

LEGEND

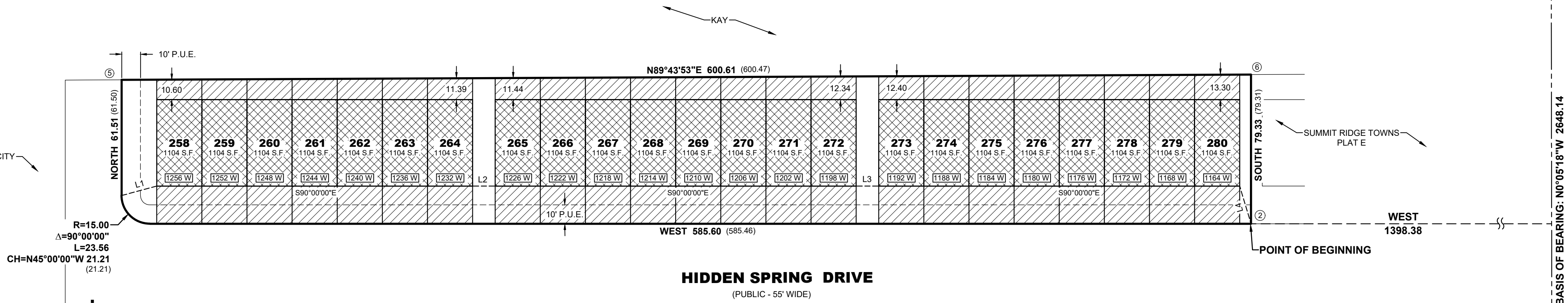
	PRIVATE OWNERSHIP
	LIMITED COMMON AREA
	COMMON AREA / P.U.E.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N74°57'24"E	19.27
L2	N90°00'00"E	12.00
L3	S90°00'00"E	12.00
L4	S16°41'56"E	20.88

NAD27
STATE PLANE
COORDINATES

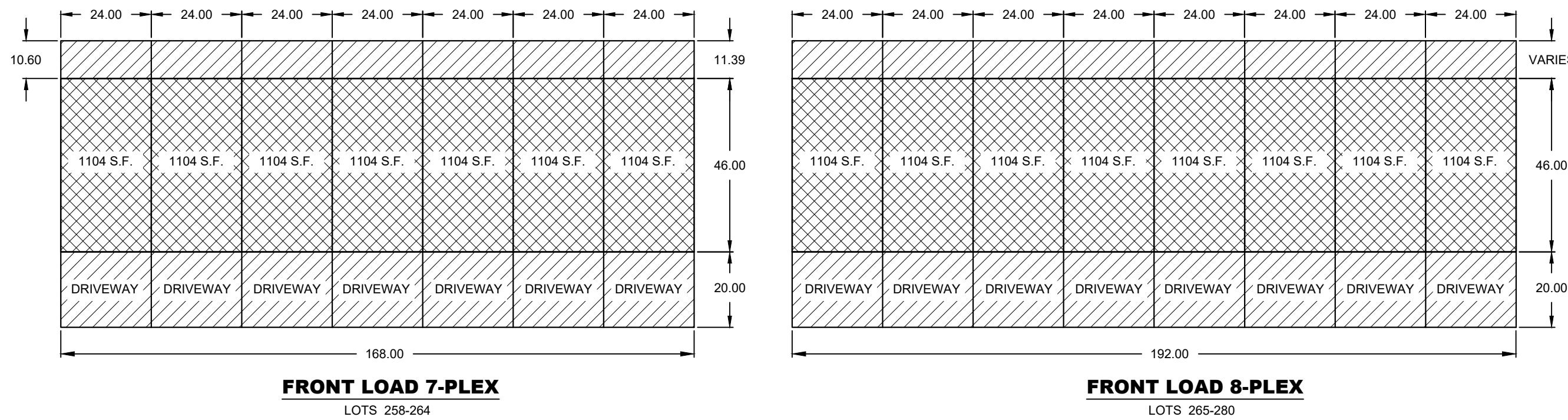
	Northing	Easting
1	590161.95	1914767.36
2	591065.85	1913357.93
3	591065.85	1912772.46
4	591060.85	1912757.47
5	591142.34	1912757.47
6	591145.16	1913357.93
GRID FACTOR: 0.99976		



HARVEST VIEW DR.

UTE DR.

PUMPKIN DR.



FRONT LOAD 7-PLEX
LOTS 258-264

FRONT LOAD 8-PLEX
LOTS 265-280

NOTES

- ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARINGS SHOWN ON BUILDINGS.
- ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.
- ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.
- SHALLOW SEWER EXISTS IN THIS PHASE. EJECTOR PUMPS WILL BE REQUIRED FOR UNITS 258-261 TO HAVE SERVICE TO THE PROPOSED SEWER SYSTEM.

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 801-366-8532.

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

CENTURY LINK COMPANY

BY: _____ TITLE: _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 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 THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 904.12 FEET AND WEST 1398.38 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG HIDDEN SPRING DRIVE 585.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; CHORD: N45°00'00"W 21.21 FEET; THENCE NORTH ALONG HARVEST VIEW DRIVE 61.51 FEET; THENCE N89°43'53"E 600.61 FEET; THENCE SOUTH 79.33 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.07 ACRES

DATE _____ SURVEYOR _____

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, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE SUMMIT RIDGE TOWNHOMES OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 S. GATEWAY PARK PLACE SUITE D-100, DRAPER, UT 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

ASSOCIATION ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID ASSOCIATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED 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 MAYOR _____

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

PLAT "D2"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

(INCLUDES A VACATION OF LOTS 258 - 280, PLAT D, SUMMIT RIDGE TOWNS PLANNED COMMUNITY)

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 40'

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



A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

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www.le-i-eng.com

DRAWING DATE: MARCH 06, 2023

OWNER/DEVELOPER

DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101