

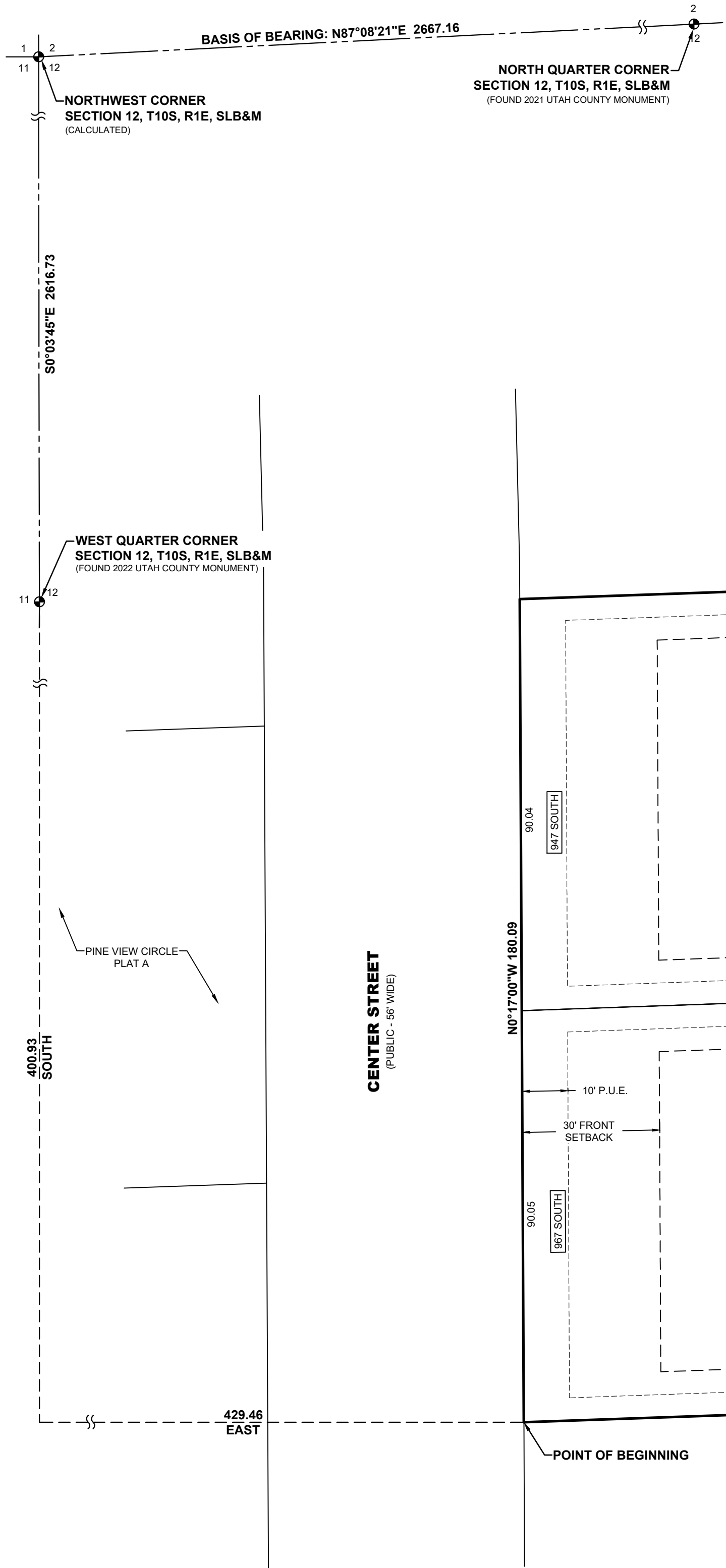
LEGEND

—	BOUNDARY LINE
- - - - -	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	EXISTING LOT LINES
- - - - -	PROPOSED LOT LINES
⊕	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
N/A	NO ACCESS

TABULATIONS

ZONE:	R-10
TOTAL AREA:	1.28 ACRES±
TOTAL LOTS:	2 LOTS

- NOTES
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.
 - #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.



DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-368-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023

CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023

CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023

ROCKY MOUNTAIN PROPERTIES

BY: _____ TITLE: _____

SURVEYOR'S CERTIFICATE

I, PAYTON JAY CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046872, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF LOT 1 AND ALL OF LOT 2, PROVSTGAARD ACRES PLAT A, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, PLAT A, PROVSTGAARD ACRES SUBDIVISION, SAID POINT BEING LOCATED SOUTH 400.93 FEET AND EAST 429.46 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N87°08'21"E BETWEEN THE NORTHWEST CORNER & THE NORTH QUARTER CORNER OF SECTION 12); THENCE N0°17'00"W ALONG THE EAST RIGHT-OF-WAY LINE OF CENTER STREET 180.09 FEET; THENCE N87°59'37"E 207.23 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE S12°02'00"E ALONG SAID LINE 182.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S87°59'00"W ALONG THE SOUTH LINE OF SAID LOT 244.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.93 ACRES

DATE _____ SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL 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, EASEMENTS 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 _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE
TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
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 _____, A.D. 20____

APPROVED BY _____

APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PROVSTGAARD ACRES
PLAT B

SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

(INCLUDES A VACATION OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT A, PROVSTGAARD ACRES SUBDIVISION)

SCALE: 1" = 20' SHEET 1 OF 1

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

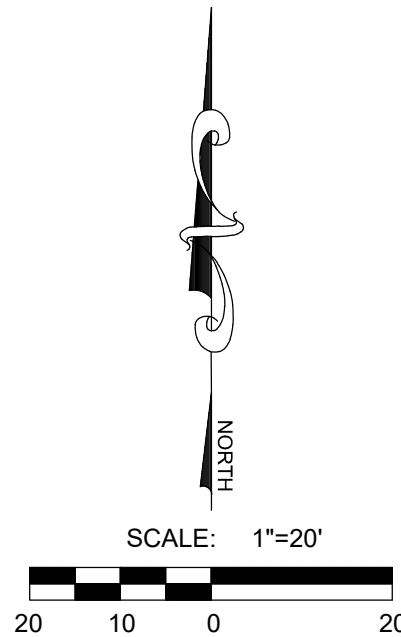
LEI #23-0029



DRAWING DATE: JUNE 27, 2023

OWNER/DEVELOPER

BART PROVSTGAARD
39 EAST 900 SOUTH
SANTAQUIN, UTAH 84655



VICINITY MAP

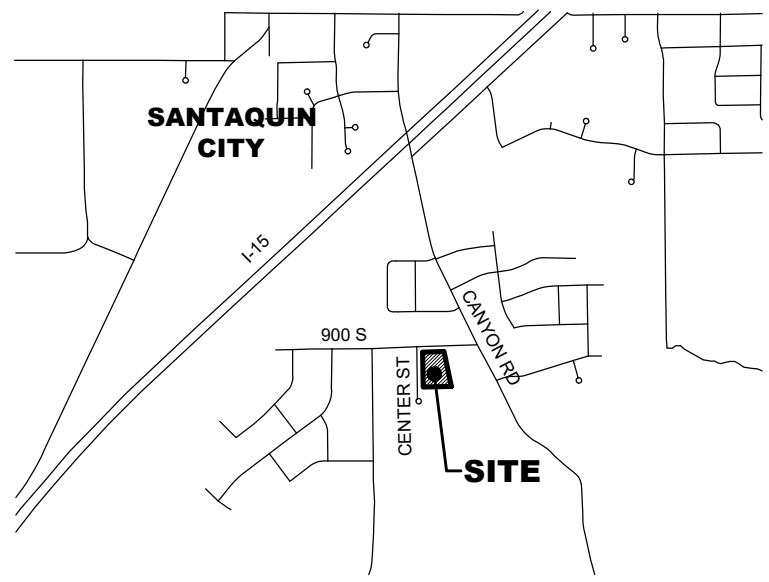


TABLE OF CONTENTS

SHEET 1	UTILITY MAP
	SUBDIVISION PLAT

TABULATIONS

ZONE	R-10
# OF LOTS	2 LOTS
TOTAL AREA	1.28 ACRES

NOTES

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

X

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

X



- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

PROVSTGAARD SUBDIVISION

SANTAQUIN, UTAH

UTILITY PLAN

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2023-0029

DRAWN BY:
RWH

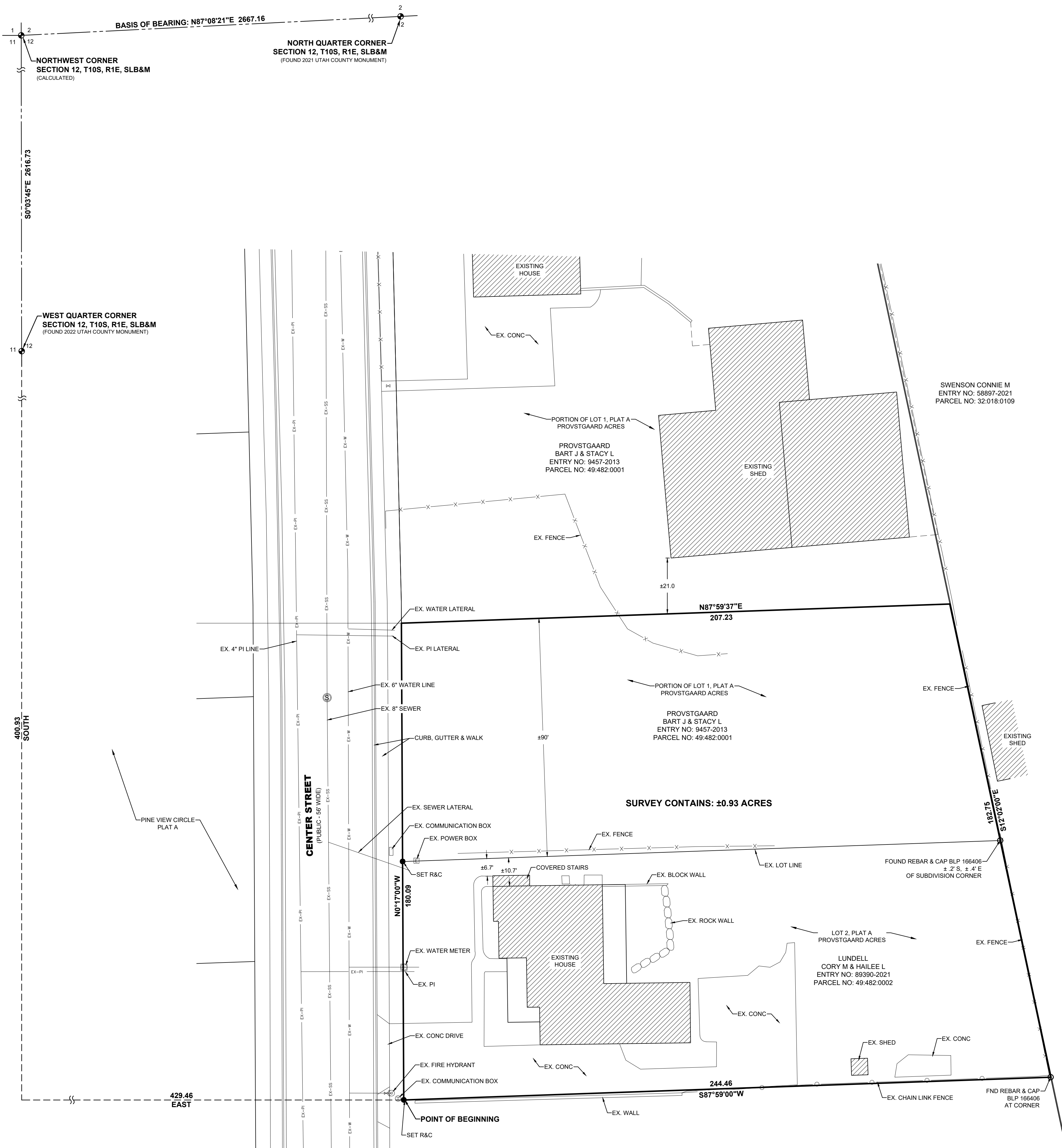
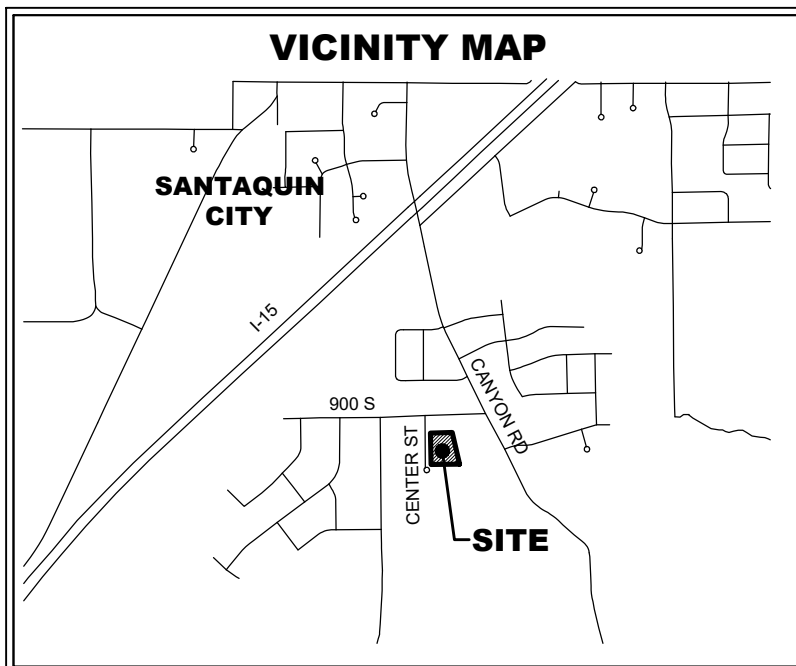
DESIGNED BY:
DAF

SCALE:
1"=20'

DATE:
08/07/2023

SHEET

1



LEGEND

EXISTING	
---	BOUNDARY LINE
---	SECTION LINES
---	EASEMENT LINE
---	EXISTING EDGE OF ASPHALT
---	SEWER PIPE
⊙	SEWER MANHOLE
⊙	STORM DRAIN PIPE (RCP)
⊙	STORM DRAIN MANHOLE
⊙	CURB INLET
⊙	4"x4" CATCH BASIN
⊙	4"x4" CATCH BASIN
⊙	CULINARY WATER PIPE
⊙	FIRE HYDRANT
⊙	SERVICE & METER (W)
⊙	VALVE (8" S.W.)
⊙	IRRIGATED IRRIGATION
⊙	FOUR SECTION MONUMENT
⊙	RE-BAR AND CH-SET L&E LEI ENG
⊙	FOUND MONUMENT (AS NOTED)
⊙	STOP SIGN
⊙	STREET SIGN
⊙	FENCE
⊙	STREET LIGHT
⊙	POWER POLE
⊙	DITCH
⊙	FIBER OPTIC
⊙	OVERHEAD POWER
⊙	COUNTY
⊙	FLOW ARROWS

- NOTES**
1. The purpose of this survey is to provide a Boundary Survey of the area shown hereon for the clients own intents and purposes.
 2. The Basis of Bearing for this survey is N87°08'21"E along the Section Line from the Northwest Corner to the North Quarter Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
 3. This survey does not intend to create, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell or trade any portion of the property hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
 4. This survey makes no assumption as to any unwritten rights that may exist by and between the adjoining landowners, municipality, utility companies, government agencies, etc.
 5. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc and is submitted to, and is the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
 6. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - A. Original and any copies not individually signed and sealed by Surveyor.
 - B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
 7. Except as specifically stated or shown on this plan, the survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
 8. Underground utilities have been shown hereon based on observed evidence together with information provided by the Salt Lake City GIS, additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue states should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
 9. #5 rebar and cap have been set at all lot corners unless noted otherwise.

BOUNDARY DESCRIPTION

A portion of Lot 1 and all of Lot 2, Provostgaard Acres plat A, on file in the office of the Utah County Recorder, located in the Southwest Quarter of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot 2, Plat A, Provostgaard Acres Subdivision, said corner is located 423.93 feet from the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing: N87°08'21"E between the Northwest Corner & the North Quarter Corner of Section 12); thence N0°17'00"W along the east right-of-way line of Center Street 180.09 feet; thence N87°59'37"E 207.23 feet to the east line of said subdivision; thence S12°02'00"E along said line 182.75 feet to the southeast corner of said Lot 2; thence S87°59'00"W along the south line of said lot 244.46 feet to the point of beginning.

Contains: ±0.93 Acres

SURVEYOR'S CERTIFICATE

I, Payton Jay Christensen, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5046872, as prescribed under the laws of the State of Utah. I further certify that I have supervised a survey of the land shown on this plan and that it correctly represents the existing conditions as shown. This plan does not represent a certification to the title or ownership of the land shown hereon.

REVISIONS	
1	-
-	-
2	-
-	-
3	-
-	-
4	-
-	-
5	-
-	-

LEI PROJECT #:
2023-0029

DRAWN BY:
RWH

DESIGNED BY:
PJC

SCALE:
1"=20'

DATE:
08/07/2023

SHEET