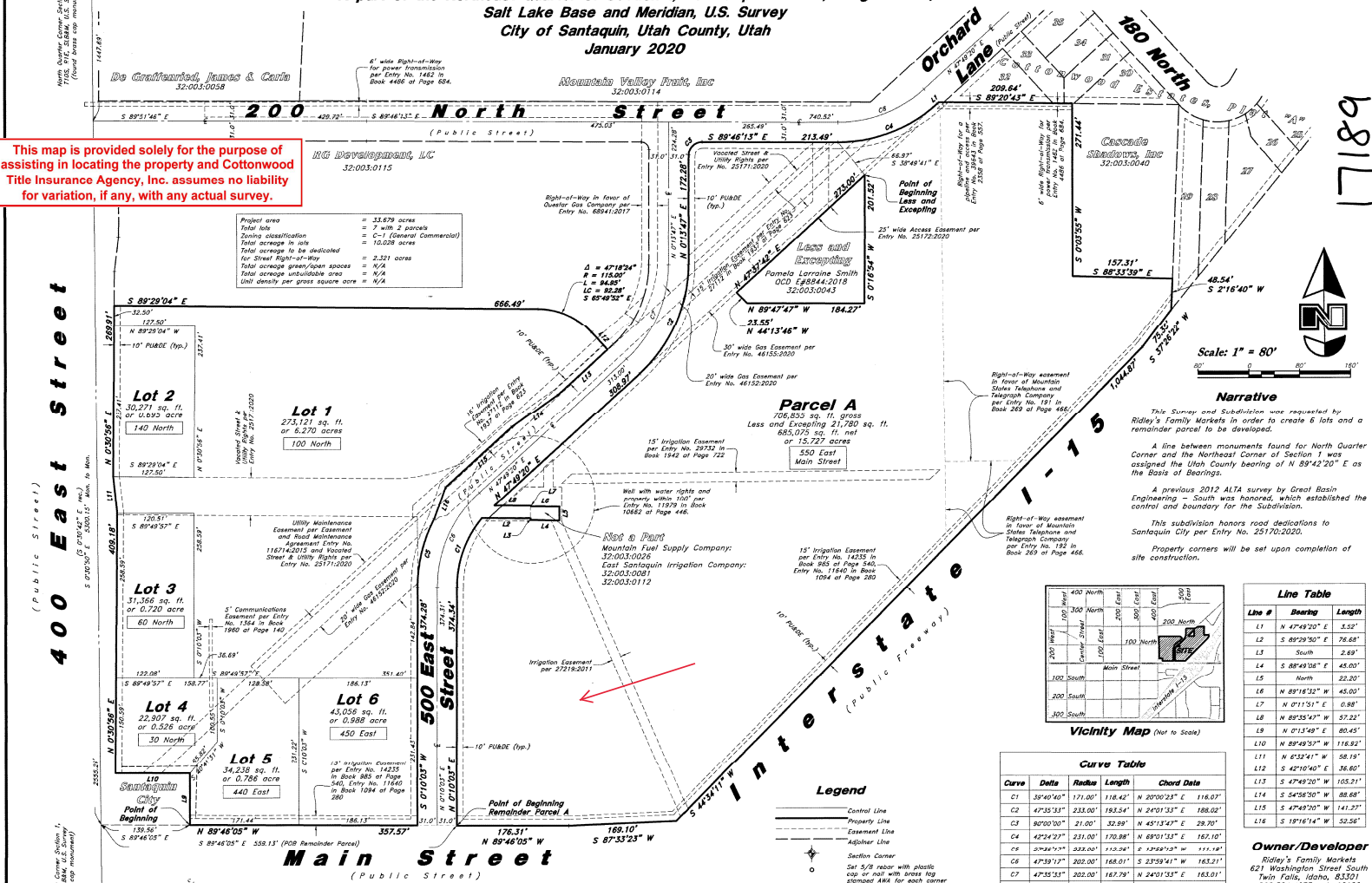


17-20206

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.

Ridley's Subdivision

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey City of Santaquin, Utah County, Utah
January 2020



Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 362256, as prescribed by the Laws of the State of Utah, I further certify that by actuality of the corner I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets together with easements, hereafter to be shown on this plat. I, Bruce D. Pimper, Surveyor, and I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets together with easements, hereafter to be shown on this plat. I, Bruce D. Pimper, Surveyor, and I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets together with easements, hereafter to be shown on this plat. I, Bruce D. Pimper, Surveyor, and I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets together with easements, hereafter to be shown on this plat.

Description

A part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:
Beginning at a point on the North line of Main Street located 2555.26 feet South 07°50'50" East along the Quarter Section Line; and 139.26 feet South 89°46'05" East from the North Quarter Corner of said Section 1; and running thence North 01°14'30" East 85.45 feet thence North 89°46'05" East 116.92 feet to the East line of 400 East Street as defined; thence along said East line the following courses: North 2°36'50" East 400.00 feet to the East line of 500 East Street as defined; thence North 2°36'50" East 200.00 feet thence South 89°29'04" East 456.49 feet to a point of curvature, thence (Central Angle 47°18'24" and Long Chord bears South 65°49'52" East 92.28 feet) to a point of tangency; thence South 42°10'40" East 26.60 feet to the Westery line of 300 East Street as defined; thence along said Westery line the following courses: South 47°26'20" West 105.17 feet; South 54°35'50" West 86.68 feet; South 47°49'20" West 141.27 feet; South 19°14'14" West 52.26 feet and Southwesterly along the arc of a 235.00 foot radius curve to the left a distance of 112.60 feet; (Center bears South 62°13'40" East, Central angle 27°38'17" and Long Chord bears South 12°58'14" West 171.18 feet) to a point of tangency on the West line of 300 East Street at a point of 31.00 foot half-width; thence South 01°03'07" West 374.28 feet along said West line to the North line of Main Street; thence North 89°46'05" West 335.57 feet along said West line to the point of beginning.

Narrative

This Survey and Subdivision was requested by Ridley's Family Markets in order to create 6 lots and a remainder parcel to be developed.
A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the Utah County bearing of N 89°42'20" E as the Basis of Bearings.
A previous 2012 ALTA survey by Great Basin Engineering - South was honored, which established the control and boundary for the Subdivision.
This subdivision honors road dedications to Santaquin City per Entry No. 25170:2020.
Property corners will be set upon completion of site construction.

Scale: 1" = 80'

North Arrow

Parcel A: 705,832 sq. ft. Gross Less and Excepting 21,780 sq. ft. net or 15,727 acres. 550 East Main Street

Lot 1: 273,121 sq. ft. or 6,270 acres. 100 North

Lot 2: 30,271 sq. ft. or 0.692 acre. 140 North

Lot 3: 31,368 sq. ft. or 0.720 acre. 60 North

Lot 4: 22,907 sq. ft. or 0.526 acre. 30 North

Lot 5: 34,238 sq. ft. or 0.786 acre. 440 East

Lot 6: 43,056 sq. ft. or 0.986 acre. 450 East

Line Table

Line #	Bearing	Length
L1	N 47°49'20" E	5.22'
L2	S 89°29'04" E	76.68'
L3	Curve	2.89'
L4	S 89°46'05" E	45.03'
L5	North	22.20'
L6	N 29°15'52" W	45.03'
L7	N 01°15'1" E	0.98'
L8	N 89°55'41" W	57.24'
L9	N 01°54'2" E	80.45'
L10	N 89°49'51" W	116.92'
L11	N 6°32'41" W	58.19'
L12	S 42°10'40" E	36.60'
L13	S 47°49'20" W	105.21'
L14	S 54°35'50" W	88.68'
L15	S 47°49'20" W	141.27'
L16	S 19°14'14" W	52.26'

Approval by Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public use. This is done on this 18th day of April, A.D. 2020.

City Engineer Seal: Bruce D. Pimper
City Recorder Seal: Jeffrey Smith
City Clerk Seal: Kira Goshell

City Engineer Seal

BRUCE D. PIMPER
SURVEYOR
STATE OF UTAH
362256

City Recorder Seal

JEFFERY SMITH
RECORDER
303 30 31 3138 W 1440 80 ST
SANTAQUIN CITY CORPORATION

City Clerk Seal

KIRA GOSHELL
CLERK

ROCKY MOUNTAIN POWER

I, pursuant to Utah Code Ann. 48-2-212, do hereby advise to the owner(s) or operator of utility facilities a public utility easement along with all of the rights as outlined herein.

DOMINION ENERGY

Dominion Energy, a Quorum Corporation, approves this plat solely for the purpose of confirming that the plat contains no public utility easements.

CENTURYLINK

Approved by CenturyLink this 18th day of May, A.D. 2020.

COMCAST

This approval does not constitute a guarantee of particular terms of natural gas service.

Acknowledgment

State of Idaho
County of TWIN FALLS
I, the undersigned, do hereby acknowledge and I am authorized to execute the foregoing Dedication in its behalf and that the same shall be of equal effect.

Notary Public Full Name: Kara Goshell
Commission Number: 5844US
My Commission Expires: 9/21/25

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 10.)
Kara Goshell, A Notary Public

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