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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

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 Ridley's Subdivision, 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 139.58 feet South 89°46'05" East from the North Quarter Corner of said Section 1; and running thence North 01°13'49" East 204.45 feet; thence North 89°49'57" West 116.92 feet to the East line of 400 East Street as Dedicated; thence along said East line the following three courses: North 0°30'56" East 409.18 feet, North 6°32'41" West 58.19 feet and North 0°30'56" East 269.91 feet; thence South 89°29'04" East 666.49 feet to a point of curvature; thence Southwesterly along the arc of a 115.00 foot radius curve to the right a distance of 94.85 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 36.60 feet to the West line of 500 East Street as Dedicated; thence along said West 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 141.27 feet; South 141°27'27" East 112.56 feet and Southwesterly along the arc of a 233.00 foot radius curve to the left a distance of 112.56 feet (Center bears South 62°13'40" East, Central Angle equals 27°36'17" and Long Chord bears South 13°58'12" West 111.18 feet) to a point of tangency on the West line of 500 East Street as it exists of 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.

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 of 31.00 foot half-width located 2555.26 feet South 0°30'50" East along the Quarter Section Line; and running thence North 01°13'49" East 204.45 feet to 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°00'23" East 116.07 feet); thence South 89°29'50" East 76.68 feet along an existing boundary line thence along the Southerly line of an agreement recorded as Entry No. 222532010 of Official Records to the West line of a Warranty Deed recorded as Entry No. 272192011 of Official Records as it exists on the ground; thence South 2.69 feet along said West 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 North 22.20 feet along the Easterly line of said Warranty Deed to the Northeast Corner thereof; thence North 89°15'47" 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 Warranty Deed; thence North 0°11'51" East 0.98 feet along said agreement line to the Northeast Corner thereof; thence North 89°15'47" West 57.22 feet along an existing fence on the Northerly line of said Warranty Deed to the Easterly line of 500 East Street as it exists of 31.00 foot half-width; thence along said Easterly line the following three courses: North 47°49'20" East 308.87 feet to a point of curvature; Northwesterly 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 172.28 feet to a point of curvature; thence Northwesterly along the arc of a 21.00 foot radius curve to the right a distance of 32.99 feet (Central Angle equals 90°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 of 31.00 foot half-width; thence along said Southerly line South 89°46'13" East 213.42 feet to a point of curvature; thence Northwesterly 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 89°01'33" East 167.10 feet) to a point of tangency on the Southerly line of Interstate Highway 15; thence along said Southerly line the following two courses: South 37°26'22" West 75.35 feet and South 44°34'11" West 104.87 feet to the Northerly line of Main Street; thence along said Northerly line the following two courses: South 87°33'23" West 169.10 feet; and North 89°46'05" West 176.31 feet to the East line of 500 East Street as it exists of 31.00 foot half-width and the point of beginning.

Contains 434,958 sq. ft. or 9.985 acres

Scale: 1" = 80'

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.

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 South 47 deg. 37'42" West 273 feet; thence South 44 deg. 13'46" East 23.55 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

13 Apr. 2020
 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 hereon 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

Ridley's Subdivision

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 28 Day of April AD, 2020

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 28th day of July, A.D. 2020

City Mayor
 Nick Miller
 City Recorder
 D. Jan Miller

Acknowledgment

State of Idaho
 County of Twin Falls
 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 Ridley's Subdivision, 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: 58448
 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 16)

Surveyors Seal
 City Engineer Seal
 Clerk-Recorder Seal

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

11126812020 Map # 17189
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2020 Jul 31 12:35 PM FEE \$4.00 BY M
 RECORDED FOR SANTAQUIN CITY CORPORATION

Anderson Wahlen & Associates
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 321-8529

Rocky Mountain Power
 Dominion Energy
 CenturyLink
 Comcast
 City Engineer
 East Santaquin Irrigation Company

Approved this 18 Day of May, 2020
 Approved this 11 Day of May, 2020

Approved by CenturyLink this Day of A.D. 20
 Approved by Comcast this Day of A.D. 20
 Approved by the City Engineer on this Day of A.D. 20
 Approved on this Day of A.D. 20

Approved this 18 Day of May, 2020
 Approved this 11 Day of May, 2020

Approved this 18 Day of May, 2020
 Approved this 11 Day of May, 2020

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