

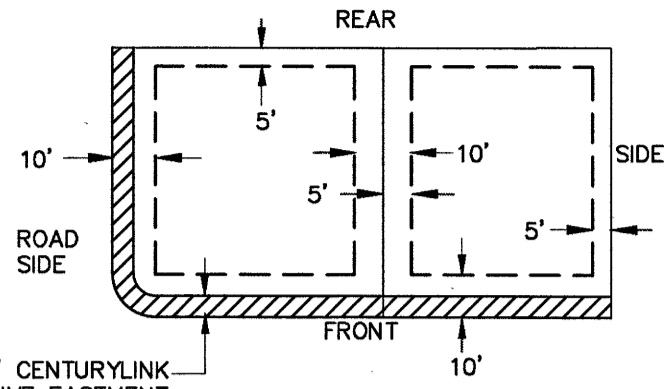
FOOTHILL VILLAGE SUBDIVISION PLAT 'J'

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

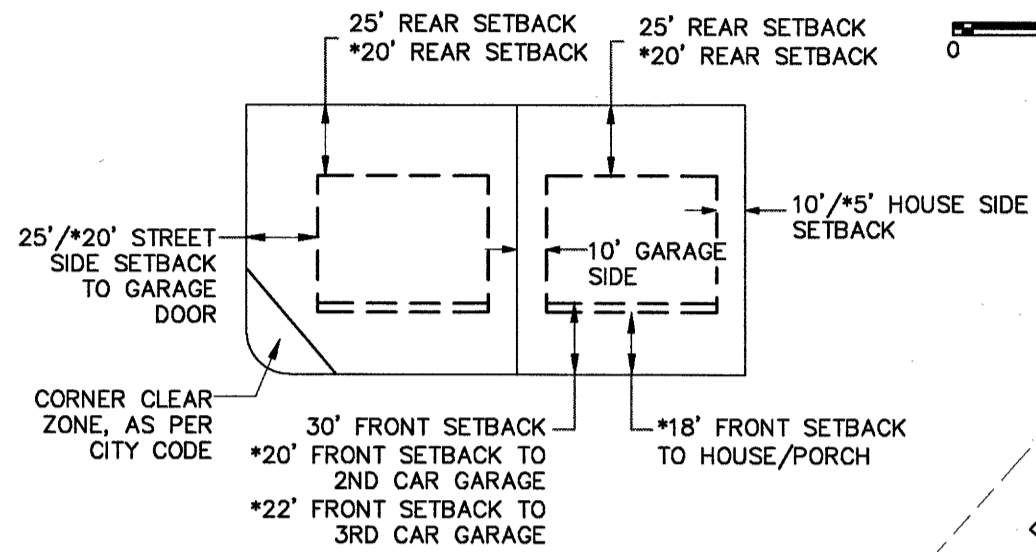
NORTH

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

PUBLIC UTILITY EASEMENTS

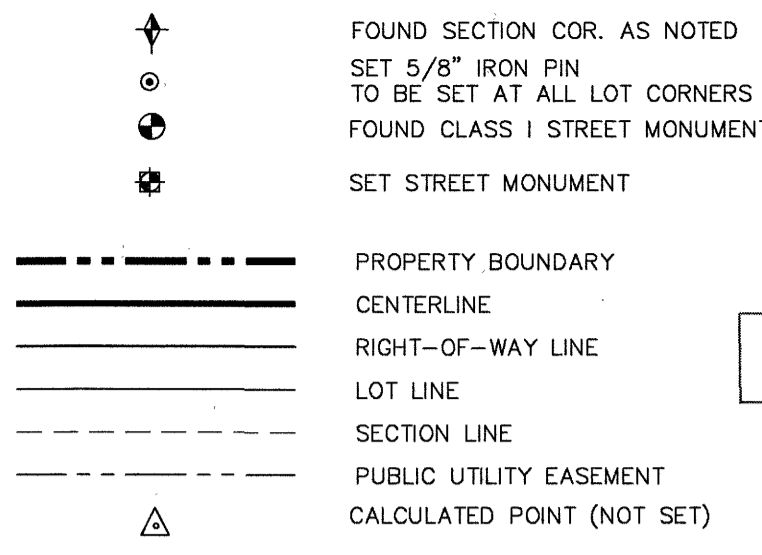


BUILDING SETBACKS (MINIMUM)

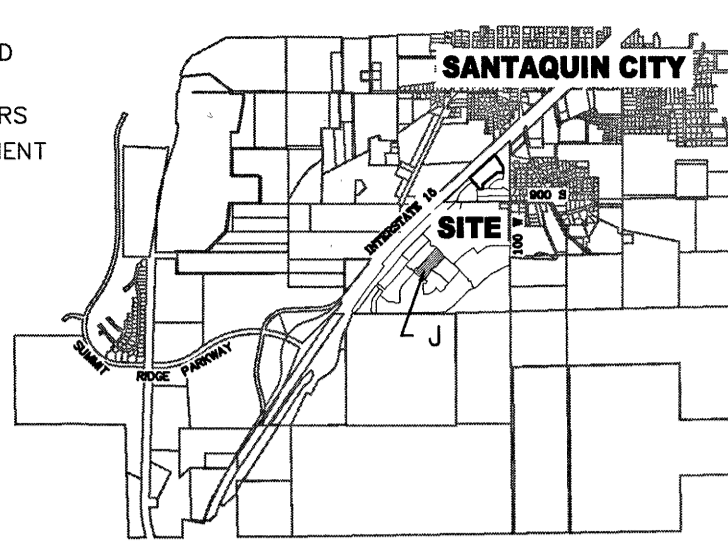


*FOR LOTS LESS THAN 110' IN DEPTH

LEGEND



VICINITY MAP



PROJECT STATISTICS

LOTS 18 LOTS
TOTAL ACRES 5.08 ACRES
TOTAL ACRES IN LOTS 4.20 ACRES
TOTAL ACRES IN STREETS 0.88 ACRES
DENSITY 3.64 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

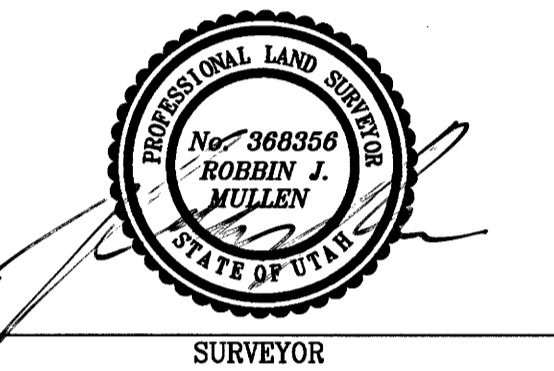
Surveyor's Certificate

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 'J'
BEGINNING AT A POINT THAT IS S.0°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, S 41° 55' 16" W FOR A DISTANCE OF 128.08 FEET TO A POINT ON A LINE.
THENCE, S 27° 46' 35" W FOR A DISTANCE OF 55.02 FEET TO A POINT ON A LINE.
THENCE, S 26° 10' 10" W FOR A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 15° 45' 06", HAVING A RADIUS OF 632.50 FEET, AND WHOSE LONG CHORD BEARS N 55° 57' 17" W FOR A DISTANCE OF 173.34 FEET.
THENCE, N 48° 04' 44" W FOR A DISTANCE OF 173.68 FEET TO A POINT ON A LINE.
THENCE, N 41° 55' 16" E FOR A DISTANCE OF 105.00 FEET TO A POINT ON A LINE.
THENCE, S 48° 04' 44" E FOR A DISTANCE OF 31.36 FEET TO A POINT ON A LINE.
THENCE, S 42° 29' 34" E FOR A DISTANCE OF 318.10 FEET TO A POINT ON A LINE.
THENCE, N 37° 17' 04" E FOR A DISTANCE OF 55.48 FEET TO A POINT ON A LINE.
THENCE, N 43° 55' 46" E FOR A DISTANCE OF 309.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07° 31' 29", HAVING A RADIUS OF 972.50 FEET, AND WHOSE LONG CHORD BEARS S 40° 12' 14" E FOR A DISTANCE OF 161.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
THENCE, S 41° 49' 59" W FOR A DISTANCE OF 268.58 FEET TO A POINT ON A LINE.
THENCE, S 29° 20' 58" W FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE.
THENCE, N 60° 39' 02" W FOR A DISTANCE OF 8.68 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 40' 37", HAVING A RADIUS OF 377.50 FEET, AND WHOSE LONG CHORD BEARS N 58° 18' 44" W FOR A DISTANCE OF 30.81 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 45° 02' 23" W FOR A DISTANCE OF 110.99 FEET TO A POINT ON A LINE.
THENCE, S 57° 47' 58" E A DISTANCE OF 9.02 FEET TO THE POINT OF BEGINNING

CONTAINS: ±5.08 ACRES AND 18 TOTAL LOTS



March 10, 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 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 10th DAY OF March, A.D. 2021

James D. Allen
James D. Allen
Executive Vice President
Forstar USA Real Estate Group, Inc.
Notary Public Commissioned in Utah

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF Utah Texas S.S.
COUNTY OF 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 Forstar 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 Reasler
A NOTARY PUBLIC COMMISSIONED IN UTAH
2221 E. Lamar Blvd. Ste 160
Arlington, TX 76010
PRINTED FULL NAME OF NOTARY
ID# 3274864-9
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 21st DAY OF April, A.D. 2021

APPROVED MAYOR OF SANTAQUIN
E. J. Minter
D. J. Minter
J. J. Minter
ENGINEER
(See Seal Below)
ATTEST
K. O. Minter
CLERK-RECORDER
(See Seal Below)

FOOTHILL VILLAGE SUBDIVISION PLAT 'J'

Santaquin UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
COUNTY-RECORDER SEAL
ENT 123126:2021 Map # 17790
ANDREW L. LEW
UTAH COUNTY RECORDER
2021 Jul 13 8:16 am FEE \$6.00 BY MS
RECORDED FOR SANTAQUIN CITY CORPORATION

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
Murray Nelson 02/20/24
Ally March 12, 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 16 DAY OF March, 20 21
DOMINION ENERGY COMPANY
BY: *[Signature]*
TITLE: President

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]* 3/12/21

BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'J' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S1&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.
NOTES:
1. ☉ 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.
2. XXXX PROPOSED RESIDENTIAL ADDRESS
3. (OOXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.81'	377.50'	30.81'	N58°18'44"W	4°40'37"
C2	173.88'	632.50'	173.34'	N55°57'17"W	15°45'06"
C3	161.66'	972.50'	161.48'	S40°12'14"E	9°31'29"
C4	127.80'	1036.93'	127.72'	S39°02'06"E	7°03'41"
C5	138.23'	500.00'	137.79'	S55°59'56"E	15°50'24"
C6	95.86'	350.00'	95.56'	S52°48'17"E	15°41'31"
C7	164.26'	989.00'	164.07'	N40°12'19"W	9°30'58"
C8	125.89'	1011.00'	125.81'	N39°00'52"W	7°08'05"

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C9	91.03'	632.50'	90.95'	N59°42'27"W	8°14'45"
C10	82.86'	632.50'	82.80'	N51°49'54"W	7°30'20"
C11	101.08'	1049.50'	101.04'	N39°56'25"W	5°31'06"
C14	87.31'	950.50'	87.28'	N42°18'23"W	5°15'47"
C15	70.13'	950.50'	70.12'	N37°33'40"W	4°13'39"
C16	31.76'	1049.50'	31.76'	N36°18'51"W	1°44'02"
C17	7.13'	377.50'	7.13'	N45°29'58"W	1°04'54"
C18	65.45'	377.50'	65.36'	N51°00'25"W	9°55'59"

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C19	30.81'	377.50'	30.81'	N58°18'44"W	4°40'37"
C20	88.32'	322.50'	88.05'	S52°48'17"E	15°41'31"
C21	69.10'	527.50'	69.05'	N51°49'54"W	7°30'20"
C22	75.92'	527.50'	75.85'	N59°42'27"W	8°14'45"
C23	66.48'	472.50'	66.43'	S59°59'12"E	8°03'43"
C24	64.96'	472.50'	64.91'	S52°01'02"E	7°52'36"

32:017:0142
FORESTAR (USA)
REAL ESTATE
GROUP INC
FOOTHILL
VILLAGES
FUTURE PHASES

17790

SEC. 11, T10S, R1E, S1&M T4-19D BM