

# FOOTHILL VILLAGE SUBDIVISION PLAT 'R2'

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

### 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)

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

### PROJECT STATISTICS

LOTS 9 LOTS  
TOTAL ACREAGE 1.42 ACRES  
TOTAL ACREAGE IN LOTS 1.42 ACRES  
TOTAL ACREAGE IN STREETS 0.00 ACRES  
DENSITY 8.34 UNITS PER ACRE  
ZONE R15 PUD

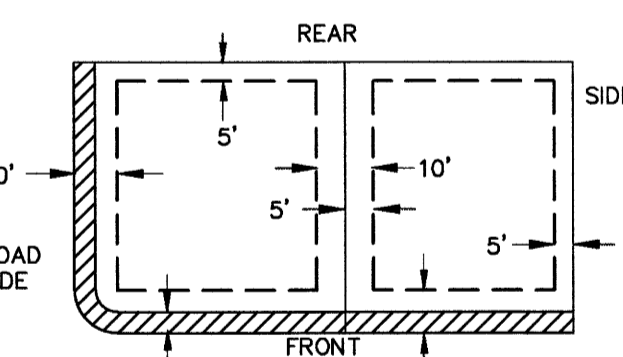
### PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CKLeavitt@drhorton.com

### PROJECT ENGINEER & SURVEYOR

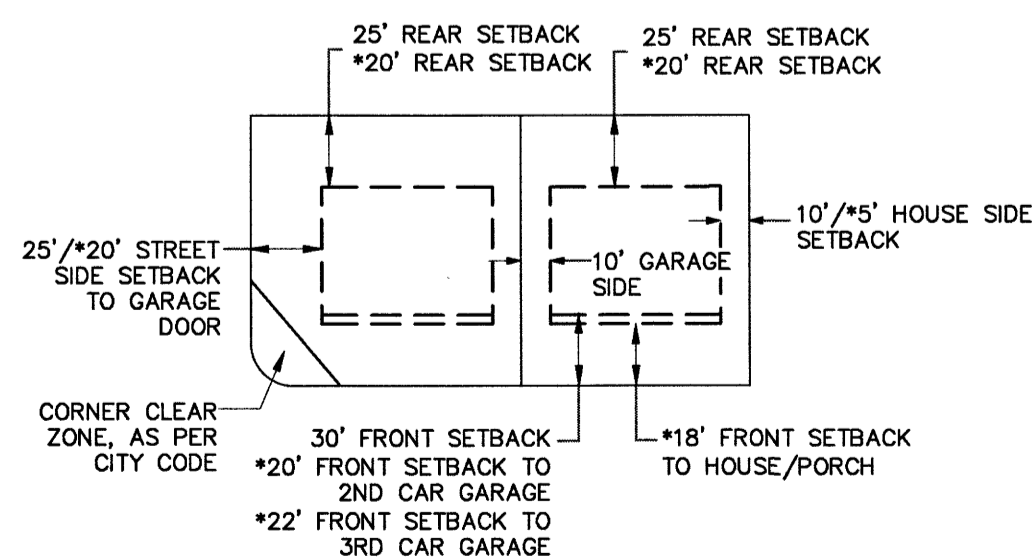
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

### PUBLIC UTILITY EASEMENTS



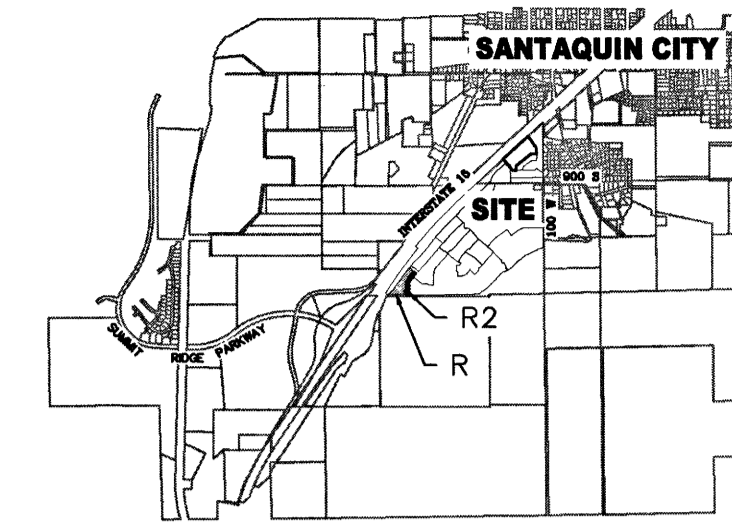
5' CENTURYLINK NON-EXCLUSIVE EASEMENT SEE CENTURYLINK ACCEPTANCE NOTE BELOW

### BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH

### VICINITY MAP



### 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.

### CENTURY LINK

### BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'R2' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S12&M WITH THE BEARING BEING N0°04'12"W ALONG SAID LINE.

### 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.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA

NDCBU (8x4 POSTAL BOX EASEMENT)

### 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 *Gregg Johnson 02-12-2021*  
CENTRACOM *AD 02-10-2021*

32-017-0222 FORESTAR (USA) REAL ESTATE GROUP INC

### CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	68.08'	65.00'	65.01'	N30°00'24"E	60°00'48"
C2	113.18'	177.50'	111.27'	N18°16'01"E	36°32'02"
C3	71.16'	1480.50'	71.16'	N37°54'39"E	2°45'14"
C4	23.52'	15.00'	21.18'	N84°12'26"E	89°50'21"
C5	40.05'	1480.50'	40.04'	N38°30'47"E	1°32'59"
C6	31.12'	1480.50'	31.12'	N37°08'09"E	1°12'15"
C7	16.81'	177.50'	16.81'	N33°49'13"E	5°25'38"
C8	83.29'	177.50'	82.53'	N17°39'48"E	26°53'11"
C9	13.07'	177.50'	13.07'	N2°06'36"E	4°13'13"



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

### 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 10 DAY OF February, 20 21

DOMINION ENERGY COMPANY

BY *[Signature]*  
TITLE- *Permitting Rep.*

### 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.

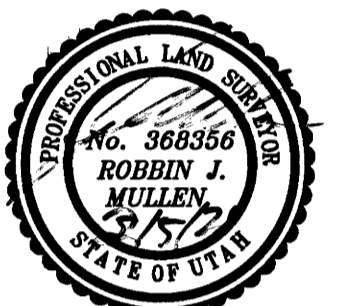
### Boundary Description

#### PHASE R2

BEGINNING AT A POINT LOCATED S89°24'57"W ALONG THE SECTION LINE 672.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 21° 41' 25" W FOR A DISTANCE OF 107.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 60° 00' 48", HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 00' 24" E FOR A DISTANCE OF 65.01 FEET.  
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 121.89 FEET TO THE BEGINNING OF A CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 32' 02", HAVING A RADIUS OF 177.50 FEET, AND WHOSE LONG CHORD BEARS N 18° 16' 01" E FOR A DISTANCE OF 111.27 FEET.  
THENCE, N 36° 32' 02" E FOR A DISTANCE OF 172.34 FEET TO THE BEGINNING OF A CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH 02° 45' 14", HAVING A RADIUS OF 1480.50 FEET, AND WHOSE LONG CHORD BEARS N 37° 54' 39" E FOR A DISTANCE OF 71.16 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 50' 21", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 84° 12' 26" E FOR A DISTANCE OF 21.18 FEET.  
THENCE, S 50° 52' 23" E FOR A DISTANCE OF 78.21 FEET TO A POINT ON A LINE.  
THENCE, S 36° 32' 02" W FOR A DISTANCE OF 273.71 FEET TO A POINT ON A LINE.  
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 309.92 FEET TO A POINT ON A LINE.  
THENCE S 89° 24' 57" W A DISTANCE OF 92.93 FEET TO THE POINT OF BEGINNING

CONTAINS: ±1.42 ACRES AND 9 TOTAL LOTS



FEB 5, 2021  
DATE

SURVEYOR

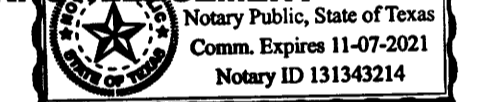
### OWNERS DEDICATION

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF February, A.D. 20 21

*James D. Allen* Executive Vice president  
*JAMES D. ALLEN* Forestar (USA) Real Estate Group Inc.

### LIMITED COMPANY ACKNOWLEDGEMENT (NGUYEN)



STATE OF UTAH  
County of Santaquin

ON THIS 10th DAY OF February, A.D. 2021, 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 11-07-2021

2221 E. Lamar Blvd, Ste. 790,  
NOTARY ADDRESS Acton, TX 76004

*Stephanie Nguyen*  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
*Stephanie Nguyen*  
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 5th DAY OF March, A.D. 20 21

APPROVED MAYOR OF SANTAQUIN

*David Hill*

*David Hill*

*Ernest P. Mendenhall*

*Joe Hill*

ATTEST  
*[Signature]*  
CLERK-RECORDER  
(See Seal Below)

# FOOTHILL VILLAGE SUBDIVISION PLAT 'R2'

UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
	PROFESSIONAL ENGINEER No. 10427164 JON LUNCCELL STATE OF UTAH	ENT 52582:2021 Map # 17589 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Mar 19 4:18 pm FEE 68.00 BY RA RECORDED FOR SANTAQUIN CITY CORPORATION

This form approved by Utah County and the municipalities therein.

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.

SEC 11-10-1E T4 190 BM