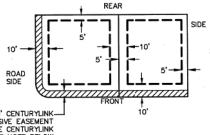
FOOTHILL VILLAGE SUBDIVISION
PLAT 'L'

LOCATED IN THE SW+SE QUARTERS OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

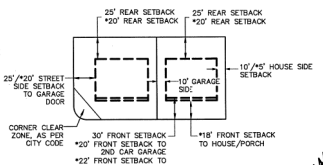
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	181.65'	372.50'	179.85'	S12°04'26"W	27°56'22"
C2	23.52'	15.00'	21.18'	S84°12'26"W	89°50'21"
C3	23.60'	15.00'	21.24'	N5°47'48"W	90°09'11"
C4	22.69'	15.00'	20.59'	N85°47'06"E	86°41'01"
C5	24.47'	15.00'	21.85'	S4°07'48"E	93°29'11"
C6	112.11'	500.00'	111.87'	S54°46'46"E	12°50'47"
C7	88.76'	500.00'	88.65'	N36°33'29"E	10°10'17"
C8	287.09'	500.00'	283.16'	N15°01'25"E	32°53'52"
C9	4.11'	500.00'	4.11'	N1°39'38"W	0°28'14"
C10	176.94'	250.00'	173.27'	N71°06'57"W	40°33'08"
C11	60.75'	372.50'	60.69'	S21°22'17"W	9°20'41"
C12	62.10'	372.50'	62.03'	S11°55'23"W	9°33'09"
C13	58.79'	372.50'	58.73'	S2°37'32"W	9°02'33"
C14	81.46'	472.50'	81.36'	S12°06'09"W	9°52'41"
C15	68.29'	472.50'	68.23'	S21°09'54"W	8°16'50"
C16	26.52'	15.00'	23.20'	S75°57'18"W	101°17'58"
C17	71.88'	527.50'	71.82'	N57°17'56"W	7°48'28"
C18	73.52'	472.50'	73.45'	S56°44'42"E	8°54'54"
C19	23.12'	15.00'	20.90'	S80°07'36"E	88°19'18"
C20	46.26'	472.50'	46.24'	S38°50'20"W	5°36'35"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	23.56'	15.00'	21.21'	N86°38'38"E	90°00'00"
C22	23.56'	15.00'	21.21'	N3°21'22"W	90°00'00"
C23	51.90'	527.50'	51.87'	N38°49'32"E	5°38'12"
C24	52.04'	527.50'	52.02'	N33°10'51"E	5°39'09"
C25	70.96'	527.50'	70.91'	N26°30'02"E	7°42'29"
C26	91.87'	527.50'	91.75'	N17°39'27"E	9°58'42"
C27	88.39'	527.50'	88.28'	N7°52'05"E	9°36'01"
C28	22.39'	15.00'	20.37'	N45°49'17"E	85°30'24"
C29	92.69'	222.50'	92.02'	S79°29'29"E	23°52'05"
C30	56.57'	222.50'	56.42'	S60°16'24"E	14°34'04"
C31	8.22'	222.50'	8.22'	S51°55'52"E	2°06'58"
C32	22.92'	277.50'	22.91'	N53°14'21"W	4°43'56"
C33	55.24'	277.50'	55.15'	N61°18'28"W	11°24'18"
C34	46.30'	277.50'	46.24'	N71°47'24"W	9°33'33"
C35	71.95'	277.50'	71.75'	N83°59'51"W	14°51'21"
C36	23.44'	15.00'	21.13'	N46°39'38"W	89°31'46"
C37	74.57'	472.50'	74.49'	S2°37'32"W	9°02'33"

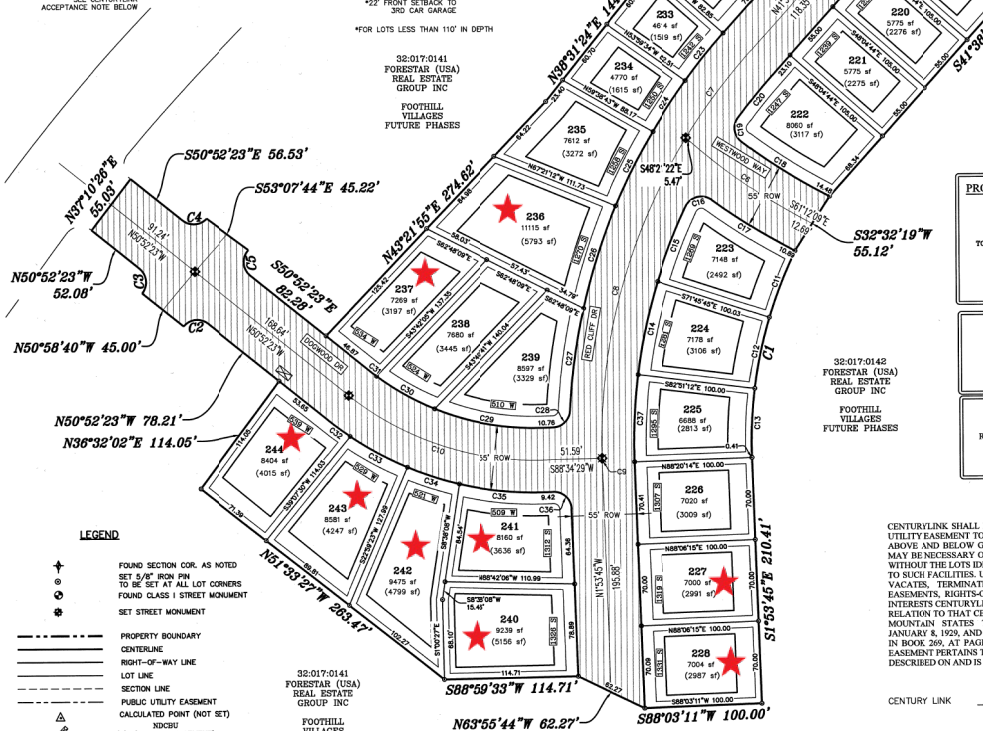
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



*FOR LOTS LESS THAN 110' IN DEPTH



32:017:0141
FORESTAR (USA)
REAL ESTATE
GROUP INC

FOOTHILL
VILLAGES
FUTURE PHASES

32:017:0142
FORESTAR (USA)
REAL ESTATE
GROUP INC

FOOTHILL
VILLAGES
FUTURE PHASES

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)

BASIS OF BEARING

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

NOTES:
1. ● ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET, #5 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.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

NDCBU (8x4 POSTAL BOX EASEMENT)

** SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED **

PROJECT STATISTICS	
LOTS	29 LOTS
TOTAL ACREAGE	6.80 ACRES
TOTAL ACREAGE IN LOTS	4.77 ACRES
TOTAL ACREAGE IN STREETS	2.03 ACRES
DENSITY	4.26 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
CKlassitt1@drhorton.com

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

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, CENTURY_INK 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 Kim Blow 7-29-20

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 AL. 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 Jeremy Ipson 07.29.2020
CENTRACOM 07-29-20

NORTH
0 25 50 100 120
(24"x36") SCALE 1" = 50'
(11"x17") SCALE 1" = 100'

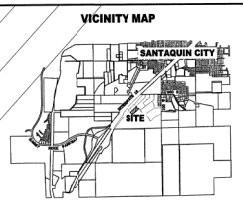
DOMINION ENERGY ACCEPTANCE

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 29 DAY OF July, 20 20
DOMINION ENERGY COMPANY
BY- DOMINION
TITLE- Rt Coordinator Rep

SHEET 1 of 1

VICINITY MAP



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. 368556 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 1691.17 FEET AND WEST 2280.41 FEET FROM THE EAST ¼ CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 41° 38' 38" W FOR A DISTANCE OF 418.34 FEET TO A POINT ON A LINE.
THENCE, S 32° 32' 19" W FOR A DISTANCE OF 55.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 27° 56' 22", HAVING A RADIUS 3F 372.50 FEET, AND WHOSE LONG CHORD BEARS S 12° 04' 26" W FOR A DISTANCE OF 179.85 FEET. THENCE, S 01° 53' 45" E FOR A DISTANCE OF 210.41 FEET TO A POINT ON A LINE. THENCE, S 88° 03' 11" W FOR A DISTANCE OF 100.00 FEET TO A POINT ON A LINE. THENCE, N 63° 55' 44" W FOR A DISTANCE OF 62.27 FEET TO A POINT ON A LINE.
THENCE, S 88° 59' 33" W FOR A DISTANCE OF 114.71 FEET TO A POINT ON A LINE. THENCE, N 51° 33' 27" W FOR A DISTANCE OF 283.47 FEET TO A POINT ON A LINE. THENCE, N 36° 32' 02" E FOR A DISTANCE OF 114.05 FEET TO A POINT ON A LINE. THENCE, N 50° 52' 23" W FOR A DISTANCE OF 78.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 50' 21", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 84° 12' 26" W FOR A DISTANCE OF 21.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 50° 58' 40" W 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° 09' 11", HAVING A RADIUS OF 15.00 FEE', AND WHOSE LONG CHORD BEARS N 05° 47' 48" W FOR A DISTANCE OF 21.24 FEET.
THENCE, N 50° 52' 23" W FOR A DISTANCE OF 52.08 FEET TO A POINT ON A LINE. THENCE, N 37° 10' 29" E FOR A DISTANCE OF 55.03 FEET TO A POINT ON A LINE. THENCE, S 50° 52' 23" E FOR A DISTANCE OF 56.53 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 85° 41' 01", HAVING A RADIUS OF 15.00 FEE', AND WHOSE LONG CHORD BEARS N 85° 47' 06" E FOR A DISTANCE OF 20.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 53° 07' 44" E FOR A DISTANCE OF 45.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 93° 29' 11", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 04° 07' 48" E FOR A DISTANCE OF 21.85 FEET. THENCE, S 50° 52' 23" E FOR A DISTANCE OF 82.26 FEET TO A POINT ON A LINE. THENCE, N 43° 21' 55" E FOR A DISTANCE OF 274.62 FEET TO A POINT ON A LINE. THENCE, N 38° 31' 24" E FOR A DISTANCE OF 144.95 FEET TO A POINT ON A LINE. THENCE, N 41° 38' 38" E FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE. THENCE, N 40° 14' 51" E FOR A DISTANCE OF 55.02 FEET TO A POINT ON A LINE. THENCE, N 39° 53' 35" E FOR A DISTANCE OF 95.04 FEET TO A POINT ON A LINE. THENCE, N 36° 41' 14" E FOR A DISTANCE OF 110.15 FEET TO A POINT ON A LINE. THENCE, N 40° 37' 20" E FOR A DISTANCE OF 1.47 FEET TO A POINT ON A LINE.
THENCE, S 48° 21' 22" E FOR A DISTANCE OF 147.82 FEET TO A POINT ON A LINE. THENCE, N 41° 38' 38" E FOR A DISTANCE OF 20.79 FEET TO A POINT ON A LINE. THENCE S 48° 04' 44" E A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING

CONTAINS: ±6.80 ACRES AND 29 TOTAL LOTS

July 27, 2020 DATE

ROBBIN J. MULLEN — No. 368556 — PROFESSIONAL LAND SURVEYOR — STATE OF UTAH
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 SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th 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 Texas
COUNTY OF UTAH Tarrant S.S.

ON THIS 5th 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 (OF/FOR) (NAME OF COMPANY) A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Notary ID 129439815

MY COMMISSION EXPIRES 2/04/2023
2311 E. Lamar Blvd. Ste. 790 Arlington, TX. 76006 NOTARY ADDRESS
A NOTARY PUBLIC COMMISSIONED IN UTAH
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 4th DAY OF August, A.D. 20 20

APPROVED MAYOR OF SANTAQUIN — ATTEST

ENGINEER (See Seal Below) — CLERK-RECORDER (See Seal Below)

FOOTHILL VILLAGE SUBDIVISION
PLAT 'L'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL
9-7-20

COUNTY-RECORDERS SEAL
ENT 145896:2020 Rpt # 17277
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 23 01:18 PM FEE 108.00 BY TA
RECORDED FOR SANTAQUIN CITY CORPORATION

This form approved by Utah County and the municipalities therein.

12277

SEC 11 T10S R1E SLBM