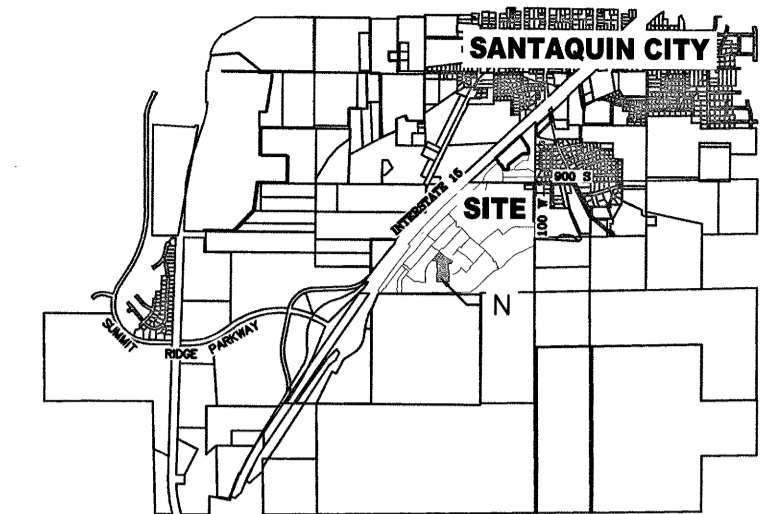


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# FOOTHILL VILLAGE SUBDIVISION PLAT 'N'

LOCATED IN THE SOUTHEAST PORTION 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

PLAT 'N'  
BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1913.66 FEET AND WEST 1968.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 30° 56' 15" W FOR A DISTANCE OF 72.39 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" W FOR A DISTANCE OF 73.55 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 155.00 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 25.18 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 289.02 FEET TO A POINT ON A LINE. THENCE, S 88° 55' 33" W FOR A DISTANCE OF 294.24 FEET TO A POINT ON A LINE. THENCE, N 00° 17' 32" W FOR A DISTANCE OF 210.02 FEET TO A POINT ON A LINE. THENCE, N 12° 30' 21" E FOR A DISTANCE OF 86.22 FEET TO A POINT ON A LINE. THENCE, N 17° 29' 50" W FOR A DISTANCE OF 57.67 FEET TO A POINT ON A LINE. THENCE, N 00° 00' 00" E FOR A DISTANCE OF 155.66 FEET TO A POINT ON A LINE. THENCE, N 80° 25' 21" W FOR A DISTANCE OF 120.25 FEET TO A POINT ON A LINE. THENCE, N 41° 38' 38" E FOR A DISTANCE OF 279.58 FEET TO A POINT ON A LINE. THENCE, S 48° 04' 44" E FOR A DISTANCE OF 151.53 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 15° 45' 06", HAVING A RADIUS OF 632.50 FEET, AND WHOSE LONG CHORD BEARS S 55° 57' 17" E FOR A DISTANCE OF 173.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 05° 22", HAVING A RADIUS OF 632.56 FEET, AND WHOSE LONG CHORD BEARS S 66° 35' 31" E FOR A DISTANCE OF 60.95 FEET TO THE POINT OF BEGINNING

CONTAINS: ±4.59 ACRES AND 14 TOTAL LOTS

### PROJECT STATISTICS

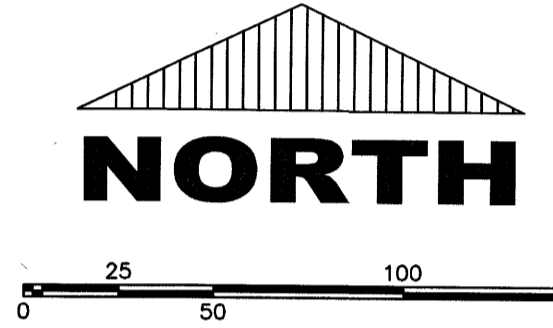
LOTS 14 LOTS  
TOTAL ACREAGE 4.59 ACRES  
TOTAL ACREAGE IN LOTS 3.52 ACRES  
TOTAL ACREAGE IN STREETS 1.07 ACRES  
DENSITY 3.05 UNITS/ac  
ZONE R15 PUD

### PROJECT DEVELOPER

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

### PROJECT ENGINEER & SURVEYOR

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



(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

### BASIS OF BEARING

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

### 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

### DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS OR 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.

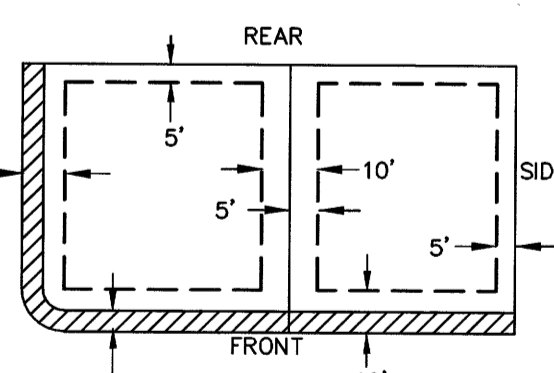
APPROVED THIS 15 DAY OF December, 20 21  
DOMINION ENERGY COMPANY  
BY: [Signature]  
TITLE: [Signature]

### 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.

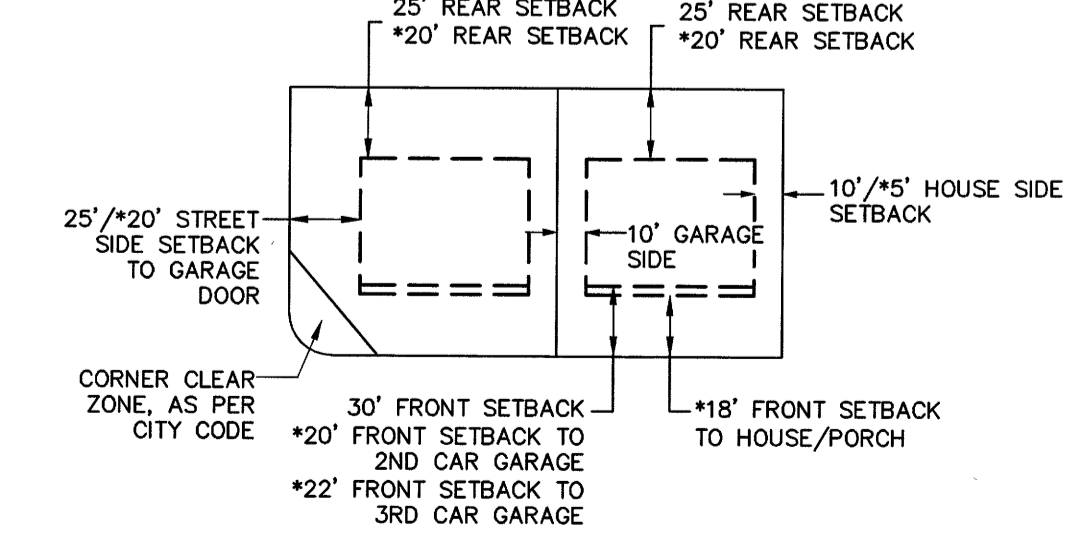
CENTURY LINK [Signature]

### PUBLIC UTILITY EASEMENTS



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

### BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH

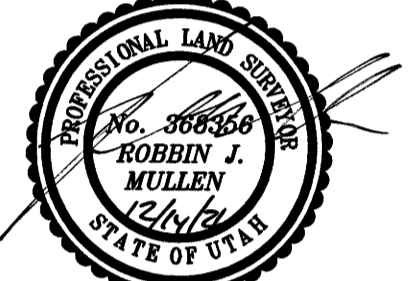
94' TEMPORARY TURNAROUND EASEMENT REQUIRED IF PHASE 'N' IS BUILT PRIOR TO PHASE 'S'

### 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	173.88'	632.50'	173.34'	S55°57'17"E	15°45'06"
C2	60.97'	632.56'	60.95'	S66°35'31"E	5°31'22"
C3	136.60'	632.50'	136.33'	S54°15'57"E	12°22'26"
C4	60.97'	632.56'	60.95'	S66°35'31"E	5°31'22"
C5	37.29'	632.50'	37.28'	S62°08'30"E	3°22'40"
C6	23.56'	15.00'	21.21'	N45°00'00"W	90°00'00"
C7	23.56'	15.00'	21.21'	S45°00'00"W	90°00'00"
C8	23.56'	15.00'	21.21'	S45°00'00"E	90°00'00"
C9	9.91'	50.00'	9.89'	S5°40'36"W	11°21'12"
C10	24.72'	55.00'	24.51'	S1°31'23"E	25°45'12"
C11	59.37'	55.00'	56.53'	S45°19'32"E	61°51'05"
C12	60.73'	55.00'	57.69'	N72°07'08"E	63°15'36"
C13	52.84'	55.00'	50.83'	N12°58'00"E	55°02'41"
C14	43.89'	55.00'	42.74'	N37°25'05"W	45°43'28"
C15	52.60'	50.00'	50.21'	N30°08'24"W	60°16'49"
C16	23.56'	15.00'	21.21'	N45°00'00"E	90°00'00"

Dec 14, 2021  
DATE



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

[Signatures of Owners]

### LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF S.S.  
ON THIS 20th day of December, A.D. 20 21, I PERSONALLY APPEARED BEFORE ME [Notary Name] the SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE [Name] OF [Company Name] 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 [Date]  
[Notary Name]  
[Address]

### 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 DAY OF December, A.D. 20 22

[Signatures of City Council Members]

## FOOTHILL VILLAGE SUBDIVISION PLAT 'N'

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL: [Signature]

CITY-COUNTY ENGINEER SEAL: [Signature]

COUNTY-RECORDER SEAL: [Signature]

UTAH COUNTY, UTAH

Section 11, T-10S, R-1E, TU-190 BM