

MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Staff Planner

Date: June 24, 2025

RE: **Tanner Flats Phase 2 Plat Amendment**

Zone: R-10

Size: 5.92 Acres

The Tanner Flats Subdivision is located off Summit Ridge. The proposed subdivision is in the R-10 zone and consists of 17 lots on 5.92 acres. This is an amendment to the Tanner Flats Phase 2 plat that was approved on August 7th of 2024. The original plat had 15 lots on 5.92 acres. After initial construction, grading required an amendment to the plat. The amended plat will remove two side roads which allows for two additional lots.

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

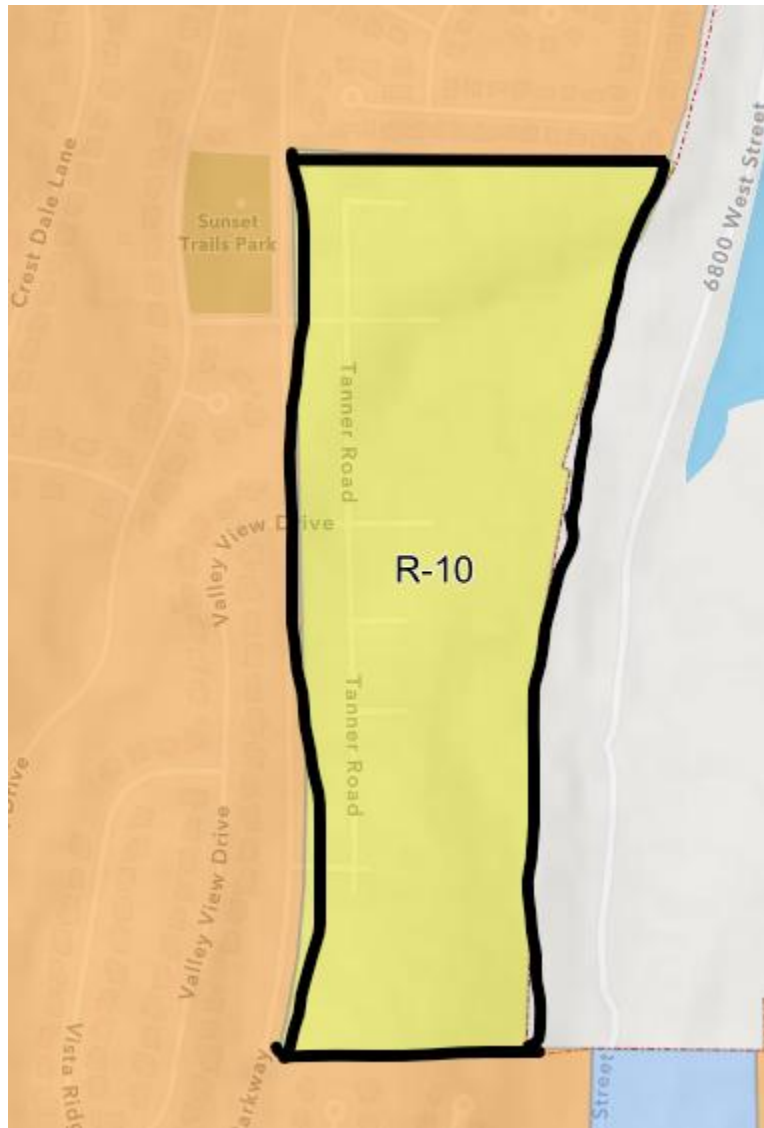
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved an amended the development agreement.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.

Recommended Motion: “Motion to approve the plat amendment for the Tanner Flats Subdivision Phase 2.

Attachments:

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

Attachment 1: Location and Zoning Map



PHASE 2 BREAKDOWN	
TOTAL LOT ACREAGE	6.87 ACRES
TOTAL LOT ACREAGE	5.35 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	ACRES
ZONE	R-1-10
DENSITY	2.47 / du
NUMBER OF LOTS	17 LOTS

PROJECT DEVELOPER

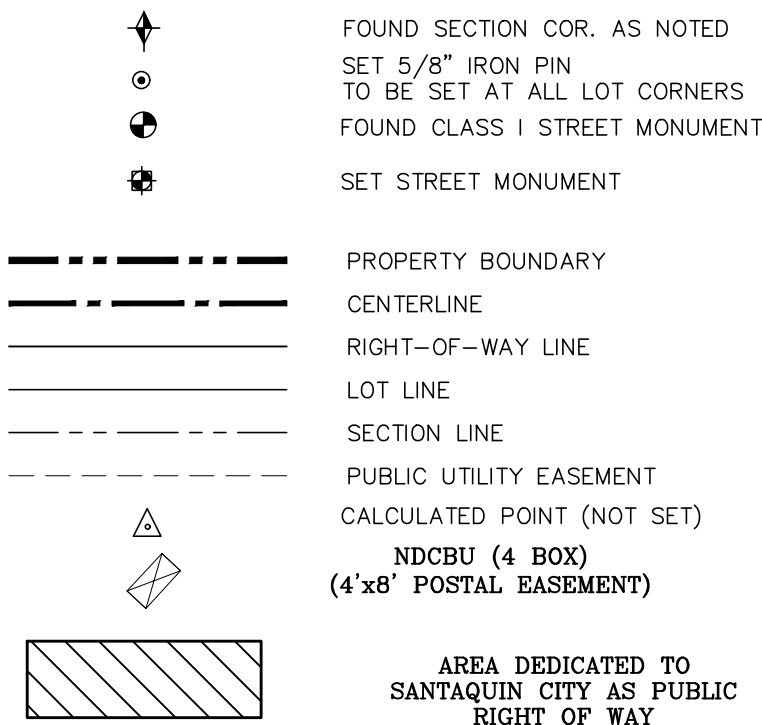
Skyilar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

LEGEND



- NOTE:
- ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY (LOTS 31 thru 39).
 - ACCESS TO LOT 39 SHALL BE LIMITED TO TANNER ROAD ONLY.

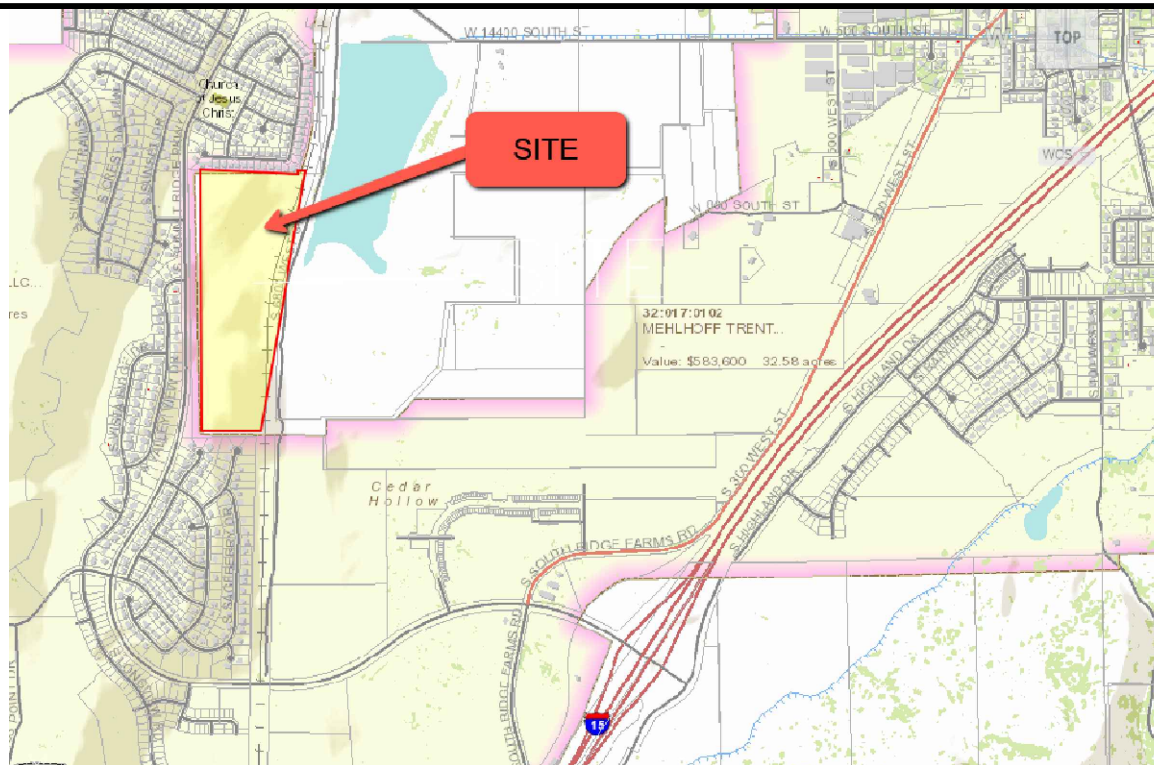
TANNER FLATS @ SUMMIT RIDGE

- PHASE 2a -

An Amendment of Tanner Flats @ Summit Ridge Phase 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.34'	15.00'	16.39'	S32°23'22"E	66°14'20"
C2	13.43'	529.00'	13.43'	S64°46'54"E	1°27'15"
C3	24.04'	15.00'	21.55'	S49°29'22"W	91°48'26"
C4	222.30'	3019.90'	222.25'	N1°28'37"E	41°3'03"
C5	87.65'	3019.90'	87.64'	N2°45'16"E	1°39'46"
C6	22.77'	15.00'	20.64'	S41°33'20"E	86°57'25"
C7	85.73'	529.00'	85.64'	S80°23'29"E	91°7'07"
C8	27.10'	15.00'	23.56'	N52°29'27"E	103°31'17"
C9	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C10	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C11	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C12	42.85'	3019.90'	42.85'	N01°3'31"W	0°48'47"
C13	50.54'	1031.00'	50.53'	S0°40'27"E	2°48'31"
C14	168.95'	471.00'	168.05'	N74°19'50"W	20°33'09"
C15	91.80'	3019.90'	91.80'	N1°03'07"E	1°44'30"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	152.81'	500.00'	152.22'	N77°45'59"W	17°30'41"
C17	43.25'	500.00'	43.24'	N66°31'58"W	4°57'23"
C18	10.81'	1000.00'	10.81'	S1°02'23"W	0°37'10"
C19	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C20	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

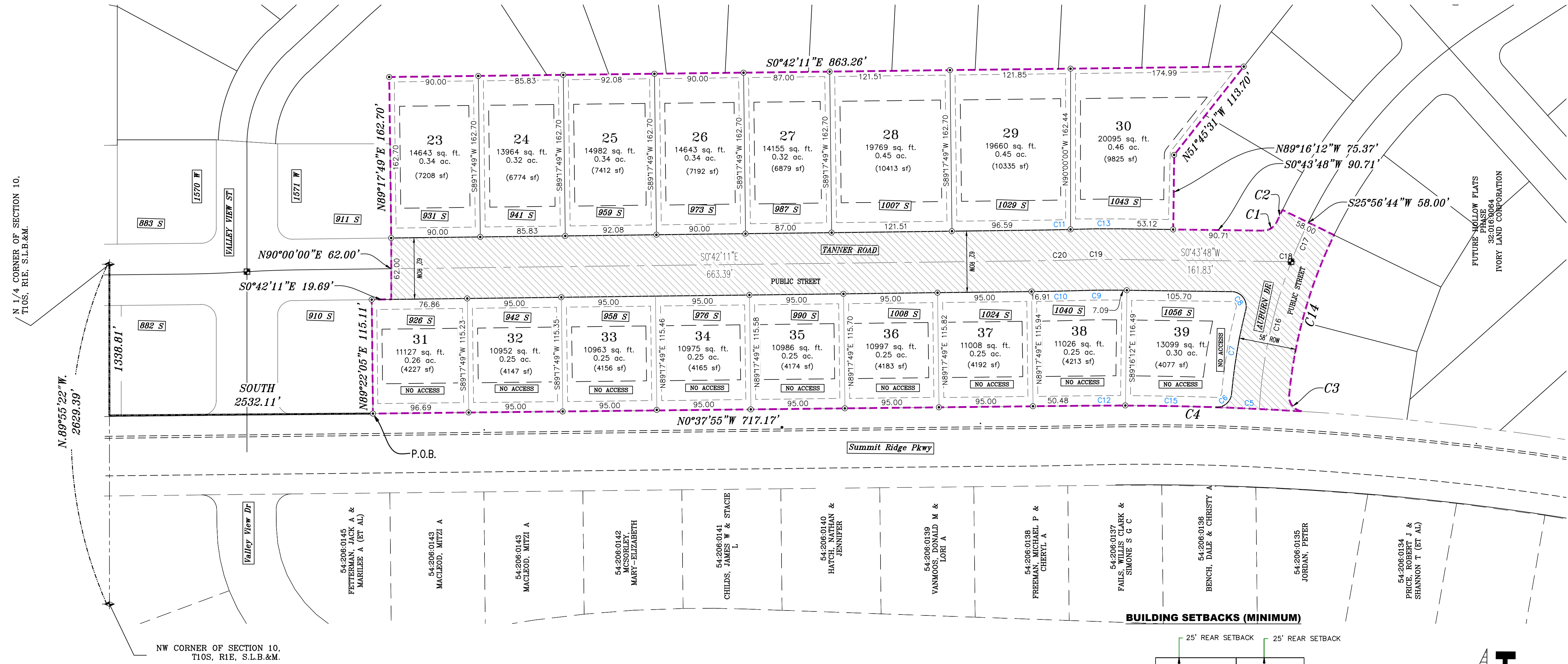
Boundary Description

TANNER FLATS @ SUMMIT RIDGE - PHASE 2a

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 89° 22' 05" E FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 17' 49" E FOR A DISTANCE OF 162.70 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 963.26 FEET TO A POINT ON A LINE.
THENCE, N 51° 45' 31" W FOR A DISTANCE OF 113.70 FEET TO A POINT ON A LINE.
THENCE, N 89° 16' 12" W FOR A DISTANCE OF 75.37 FEET TO A POINT ON A LINE.
THENCE, S 00° 43' 48" W FOR A DISTANCE OF 90.71 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 66° 14' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 23' 22" E FOR A DISTANCE OF 16.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 27' 15", HAVING A RADIUS OF 529.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 46' 54" E FOR A DISTANCE OF 13.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 25° 56' 44" W FOR A DISTANCE OF 58.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 20° 33' 09", HAVING A RADIUS OF 471.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 19' 50" W FOR A DISTANCE OF 168.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH 91° 48' 26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 49° 29' 22" W FOR A DISTANCE OF 21.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 13' 03", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 01° 28' 37" E FOR A DISTANCE OF 222.25 FEET.
THENCE N 00° 37' 55" W A DISTANCE OF 717.17 FEET TO THE POINT OF BEGINNING

CONTAINING 6.87 ACRES OF LAND AND 17 LOTS



- NOTES:
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #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.
 - PROPOSED RESIDENTIAL ADDRESS
 - AREA IN PARENTHESIS DENOTES BUILDABLE AREA
 - 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.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.

UTILITIES APPROVAL

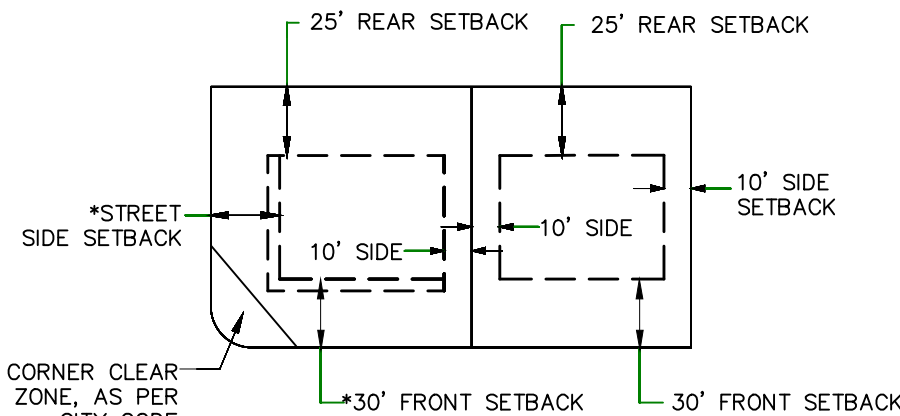
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

QUESTAR GAS COMPANY dba ENDBRIDGE APPROVAL

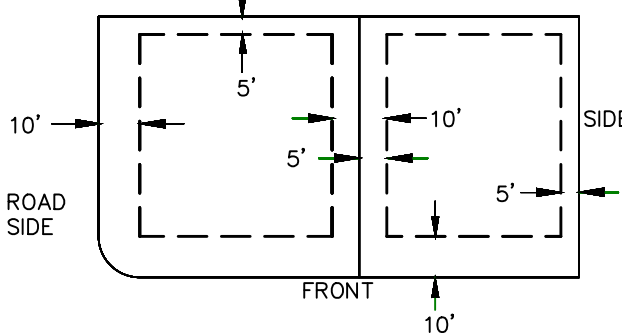
QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____
QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH
BY-_____
TITLE-_____



*FRONT SETBACK ON CORNER LOT. THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

PUBLIC UTILITY EASEMENTS



SCALE 1" = 60'
SCALE 1" = 120'

SHEET 1 of 1

May 20, 2025
DATE

ROBBIN J. MULLEN

OWNERS DEDICATION

KNOW ALL MEN 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 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____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH _____
COUNTY OF UTAH _____
ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY ADDRESS _____ 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. 20____

APPROVED MAYOR OF SANTAQUIN

ENGINEER
(See Seal Below)

ATTEST
CLERK-RECORDER
(See Seal Below)

TANNER FLATS @ SUMMIT RIDGE PHASE 2a An Amendment of Tanner Flats @ Summit Ridge Phase 2

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

PHASE 2 BREAKDOWN	
TOTAL LOT ACREAGE	5.92 ACRES
TOTAL LOT ACREAGE	4.07 ACRES
TOTAL ROW ACREAGE	1.85 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	R-1-10
DENSITY	2.53 / .494
NUMBER OF LOTS	15 LOTS

PROJECT DEVELOPER	
Skylar Tolbert Ivory Development 801-520-9127 skylart@ivorydevelopment.com	
PROJECT ENGINEER & SURVEYOR	
REGION ENGINEERING & SURVEYING 1776 NORTH STATE STREET #110 OREM, UTAH 84057 PH - 801.376.2245	

LEGEND

	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN
	TO BE SET AT ALL LOT CORNERS
	FOUND CLASS 1 STREET MONUMENT
	SET STREET MONUMENT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	PUBLIC UTILITY EASEMENT
	CALCULATED POINT (NOT SET)
	NDCBU (4 BOX) (4x8" POSTAL EASEMENT)
	AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC RIGHT OF WAY

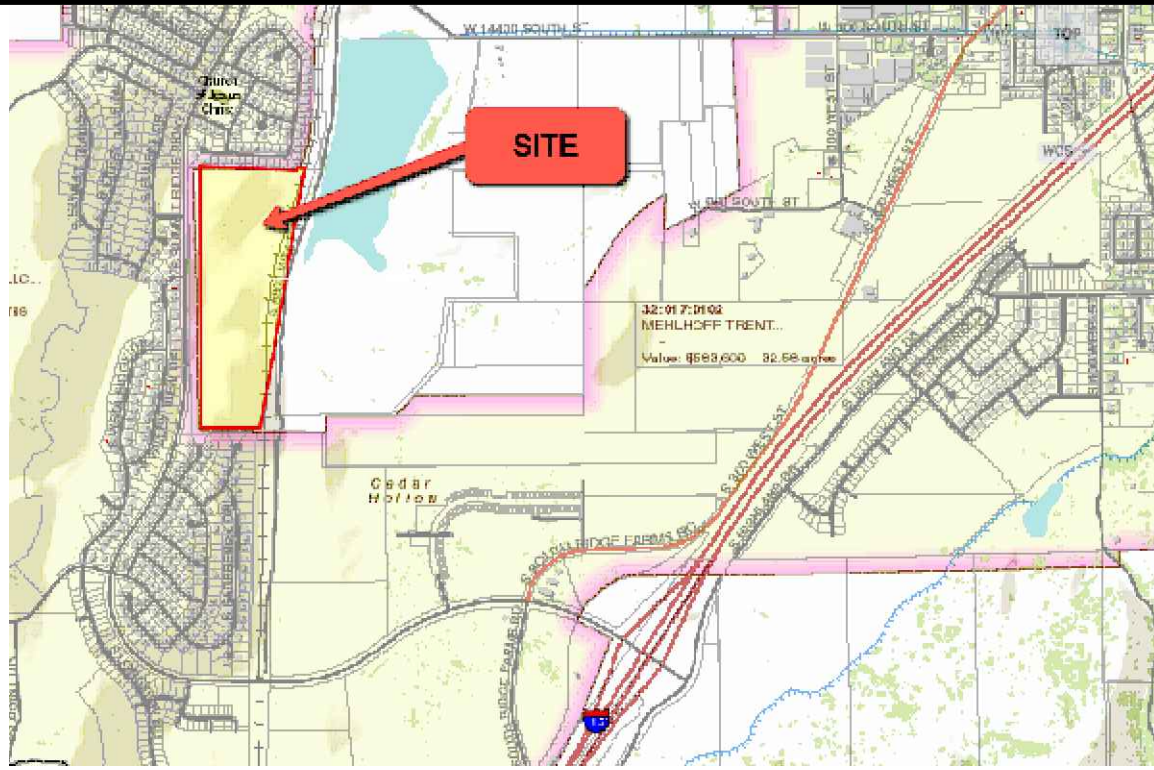
NOTE:

- ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY (LOTS 29 THRU 37).
- ACCESS TO LOTS SHALL BE LIMITED TO TANNER ROAD ONLY.

TANNER FLATS @ SUMMIT RIDGE - PHASE 2 -

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.11'	15.00'	20.89'	S43°26'54"E	88°17'10"
C2	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C3	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C4	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"
C5	223.67'	3019.90'	223.62'	N1°29'24"E	4°14'37"
C6	30.75'	1000.00'	30.75'	S1°36'40"W	1°45'43"
C7	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C8	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C9	47.50'	969.00'	47.50'	S0°40'27"E	2°48'31"
C10	24.75'	1031.00'	24.75'	S1°23'27"E	1°22'32"
C11	42.85'	3019.90'	42.85'	N0°13'31"W	0°48'47"
C12	89.27'	3019.90'	89.27'	N1°01'41"E	1°41'38"
C13	23.42'	15.00'	21.11'	N42°51'52"W	89°27'15"
C14	24.00'	15.00'	21.52'	S46°34'10"W	91°40'43"
C15	23.26'	969.00'	23.26'	N1°23'27"W	1°22'32"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	42.15'	1031.00'	42.15'	N0°54'27"W	2°20'32"
C17	23.75'	15.00'	21.34'	N44°38'54"E	90°42'11"
C18	23.38'	15.00'	21.08'	N45°21'06"W	89°17'49"
C19	23.75'	15.00'	21.34'	N44°38'54"E	90°42'11"
C20	23.38'	15.00'	21.08'	N45°21'06"W	89°17'49"
C21	91.55'	3019.90'	91.54'	N2°44'36"E	1°44'13"



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

Boundary Description

Finalized

08/07/2024 1:26:17 PM

TANNER FLATS @ SUMMIT RIDGE - PHASE 2

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

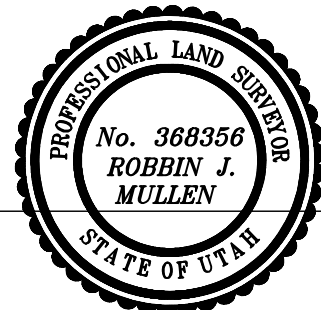
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CONTAINING 5.92 ACRES OF LAND AND 15 LOTS

February 25, 2024

DATE

ROBBIN J. MULLEN



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THIS 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 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____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

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. 20____

APPROVED MAYOR OF SANTIQUIN

ATTEST _____

ENGINEER
(See Seal Below)

CLERK-RECORDER
(See Seal Below)

TANNER FLATS @ SUMMIT RIDGE PHASE 2

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

N 1/4 CORNER OF SECTION 10,
T10S, R1E, S1B&M.

N.89°55'22"W.
2629.38'

Valley View Dr
54-206-0145
PETERMAN, JAMES A &
MARILYN A (ET AL)

54-206-0143
MACLEOD, MITZI A

54-206-0143
MACLEOD, MITZI A

54-206-0142
MCSORLEY, MARY-ELIZABETH

54-206-0141
CHILDS, JAMES W & STACIE L

54-206-0140
HATCH, NATHAN & JENNIFER

54-206-0139
VANOGDON, JAMES M & LORI A

54-206-0138
PREMAN, CHERRY L A

54-206-0137
FAILS, WILLIS CLARK & SMONE S G C

54-206-0136
BENCH, DALE & CHRISTY A

54-206-0135
JORDAN, PETER

54-206-0134
PICKENS, JAMES J & SHANNON T (ET AL)

UTILITIES 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

DOMINION ENERGY ACCEPTANCE

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

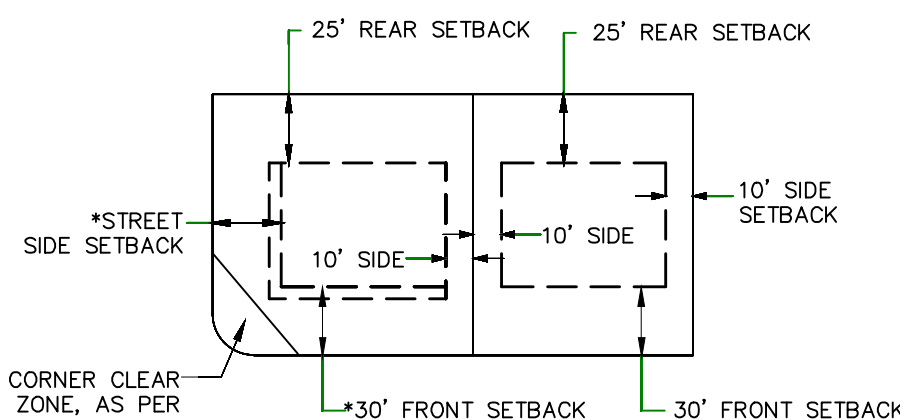
APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY- _____

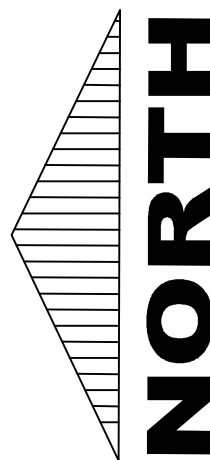
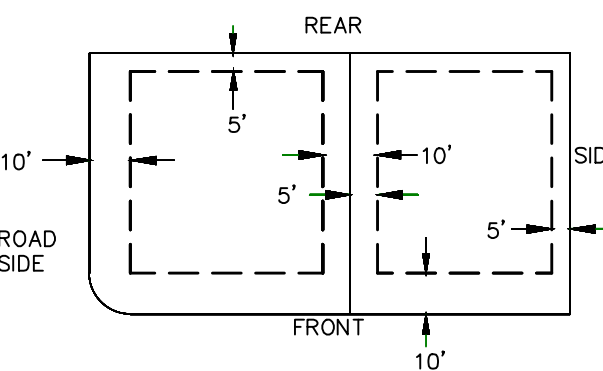
TITLE- _____

BUILDING SETBACKS (MINIMUM)



*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

PUBLIC UTILITY EASEMENTS



30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET 1 of 1

NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #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.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTIQUIN 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.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.