

LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS
- BEARING
- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP

DATA TABLE

TOTAL ACREAGE=1.79
 TOTAL # OF UNITS=34
 TOTAL ACREAGE OF LOTS=0.40
 ACREAGE IN ROADS=0
 ACREAGE OF OPEN SPACE=1.39 ACRES
 ZONING=MSR

OWNER/DEVELOPER
 JIMMY DEGRAFFENRIED
 WOODLAND HILLS, UTAH
 (801) 830-5490

ENGINEER/SURVEYOR CONTACT INFO:
 ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

NOTES

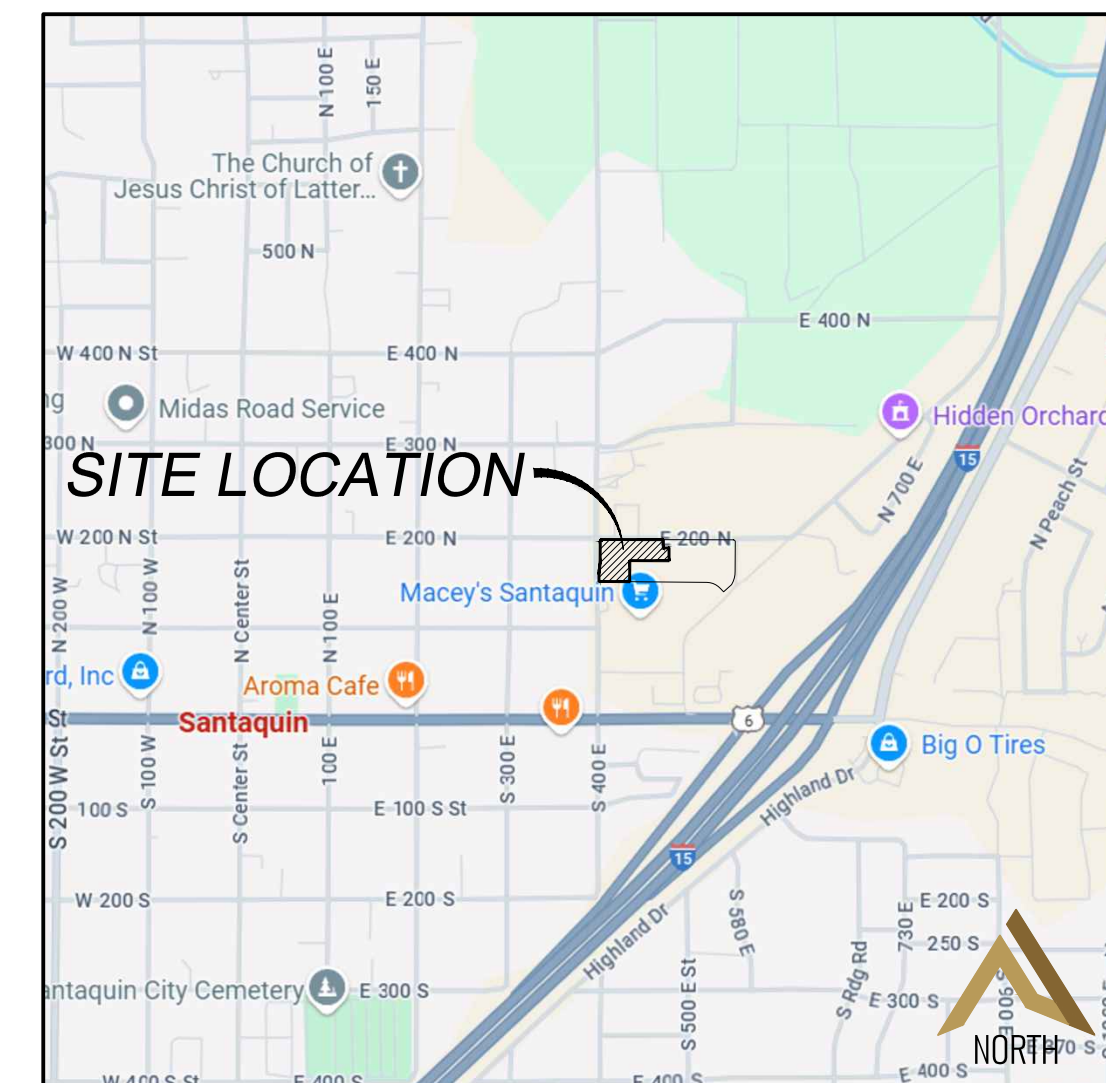
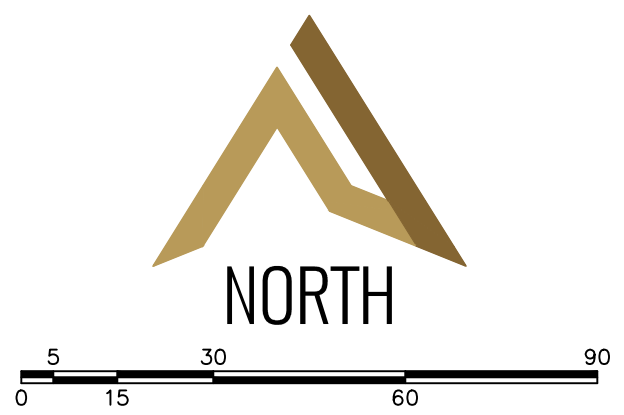
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. PROJECT TO BE COMPLETED IN 3 PHASES.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N61°27'38"E	20.59'
L2	N59°56'45"W	17.24'
L3	S89°46'13"E	15.00'
L4	S89°46'13"E	15.00'
L5	N72°59'56"E	40.51'
L6	N80°36'56"E	12.94'
L7	N39°41'37"W	20.76'
L8	S62°15'25"W	19.79'
L9	S8°26'44"E	6.62'
L10	N84°55'16"E	31.22'
L11	N88°29'40"E	49.37'
L12	N2°36'11"E	2.29'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	18.77'	12.00'	16.91'	N45°19'35"E	89°37'18"



VICINITY MAP
-NTS-

AGRICULTURAL NOTE:

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 AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS 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 PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS' DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
 DBA ENBRIDGE GAS UTAH
 APPROVED THIS ____ DAY OF _____, 20__
 BY: _____
 TITLE: _____

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ERCANBRACK PROPERTY HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ERCANBRACK PROPERTY PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ERCANBRACK PROPERTY, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 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.

Matthew B Judd 04/09/2026
 DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°30'42"E 1737.87 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°30'56" EAST 53.51 FEET; THENCE NORTH 06°47'35" EAST 54.87 FEET; THENCE NORTH 00°30'56" EAST 139.43 FEET; THENCE NORTHEASTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°37'18", CHORD BEARS N45°19'35"E 16.91 FEET; THENCE SOUTH 89°51'46" EAST 376.98 FEET; THENCE SOUTH 51.85 FEET; THENCE SOUTH 89°46'23" EAST 35.10 FEET; THENCE SOUTH 00°13'37" WEST 79.00 FEET; THENCE NORTH 89°46'23" WEST 241.52 FEET; THENCE SOUTH 00°13'37" WEST 130.08 FEET; THENCE NORTH 89°29'04" WEST 189.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.79 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS(S) THIS DAY OF _____, A.D. 2026.

ADD "COMMON AREA IS HEREBY CONVEYED TO CORTLAND PARK TOWNHOMES HOA"

MEMBER: _____
 MEMBER: _____
 MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE ____ DAY OF _____, A.D. 2026 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/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

ADD 2 ADDITIONAL NOTARY BLOCKS
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
 COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

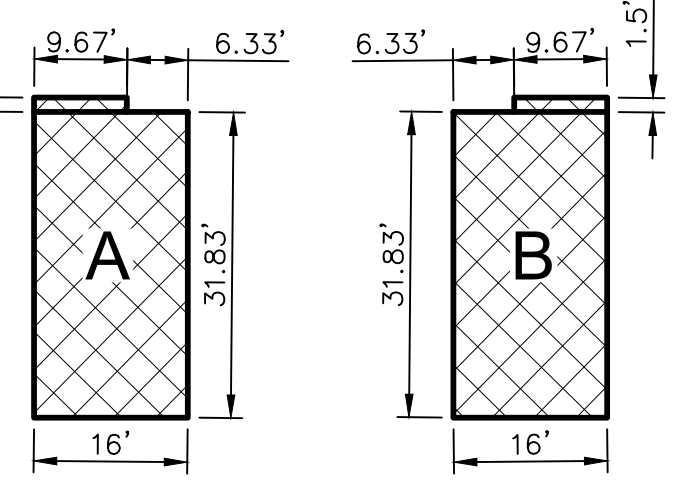
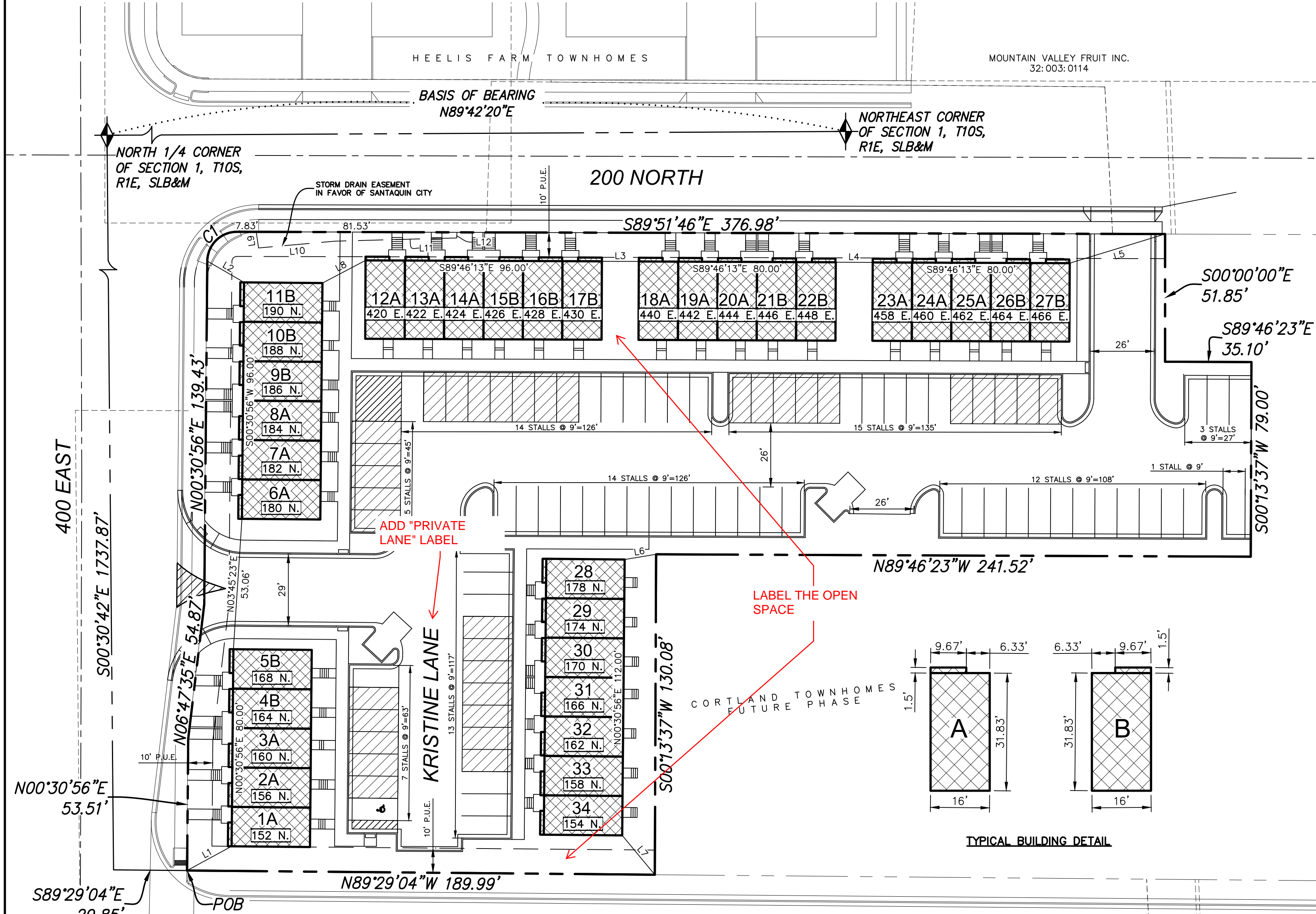
ACCEPTANCE BY LEGISLATIVE BODY

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. 2026.

APPROVED _____ ATTEST _____
 PLANNING COMMISSION CHAIR CLERK-RECORDER

CORTLAND TOWNHOMES PLAT "A"

A RESIDENTIAL SUBDIVISION IN SANTAQUIN, UTAH
 CONTAINING 34 UNITS AND 1.79 ACRES.
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



CENTRACOM APPROVAL
 APPROVED THIS ____ DAY OF _____, A.D. 2026.

 CENTRACOM REPRESENTATIVE

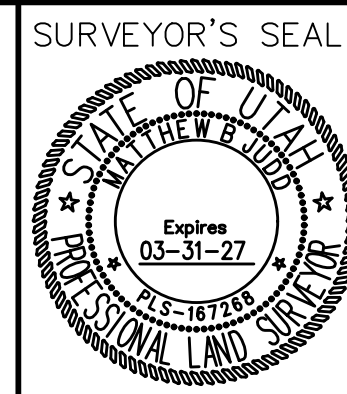
ROCKY MOUNTAIN POWER APPROVAL
 APPROVED THIS ____ DAY OF _____, A.D. 2026.

 ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTURYLINK APPROVAL
 APPROVED THIS ____ DAY OF _____, A.D. 2026.

 CENTURYLINK REPRESENTATIVE

CLERK-RECORDER SEAL



NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL