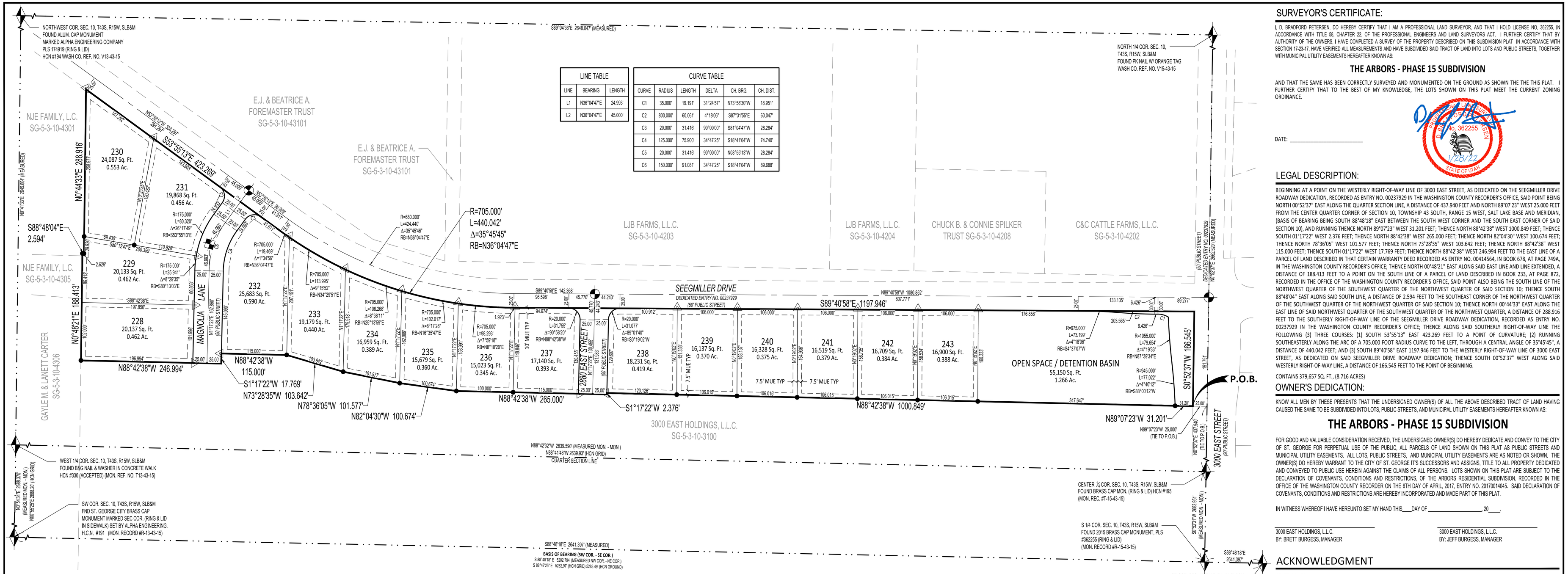


LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°04'47"E	24.993'
L2	N36°04'47"E	45.000'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	35.000'	19.191'	31°24'57"	N73°58'30"W	18.951'
C2	800.000'	60.061'	4°18'06"	S87°31'55"E	60.047'
C3	20.000'	31.416'	90°00'00"	S81°04'47"W	28.284'
C4	125.000'	75.900'	34°47'25"	S18°41'04"W	74.740'
C5	20.000'	31.416'	90°00'00"	N08°55'13"W	28.284'
C6	150.000'	91.081'	34°47'25"	S18°41'04"W	89.688'

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 362255, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS, TOGETHER WITH MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

THE ARBORS - PHASE 15 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN THE THE THIS PLAT. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

D. BRADFORD PETERSEN
No. 362255
7/28/22
STATE OF UTAH

DATE: _____

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, AS DEDICATED ON THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AS ENTRY NO. 00237929 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°52'37" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 437.940 FEET AND NORTH 89°07'23" WEST 25.000 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTH WEST CORNER AND THE SOUTH EAST CORNER OF SAID SECTION 10), AND RUNNING THENCE NORTH 89°07'23" WEST 31.201 FEET; THENCE NORTH 88°42'38" WEST 1000.849 FEET; THENCE SOUTH 01°17'22" WEST 2.376 FEET; THENCE NORTH 88°42'38" WEST 265.000 FEET; THENCE NORTH 82°04'30" WEST 100.674 FEET; THENCE NORTH 78°36'05" WEST 101.577 FEET; THENCE NORTH 73°28'35" WEST 103.642 FEET; THENCE NORTH 88°42'38" WEST 115.000 FEET; THENCE SOUTH 01°17'22" WEST 17.769 FEET; THENCE NORTH 88°42'38" WEST 246.994 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 00414564, IN BOOK 678, AT PAGE 749A, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°48'21" EAST ALONG SAID EAST LINE AND LINE EXTENDED, A DISTANCE OF 188.413 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 233, AT PAGE 872, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°48'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2.594 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°44'33" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 288.916 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AS ENTRY NO. 00237929 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 53°55'13" EAST 423.269 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 705.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°45'45", A DISTANCE OF 440.042 FEET; AND (3) SOUTH 89°40'58" EAST 1197.946 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, AS DEDICATED ON SAID SEEGMILLER DRIVE ROADWAY DEDICATION; THENCE SOUTH 00°52'37" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 166.545 FEET TO THE POINT OF BEGINNING.

CONTAINS 379,657 SQ. FT., (8.716 ACRES)

OWNER'S 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, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS HEREAFTER KNOWN AS:

THE ARBORS - PHASE 15 SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO 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 AND MUNICIPAL UTILITY EASEMENTS. ALL LOTS, PUBLIC STREETS, AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO HEREBY WARRANT TO THE CITY OF ST. GEORGE IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE ARBORS RESIDENTIAL SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 6TH DAY OF APRIL, 2017, ENTRY NO. 20170014045. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS___DAY OF _____, 20____.

3000 EAST HOLDINGS, L.L.C.
BY: BRETT BURGESS, MANAGER

3000 EAST HOLDINGS, L.L.C.
BY: JEFF BURGESS, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20____ BEFORE ME _____, A NOTARY PUBLIC. PERSONALLY APPEARED BRETT BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20____ BEFORE ME _____, A NOTARY PUBLIC. PERSONALLY APPEARED JEFF BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

LEGEND

- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- CLASS I MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- CLASS III MONUMENT SET PER CITY OF ST. GEORGE STANDARDS
- DSG REBAR AND CAP LS NO. 362255 SET AT ALL REAR PROPERTY CORNERS
- CONCRETE ANCHOR SET IN SIDEWALK ON A 2' EXTENSION OF THE PROPERTY LINE FROM THE THE FRONT PROPERTY CORNER

MORTGAGEE'S CONSENT TO RECORD

I, JOE BURGESS AND BEVERLY BURGESS, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: JOE BURGESS

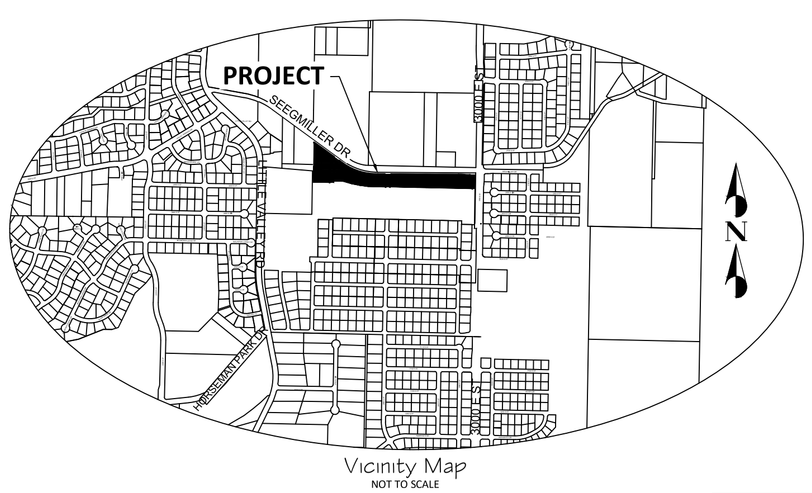
BY: BEVERLY BURGESS

NOTICE OF CONDITIONS AND RESTRICTIONS

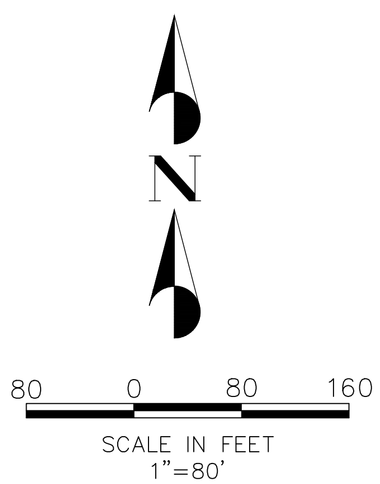
1. THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 7.50 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FOR THE EXERCISE OF THE EASEMENT RIGHTS.

2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JULY 19, 2016. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.

3. THIS SUBDIVISION IS LOCATED ADJACENT TO AGRICULTURAL PROPERTIES UPON WHICH LARGE ANIMALS ARE ALLOWED. AGRICULTURAL ACTIVITIES CONDUCTED IN THE NORMAL AND ORDINARY COURSE OF AGRICULTURAL OPERATIONS OR CONDUCTED IN ACCORDANCE WITH SOUND AGRICULTURAL PRACTICES, ARE PRESUMED TO BE REASONABLE AND ARE NOT A NUISANCE UNDER THE LAW.



Vicinity Map
NOT TO SCALE



ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20____ BEFORE ME _____, A NOTARY PUBLIC. PERSONALLY APPEARED BEVERLY BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

Subdivision Final Plat for

THE ARBORS - PHASE 15 SUBDIVISION

Located in the West One-Half of Section 10,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL	CITY ENGINEER APPROVAL	CITY ATTORNEY APPROVAL	LAND USE AUTHORITY APPROVAL	TREASURER APPROVAL	RECORDED NUMBER
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____, 20____	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____, 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20___	I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE ____ DAY OF _____, 20 ____ WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
COMMUNITY DEVELOPMENT DIRECTOR CITY OF ST. GEORGE	CITY ENGINEER CITY OF ST. GEORGE	CITY ATTORNEY CITY OF ST. GEORGE	LAND USE AUTHORITY CITY OF ST. GEORGE	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

DSG ENGINEERING, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co