

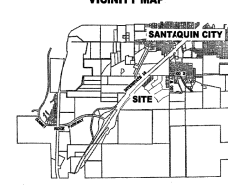
PUBLIC UTILITY EASEMENTS

BUILDING SETBACKS (MINIMUM)

**FOOTHILL VILLAGE SUBDIVISION
PLAT 'G'**

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

VICINITY MAP



Surveyor's Certificate

I, ROBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 38388 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 THEREAFTER 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 LOCATED 800.00' ALONG THE SECTION LINE 14.60 FEET AND WEST 110.07 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
THENCE S 13° 28' 59" W FOR A DISTANCE OF 157.99 FEET TO A POINT ON A LINE.
THENCE S 50° 34' 54" W FOR A DISTANCE OF 55.63 FEET TO A POINT ON A LINE.
THENCE S 44° 17' 36" W FOR A DISTANCE OF 90.55 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 23.66 FEET TO A POINT ON A LINE.
THENCE S 44° 34' 07" W FOR A DISTANCE OF 194.35 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 25.98 FEET TO A POINT ON A LINE.
THENCE S 44° 34' 07" W FOR A DISTANCE OF 54.97 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 13.08 FEET TO A POINT ON A LINE.
THENCE N 44° 04' 07" E FOR A DISTANCE OF 121.70 FEET TO THE BEGINNING OF A CURVE.
THENCE S 44° 34' 07" W FOR A DISTANCE OF 194.35 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 25.98 FEET TO THE BEGINNING OF AN ANGULAR-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 28' 54" HAVING A RADIUS OF 1500 FEET, AND WHOSE LONG CHORD BEARS N 87° 09' 20" W FOR A DISTANCE OF 300 FEET.
THENCE N 44° 04' 07" E FOR A DISTANCE OF 121.70 FEET TO THE BEGINNING OF A CURVE.
THENCE S 44° 34' 07" W FOR A DISTANCE OF 194.35 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 25.98 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 28' 54" HAVING A RADIUS OF 1500 FEET, AND WHOSE LONG CHORD BEARS N 87° 09' 20" W FOR A DISTANCE OF 300 FEET.
THENCE N 44° 04' 07" E FOR A DISTANCE OF 121.70 FEET TO THE BEGINNING OF A CURVE.
THENCE S 44° 34' 07" W FOR A DISTANCE OF 194.35 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 25.98 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 28' 54" HAVING A RADIUS OF 1500 FEET, AND WHOSE LONG CHORD BEARS N 87° 09' 20" W FOR A DISTANCE OF 300 FEET.
THENCE N 44° 04' 07" E FOR A DISTANCE OF 121.70 FEET TO THE BEGINNING OF A CURVE.
THENCE S 44° 34' 07" W FOR A DISTANCE OF 194.35 FEET TO A POINT ON A LINE.
THENCE N 41° 17' 36" W FOR A DISTANCE OF 25.98 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 28' 54" HAVING A RADIUS OF 1500 FEET, AND WHOSE LONG CHORD BEARS N 87° 09' 20" W FOR A DISTANCE OF 300 FEET.
THENCE N 44° 04' 07" E FOR A DISTANCE OF 121.70 FEET TO THE POINT OF BEGINNING.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 1/2" IRON PIN
- SET AT ALL 20' CORNERS
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTURYLINK
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- INDICUS (4" X 1/2" POSTAL BASEMENT)
- AREA DEDICATED TO SANTAUQUIN CITY AS PUBLIC RIGHT OF WAY

PROJECT STATISTICS

LOTS 38 LOTS
TOTAL ACRES 5.90 ACRES
TOTAL ACRES IN LOTS 4.49 ACRES
TOTAL ACRES IN STRIPS 1.41 ACRES
DENSITY 6.59 UNITS PER ACRE
ZONE R10 PDR

PROJECT DEVELOPER

DR. ORSON
12351 So. Gateway Park Place
Suite 200
Orem, UT 84057
Office (801) 225-7323
Orson@drson.com

PROJECT ENGINEER & SURVEYOR

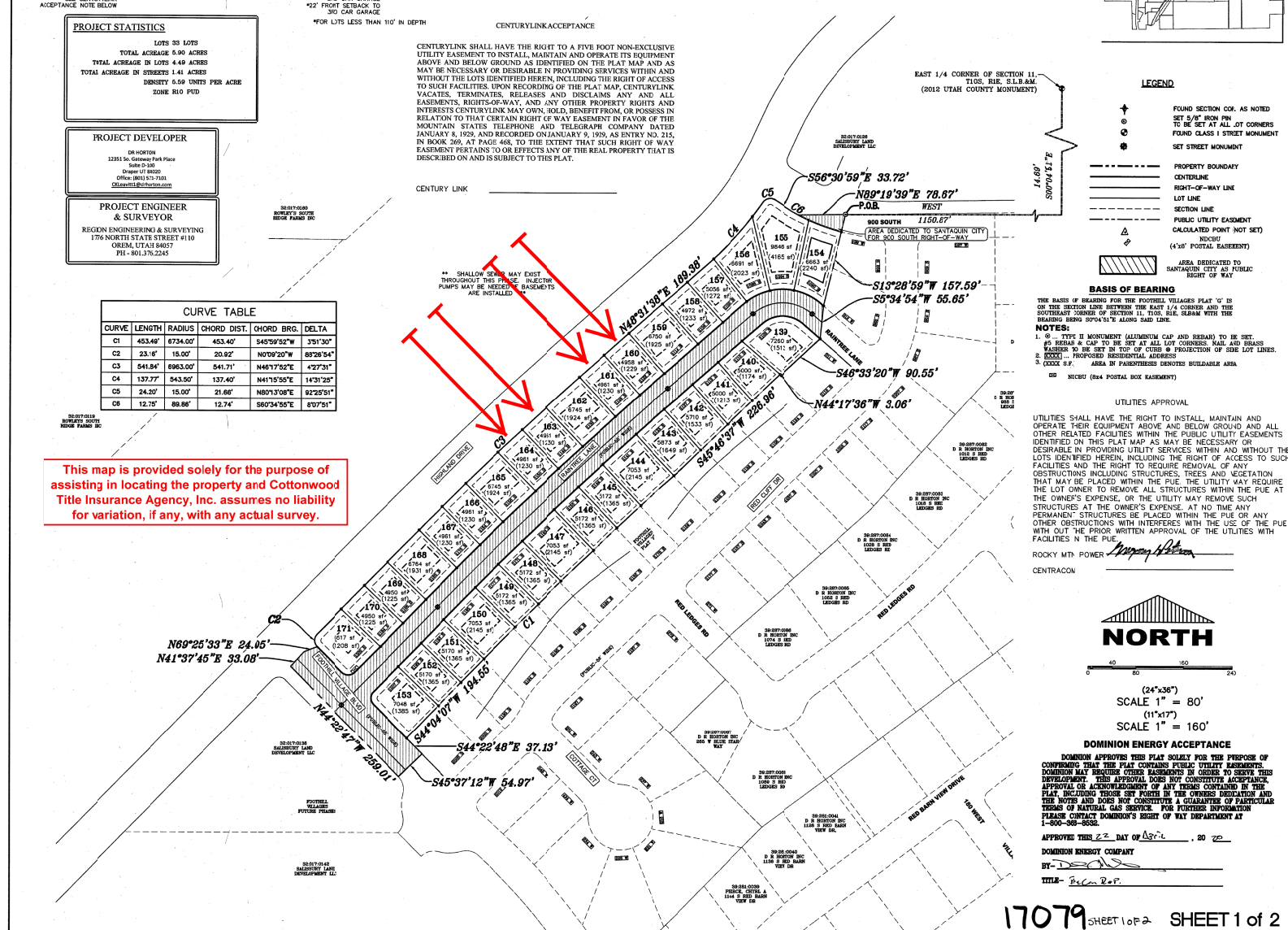
REGON ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PE - 901.576.2245

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.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	453.49'	6734.00'	453.40'	S40°59'52" W	371°30'
C2	23.16'	15.00'	20.92'	N0°09'20" W	88°28'54"
C3	541.84'	6963.00'	541.71'	N44°17'32" E	427°31'
C4	137.77'	543.50'	137.40'	N41°19'55" E	143°23'
C5	24.20'	15.00'	21.86'	N80°13'08" E	92°25'51"
C6	12.75'	89.86'	12.74'	S60°34'55" E	87°51'

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.



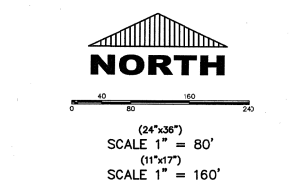
BASIS OF BEARING
THE BASIS OF BEARING FOR THE FOOTING VILLAGE PLAT 'G' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 11, T10S, R1E, S1&2M, WITH THE BEARING BEING DEPENDENT UPON THE SALT LAKE MERIDIAN.

- NOTES:**
1. 1/4" TYPE II MONUMENT (ALUMINUM CAP AND BRASS) TO BE SET AT ALL LOT CORNERS, S&L AND BRASS WASTER TO BE SET AT TOP OF CURB IN PRODUCTION OF SIDE LOT LINES.
 2. 2" X 4" - PROPOSED RESIDENTIAL ADDRESS.
 3. 4" X 4" - AREA IN PARENTHESES DENOTES BOUNDARY AREA.
 4. 0.0000 S.F. - AREA (844 POSTAL BASEMENT).

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 PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERS WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER
CENTRACON



DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONTAINING THE PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN CONNECTION WITH 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 DECLARATION AND THESE 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 1-800-369-5635.

APPROVED THIS 22ND DAY OF APRIL, 2022

DOMINION ENERGY COMPANY
BY: [Signature]
TITLE: Sr. Con. Rep.

OWNERS DEDICATION
I, THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBMITTED INTO RECORDS, INDEXED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF UTAH AND THE PUBLIC RECORDS OF THE COUNTY OF UTAH AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF I HAVE HERETOBY SET OUR HANDS THIS 21ST DAY OF APRIL, A.D. 2022

STATE OF UTAH
COUNTY OF UTAH
LIMITED COMPANY ACKNOWLEDGEMENT
ON THIS 21ST DAY OF APRIL, A.D. 2022 PERSONALLY APPEARED BEFORE ME, [Signature], Notary Public for the State of Utah, the undersigned, [Signature], who is duly acknowledged to be the owner of the above described property, and who is a limited company, and is authorized to execute the foregoing acknowledgment in his behalf and that he or she executed it in such capacity.

MY COMMISSION EXPIRES 7/31/2023
2221 E Laramie Blvd. Ste 190
NOTARY ADDRESS: Roundtop, TX 75086
I, THE UNDERSIGNED, [Signature], DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE CAUSED THE SAME TO BE SUBMITTED INTO RECORDS, INDEXED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF UTAH AND THE PUBLIC RECORDS OF THE COUNTY OF UTAH AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF I HAVE HERETOBY SET MY HANDS THIS 21ST DAY OF APRIL, A.D. 2022

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF SANTAUQUIN, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STRIPS, EASEMENTS, AND OTHER INTERESTS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 21ST DAY OF APRIL, A.D. 2022.

[Signatures of City Council Members]
JAMES JOHNSON, Mayor
JENNIFER JOHNSON
DANIEL JOHNSON
ELIZABETH JOHNSON
D. G. JOHNSON
J. JOHNSON
K. JOHNSON

**FOOTHILL VILLAGE SUBDIVISION
PLAT 'G'**

UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL
CITY-COUNTY RECORDER SEAL
COUNTY RECORDER SEAL
APPROVED THIS 21ST DAY OF APRIL, 2022
BY: [Signature]
TITLE: [Title]

17079 SHEET 1 of 2 SHEET 1 of 2

FOOTHILL VILLAGE SUBDIVISION PLAT 'G'

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

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.

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)
- RIBBON
- (4" x 8" POSTAL BASEMENT)
- AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC RIGHT OF WAY

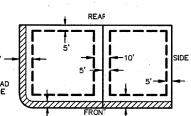


(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

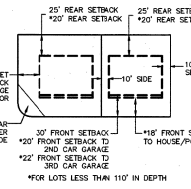
BY 2013.05.12.02.20 Rev 4 1/2019
JEFFERY SPITTA
UTAH COUNTY RECORDER
2013.05.12.02.20 11:56:00 AM
RECORDED FOR SANTIQUIN CITY CORPORATION

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	453.44'	8734.00'	453.44'	S45°09'50"W	3°01'30"
C2	23.16'	15.00'	20.87'	N00°09'20"W	88°28'54"
C3	541.84'	8963.00'	541.7"	N48°17'52"E	4°27'31"
C4	137.77'	543.50'	137.44'	N41°15'55"E	14°31'25"
C5	24.20'	15.00'	21.66'	N80°3'08"E	92°25'31"
C6	12.75'	89.89'	12.74'	S80°24'35"E	8°07'51"
C7	533.09'	8880.50'	532.96'	S48°17'05"W	4°27'31"
C8	108.77'	75.00'	99.46'	N89°50'37"W	83°05'41"
C9	66.78'	8734.00'	66.78'	S44°01'07"W	0°25'04"
C10	54.64'	8734.00'	54.64'	S44°01'07"W	0°25'04"
C11	54.64'	8734.00'	54.64'	S45°20'03"W	0°25'04"
C12	74.51'	8734.00'	74.51'	S45°53'09"W	0°28'02"
C13	54.64'	8734.00'	54.64'	S48°25'58"W	0°25'04"
C14	54.64'	8734.00'	54.64'	S48°53'53"W	0°25'04"
C15	74.51'	8734.00'	74.51'	S47°28'31"W	0°28'02"
C16	18.11'	8734.00'	19.11'	S47°50'45"W	0°04'49"
C17	57.97'	327.50'	57.85'	S70°08'00"E	10°08'21"
C18	19.25'	327.50'	19.25'	S63°22'25"E	-3°22'07"
C21	29.46'	543.50'	29.46'	N35°32'25"E	3°06'21"
C22	96.07'	543.50'	95.85'	N42°07'24"E	10°07'41"
C23	12.23'	543.50'	12.23'	N47°52'56"E	11°23'23"
C24	42.90'	8963.00'	42.90'	N48°21'02"E	0°21'11"
C25	55.48'	8963.00'	55.48'	N47°56'45"E	0°27'23"
C26	75.43'	8963.00'	75.43'	N47°24'28"E	0°37'15"
C27	55.48'	8963.00'	55.48'	N48°52'02"E	0°27'23"
C28	55.48'	8963.00'	55.48'	N48°24'44"E	0°27'23"
C29	75.43'	8963.00'	75.43'	N45°52'25"E	0°37'15"
C30	55.48'	8963.00'	55.48'	N45°20'08"E	0°27'23"
C31	55.48'	8963.00'	55.48'	N44°52'45"E	0°27'23"
C32	70.69'	8963.00'	70.69'	N44°21'34"E	0°34'54"
C34	51.17'	97.50'	50.59'	S83°24'50"E	3°04'19"
C35	42.06'	97.50'	41.73'	N89°11'33"E	24°42'57"
C36	42.24'	97.50'	41.91'	N84°25'21"E	24°49'24"
C37	5.93'	97.50'	5.93'	N50°16'09"E	3°29'01"
C38	42.35'	8873.00'	42.35'	N48°21'02"E	0°21'11"
C39	54.78'	8873.00'	54.78'	N47°56'45"E	0°27'23"
C40	74.46'	8873.00'	74.46'	N47°24'28"E	0°37'15"
C41	54.78'	8873.00'	54.78'	N48°52'02"E	0°27'23"
C42	54.78'	8873.00'	54.78'	N48°24'44"E	0°27'23"
C43	74.46'	8873.00'	74.46'	N45°52'25"E	0°37'15"
C44	54.78'	8873.00'	54.78'	N45°20'08"E	0°27'23"
C45	54.78'	8873.00'	54.78'	N44°52'45"E	0°27'23"
C46	69.77'	8873.00'	69.77'	N44°21'34"E	0°34'54"
C47	23.97'	15.00'	21.50'	N89°50'37"W	81°33'08"
C48	23.16'	15.00'	20.87'	S00°09'20"W	88°28'54"
C49	87.73'	8888.00'	87.72'	S44°21'19"W	0°34'00"
C50	55.41'	8888.00'	55.41'	S44°52'19"W	0°27'54"
C51	55.41'	8888.00'	55.41'	S45°20'03"W	0°27'54"
C52	75.55'	8888.00'	75.55'	S45°53'09"W	0°28'02"
C53	55.41'	8888.00'	55.41'	S48°25'58"W	0°27'54"
C54	55.41'	8888.00'	55.41'	S48°53'53"W	0°27'54"
C55	75.55'	8888.00'	75.55'	S47°28'31"W	0°28'02"
C56	63.32'	8888.00'	63.32'	S48°01'49"W	0°31'53"
C57	27.57'	8888.00'	27.57'	S48°24'45"W	0°35'53"
C58	76.14'	52.50'	69.64'	N89°50'37"W	83°05'41"

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



UDOT
I-15

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

17079 SHEET 2 of 2

Handwritten signature and date: 4/14/2024

SHEET 2 of 2