

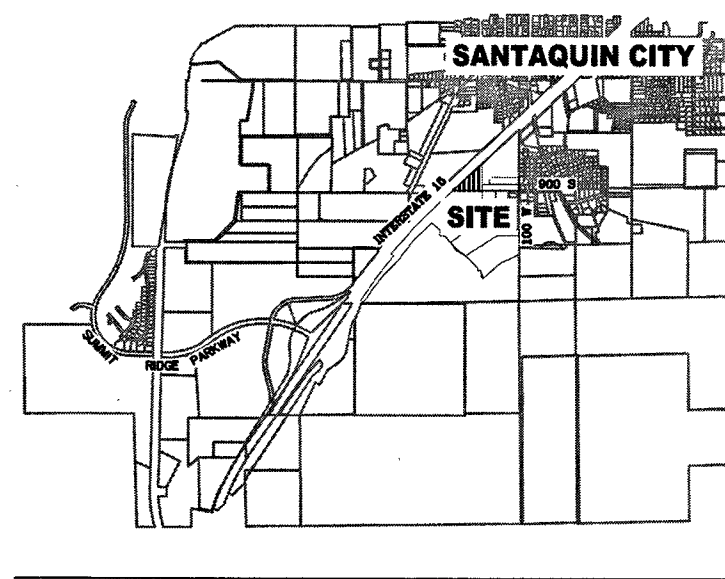
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

LOT	ADDRESS
444	904 South Brubaker Way
445	898 South Brubaker Way
446	894 South Brubaker Way
447	886 South Brubaker Way
448	884 South Brubaker Way
449	880 South Brubaker Way
450	876 South Brubaker Way
451	872 South Brubaker Way
452	866 South Brubaker Way
453	862 South Brubaker Way
454	856 South Brubaker Way
455	849 South Brubaker Way
456	843 South Brubaker Way
457	837 South Brubaker Way
458	833 South Brubaker Way
459	827 South Brubaker Way
460	821 South Brubaker Way
461	815 South Brubaker Way
462	809 South Brubaker Way
463	803 South Brubaker Way
464	897 South Red Ledges Rd
465	906 South Red Ledges Rd
466	902 South Red Ledges Rd
467	898 South Red Ledges Rd
468	890 South Red Ledges Rd

FOOTHILL VILLAGE SUBDIVISION PLAT 'V'

LOCATED IN THE NORTHEAST CORNER OF SECTION 11,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

VICINITY MAP



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOT, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT LOCATED N00°04'12"W ALONG THE SECTION LINE 469.06 FEET AND WEST 883.30 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, S 42° 17' 27" E FOR A DISTANCE OF 52.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 87° 17' 27" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 42° 17' 27" E FOR A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 42' 33" W FOR A DISTANCE OF 21.21 FEET. THENCE, S 42° 17' 27" E FOR A DISTANCE OF 10.59 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 15° 01' 48", HAVING A RADIUS OF 277.50 FEET, AND WHOSE LONG CHORD BEARS S 34° 46' 33" E FOR A DISTANCE OF 72.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 62° 44' 21" W FOR A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 28° 38' 19", HAVING A RADIUS OF 222.50 FEET, AND WHOSE LONG CHORD BEARS S 13° 58' 00" E FOR A DISTANCE OF 102.33 FEET. THENCE, S 00° 40' 20" E FOR A DISTANCE OF 157.09 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 19' 40" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 00° 40' 21" E FOR A DISTANCE OF 21.00 FEET TO A POINT ON A LINE. THENCE, S 80° 19' 35" W FOR A DISTANCE OF 443.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13° 19' 18", HAVING A RADIUS OF 211.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 34' 55" W FOR A DISTANCE OF 12.74 FEET. THENCE, N 56° 30' 59" W FOR A DISTANCE OF 33.72 FEET TO A POINT ON A LINE. THENCE, N 27° 19' 55" E FOR A DISTANCE OF 60.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 12' 25", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 21' 50" W FOR A DISTANCE OF 443.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 23° 06' 42", HAVING A RADIUS OF 456.50 FEET, AND WHOSE LONG CHORD BEARS N 35° 47' 37" E FOR A DISTANCE OF 182.90 FEET. THENCE, N 47° 20' 57" E FOR A DISTANCE OF 240.55 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 21' 36", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 87° 28' 15" E FOR A DISTANCE OF 21.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 47° 09' 12" E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING
THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'V' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S1B&M WITH THE BEARING BEING S0°04'12"W ALONG SAID LINE.

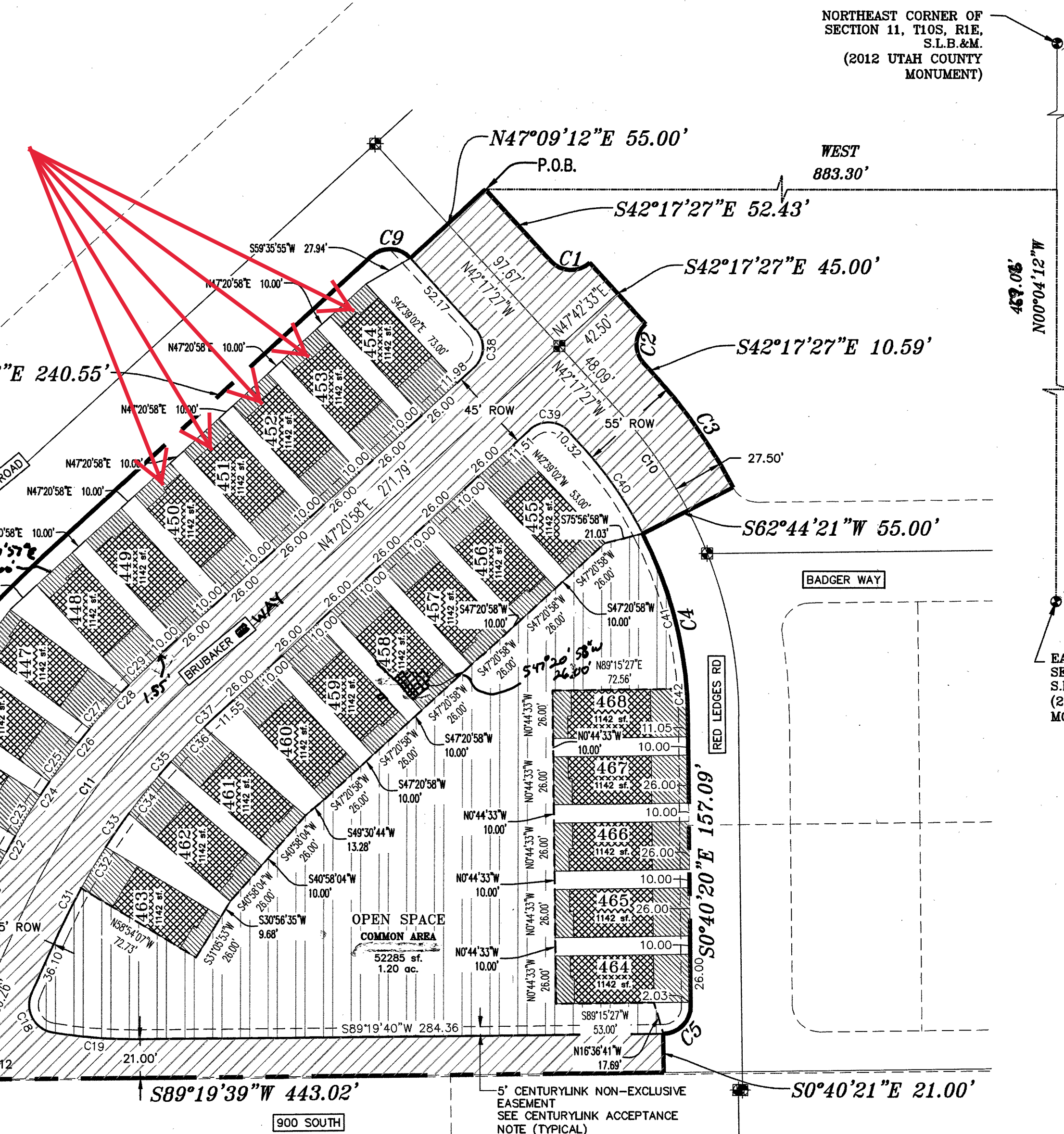
- NOTES:**
1. @ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
 2. XXXX - PROPOSED RESIDENTIAL ADDRESS
 3. (XXX) S.F. AREA IN PARENTHESIS DENOTES BUILDABLE AREA

UTILITIES APPROVAL
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR FACILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER
CENTRACOM

CENTURYLINK ACCEPTANCE
CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES. UPON RECORDING OF THE PLAT MAP, CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929, AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURY LINK



LEGEND

[Symbol]	FOUND SECTION COR. AS NOTED
[Symbol]	SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
[Symbol]	FOUND CLASS I STREET MONUMENT
[Symbol]	SET STREET MONUMENT
[Symbol]	PROPERTY BOUNDARY
[Symbol]	CENTERLINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	LOT LINE
[Symbol]	SECTION LINE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	CALCULATED POINT (NOT SET)
[Symbol]	NDCBU (4'x8' POSTAL EASEMENT)

PROJECT STATISTICS

LOTS	25 LOTS
TOTAL ACRES	3.79 ACRES
TOTAL ACRES IN LOTS	0.62 ACRES
TOTAL ACRES IN STREETS	1.09 ACRES
TOTAL ACRES IN OPEN SPACE	1.99 ACRES
TOTAL LIMITED COMMON AREA	0.19 ACRES
DENSITY	6.38 UNITS PER ACRE
ZONE	R10 PUD

PROJECT DEVELOPER
DR HORTON
12351 So. Gateway Park Place
Suite D-100
Draper UT 84020
Office: (801) 571-7101
CKLeavitt@drhorton.com

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

DOMINION ENERGY ACCEPTANCE
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 22 DAY OF Dec, 20 20
DOMINION ENERGY COMPANY
BY: [Signature]
TITLE: Sr. Liaison

CONTAINS: ±3.79 ACRES AND 25 TOTAL LOTS

APR 16, 2020
DATE

ROBBIN J. MULLEN
SURVEYOR

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBMITTED INTO LOT, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21ST DAY OF April, A.D. 2020

Donal C. Bartok
Daniel C. Bartok, CEO
Forestar Real Estate Group Inc.

TEXAS LIMITED COMPANY ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF TARRANT S.S.

ON THIS 21 DAY OF April, A.D. 2020 PERSONALLY APPEARED BEFORE ME DANIEL BARTOK THE SIGNER OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE CEO OF FORESTAR (USA) REAL ESTATE GROUP INC. A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES 7/10/2023
2221 B. Lamar St #90
Houston TX 77002

Chewart
A NOTARY PUBLIC COMMISSIONED IN TEXAS
CAROL STEWART TEXAS
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE City Council OF Santaquin COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF May, A.D. 20 20

Kyle Smith
APPROVED MAYOR OF SANTAQUIN

Jennifer Bouman
Dan [Signature]

Robert [Signature]
D. Jim Muller

Kim Peterson
CLERK-RECORDER (See Seal Below)

SHEET 1 OF 2

FOOTHILL VILLAGE SUBDIVISION PLAT 'V'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL SANTAQUIN CITY Incorporated January 4, 1932 STATE OF UTAH	CITY-COUNTY ENGINEER SEAL PROFESSIONAL ENGINEER No. 10427154 JON LUNDELL STATE OF UTAH	COUNTY-RECORDER SEAL ENT 70189/2020 Reg # 17800 JEFFERY SMITH UTAH COUNTY RECORDER 2020 May 22 3:48 pm FEE 150.00 BY 16 RECORDED FOR SANTAQUIN CITY CORPORATION
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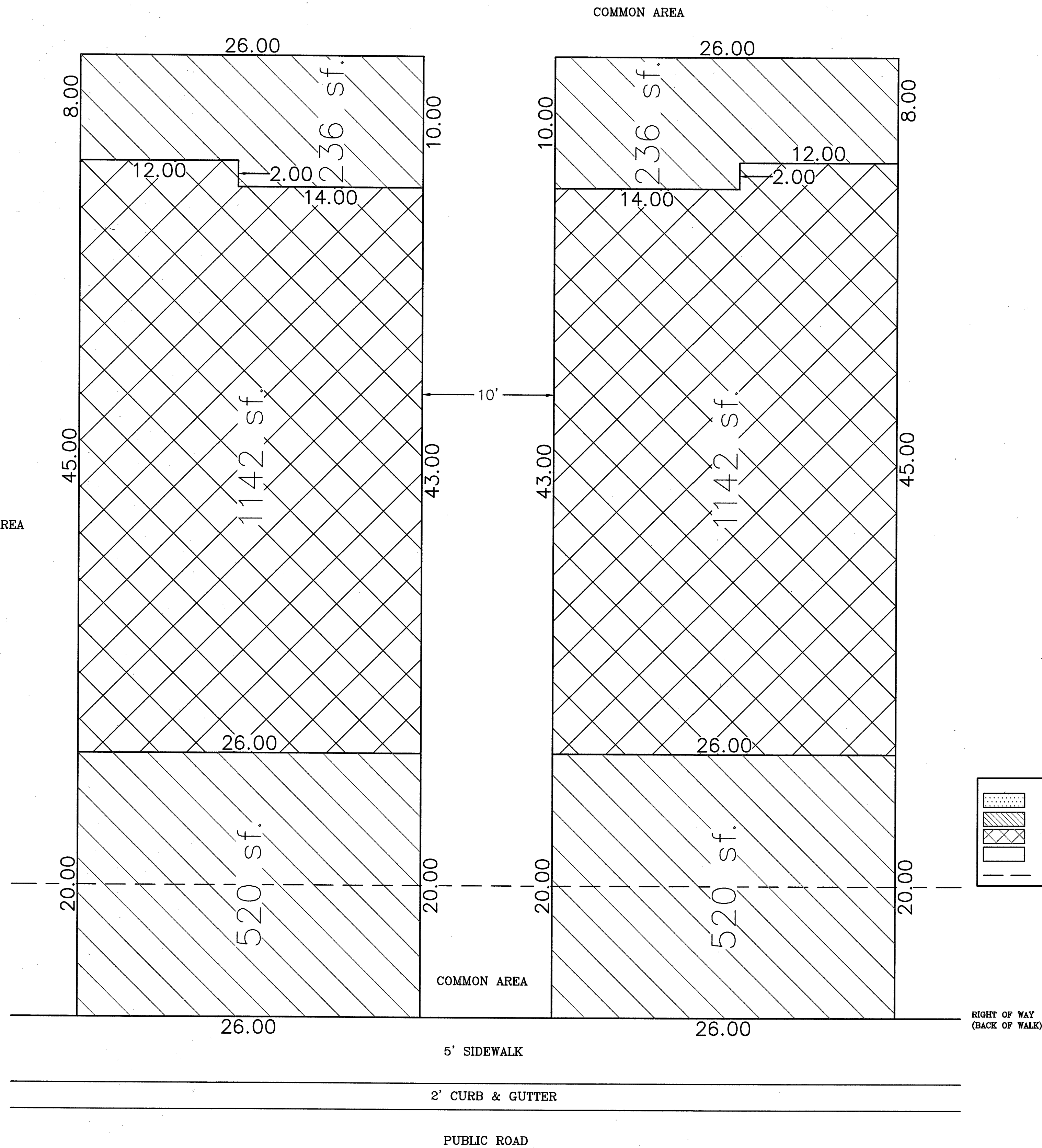
This form approved by Utah County and the municipalities therein.

17080 SHEET 1 of 2

FOOTHILL VILLAGE SUBDIVISION PLAT 'V'

LOCATED IN THE NORTHEAST CORNER OF SECTION 11,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S87°17'27"E	90°00'00"
C2	23.56'	15.00'	21.21'	S2°42'33"W	90°00'00"
C3	72.80'	277.50'	72.59'	S34°46'33"E	15°01'48"
C4	103.25'	222.50'	102.33'	S13°58'00"E	26°35'19"
C5	23.56'	15.00'	21.21'	S44°19'40"W	90°00'00"
C7	22.05'	15.00'	20.11'	N17°21'50"W	84°12'25"
C8	184.14'	456.50'	182.90'	N35°47'37"E	23°06'42"
C9	23.66'	15.00'	21.28'	S87°28'15"E	90°21'36"
C10	65.58'	250.00'	65.39'	N34°46'33"W	15°01'48"
C11	156.38'	387.50'	155.32'	N35°47'17"E	23°07'22"
C12	24.91'	296.50'	24.91'	S73°20'45"E	4°48'51"
C13	59.36'	296.50'	59.28'	S65°12'11"E	11°28'17"
C16	17.76'	265.50'	17.76'	N61°23'03"W	3°50'01"
C17	24.21'	15.00'	21.67'	S70°27'46"W	82°28'20"
C18	27.42'	15.04'	23.78'	N28°11'51"W	104°26'10"
C19	46.57'	265.50'	46.51'	N85°38'50"W	10°03'01"
C20	2.21'	410.00'	2.21'	S24°22'51"W	0°18'30"
C21	26.00'	410.00'	26.00'	N26°21'07"E	3°38'02"
C22	10.03'	410.00'	10.03'	S28°52'11"W	1°24'05"
C23	26.00'	410.00'	26.00'	N31°23'15"E	3°38'03"
C24	8.85'	410.00'	8.85'	S33°49'22"W	1°14'12"
C25	26.01'	410.00'	26.00'	N36°15'30"E	3°38'03"
C26	10.02'	410.00'	10.02'	S38°46'32"W	1°24'02"
C27	26.09'	410.00'	26.09'	N41°17'56"E	3°38'46"
C28	5.74'	410.00'	5.74'	S43°31'30"W	0°48'37"
C29	24.47'	410.00'	24.46'	N45°38'24"E	3°25'08"
C31	27.21'	365.00'	27.21'	N26°21'45"E	4°16'18"
C32	26.01'	365.00'	26.00'	S30°32'23"W	4°04'56"
C33	22.19'	365.00'	22.19'	N34°19'21"E	3°29'00"
C34	26.04'	365.00'	26.03'	S38°06'28"W	4°05'14"
C35	10.00'	365.00'	10.00'	N40°56'11"E	1°34'11"
C36	26.04'	365.00'	26.03'	S43°45'53"W	4°05'13"
C37	9.82'	365.00'	9.82'	N46°34'44"E	1°32'28"
C38	23.47'	15.00'	21.15'	S23°1'46"W	89°38'26"
C39	23.66'	15.00'	21.28'	S87°28'14"E	90°21'34"
C40	58.37'	222.50'	58.20'	S34°46'33"E	15°01'48"
C41	88.30'	222.50'	87.72'	N15°53'32"W	22°44'13"
C42	14.96'	222.50'	14.95'	N23°55'53"W	3°51'05"
C6	12.74'	327.50'	12.74'	S60°37'57"W	2°13'48"



LEGEND	
	ROADS (RIGHT OF WAY)
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA (HOA)
	EASEMENT LINE

ENT 70189/2020 Map 4 17080
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Map 22 3148 pm FEE 150.00 BY HA
RECORDED FOR SALT LAKE CITY CORPORATION

17080 2 of 2 SHEET 2 OF 2
4/16/2020