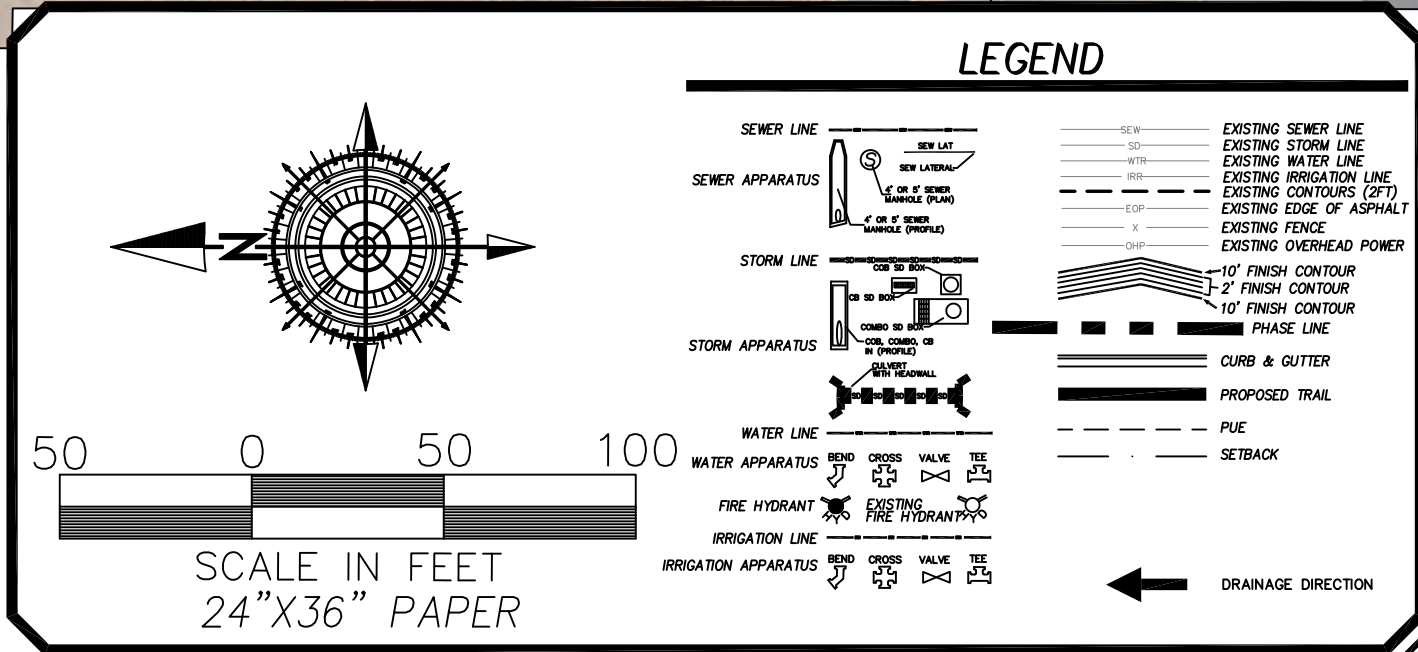


ZONING:-----R-10
TOTAL ACREAGE:----- 12.39 ACRES
AVERAGE PARCEL SIZE:-10,000 SF
OPEN SPACE/ LANDSCAPED-26361 SF
STREET ACREAGE:----- 3.25 ACRES (26%)
TOTAL LOTS:----- 36
DENSITY:----- 2.9 UNITS PER ACRE

LEGAL DESCRIPTION
BASE LAND
BEGINNING AT THE SOUTHEAST CORNER OF LOT 209 OF THE ORCHARDS PLAT G-1, ENTRY NUMBER 102759/2019, MAP NUMBER 16746; SAID POINT BEING NORTH 89°32'33" EAST, ALONG THE SECTION LINE, 1146.15 FEET AND NORTH 317.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID WEST QUARTER CORNER OF SECTION 36 BEING SOUTH 89°32'33" WEST, ALONG THE SECTION LINE, 5292.30 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36; AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID THE ORCHARDS PLAT G-1 THE FOLLOWING TWO (2) CALLS: THENCE NORTH 01°38'55" E, 595.10 FEET; THENCE NORTH 00°13'11" WEST, 139.06 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE APPLE HOLLOW AT THE ORCHARDS PLAT A-11, ENTRY NUMBER 12754/2019, MAP NUMBER 16860; THENCE NORTH 00°13'11" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID APPLE HOLLOW AT THE ORCHARDS PLAT A-11, 258.32 FEET; THENCE EAST, 411.19 FEET; THENCE SOUTH 00°27'27" EAST, 409.77 FEET; THENCE SOUTH 89°32'33" WEST, 16.49 FEET; THENCE SOUTH 00°27'27" EAST, 896.96 FEET TO A POINT THE QUARTER SECTION LINE; THENCE SOUTH 89°32'33" WEST, ALONG SAID QUARTER SECTION LINE, 351.58 FEET TO A POINT ON A NON-TANGENT 790.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 79.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'50" (CHORD BEARS NORTH 78°07'37" WEST, 79.44 FEET); THENCE NORTH 01°38'55" EAST, 301.17 FEET TO THE POINT OF BEGINNING.
CONTAINS: 12.39 ACRES



STRATTON ACRES
CONCEPT PLAN
SATELLITE OVERLAY MAP
PRINT DATE: 4-12-2021

SANTAQUIN CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

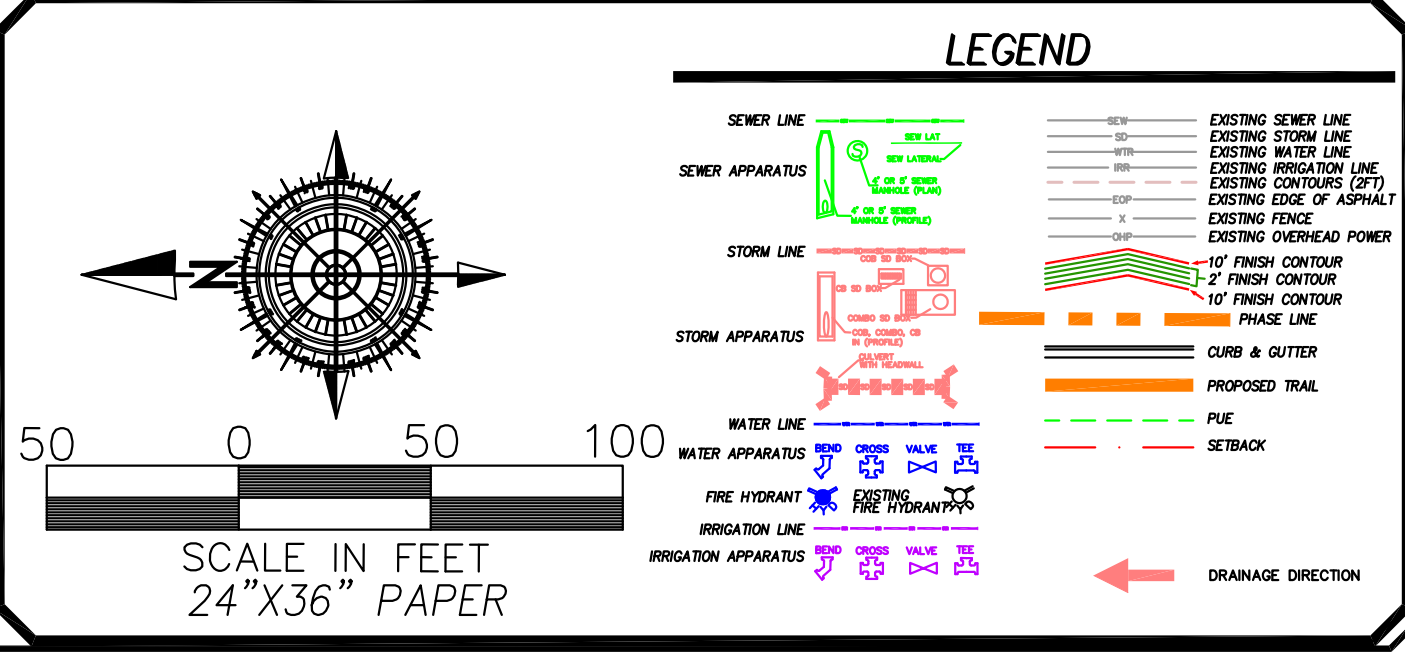
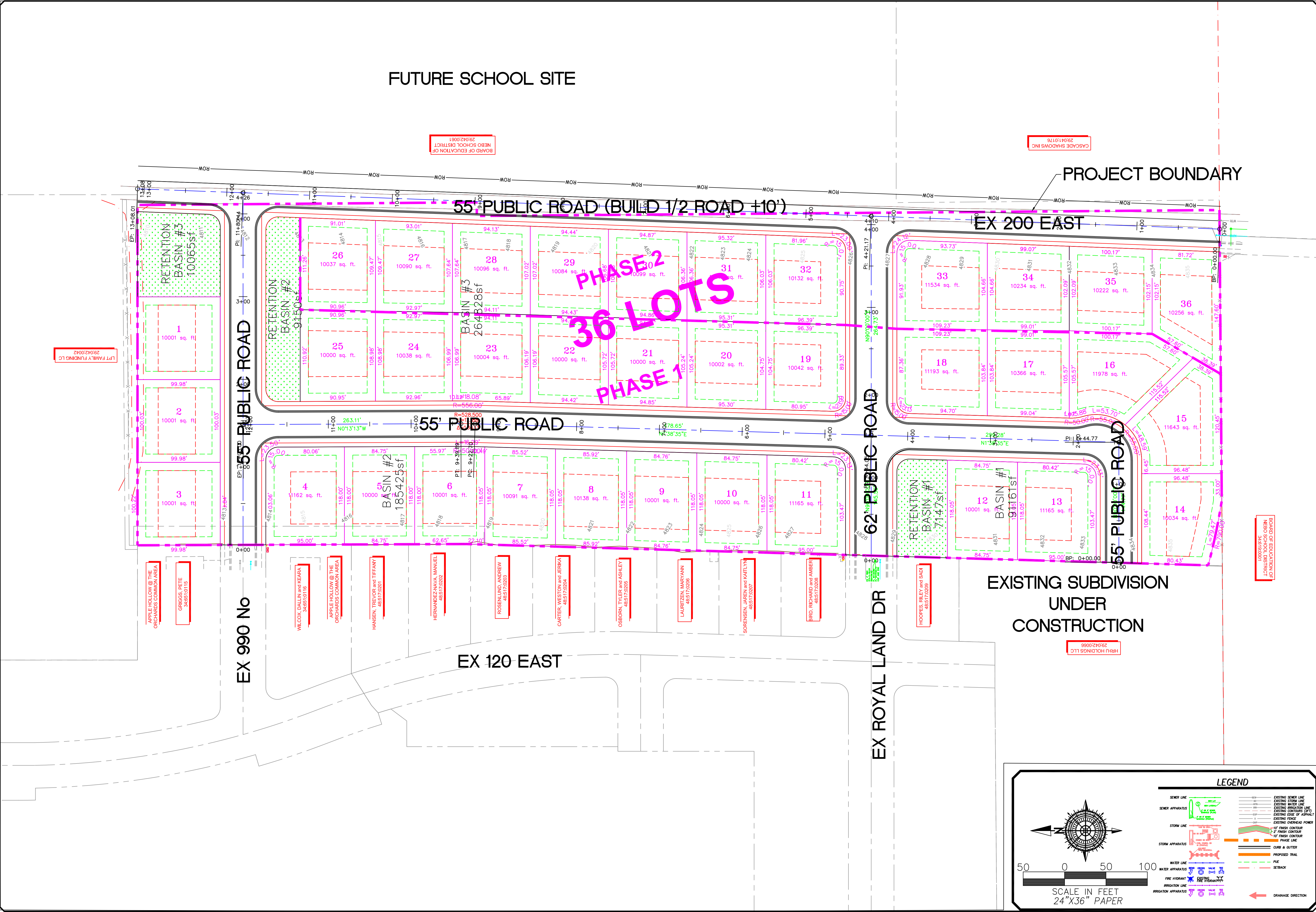
SHEET NO. 1/4

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE: 2-1-21
SURVEY BY: GFW
DRAWN BY: GFW
DESIGNED BY: GFW
CHECKED BY: GFW
SCALE: 1"=50'

NO. DESCRIPTION DATE APP'D



STRATTON ACRES
CONCEPT PLAN
SITE PLAN OVERLAY MAP

SANTAQUIN CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 2/4

PRINT DATE: 4-12-2021

DATE

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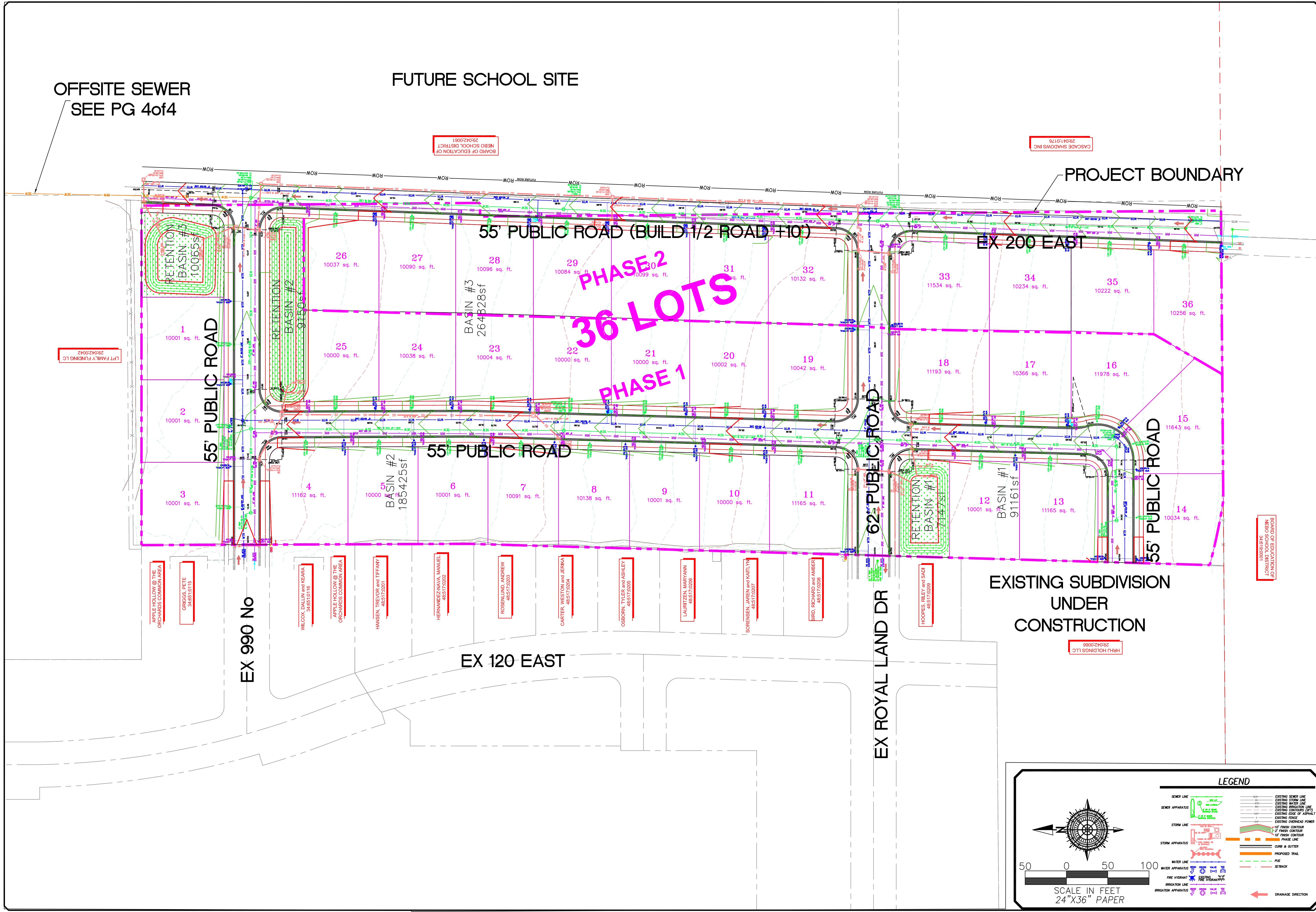
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE: 2-1-21
SURVEY BY: GFW
DRAWN BY: GFW
DESIGNED BY: GFW
CHECKED BY: GFW
SCALE: 1"=50'

NO. DESCRIPTION

DATE

APP'D



STRATTON ACRES
CONCEPT PLAN
UTILITY/GRADING PLAN

SANTAQUIN CITY

PRELIMINARY
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CONSTRUCTION

SHEET NO. 3/4

PRINT DATE: 4-12-2021

DATE: 4-12-2021

ORIG. DATE: 2-1-21

SURVEY BY: GPW

DRAWN BY: GPW

DESIGNED BY: GPW

CHECKED BY: GPW

SCALE: 1"=50'

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

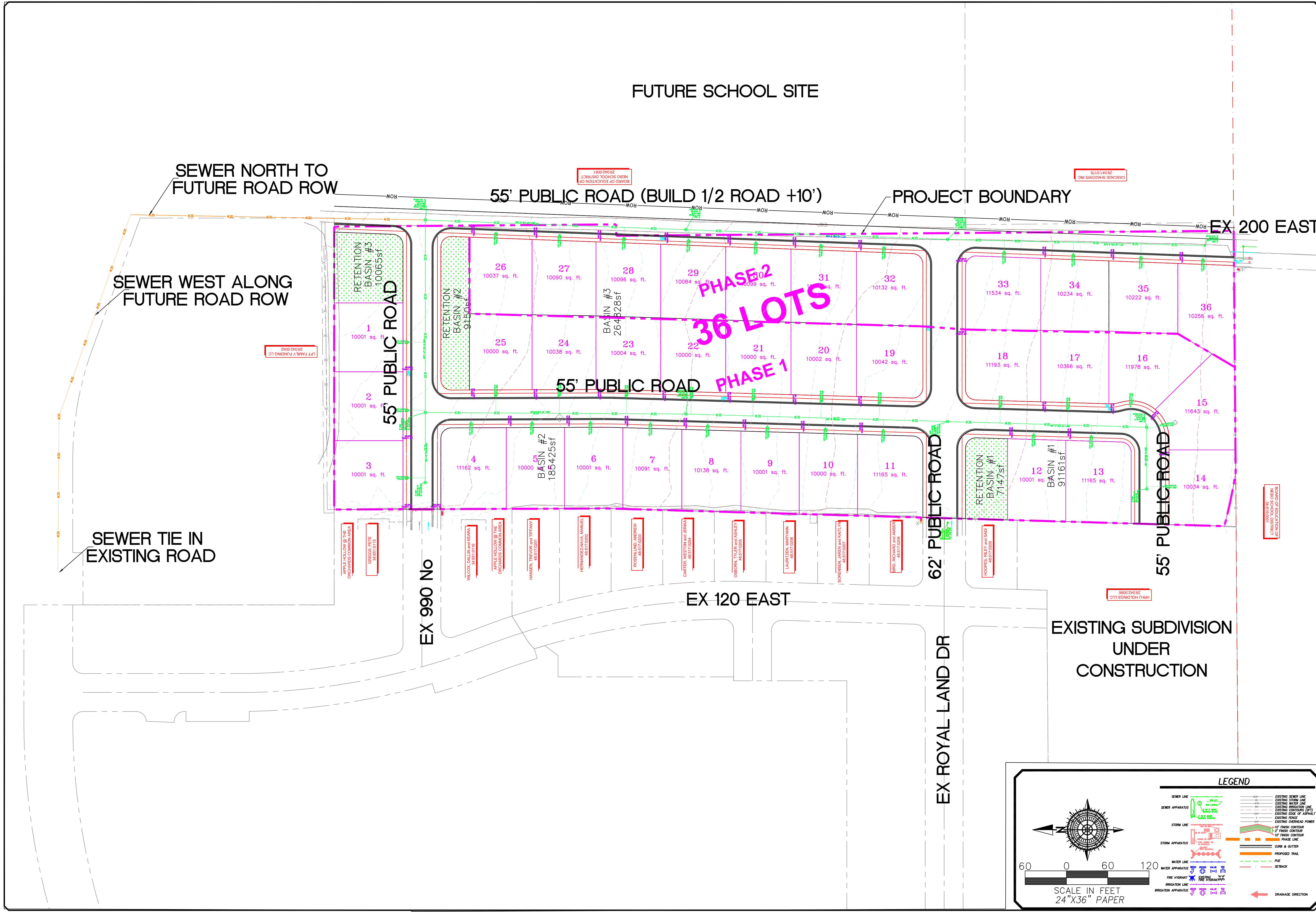
paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

NO. DESCRIPTION

DATE

APP'D



STRATTON ACRES
CONCEPT PLAN
OFFSITE SEWER

PRINT DATE: 4-12-2021

SANTAQUIN CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 4/4

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PH: (801) 694-5848
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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE: 2-1-21
SURVEY BY: GFW
DRAWN BY: GFW
DESIGNED BY: GFW
CHECKED BY: GFW
SCALE: 1"=50'

NO. DESCRIPTION
DATE
APP'D