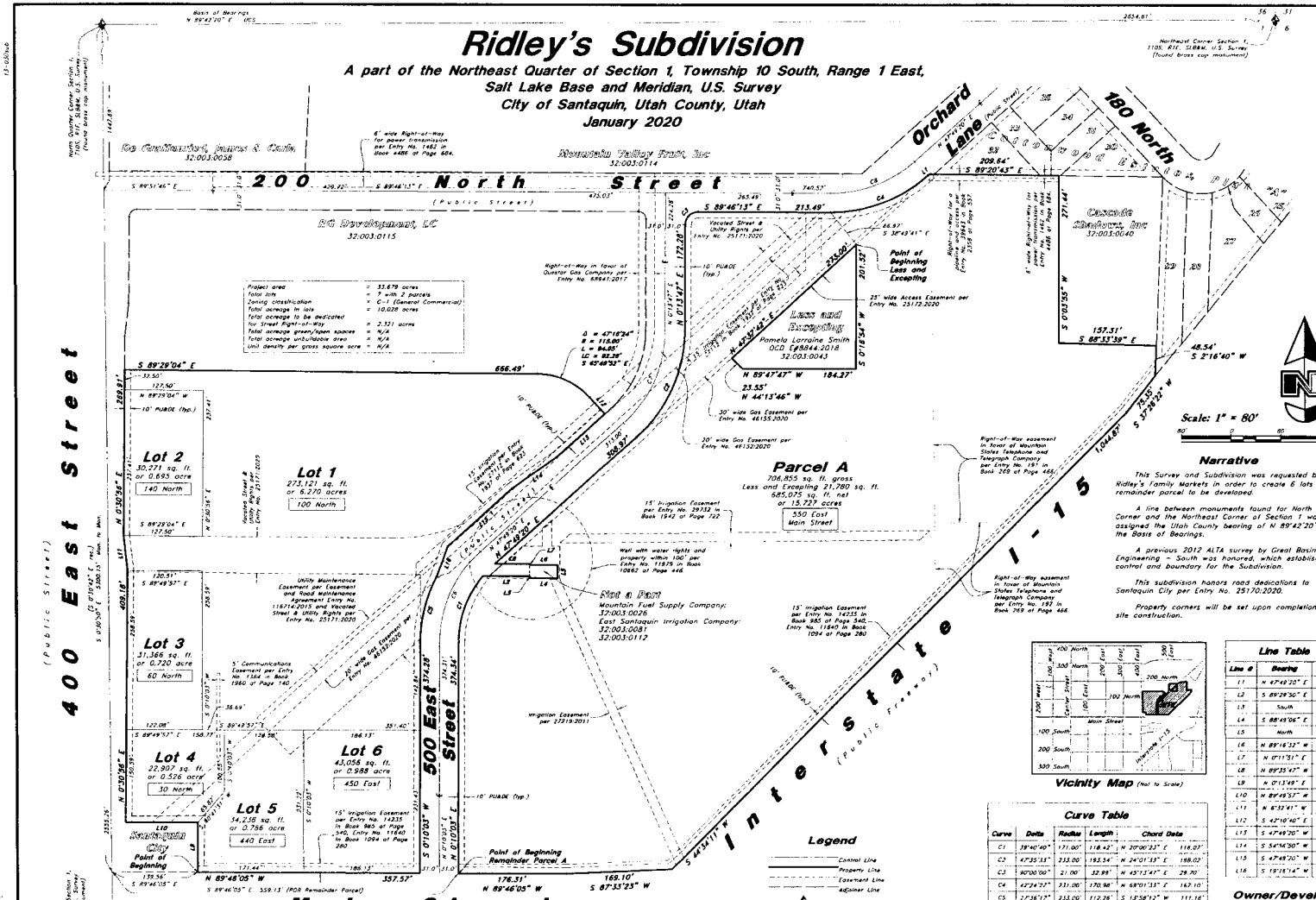
Ridley's Subdivision

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
City of Santaquin, Utah County, Utah
January 2020



Vicinity Map (Not to Scale)

Narrative

This Survey and Subdivision was requested by Ridley's Family Markets in order to create 6 lots and a remainder parcel to be developed.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the Utah County bearing of N 89°42'20" E as the Basis of Bearings.

A previous 2012 ALTA survey by Great Basin Engineering – South was honored, which established the control and boundary for the Subdivision.

This subdivision honors road dedications to Santaquin City per Entry No. 25170:2020.

Property corners will be set upon completion of site construction.

Line Table

Line #	Bearing	Length
L1	N 47°49'20" E	3.52'
L2	S 89°29'50" E	76.68'
L3	South	2.89'
L4	S 88°49'06" E	45.00'
L5	North	22.20'
L6	N 89°18'32" W	45.00'
L7	N 01°11'51" E	0.98'
L8	N 89°35'47" W	57.22'
L9	N 01°13'49" E	80.45'
L10	N 89°48'57" W	116.92'
L11	N 6°32'41" W	58.19'
L12	S 42°10'40" E	36.80'
L13	S 47°49'20" W	105.21'
L14	S 54°56'50" W	88.68'
L15	S 47°49'20" W	141.37'
L16	S 19°16'14" W	52.56'

Curve Table

Curve	Delta	Radius	Length	Chord Data	
C1	38°40'40"	171.00'	118.42'	N 20°00'23" E	116.07'
C2	47°35'33"	233.00'	193.54'	N 24°01'33" E	188.02'
C3	90°00'00"	21.00'	32.98'	N 45°13'47" E	29.70'
C4	42°24'27"	231.00'	170.98'	N 68°01'33" E	167.10'
C5	7°36'17"	233.00'	112.26'	S 15°58'12" W	111.16'
C6	47°39'17"	202.00'	168.01'	S 23°59'41" W	163.21'
C7	47°35'33"	202.00'	167.79'	N 24°01'33" E	163.01'
C8	42°24'27"	200.00'	148.03'	N 68°01'33" E	144.67'

Legend

- Control Line
- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Set 5/8 rebar with plastic cap or nail with brass tag stamped #464 for each corner
- PUADE — Public Utility and Drainage Easement in favor of Santaquin City

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256, as prescribed by the Laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets together with easements, hereafter to be known as

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and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Description

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the North line of Main Street located 2555.26 feet South 0°30'50" East along the Quarter Section Line; and 139.56 feet South 89°46'05" East from the North Quarter Corner of said Section 1; and running thence North 0°13'49" East 80.45 feet; thence North 89°48'57" West 116.92 feet to the East line of 400 East Street as Dedicated; thence along said East line the following three courses: North 6°32'41" West 409.18 feet, North 6°32'41" West 58.19 feet and North 0°30'55" East 269.91 feet; thence South 89°29'04" East 666.49 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 94.95 feet (Central Angle equals 47°18'24" and Long Chord bears South 65°49'52" East 92.28 feet) to a point of tangency; thence South 42°10'40" East 36.80 feet to the Westerly line of 500 East Street as Dedicated; thence along said Westerly line the following five courses: South 47°49'20" West 105.21 feet, South 54°56'50" West 88.68 feet, South 47°49'20" West 141.37 feet, South 19°16'14" West 52.56 feet and Southwesterly along the arc of a 233.00 foot radius curve to the left a distance of 112.26 feet (Center bears South 62°13'40" East, Central Angle equals 27°36'17" and Long Chord bears South 15°58'12" West 111.18 feet) to a point of tangency on the West line of 500 East Street as it exists at 31.00 foot half-width; thence South 0°10'03" West 374.28 feet along said West line to the North line of Main Street; thence North 89°46'05" West 357.57 feet along said North line to the point of beginning.

Contains 4.34,958 sq. ft. or 9.985 acres

Remainder Parcel A:

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point on the North line of Main Street and the East line of 500 East Street as it exists at 31.00 foot half-width located 2555.26 feet South 0°30'50" East along the Quarter Section Line; and 559.13 feet South 89°46'05" East along said North line from the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 374.28 feet along said East line to a point of curvature; thence Northeasterly along the arc of a 171.00 foot radius curve to the right a distance of 118.42 feet (Central Angle equals 39°40'40" and Long Chord bears North 20°00'23" East 116.07 feet); thence South 89°29'04" East 76.68 feet along an existing boundary line fence along the Southerly line of an Agreement recorded as Entry No. 23223:2010 of Official Records to the Westerly line of a Warranty Deed recorded as Entry No. 272192011 of Official Records as it exists on the ground; thence South 2.89 feet along said Westerly line to the Southwest Corner thereof; thence South 89°49'06" East 45.00 feet along an existing fence monumenting the Southerly line of said Warranty Deed as it exists on the ground to the Southeasterly Corner thereof; thence North 22.20 feet along the Easterly line of said Warranty Deed to the Northeast Corner thereof; thence North 89°18'32" West 45.00 feet along the Northerly line of said Warranty Deed as it exists on the ground to an existing boundary line fence on the Easterly line of said previously referenced agreement; thence North 0°11'51" East 0.98 feet along said agreement line to the Northeasterly Corner thereof; thence North 89°35'47" West 57.22 feet along an existing fence on the Northerly line of said agreement to the Easterly line of 500 East Street as it exists at 31.00 foot half-width; thence along said Easterly line the following three courses: North 47°49'20" East 308.97 feet to a point of curvature; Northeasterly along the arc of a 233.00 foot radius curve to the left a distance of 193.54 feet (Central Angle equals 47°35'33" and Long Chord bears North 24°01'33" East 188.02 feet) to a point of tangency and North 0°13'47" East 172.25 feet to a point of curvature; thence Northeasterly along the arc of a 21.00 foot radius curve to the right a distance of 32.98 feet (Central Angle equals 89°00'00" and Long Chord bears North 45°13'47" East 29.70 feet) to a point of tangency on the Southerly line of 200 North Street as it exists at 31.00 foot half-width; thence along said Southerly line South 89°46'13" East 213.49 feet to a point of curvature; thence Northeasterly along the arc of a 231.00 foot radius curve to the left a distance of 170.98 feet (Central Angle equals 42°24'27" and Long Chord bears North 68°01'33" East 167.10 feet) to a point of tangency on the Southwesterly line of Orchard Lane as it exists at 31.00 foot half-width; thence North 47°49'20" East 3.52 feet along said Southwesterly line to a point on the Southerly line of Cottonwood Estates, Plat "A" extended; thence South 89°20'43" East 209.64 feet along said Southerly line; thence South 0°03'55" West 271.44 feet; thence South 88°33'39" East 157.31 feet to a point on the Westerly line of said Plat "A"; thence South 2°16'40" West 48.54 feet along said Westerly line to the Northwesterly line of Interstate Highway I-15; thence along said Northeasterly line the following two courses: South 37°26'22" West 75.55 feet; and South 44°36'11" West 1044.87 feet to the Northerly line of Main Street; thence along said Northerly line the following two courses: South 89°33'23" West 183.10 feet; and North 89°48'57" West 116.92 feet to the East line of 500 East Street as it exists at 31.00 foot half-width and the point of beginning.

Contains 706,855 sq. ft.

Less and Excepting that portion of land described by Quit Claim Deed recorded 29 January, 2018 as Entry No. 8844:2018, Utah County Official Records, more particularly described as follows:

Commencing North 47°48" West 1082.28 feet and West 1451.21 feet from the East Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along 37°42" West 273 feet; thence South 44 deg. 15'48" East 73.55 feet, thence South 89 deg. 47'47" East 184.27 feet, thence North 0 deg. 16'54" East 201.53 feet to the point of beginning.

Contains 21,780 sq. ft.
Net Remainder Parcel A Contains 685,075 sq. ft.
or 15.727 acres

Total Area Contains 1,120,033 sq. ft.
or 25.712 acres
6 Lots
1 Parcel

13 Apr, 2020
Date:

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat and name said plat

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and do hereby dedicate, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and those areas designated as easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereof, I have hereunto set my hand this 28 day of April, A.D. 2020

CW Limited Liability Limited Partnership
by Mark Ridley
its: Director

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This 15th day of July, A.D. 20 20

City Mayor

Attest: Kim Petersen
(City Recorder / See Seal Below)

SANTAQUIN CITY
Incorporated
January 4, 1853

Owner/Developer

Ridley's Family Markets
621 Washington Street South
Twin Falls, Idaho, 83301
208.324.4653 ext. 10120
www.shopridleys.com

Acknowledgment

State of Idaho
County of Twin Falls ss

On this 28th day of April, 2020 personally appeared before me, Mark Ridley, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the Director of CWA, LLLP, and is authorized to execute the foregoing Dedication in its behalf and that he/she executed it in such capacity.

Notary Public Full Name: Kara Gosnell
Commission Number: 58468
My Commission Expires: 9/21/23

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 103)

Kara Gosnell
A Notary Public

ROCKY MOUNTAIN POWER

1. Pursuant to Utah code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all of the rights and duties described therein.
2. Pursuant to Utah code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has unless:
   a. A recorded easement in Right-of-Way.
   b. The law applicable to prescriptive rights.
   c. Title 54, Chapter 8a, damage to underground utility facilities or
   d. Any other provision of law.

Approved this 8th Day of May, 2020

Rocky Mountain Power

DOMINION ENERGY

A Questar Corporation

Dominion Energy, a Questar Corporation approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy, a Questar Corporation may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement 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 the Right-of-Way department of Dominion Energy, a Questar Corporation at 1-800-366-8532.

Approved this 11 Day of May, 20 20

By:
Title:
DOMINION ENERGY, a Questar Corporation

CENTURYLINK

Approved by CenturyLink this ___ Day of ___, A.D. 20___

CENTURYLINK

COMCAST

Approved by Comcast this ___ Day of ___, A.D. 20___

COMCAST

CITY ENGINEER

Approved by the City Engineer on this ___ Day of ___, A.D. 20___

CITY ENGINEER

EAST SANTAQUIN IRRIGATION COMPANY

Approved on this ___ Day of ___, A.D. 20___

EAST SANTAQUIN IRRIGATION COMPANY

CITY ENGINEER'S SEAL — Ridley's Subdivision — STATE OF UTAH

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City of Santaquin, Utah County, Utah
January 2020

Surveyors Seal — BRUCE D. PIMPER — 362256

City Engineer Seal — NORMAN E. CHARLEY — STATE OF UTAH

Clerk-Recorder Seal

ENTRY NO. 111268/2020 — 17169
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 31 12:38 PM FEE 64.00 BY TN
RECORDED FOR SANTAQUIN CITY CORPORATION

ANDERSON WAHLEN & ASSOCIATES

17189

SEC. 1, T10S, R1E, SLB&M TU-190

BM