

Ridley's Subdivision, Plat B

A part of Parcel A, Ridley's Subdivision, 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
2022

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify that, on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Sections 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to relocate or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as
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Description

A part of Parcel A, Ridley's Subdivision recorded as Entry No. 111268:2020 and as Map No. 17189 Official Records of Utah County, being 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 the point of intersection of the North line of Main Street and the East line of 500 East Street as it exists at 31.00 foot half-width located 2558.25 feet South 0°30'50" East along the Quarter Section Line; and 558.13 feet South 89°46'05" East along said North line from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 374.34 feet along said East line to a point of curvature; thence Northwesterly 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°02'23" East 118.07 feet); thence South 89°29'50" East 76.68 feet along the Southerly line of an Agreement recorded as Entry No. 7223:2010 of Official Records monumented by an existing boundary line thence to the Westerly line of a Warranty Deed recorded as Entry No. 2712:2011 of Official Records as it exists on the ground; thence South 2.69 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 Southeast Corner thereof; thence South 89°49'57" East 67.1 feet; thence South 0°10'03" West 261.98 feet; thence South 89°49'57" East 215.34 feet; thence North 0°10'03" East 15.00 feet; thence South 89°49'57" East 122.19 feet to the Northwesterly line of Interstate Highway 1-15; thence South 44°54'11" West 315.10 feet along said Northwesterly line to said North line of Main Street; thence along said North line the following two courses: South 87°43'23" West 169.10 feet; and North 89°46'05" West 176.31 feet to said East line of 500 East Street as it exists at 31.00 foot half-width and the point of beginning.

Contains 156,749 sq. ft.
Or 3.598 acres

Ken B. Hawkes
Ken B. Hawkes
Utah PLS No. 8707113

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 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 certain public utility 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 31st Day of April, A.D. 2022

CJM Limited Liability Partnership
CJM Limited Liability Partnership
By: *Donald Mark Ridley*
Its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, 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 governmental use of the public.

This 31st Day of April, A.D. 2022
City Mayor
Attest: *City Recorder* (See Seal Below)
City Recorder

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A part Parcel A, Ridley's Subdivision, located in 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

Surveyors Seal
Ken B. Hawkes
3 M. SEAL

City Engineer Seal
Andrea Allen
4/13/2022
Clerk-Recorder Seal
Andrea Allen
4/13/2022

Note

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property Owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

Narrative

This Subdivision was requested by CJM Limited Liability Partnership in order to create 3 Lots. A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings. This subdivision retraces and honors the underlying 2020 Ridley's Subdivision. Property corners will be set upon completion of site construction.

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 the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27-602(4)(c)(i) 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 under:
a. A recorded easement or 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 28th Day of April, 2022
By: *Rocky Mountain Power*
Title: *Authorized Partner*

Dominion Energy

Questar Gas Company, also Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute approval or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-368-8532.

Approved this 28th Day of April, A.D. 2022
By: *Dominion Energy*
Title: *Authorized Partner*

LUMEN

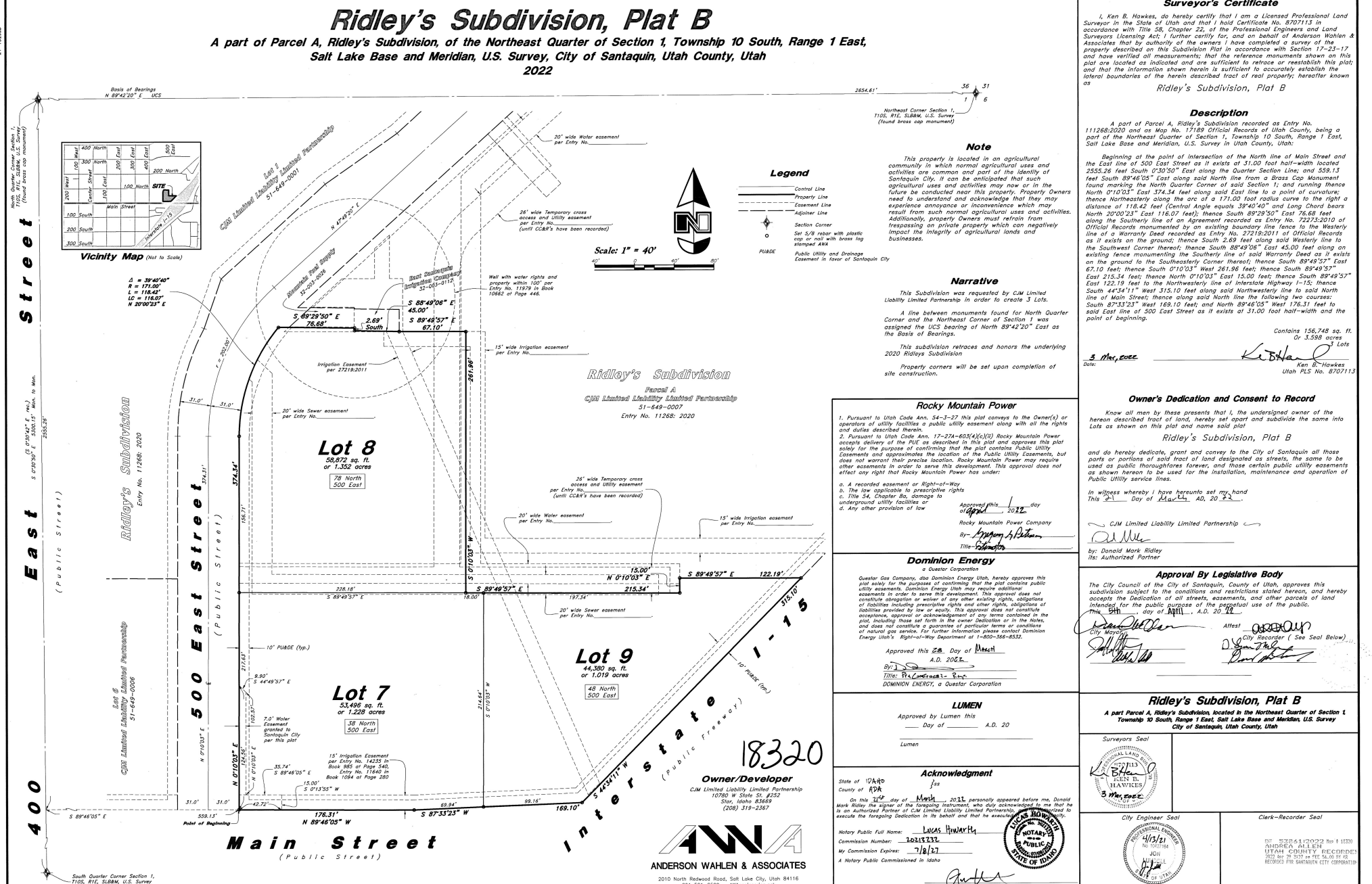
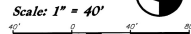
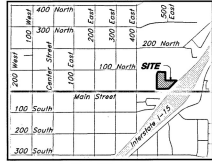
Approved by Lumen this _____ Day of _____, A.D. 20____
Lumen

Acknowledgment

State of Utah
County of Utah
I, Mark Ridley, 2022 personally appeared before me, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner of CJM Limited Liability Partnership, and that he executed the foregoing Dedication in his behalf and that he executed the foregoing instrument voluntarily, knowingly, and without duress, fraud, or coercion.
Notary Public Commissioned in Idaho
Notary Public

Owner/Developer
CJM Limited Liability Partnership
10780 W State St, #252
Salt Lake City, Utah 84169
(203) 318-2527

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.221-8028 - anna@engineering.net



21-121248
North Quarter Corner Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey (found brass cap monument)
Main Street (Public Street)
500 East Street (Public Street)
400 East Street (Public Street)

Section 1, T.10S, R.1E, S.10N, U.S. Survey
Amending Parcel A of Ridley's Subdivision