

# MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Staff Planner

Date: August 12, 2025

RE: **Santaquin Peaks Lot 7 & 8 Plat Amendment**

Zone: Industrial

Size: 1.98 Acres

Silver Creek Design is a site plan currently under review located off Summit Ridge parkway in the Santaquin Peaks Industrial Park. They propose combining lots 7 and 8 within the Santaquin Peaks Industrial Park within the Industrial zone to create a total of 1.98 acres. There are "...no land area requirements, except that an area sufficient to accommodate location requirements, off street parking, loading and unloading, and vehicular access shall be provided and maintained" in the Industrial Zone (SCC 10.20.130).

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for plat amendment applications.

## **Findings**

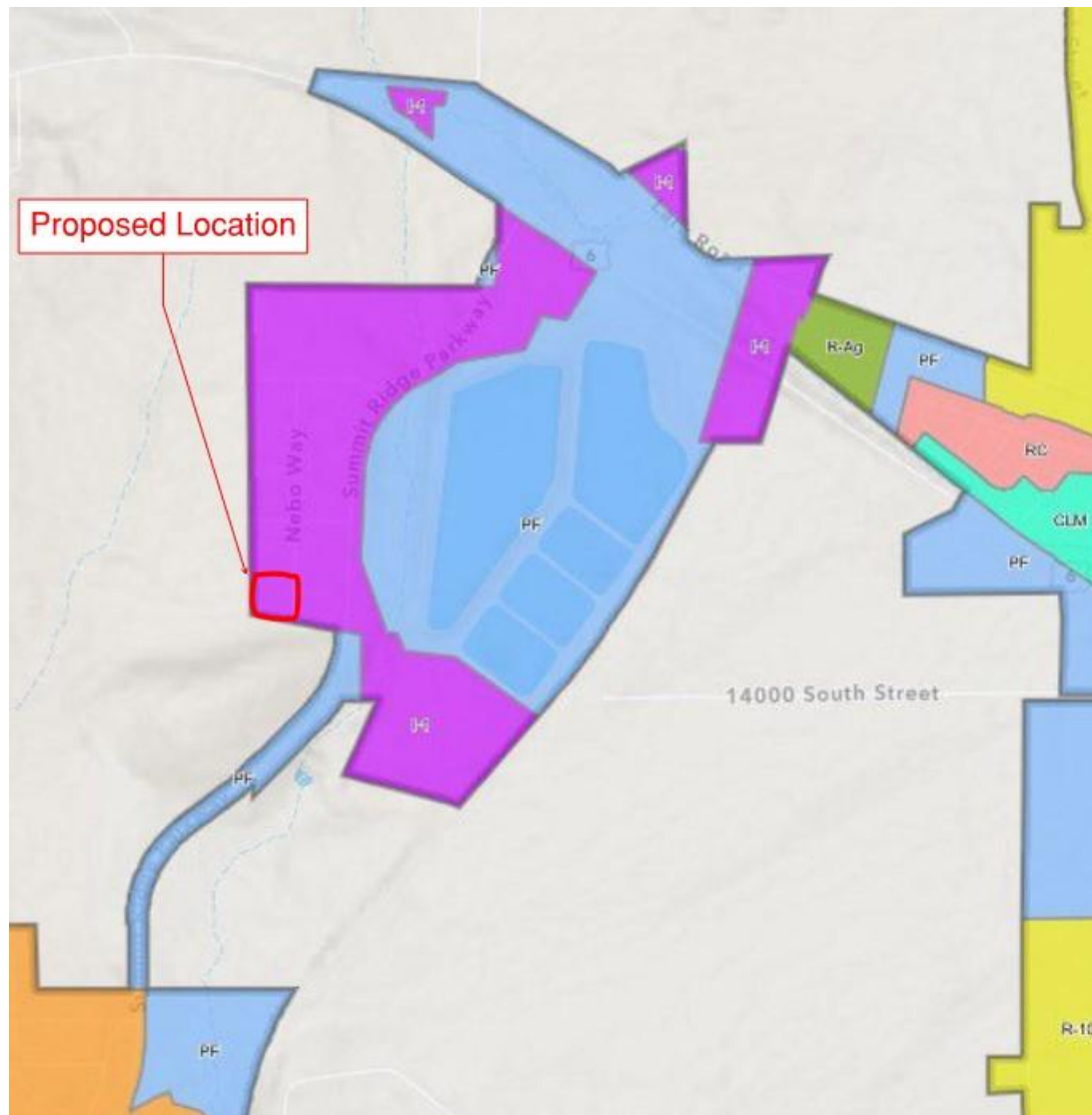
1. The plat amendment meets the requirements of the Industrial Zone (SCC 10.20.130).
2. The plat amendment meets all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.

**Recommended Motion:** "Motion to approve the plat amendment for the Santaquin Peaks Industrial Park Lot 7 & 8."

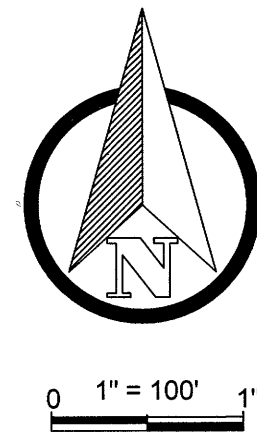
## **Attachments:**

1. Location and Zoning Map
2. Originally Approved Plat
3. Amended Plat

**Attachment 1: Location and Zoning Map**



5/9/2024  
E:\Proj\Santaquin Summit Parkway-Number 10-Dwg\Santaquin Summit Ridge Sub Plat-Instrument Final.dwg



33 34  
4 3  
FOUND BRASS CAP  
MONUMENT

SECTION LINE  
BASIS OF BEARING  
N89°30'24"E 2649.01'

34  
3  
FOUND BRASS CAP  
MONUMENT

S00°30'52"E  
163.66'

ROWLEY'S SOUTH RIDGE FARMS INC.  
PARCEL 32.009.0006

34 35  
3 2  
CALCULATED POSITION  
PER CORNER RECORD  
44.72 RC

## SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE:  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
UTAH COUNTY, UTAH

CHERRY SPRING PROPERTIES LLC.  
PARCEL 32.009.0006

CHERRY SPRING PROPERTIES LLC.  
PARCEL 32.009.0071

CHERRY SPRING PROPERTIES LLC.  
PARCEL 32.009.0054

SANTAQUIN CITY  
CORPORATION  
PARCEL 32.009.0090  
SUMMIT RIDGE  
PARKWAY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	122.72	792.00	8°52'41"	S47°48'25"W	122.60
C2	174.07	792.00	12°35'35"	S45°56'58"W	173.72
C3	40.24	792.00	2°54'40"	S41°08'31"W	40.24
C4	11.07	765.49	0°49'43"	S41°21'54"W	11.07
C5	350.30	765.49	26°13'10"	S27°50'27"W	347.25
C6	496.27	765.49	37°08'43"	S23°12'24"W	487.63
C7	134.90	765.49	10°05'49"	S09°40'57"W	134.72
C8	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C9	40.47	26.00	89°11'33"	S43°38'35"E	36.51
C10	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C11	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C12	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C13	40.47	26.00	89°11'33"	N43°38'35"W	36.51

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C15	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C16	23.81	15.00	90°57'11"	N44°31'24"W	21.39
C17	41.27	26.00	90°57'11"	N44°31'24"W	37.07
C18	40.41	26.00	89°02'49"	N45°28'36"E	36.46
C19	23.31	15.00	89°02'49"	S45°28'36"W	21.04
C20	110.21	181.00	34°53'11"	N72°33'24"W	108.51
C21	103.51	170.00	34°53'11"	S72°33'24"E	101.92
C22	91.33	150.00	34°53'11"	N72°33'24"W	89.93
C23	79.16	130.00	34°53'11"	S72°33'24"E	77.94
C24	72.46	119.00	34°53'11"	N72°33'24"W	71.34
C25	11.11	792.00	0°48'14"	S42°57'58"W	11.11

Parcel Line Table		
Line #	Length	Direction
L1	10.15	N55°06'49"W
L2	20.00	S02°41'40"W
L3	20.00	S02°41'40"W
L4	20.24	S80°17'18"E
L5	20.24	S80°17'18"E
L6	20.02	S00°30'52"E
L7	20.02	S00°30'52"E
L8	20.00	S00°30'52"E
L9	20.00	S00°30'52"E
L10	8.23	N55°06'49"W

LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (RIMROCK E&D)	
CENTERLINE MONUMENT	

## SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



5513 W. 11000 N. #435  
HIGHLAND, UT 84003  
tgower@re-n-d.com  
801-837-0633

PROJECT NAME	
SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED	
1" = 100'	PROJECT # SQC2207-01-01
DRAWN: AP	DATE: 05/01/2024
CHECKED: TG	SHEET NO: 2 OF 2

#10291 2012

ENT. 4-6-3977-2024 MAP# 19291  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 JUL 12 10:54 AM FEE 132.00 BY TH  
RECORDED FOR SANTAQUIN CITY



## SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE:  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
UTAH COUNTY, UTAH

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 17 DAY OF May, 2024, A.D.

BY: [Signature]  
CC CALLAWAY, LLC, CODY R. CHRISTENSEN  
DATE 5/17/24

## ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2024, BY CODY R. CHRISTENSEN, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR CC CALLAWAY, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

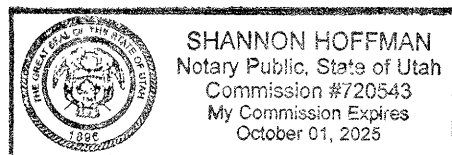
[Signature]  
SIGNATURE OF NOTARY PUBLIC  
Shannon Hoffman  
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Santaquin, UTAH

STATE OF UTAH } S.S.  
COUNTY OF UT }

MY COMMISSION EXPIRES: 10/1/29  
MY COMMISSION NUMBER: 720543

(NOTARY STAMP)



## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 10<sup>th</sup> DAY OF May, 2024, A.D.

BY: [Signature]  
GREENHALGH CONSTRUCTION HOLDINGS, LLC.  
KIRK GREENHALGH

## ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF May, 2024, BY KIRK GREENHALGH, WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR GREENHALGH CONSTRUCTION, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

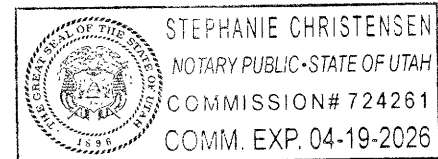
[Signature]  
SIGNATURE OF NOTARY PUBLIC  
Stephanie Christensen  
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Spanish Fork, UTAH

COUNTY OF Utah } S.S.

MY COMMISSION EXPIRES: 4-19-26  
MY COMMISSION NUMBER: 724261

(NOTARY STAMP)



## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF May, 2024, A.D.

BY: [Signature]  
CHAIR OF THE COMMUNITY DEVELOPMENT  
AND RENEWAL AGENCY OF SANTAQUIN CITY

## ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

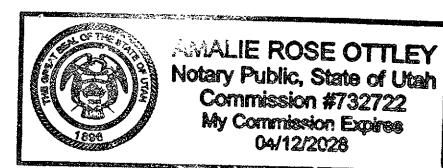
[Signature]  
SIGNATURE OF NOTARY PUBLIC  
Amalie R. Otley  
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Utah County, UTAH

STATE OF UTAH } S.S.  
COUNTY OF Utah }

MY COMMISSION EXPIRES: 04/12/28  
MY COMMISSION NUMBER: #732722

(NOTARY STAMP)



## SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL NUMBER 32:009:0098, SAID POINT BEING 163.68 FEET SOUTH 00°30'52" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 871.39 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SUMMIT RIDGE PARKWAY (PARCEL #32:009:0090); THENCE ALONG SAID WEST LINE THE FOLLOWING 2 (2) COURSES: (1) SOUTH 0°35'40" WEST 487.66 FEET TO A POINT ON A 792.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID WEST LINE AND ARC OF SAID CURVE 174.07 FEET HAVING A CENTRAL ANGLE OF 12°35'35" (CHORD BEARS SOUTH 45°56'58" WEST 173.72 FEET); THENCE SOUTH 55°06'49" EAST 35.11 FEET TO A 785.49 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 496.27 FEET HAVING A CENTRAL ANGLE OF 37°08'43" (CHORD BEARS SOUTH 23°12'24" WEST 487.63 FEET); THENCE SOUTH 02°41'40" WEST 983.14 FEET; THENCE NORTH 80°17'18" WEST 521.56 FEET; THENCE NORTH 00°30'52" WEST 1973.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,331,696 SQ FT, 30.57 ACRES +/-

## GENERAL PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE EAST BOUNDARY LINE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK, CREATE AN 11 FOOT STRIP ALONG THE FRONT OF ALL LOTS TO BE DEDICATED TO THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY(CDRA) AND TO ADJUST THE BUILDING SET BACKS. ALL OTHER EASEMENTS UNLESS NOTED ARE TO REMAIN.
2. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
3. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
4. LOT SETBACKS ARE AS FOLLOWS:  
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS  
STREET/REAR SETBACK: 25'  
SIDE YARD: 10'  
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.  
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION
5. LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 23 DAY OF May, 2024, A.D.

BY: [Signature]  
K&S CAPITAL, LLC, SCOTT JACKSON  
DATE 5/23/24

## ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, 2024, BY SCOTT JACKSON, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR K&S CAPITAL, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

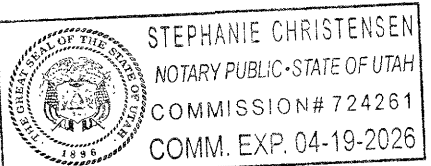
[Signature]  
SIGNATURE OF NOTARY PUBLIC  
Stephanie Christensen  
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Spanish Fork, UTAH

STATE OF UTAH } S.S.  
COUNTY OF UT }

MY COMMISSION EXPIRES: 4-19-26  
MY COMMISSION NUMBER: 724261

(NOTARY STAMP)



## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 17 DAY OF May, 2024, A.D.

BY: [Signature]  
HYVE HOMES, INC., JIMMY DEGRAFFENREID  
DATE 5/17/24

## ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2024, BY JIMMY DEGRAFFENREID, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR HYVE HOMES, INC. AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

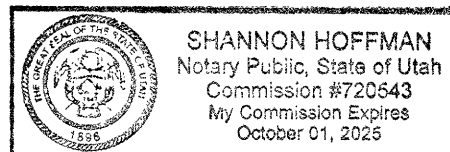
[Signature]  
SIGNATURE OF NOTARY PUBLIC  
Shannon Hoffman  
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Santaquin, UTAH

STATE OF UTAH } S.S.  
COUNTY OF UT }

MY COMMISSION EXPIRES: 10/1/25  
MY COMMISSION NUMBER: 720543

(NOTARY STAMP)



## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF May, 2024, A.D.

BY: [Signature]  
MAYOR OF SANTAQUIN CITY  
Daniel M. Olson

## ACKNOWLEDGMENT

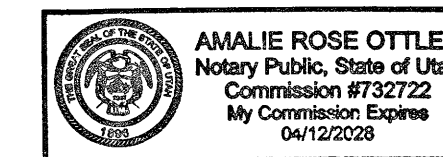
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE MAYOR OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
Amalie R. Otley  
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Utah County, UTAH

MY COMMISSION EXPIRES: 04/12/28  
MY COMMISSION NUMBER: #732722

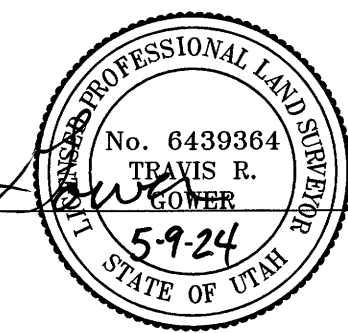
(NOTARY STAMP)



## SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED.

[Signature]  
TRAVIS R. GOWER  
P.L.S. 3439364  
DATE May 9, 2024



ENT. 46397-2024 MAP# 19291  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 JUN 12 10:54 AM FEE 132.00 BY TH  
RECORDED FOR SANTAQUIN CITY

## PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION 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 23 DAY OF May, 2024.

[Signature]  
DIRECTOR SECRETARY  
[Signature]  
CHAIRMAN PLANNING COMMISSION

## CITY ENGINEER

[Signature]  
JON LUNDELL  
STATE OF UTAH  
(SEAL)

## CLERK - RECORDER

[Signature]  
SANTAQUIN CITY  
Incorporated January 4, 1932  
STATE OF UTAH  
(SEAL)

## UTILITY 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 STRUCTURES AT THE OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: [Signature] DATE: 05.10.24  
CETRACOM: [Signature] DATE: 05.15.24  
CENTURY LINK: \_\_\_\_\_ DATE: \_\_\_\_\_

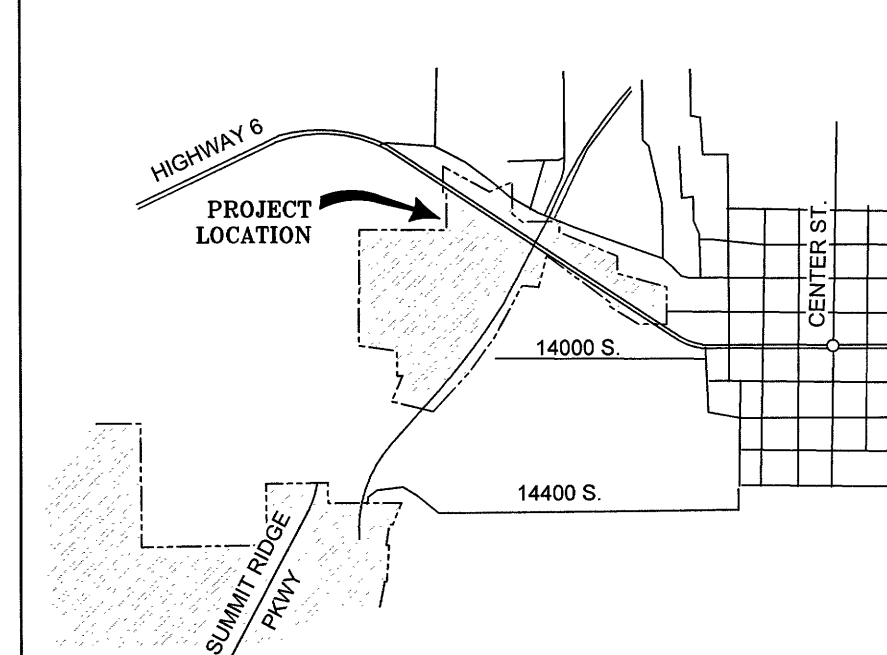
## DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

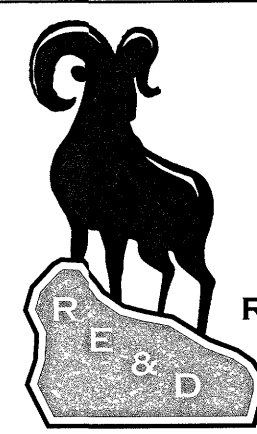
APPROVED THIS 15 DAY OF May, 2024  
DOMINION ENERGY  
BY: [Signature]  
TITLE: Sec. 3, T10S, R1E, SLB4M, T14N, R2E

## VICINITY MAP

SANTAQUIN, UT



## SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



5513 W. 11000 N. #435  
HIGHLAND, UT 84003  
tgower@re-n-d.com  
801-837-0633

RIMROCK  
ENGINEERING &  
DEVELOPMENT

## PROJECT NAME

## SANTAQUIN PEAKS INDUSTRIAL PARK

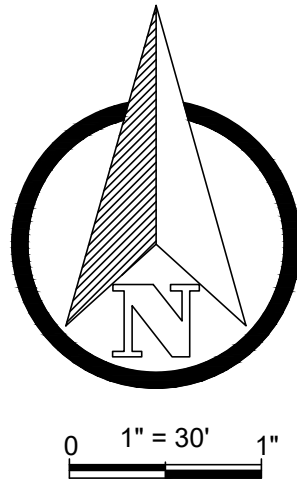
1" = 150'  
DRAWN: AP  
CHECKED: TG  
PROJECT #  
SQC2207-01-01  
DATE:  
05/01/2024  
SHEET NO:  
1 OF 2

7/22/2025

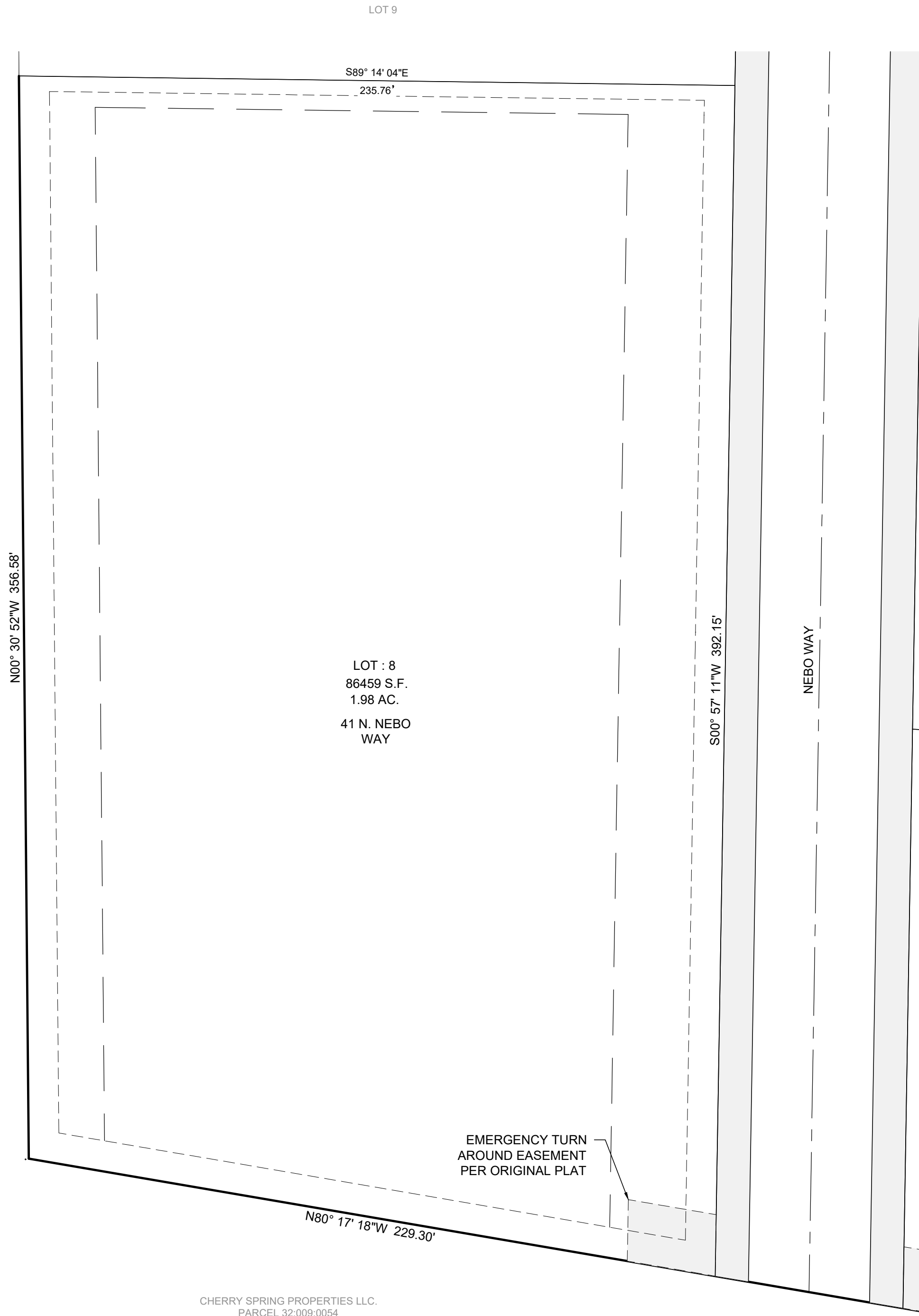
F:\Proj\Santaquin Summit Parkway\Number\08-Dwg\Sheet\Santaquin Summit Ridge Sub Lot 8-2 Amendment.dwg

SANTAQUIN PEAKS INDUSTRIAL PARK LOTS 7 AND 8- AMENDED

LOCATED IN THE:  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
UTAH COUNTY, UTAH



CHERRY SPRING PROPERTIES LLC.  
PARCEL 32-009-0071



LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (RIMROCK E&D)	
CENTERLINE MONUMENT	

PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DIRECTOR SECRETARY	CHAIRMAN PLANNING COMMISSION
_____	_____
_____	_____
_____	_____
_____	_____

CITY ENGINEER

(SEAL)

CLERK - RECORDER

(SEAL)

UTILITY 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 O 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 OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: \_\_\_\_\_ DATE: \_\_\_\_\_  
CETRACOM: \_\_\_\_\_ DATE: \_\_\_\_\_  
CENTURY LINK: \_\_\_\_\_ DATE: \_\_\_\_\_

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

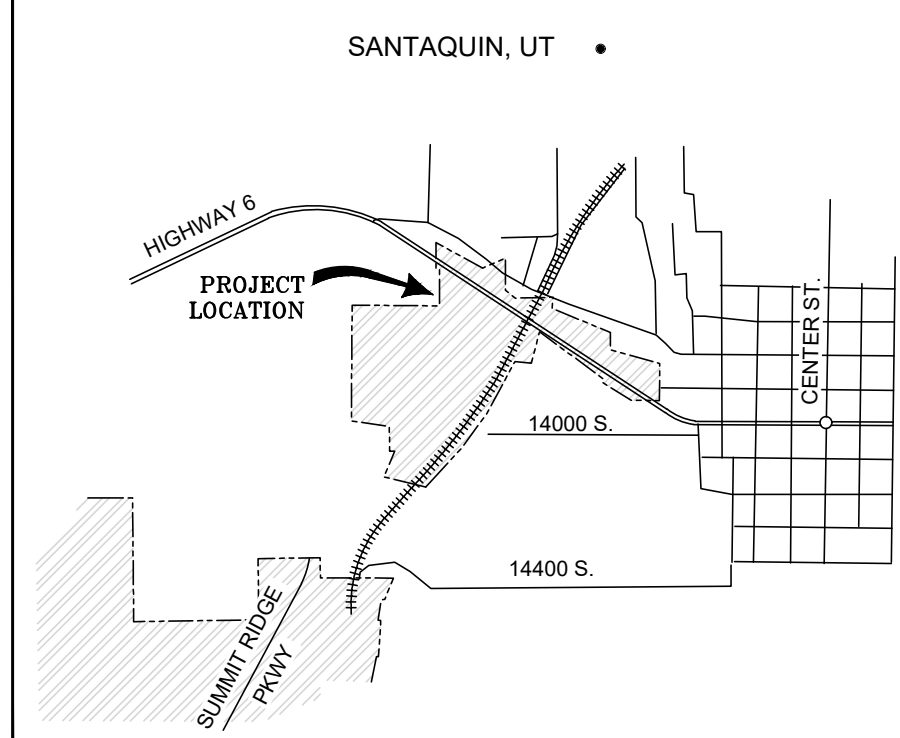
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DOMINION ENERGY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

VICINITY MAP



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK LOTS 7 AND 8 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAHOGANY LAND DEVELOPMENT, LLC.

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_ WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR MAHOGANY LAND DEVELOPMENT, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_

RESIDING IN \_\_\_\_\_, UTAH

COUNTY OF \_\_\_\_\_ } S.S.  
\_\_\_\_\_ }

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_ (NOTARY STAMP)

GENERAL PLAT NOTES

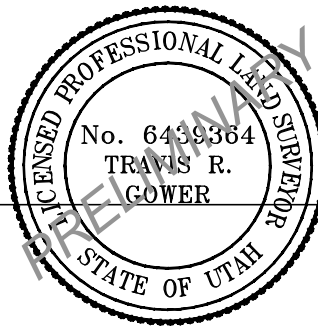
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN LOTS 7 AND 8. ALL OTHER EASEMENTS UNLESS NOTED ARE TO REMAIN.
- ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
- ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
- LOT SETBACKS ARE AS FOLLOWS :  
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS  
STREET/REAR SETBACK: 25'  
SIDE YARD: 10'  
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.  
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION
- THE OWNER OF RECORD AT THE TIME OF THIS PLAT IS MAHOGANY LAND DEVELOPMENT, LLC., OF PO BOX 665, SALEM, UT 84653

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 7 AND 8, SANTAQUIN INDUSTRIAL PARK AMENDED AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 46397-2024 MAP #19291  
CONTAINING 86,459 SQ. FT., 1.98 ACRES +/-

SURVEYOR'S CERTIFICATE

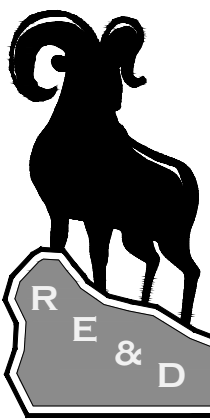
I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: **SANTAQUIN PEAKS INDUSTRIAL PARK LOTS 7 AND 8-AMENDED**.



TRAVIS R. GOWER  
P.L.S. 6439364

DATE

SANTAQUIN PEAKS INDUSTRIAL PARK - LOTS 7 AND 8 AMENDED



5513 W. 11000 N. #435  
HIGHLAND, UT 84003  
tgower@re-n-d.com  
801-837-0633

RIMROCK  
ENGINEERING &  
DEVELOPMENT

PROJECT NAME

SANTAQUIN PEAKS  
INDUSTRIAL PARK

1" = 30'

DRAWN: AP

CHECKED: TG

PROJECT #  
RGC2538-01-01

DATE:  
07/22/2025

SHEET NO:  
1 OF 1