

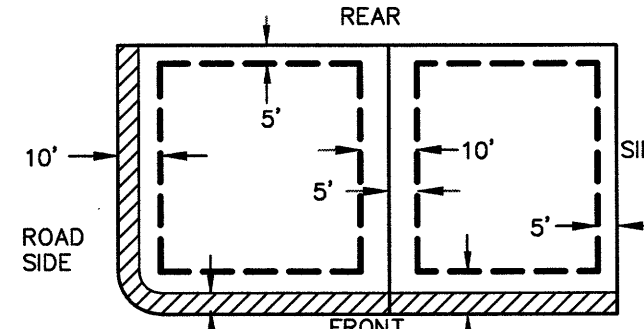
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C2	9.32'	80.00'	9.32'	S10°45'58"W	6°40'42"
C4	22.80'	15.00'	20.67'	N89°09'48"E	87°05'11"
C5	18.08'	549.50'	18.08'	S48°14'10"E	1°53'06"
C6	4.10'	950.50'	4.10'	S49°03'18"E	0°14'50"
C7	10.09'	80.00'	10.09'	N78°09'37"E	7°13'43"
C8	30.52'	30.00'	29.22'	S76°11'07"E	58°16'51"
C9	35.28'	972.50'	35.28'	S46°00'20"E	2°04'44"
C11	42.80'	511.00'	42.78'	N46°46'45"W	4°47'55"
C12	72.76'	989.00'	72.74'	N47°04'15"W	4°12'55"
C13	15.16'	218.39'	15.15'	N45°19'51"E	3°58'35"
C14	88.95'	1281.72'	88.93'	N43°20'33"E	3°58'35"
C15	23.63'	15.00'	21.26'	S86°46'57"W	90°16'38"
C16	23.49'	15.00'	21.16'	S31°3'03"E	89°43'22"
C17	44.37'	1472.50'	44.37'	S42°30'26"W	1°43'35"
C18	24.00'	15.00'	21.52'	S89°12'21"W	91°40'15"
C19	33.04'	1527.50'	33.04'	N42°15'49"E	1°14'22"
C20	53.94'	1527.50'	53.94'	N43°53'42"E	2°01'24"
C21	19.02'	1527.50'	19.02'	N45°15'48"E	0°42'49"
C22	35.08'	1621.50'	35.08'	N42°15'49"E	1°14'22"
C23	57.26'	1621.50'	57.26'	N43°53'42"E	2°01'24"
C24	20.19'	1621.50'	20.19'	N45°15'48"E	0°42'49"
C25	66.25'	950.50'	66.24'	S46°56'04"E	3°59'37"

C1 30.62 30.0 29.31 S15°08'14"E 58°29'07"

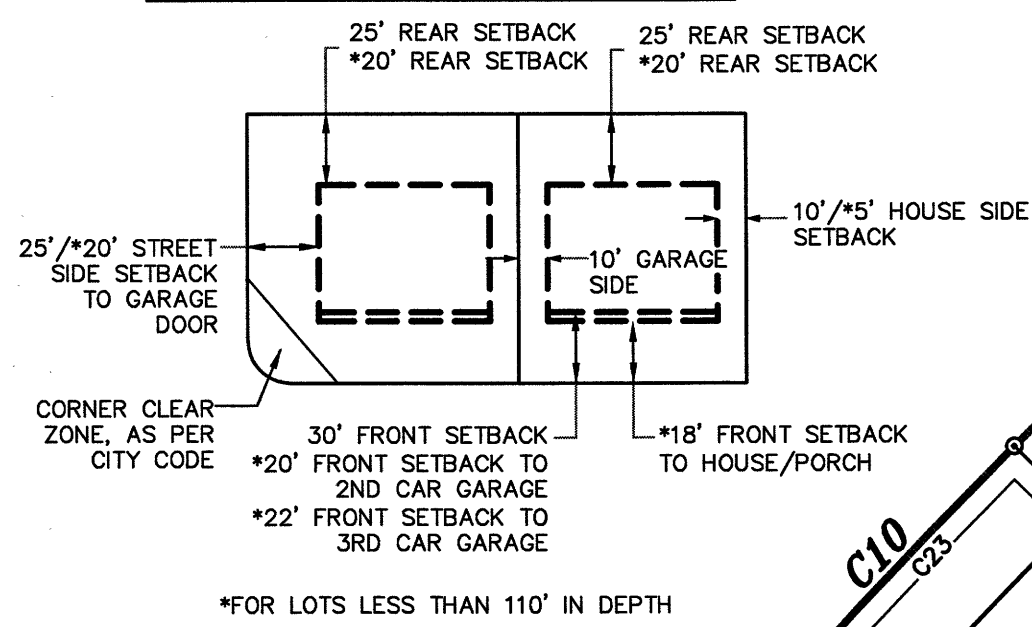
# FOOTHILL VILLAGE SUBDIVISION PLAT 'I'

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

### PUBLIC UTILITY EASEMENTS



### BUILDING SETBACKS (MINIMUM)



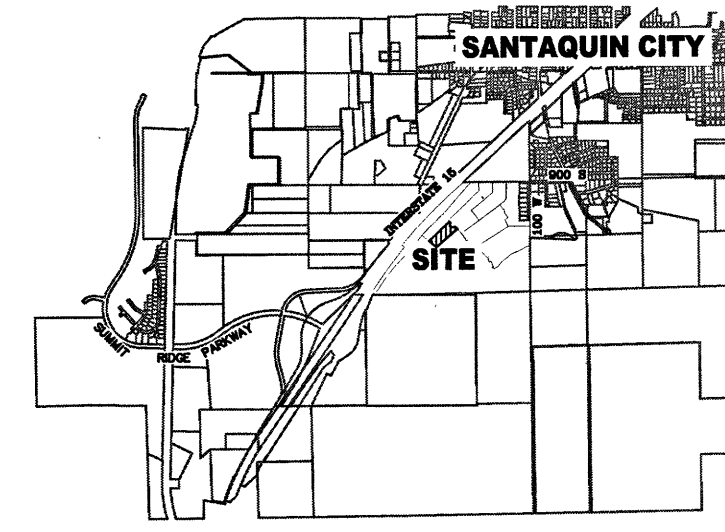
### LEGEND

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

### LINE TABLE

LINE	LENGTH	DIRECTION
L1	26.99'	S44°22'20"E
L2	21.10'	S44°22'48"E
L3	29.41'	S45°30'56"W
L4	55.00'	S44°35'10"E
L5	29.94'	N45°31'05"E

### VICINITY MAP



**PROJECT STATISTICS**

LOTS 22 LOTS  
TOTAL ACRES 4.59 ACRES  
TOTAL ACRES IN LOTS 3.35 ACRES  
TOTAL ACRES IN STREETS 1.24 ACRES  
DENSITY 4.79 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  
CKLeavitt1@drhorton.com

**PROJECT ENGINEER & SURVEYOR**

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

**UTILITIES APPROVAL**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT 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 *Approved August 07, 2020*  
CENTRACOM *Approved 7-29-20*

**NORTH**

SCALE 1" = 40'  
SCALE 1" = 80'

17278

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'I' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S12B&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

**NOTES:**

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET AS REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- XXXX... PROPOSED RESIDENTIAL ADDRESS
- (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

**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.

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.

**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 SUBDIVIDED SAID TRACT OF LAND INTO LOTS, 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 THAT IS S.0°04'51"E. ALONG THE SECTION LINE 942.14 FEET AND WEST 1918.51 FEET FROM THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 44° 22' 20" E FOR A DISTANCE OF 26.99 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 58° 28' 07", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 08' 14" E FOR A DISTANCE OF 29.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 40' 42", HAVING A RADIUS OF 80.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 45' 58" W FOR A DISTANCE OF 9.32 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 44° 22' 48" E FOR A DISTANCE OF 21.10 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 00° 37' 12" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 45° 30' 56" W FOR A DISTANCE OF 29.41 FEET TO A POINT ON A LINE. THENCE, S 44° 35' 10" E FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE. THENCE, N 45° 31' 05" E FOR A DISTANCE OF 29.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 87° 05' 11", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 09' 48" E FOR A DISTANCE OF 20.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING THROUGH 01° 53' 08", HAVING A RADIUS OF 549.50 FEET, AND WHOSE LONG CHORD BEARS S 48° 14' 10" E FOR A DISTANCE OF 18.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 00° 14' 50", HAVING A RADIUS OF 950.50 FEET, AND WHOSE LONG CHORD BEARS S 49° 03' 18" E FOR A DISTANCE OF 4.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 07° 13' 43", HAVING A RADIUS OF 80.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 09' 37" E FOR A DISTANCE OF 10.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 58° 16' 51", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 11' 07" E FOR A DISTANCE OF 29.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 04' 44", HAVING A RADIUS OF 972.50 FEET, AND WHOSE LONG CHORD BEARS S 46° 00' 20" E FOR A DISTANCE OF 55.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 43° 5' 46" W FOR A DISTANCE OF 309.18 FEET TO A POINT ON A LINE. THENCE, S 37° 17' 04" W FOR A DISTANCE OF 55.48 FEET TO A POINT ON A LINE. THENCE, S 42° 29' 34" W FOR A DISTANCE OF 318.10 FEET TO A POINT ON A LINE. THENCE, N 48° 04' 44" W FOR A DISTANCE OF 31.38 FEET TO A POINT ON A LINE. THENCE, S 41° 55' 16" W FOR A DISTANCE OF 105.00 FEET TO A POINT ON A LINE. THENCE, N 48° 04' 44" W FOR A DISTANCE OF 62.85 FEET TO A POINT ON A LINE. THENCE, S 41° 38' 38" W FOR A DISTANCE OF 20.79 FEET TO A POINT ON A LINE. THENCE, N 48° 21' 22" W FOR A DISTANCE OF 147.82 FEET TO A POINT ON A LINE. THENCE, N 40° 37' 20" E FOR A DISTANCE OF 65.94 FEET TO A POINT ON A LINE. THENCE, N 41° 38' 38" E FOR A DISTANCE OF 324.59 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 58' 35", HAVING A RADIUS OF 1621.50 FEET, AND WHOSE LONG CHORD BEARS N 43° 37' 55" E FOR A DISTANCE OF 112.51 FEET. THENCE N 45° 37' 13" E A DISTANCE OF 317.57 FEET TO THE POINT OF BEGINNING

**CONTAINS: ±4.59 ACRES AND 22 TOTAL LOTS**

**OWNER'S 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 HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 27th DAY OF August, A.D. 2020

*James D Allen* Executive Vice President  
*James D Allen* (Forestar (USA) Real Estate Group Inc.)

**LIMITED COMPANY ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF Utah  
ON THIS 27th DAY OF August, A.D. 2020 PERSONALLY APPEARED BEFORE ME *James D Allen* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Executive Vice President 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 1/4/2023

*Anna Lynn Gaddis* Notary Public Commissioned in Utah  
1776 North State Street #110  
Orem, UT 84057  
Printed Full Name of Notary

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL of Santaquin City  
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 27th DAY OF August, A.D. 2020

*Paul J. Jell* APPROVED MAYOR OF SANTAQUIN  
*Julie Bowman*  
*David J. Jell*  
*John J. Jell*  
*John J. Jell* ATTEST  
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'I'**

INCLUDING A VACATION OF A PORTION OF THE RIGHT OF WAY OF FOOTHILL VILLAGES PLAT 'F'

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

ENT 145897:2020 Map # 12728  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Sep 23 2:19 pm FEE 94.00 BY HA  
RECORDED FOR SANTAQUIN CITY CORPORATION

This form approved by Utah County and the municipalities therein.