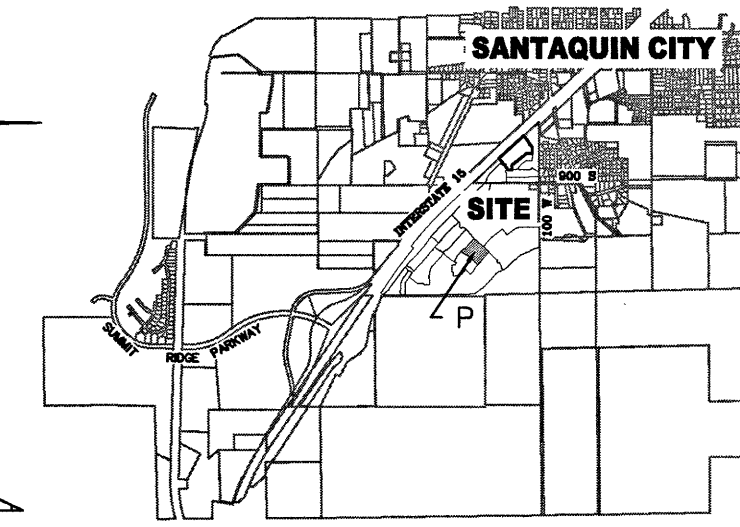


# FOOTHILL VILLAGE SUBDIVISION PLAT 'P'

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

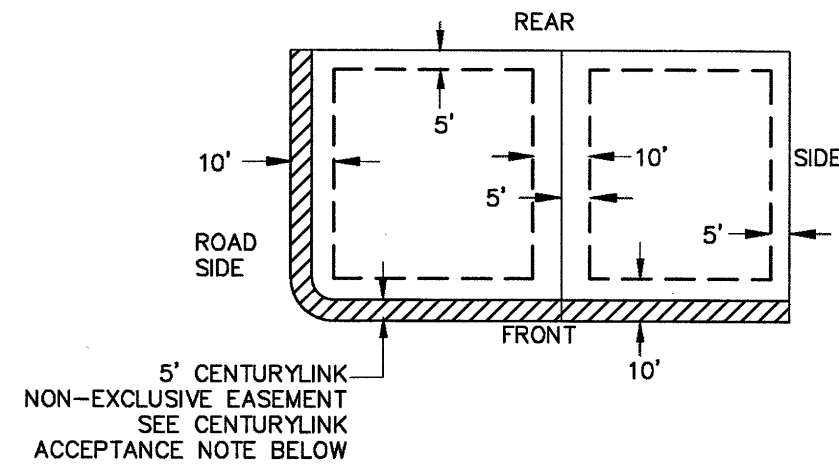
## VICINITY MAP



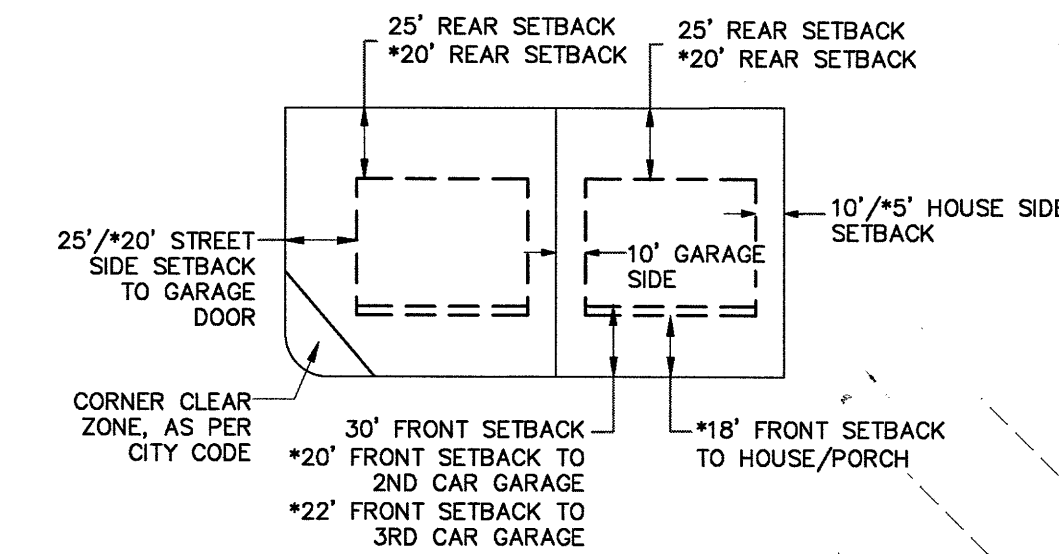
**NORTH**

SCALE 1" = 50'  
SCALE 1" = 100'

## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.81'	377.50'	30.81'	S58°18'44"E	4°40'37"
C2	248.16'	1027.50'	247.56'	S49°30'03"E	13°50'17"
C3	36.56'	972.50'	36.56'	S55°20'34"E	2°09'15"
C4	167.80'	972.50'	167.59'	S49°19'22"E	9°53'10"
C5	35.68'	350.00'	35.67'	N41°52'24"E	5°50'29"
C6	16.78'	350.00'	16.77'	N43°25'16"E	2°44'46"
C7	44.23'	350.00'	44.20'	S57°01'50"E	7°14'25"
C8	55.16'	350.00'	55.11'	S48°53'42"E	9°01'49"
C9	244.18'	1011.00'	243.58'	N49°30'03"W	13°50'17"
C10	207.83'	989.00'	207.45'	N50°23'59"W	12°02'25"
C11	27.61'	15.00'	23.87'	N7°55'42"W	105°26'41"
C12	43.56'	377.50'	43.54'	N41°29'18"E	6°36'42"
C13	27.79'	322.50'	27.78'	S42°19'31"W	4°56'16"
C14	23.22'	15.00'	20.97'	S89°08'16"W	88°41'14"
C15	12.04'	322.52'	12.04'	N45°26'57"W	2°08'19"
C16	107.20'	377.50'	106.84'	S52°30'55"E	16°16'15"
C17	245.62'	1049.50'	245.06'	N49°24'14"W	13°24'33"
C18	5.71'	1049.50'	5.71'	N56°15'51"W	0°18'42"
C19	109.82'	950.50'	109.76'	N53°06'36"W	6°37'11"
C20	89.92'	950.50'	89.89'	N47°05'24"W	5°25'14"

## 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 'P' 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 S00°04'51"E ALONG SAID LINE.

## NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- 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

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.

### PROJECT STATISTICS

LOTS 9 LOTS  
TOTAL ACREAGE 4.58 ACRES  
TOTAL ACREAGE IN LOTS 2.58 ACRES  
TOTAL ACREAGE IN STREETS 1.00 ACRES  
OPEN SPACE - DEDICATED TO CITY 1.00 ACRES  
DENSITY 1.97 UNITS/AC  
ZONE R15 PUD

### PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 573-7101  
CKL@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 *March 10, 2021*  
CENTRACOM *March 10, 2021*

## 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 15 DAY OF March, 20 21  
DOMINION ENERGY COMPANY  
BY: *[Signature]*  
TITLE: *Permitting Rep.*

## CENTURYLINK ACCEPTANCE

CENTURY LINK *[Signature]* 3/12/21

## 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

PLAT P  
BEGINNING AT A POINT THAT IS S.00°04'51"E. ALONG THE SECTION LINE 1651.23 FEET AND WEST 1866.45 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 57° 47' 58" W FOR A DISTANCE OF 9.02 FEET TO A POINT ON A LINE.  
THENCE, N 45° 02' 29" E FOR A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 40' 37", HAVING A RADIUS OF 377.50 FEET, AND WHOSE LONG CHORD BEARS S 58° 18' 44" E FOR A DISTANCE OF 30.81 FEET.  
THENCE, S 60° 39' 02" E FOR A DISTANCE OF 8.08 FEET TO A POINT ON A LINE.  
THENCE, N 29° 20' 58" E FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE.  
THENCE, N 41° 49' 59" E FOR A DISTANCE OF 268.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH 13° 50' 17", HAVING A RADIUS OF 1027.50 FEET, AND WHOSE LONG CHORD BEARS S 49° 30' 03" E FOR A DISTANCE OF 247.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH 02° 09' 15", HAVING A RADIUS OF 972.50 FEET, AND WHOSE LONG CHORD BEARS S 55° 20' 34" E FOR A DISTANCE OF 36.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 53' 10", HAVING A RADIUS OF 972.50 FEET, AND WHOSE LONG CHORD BEARS S 49° 19' 22" E FOR A DISTANCE OF 167.59 FEET.  
THENCE, S 44° 22' 47" E FOR A DISTANCE OF 23.73 FEET TO A POINT ON A LINE.  
THENCE, S 41° 49' 59" W FOR A DISTANCE OF 268.19 FEET TO A POINT ON A LINE.  
THENCE, S 32° 58' 31" W FOR A DISTANCE OF 56.37 FEET TO A POINT ON A LINE.  
THENCE, S 44° 48' 19" W FOR A DISTANCE OF 96.91 FEET TO A POINT ON A LINE.  
THENCE, N 45° 16' 11" W FOR A DISTANCE OF 269.40 FEET TO A POINT ON A LINE.  
THENCE, N 62° 29' 44" W FOR A DISTANCE OF 31.68 FEET TO A POINT ON A LINE.  
THENCE, N 61° 30' 47" W FOR A DISTANCE OF 55.94 FEET TO A POINT ON A LINE.  
THENCE N 57° 47' 58" W A DISTANCE OF 150.84 FEET TO THE POINT OF BEGINNING

CONTAINS: ±4.58 ACRES AND 9 TOTAL LOTS

March 10, 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 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 HERUNTO SET OUR HANDS THIS 22nd DAY OF March, A.D. 20 21.

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH *Texas*  
COUNTY OF UTAH *Tarrant*  
ON THIS 22nd DAY OF March, 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 2-10-2025  
*Danielle Beasley*  
A NOTARY PUBLIC COMMISSIONED IN UTAH

2221 E. Lamar Blvd. Ste 790  
NOTARY ADDRESS *Arlington TX 76010* PRINTED FULL NAME OF NOTARY  
*Danielle Beasley*

## 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 21 DAY OF April, A.D. 20 21.

APPROVED MAYOR OF SANTAQUIN  
*[Signature]*  
*[Signature]*  
*[Signature]*

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

## FOOTHILL VILLAGE SUBDIVISION PLAT 'P'

Santaquin UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

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

PROFESSIONAL ENGINEER  
1/23/21  
No. 10427164  
JON LUNDELL  
STATE OF UTAH

ENT 123128:2021 Map # 17792  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 13 8:51 am FEE \$8.00 BY ME  
RECORDED FOR SANTAQUIN CITY CORPORATION

17792