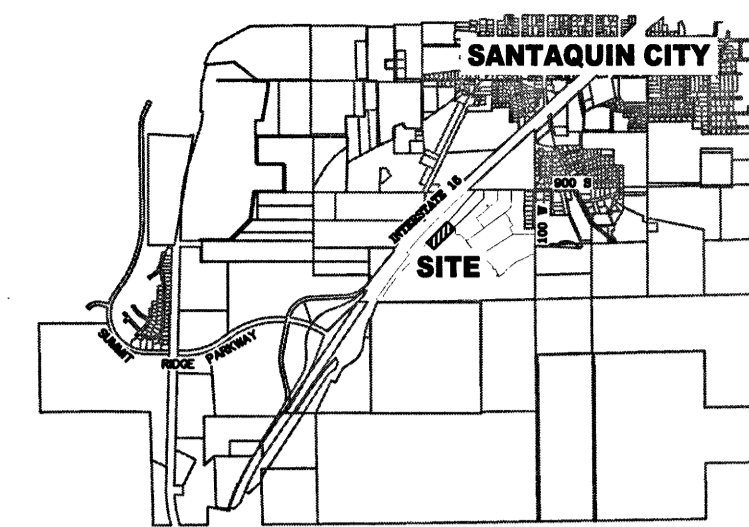


# FOOTHILL VILLAGE SUBDIVISION PLAT 'K'

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

## VICINITY MAP



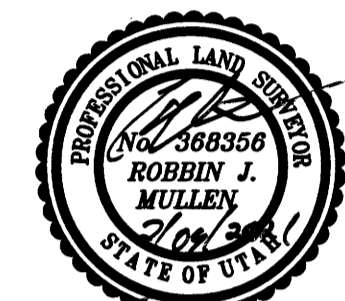
## Surveyor's Certificate

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 1437.53 FEET AND WEST 2394.41 FEET FROM THE EAST 1/4 CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 41° 38' 38" W FOR A DISTANCE OF 67.89 FEET TO A POINT ON A LINE. THENCE, S 40° 37' 20" W FOR A DISTANCE OF 67.41 FEET TO A POINT ON A LINE. THENCE, S 38° 37' 47" W FOR A DISTANCE OF 55.08 FEET TO A POINT ON A LINE. THENCE, S 38° 44' 42" W FOR A DISTANCE OF 55.07 FEET TO A POINT ON A LINE. THENCE, S 39° 53' 35" W FOR A DISTANCE OF 95.04 FEET TO A POINT ON A LINE. THENCE, S 40° 14' 51" W FOR A DISTANCE OF 55.02 FEET TO A POINT ON A LINE. THENCE, S 41° 38' 38" W FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE. THENCE, S 38° 31' 24" W FOR A DISTANCE OF 144.95 FEET TO A POINT ON A LINE. THENCE, S 43° 25' 12" W FOR A DISTANCE OF 233.33 FEET TO A POINT ON A LINE. THENCE, S 43° 03' 20" W FOR A DISTANCE OF 41.29 FEET TO A POINT ON A LINE. THENCE, N 50° 52' 23" W FOR A DISTANCE OF 82.28 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 93° 29' 11", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 04° 07' 48" W FOR A DISTANCE OF 21.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 53° 07' 44" W FOR A DISTANCE OF 45.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 86° 41' 01", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 85° 47' 06" W FOR A DISTANCE OF 20.59 FEET. THENCE, N 50° 52' 23" W FOR A DISTANCE OF 56.53 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 25' 33", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 39' 37" W FOR A DISTANCE OF 21.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 21' 31", HAVING A RADIUS OF 1456.50 FEET, AND WHOSE LONG CHORD BEARS N 41° 43' 55" E FOR A DISTANCE OF 110.77 FEET. THENCE, N 43° 54' 40" E FOR A DISTANCE OF 266.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 16' 44", HAVING A RADIUS OF 2037.00 FEET, AND WHOSE LONG CHORD BEARS N 38° 46' 18" E FOR A DISTANCE OF 294.08 FEET. THENCE, N 35° 37' 56" E FOR A DISTANCE OF 117.77 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 58' 28", HAVING A RADIUS OF 1463.00 FEET, AND WHOSE LONG CHORD BEARS N 37° 37' 10" E FOR A DISTANCE OF 101.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 50° 23' 36" E FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE. THENCE, S 52° 56' 27" E FOR A DISTANCE OF 45.05 FEET TO A POINT ON A LINE. THENCE, S 50° 18' 25" E A DISTANCE OF 102.18 FEET TO THE POINT OF BEGINNING

CONTAINS: ±4.69 ACRES AND 27 TOTAL LOTS



02-09-2021  
DATE

*[Signature]*  
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 HEREOF 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 HEREOF FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 25th DAY OF February, A.D. 2021

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Utah  
ON THIS 23rd DAY OF February, A.D. 2021, I, STEPHANIE NGUYEN, County Public, State of Utah, County Expires 11-07-2021, ID 131343214

ME *James D. Allen* THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Executive Vice President of *James D. Allen 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 11-07-2021  
221 E. Lamar Blvd., Ste. 190,  
NOTARY ADDRESS Arlington, TX 76010  
*Stephanie Nguyen*  
A NOTARY PUBLIC COMMISSIONED IN UTAH

## ACCEPTANCE BY LEGISLATIVE BODY

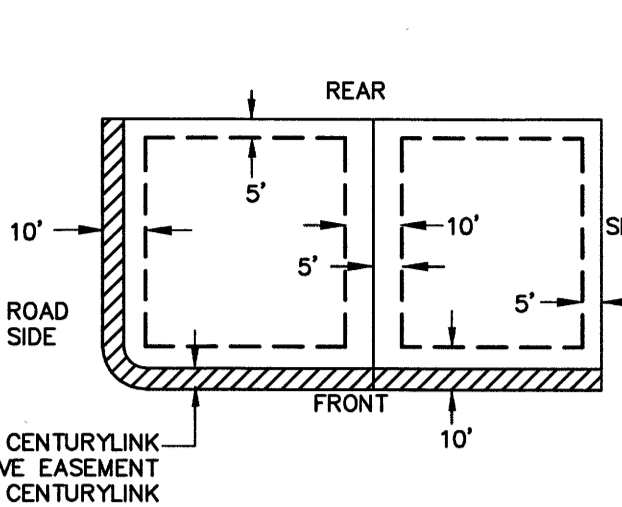
THE City Council of Santaquin City COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF March, A.D. 2021

APPROVED MAYOR OF SANTAQUIN  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
ENGINEER (See Seal Below)  
ATTEST  
*[Signature]*  
CLERK-RECORDER (See Seal Below)

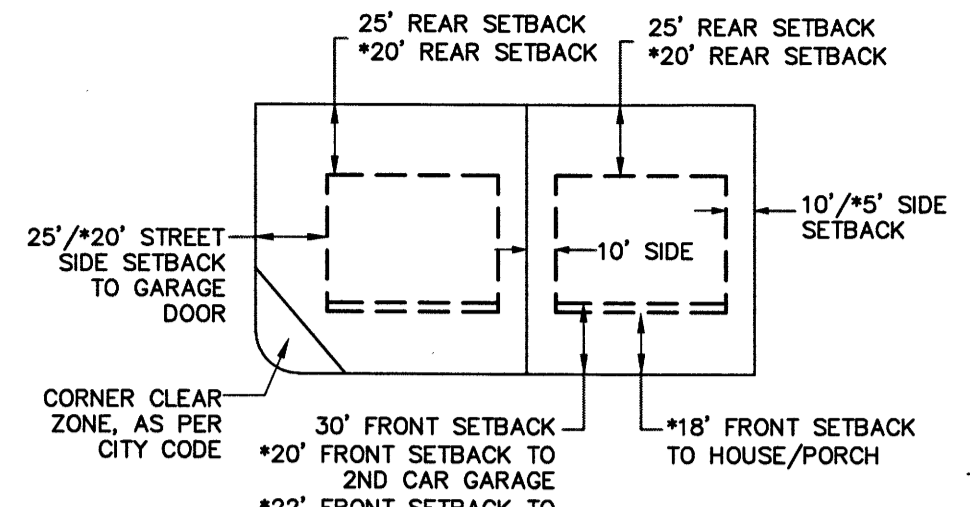
# FOOTHILL VILLAGE SUBDIVISION PLAT 'K'

UTAH COUNTY, UTAH  
SCALE: 1" = 60 FEET  
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL  
ENT 52581:2021 Map # 17588  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Map 19 416 sq FEET 104.00 BY 66  
RECORDED FOR SANTAQUIN CITY CORPORATION  
This form approved by Utah County and the municipalities therein.

## 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)

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	24.47'	15.00'	21.85'	N40°7'48"W	93°29'11"
C2	22.69'	15.00'	20.59'	S85°47'06"W	86°41'01"
C3	23.67'	15.00'	21.29'	N5°39'37"W	90°25'33"
C4	110.80'	1456.50'	110.77'	N41°43'55"E	4°21'31"
C5	294.33'	2037.00'	294.08'	N39°46'18"E	8°16'44"
C6	101.48'	1463.00'	101.46'	N37°37'10"E	3°58'28"
C7	36.31'	1503.00'	36.31'	S43°13'08"W	1°23'03"
C8	159.23'	2149.50'	159.20'	S41°47'20"W	4°14'40"
C9	151.36'	2149.50'	151.32'	S37°38'58"W	4°02'04"
C10	94.68'	1350.50'	94.66'	S37°38'26"W	4°01'01"
C11	57.35'	1463.00'	57.35'	N38°29'01"E	2°14'46"
C12	44.13'	1463.00'	44.13'	N36°29'47"E	1°43'42"
C13	3.80'	2037.00'	3.80'	N35°41'08"E	0°06'25"
C14	53.94'	2037.00'	53.94'	N36°29'52"E	1°31'02"
C15	72.85'	2037.00'	72.85'	N38°16'51"E	2°02'57"
C16	53.94'	2037.00'	53.94'	N40°03'51"E	1°31'02"
C17	53.94'	2037.00'	53.94'	N41°34'52"E	1°31'02"
C18	55.86'	2037.00'	55.86'	N43°07'31"E	1°34'17"
C19	46.12'	1456.50'	46.12'	N43°00'14"E	1°48'51"
C20	64.68'	1456.50'	64.67'	N40°49'29"E	2°32'39"
C21	33.54'	1480.50'	33.54'	S43°15'44"W	1°17'52"
C22	42.61'	2172.00'	42.61'	S43°20'57"W	1°07'26"
C23	74.79'	2172.00'	74.78'	S41°48'03"W	1°58'22"
C24	23.78'	15.00'	21.37'	S86°13'45"W	90°49'46"
C25	22.76'	15.00'	20.64'	S45°06'06"E	86°56'32"
C26	81.01'	2172.00'	81.01'	S37°31'03"W	2°08'14"
C27	30.96'	2172.00'	30.96'	S36°02'26"W	0°49'00"
C28	34.12'	1328.00'	34.12'	S36°22'05"W	1°28'19"
C29	60.00'	1328.00'	60.00'	S38°23'55"W	2°35'20"
C30	53.82'	1373.00'	53.82'	N38°29'01"E	2°14'46"
C31	41.42'	1373.00'	41.41'	N36°29'47"E	1°43'42"
C32	3.97'	2127.00'	3.97'	N35°41'08"E	0°06'25"
C33	56.32'	2127.00'	56.32'	N36°29'52"E	1°31'02"
C34	76.07'	2127.00'	76.07'	N38°16'51"E	2°02'57"
C35	56.32'	2127.00'	56.32'	N40°03'51"E	1°31'02"
C36	56.32'	2127.00'	56.32'	N41°34'52"E	1°31'02"
C37	58.33'	2127.00'	58.33'	N43°07'31"E	1°34'17"
C38	39.08'	1525.50'	39.08'	N43°10'38"E	1°28'04"

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 AFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

## CENTURY LINK

### PROJECT STATISTICS

LOTS	27 LOTS
TOTAL ACREAGE	4.69 ACRES
TOTAL ACREAGE IN LOTS	3.56 ACRES
TOTAL ACREAGE IN STREETS	1.03 ACRES
DENSITY	5.76 UNITS PER ACRE
ZONE	R15 PUD

### PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Ogden 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



SCALE 1" = 50'  
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 1-800-368-8532.

APPROVED THIS 10 DAY OF February, 2021  
DOMINION ENERGY COMPANY  
BY: *[Signature]*  
TITLE: *Regional Rep.*

### NOTES:

- 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.
- XXXX ... PROPOSED RESIDENTIAL ADDRESS
- (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

### 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  
CENTRACOM  
*[Signature]* 02.10.2021  
R-02021

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.

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