

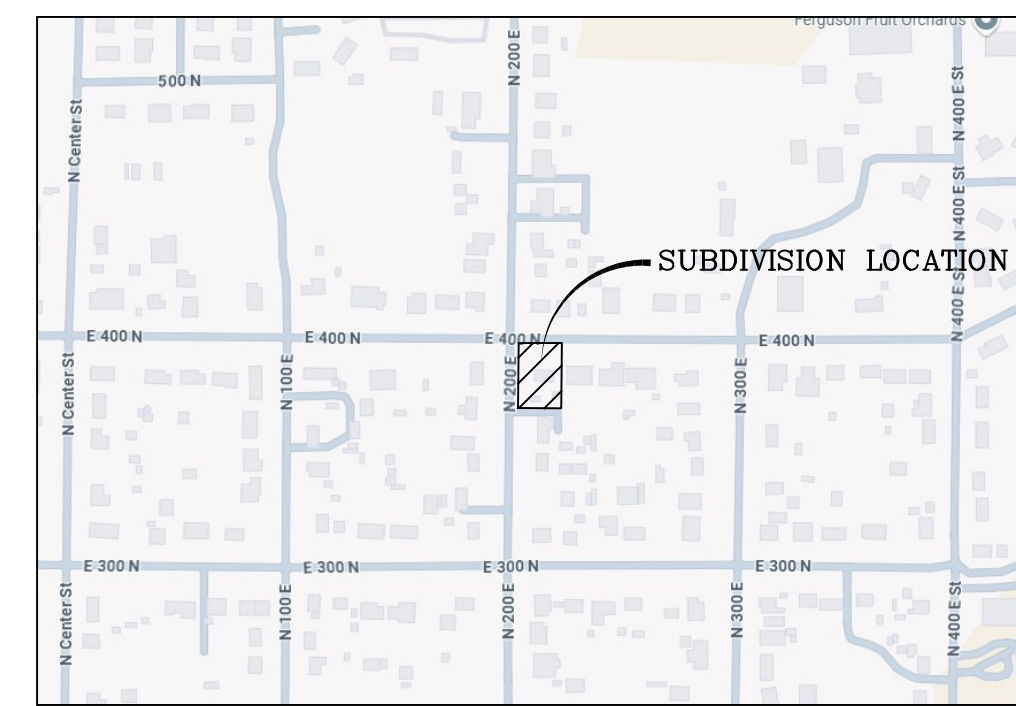
NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

# PLAT "A" PEAK SUBDIVISION

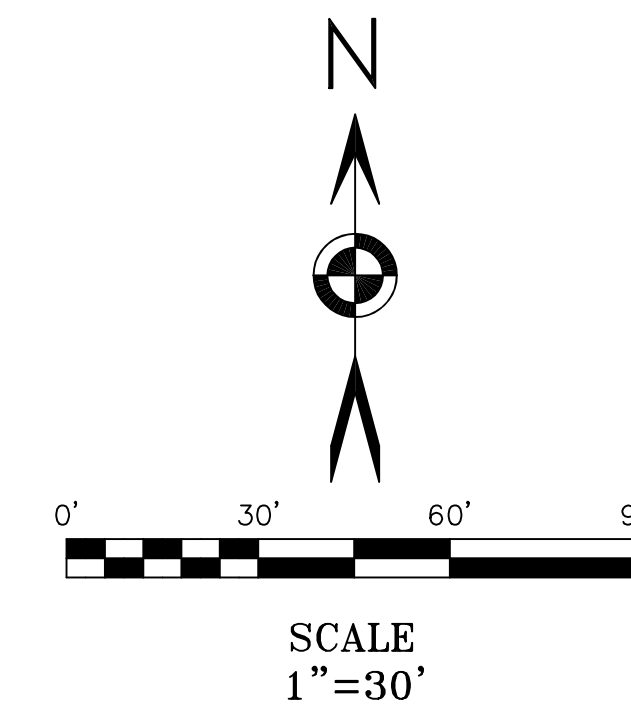
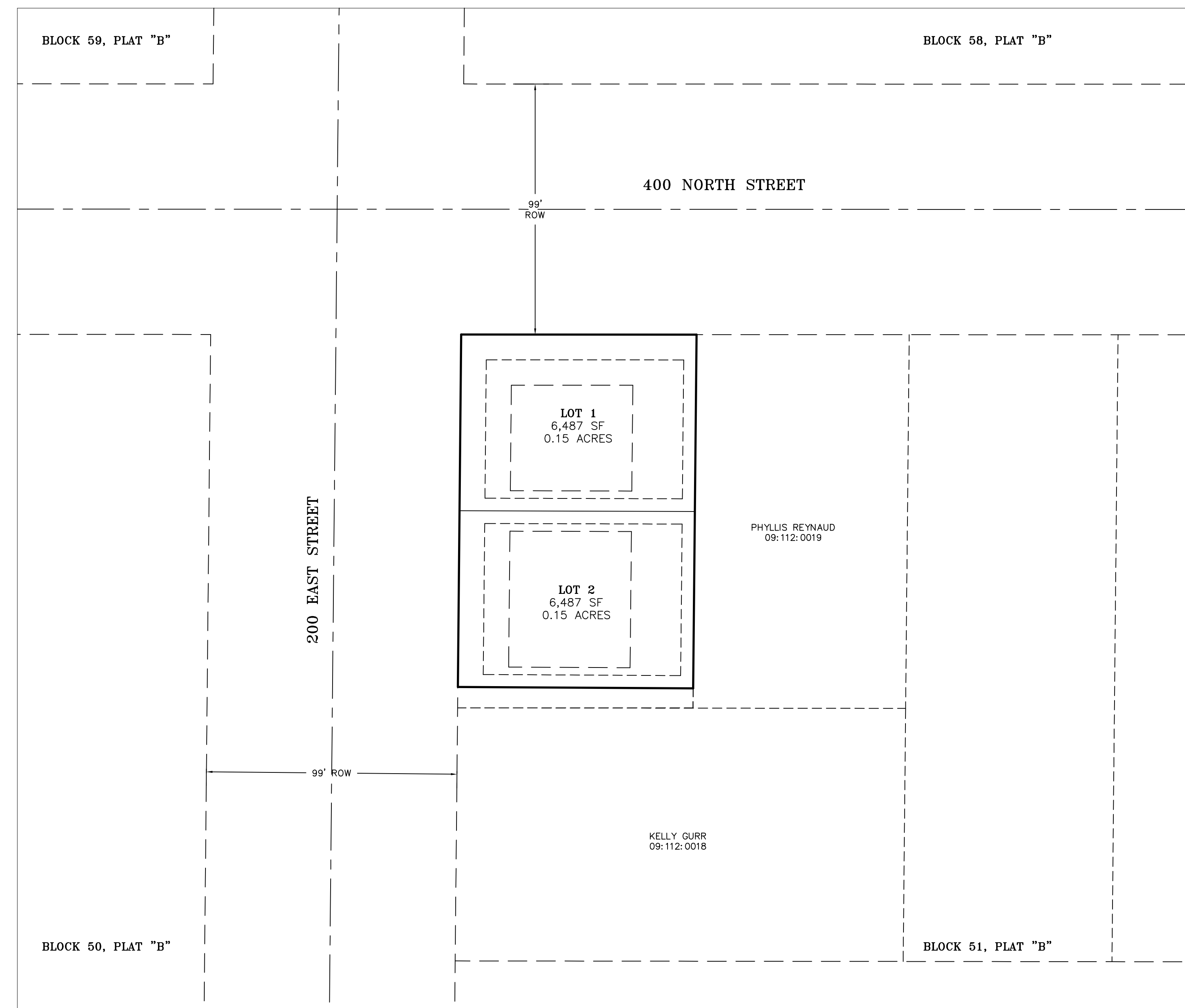
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET # SHEET NAME

1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN
4	SURVEY PLAT

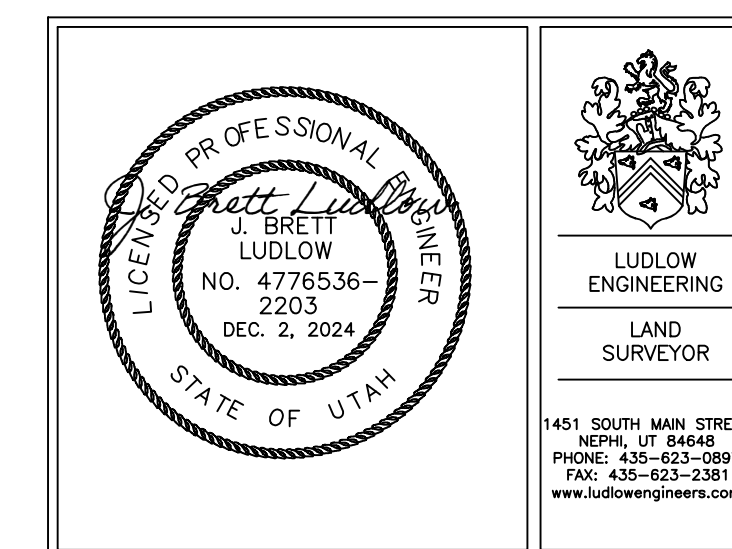


VICINITY MAP  
-NTS-



DATA TABLE:  
ZONING=R-8  
TOTAL # OF LOTS=2  
TOTAL ACREAGE=0.30  
LOTS/ACRE=6.67

GENERAL NOTE:  
1. 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.  
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



OWNER/DEVELOPER:  
PEAK TO PEAK REAL ESTATE, LLC  
JARRETT WHITE  
435-851-1101

ENGINEER/SURVEYOR:  
LUDLOW ENGINEERING  
435-623-0897  
1451 S MAIN  
NEPHI, UT 84648

REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD  
DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.  
SCALE: 1" = 30' DRAWN: K. ROUNDY  
REVISION: CHECKED: D. PENROD



LUDLOW ENGINEERING & ASSOCIATES

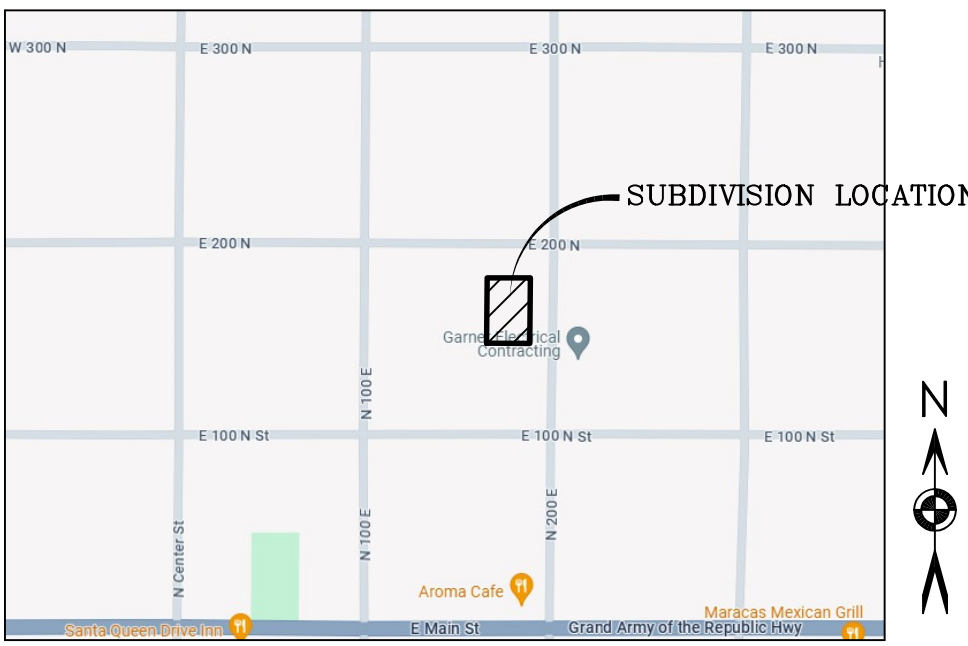
Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
Claim Surveys \* Control Networks \* Construction Surveys \* Topography  
Civil \* Sewer & Water Design \* Residential & Commercial Structure  
Subdivision Design \* Site Plans \* Road Design  
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" PEAK SUBDIVISION

LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
NOVEMBER 2024

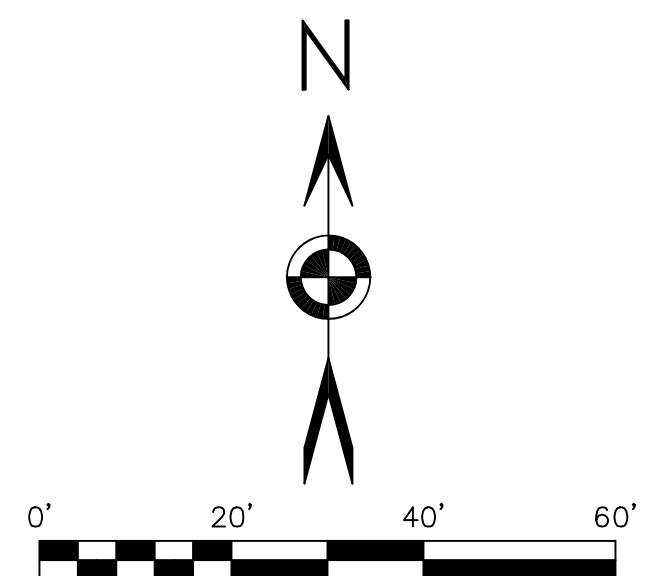
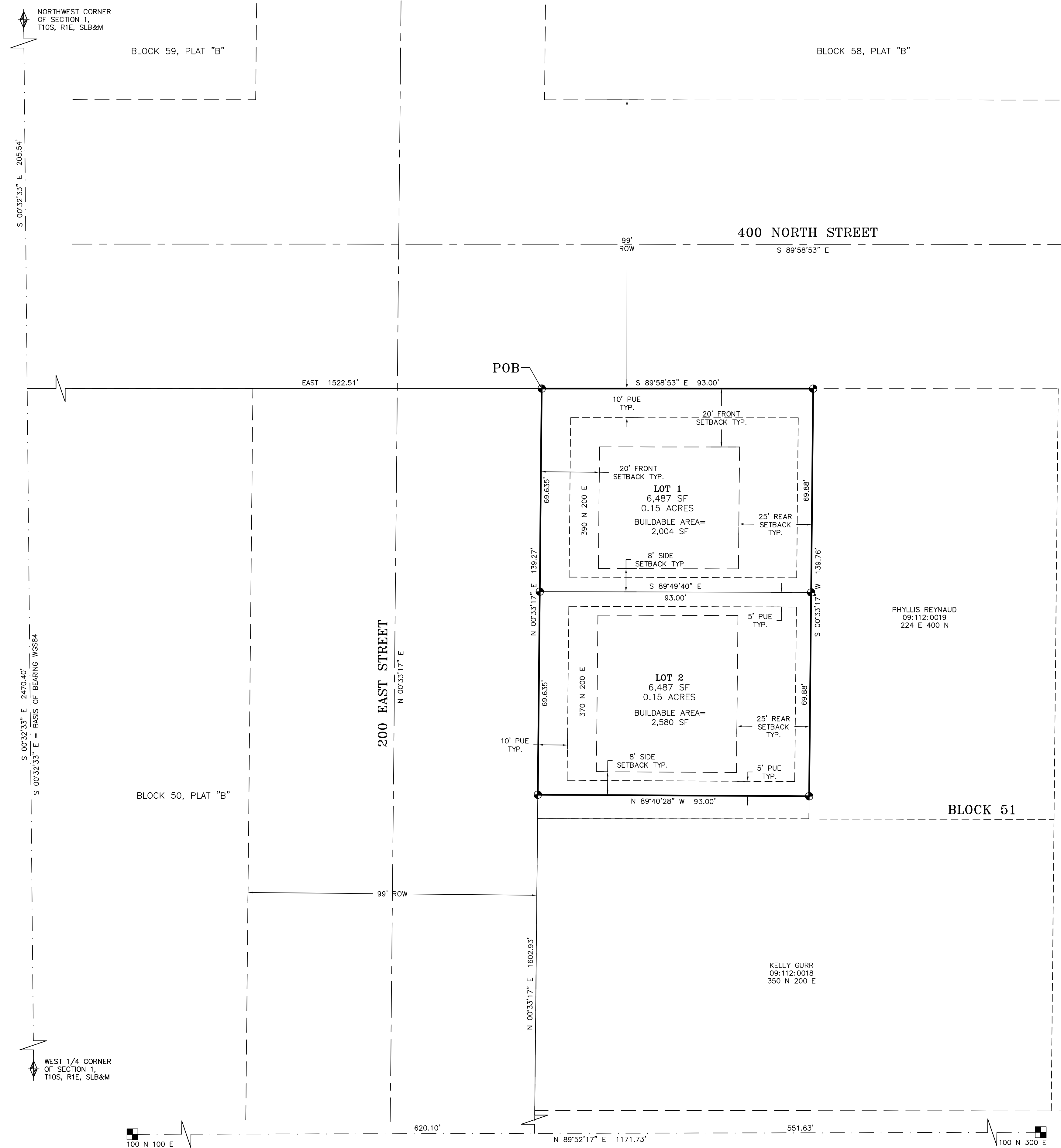
# PLAT "A" PEAK SUBDIVISION



VICINITY MAP  
-NTS-

**GENERAL 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.

**SETBACK REQUIREMENTS:**  
FRONT=  
15.00' TO COVERED PORCHES  
20.00' TO LIVING AREA OR GARAGE SIDE  
25.00' TO GARAGE DOOR  
SIDE=8.00'  
REAR=25.00'



SCALE  
1"=20'

**LEGEND**

- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = FOUND INTERSECTION MONUMENT
- = LAND OWNER DEED DESCRIPTION LINE
- = DESCRIBED BOUNDARY
- = SECTION LINE
- = SETBACK
- = EASEMENT
- = ADDRESS

**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: \_\_\_\_\_

**CERTIFICATION**

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD \_\_\_\_\_ DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSHIP SURVEY, SAID POINT ALSO BEING S00°32'33"E 205.54 FEET ALONG THE SECTION LINE AND EAST 1522.51 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES OF LAND.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT 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\_\_\_\_.

JARRETT WHITE, MANAGING MEMBER OF  
PEAK TO PEAK REAL ESTATE, LLC

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, JARRETT WHITE, MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY  
THE PLANNING COMMISSION.

CHAIRMAN \_\_\_\_\_ DIRECTOR / SECRETARY \_\_\_\_\_

**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 TO ACCESS 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 \_\_\_\_\_ DATE \_\_\_\_\_  
CENTRACOM \_\_\_\_\_ DATE \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

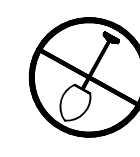
PLAT A  
**PEAK**  
SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.  
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH  
SCALE 1"= 20 FEET

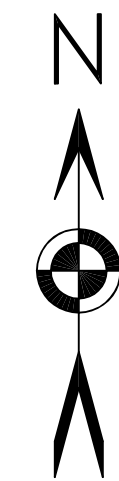
SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

**COUNTY RECORDER'S CERTIFICATE**

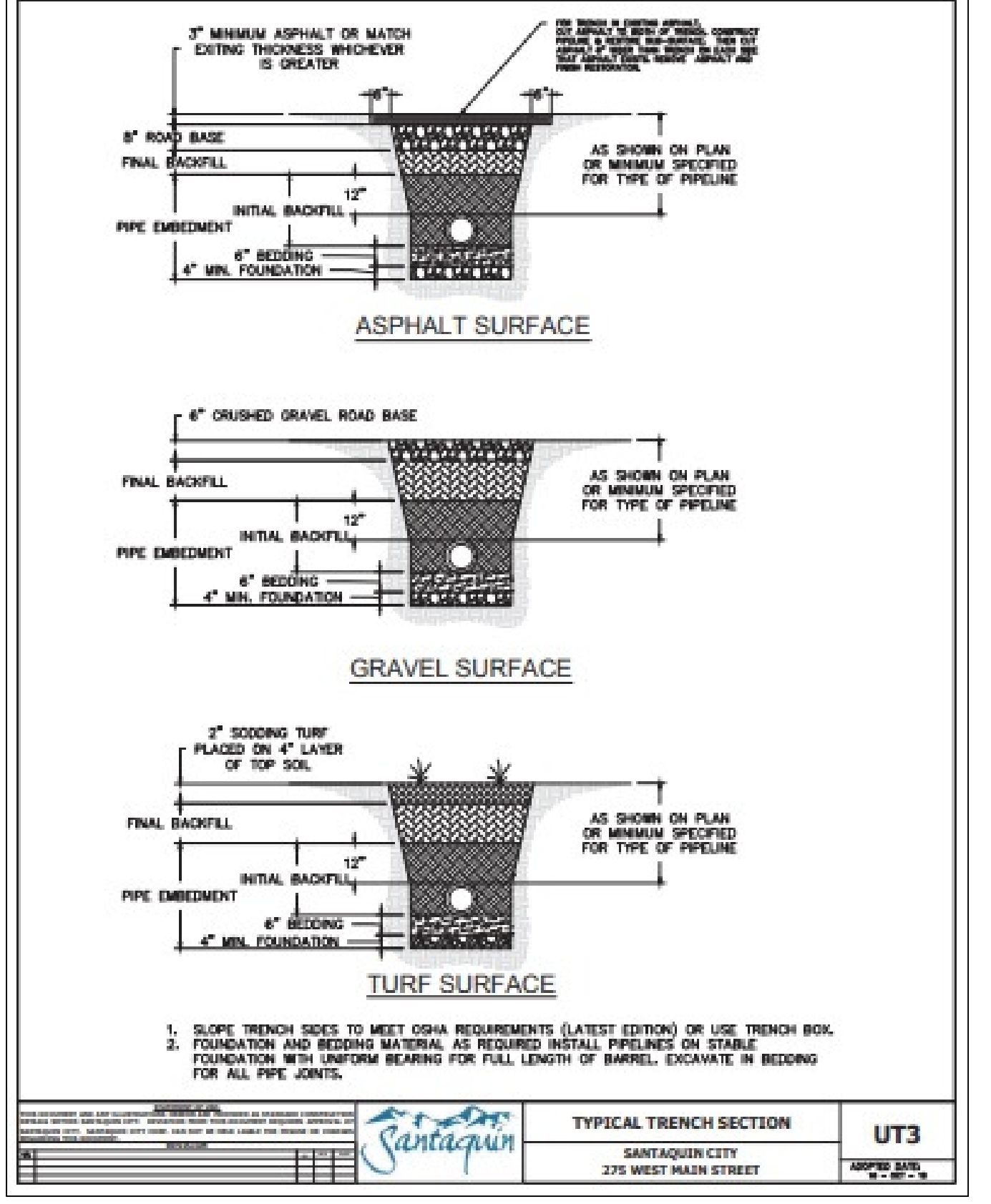
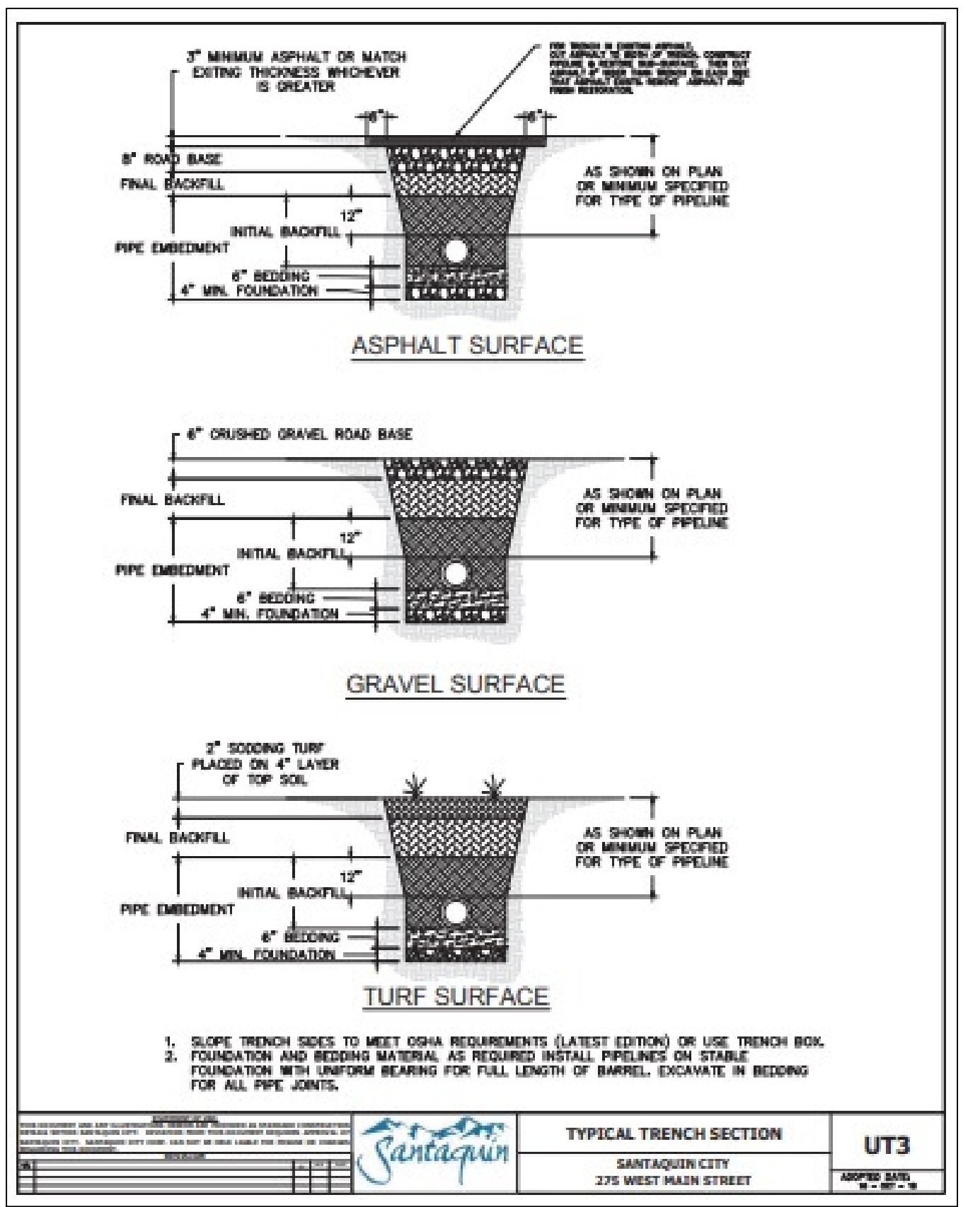
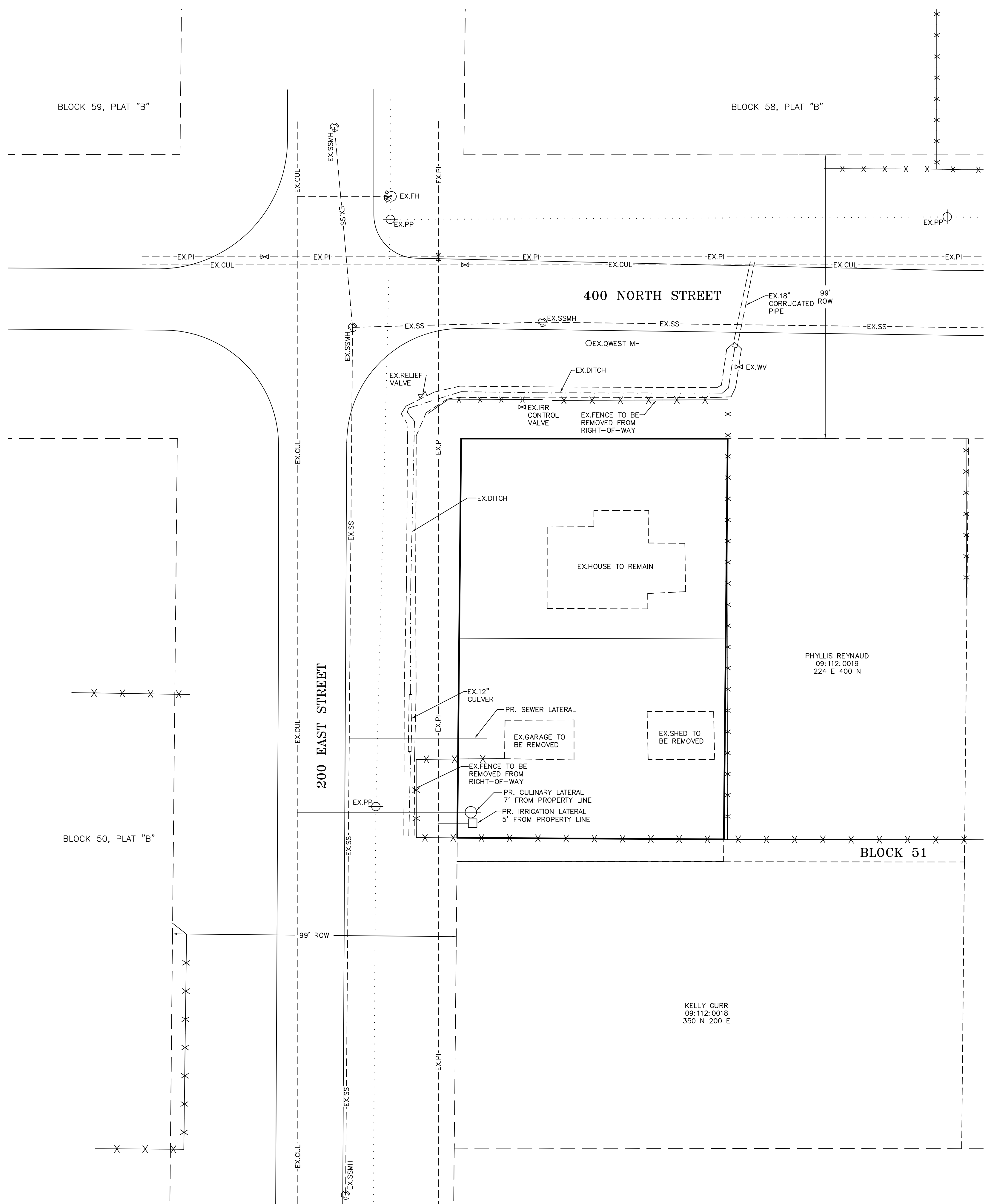
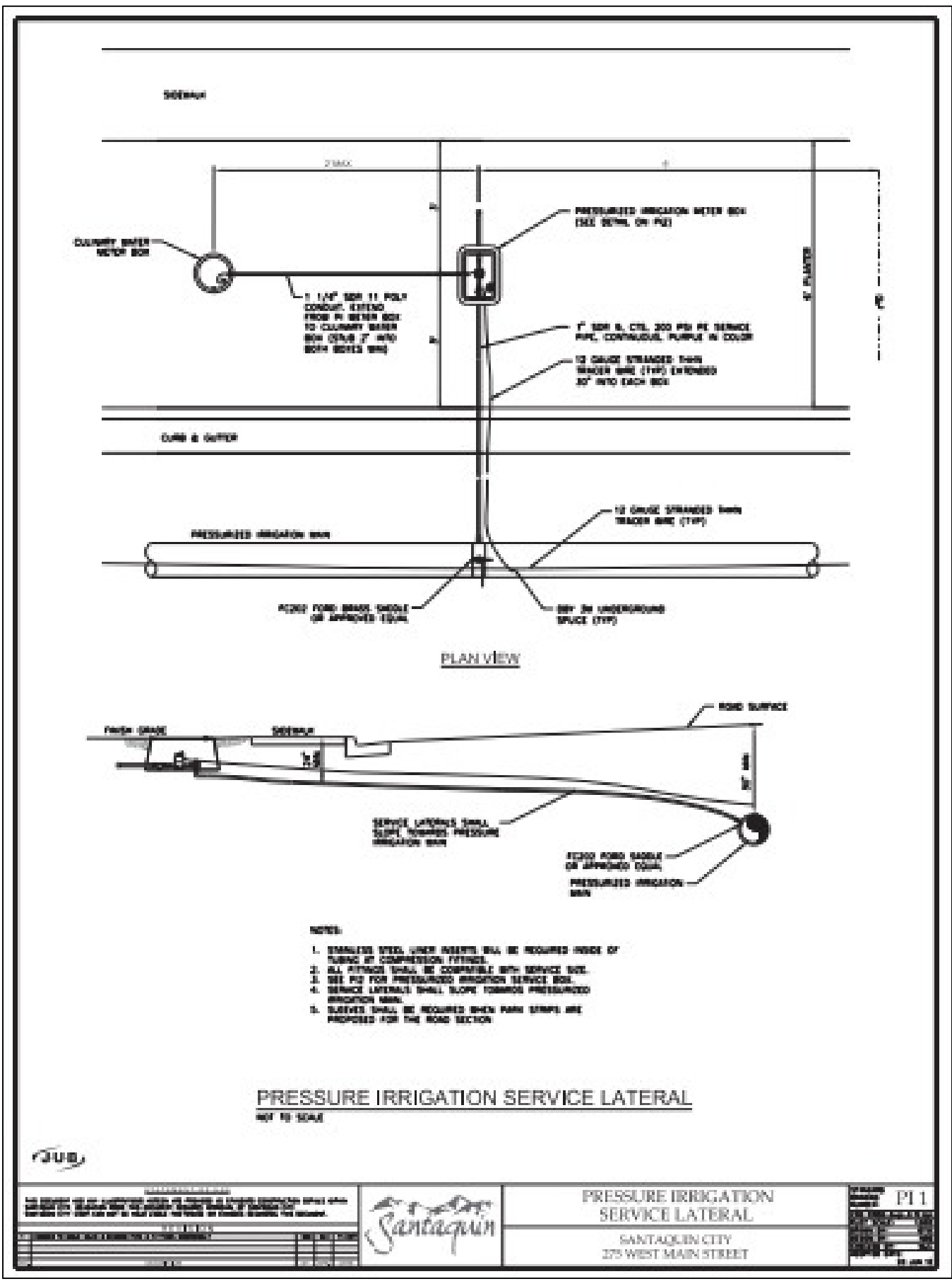
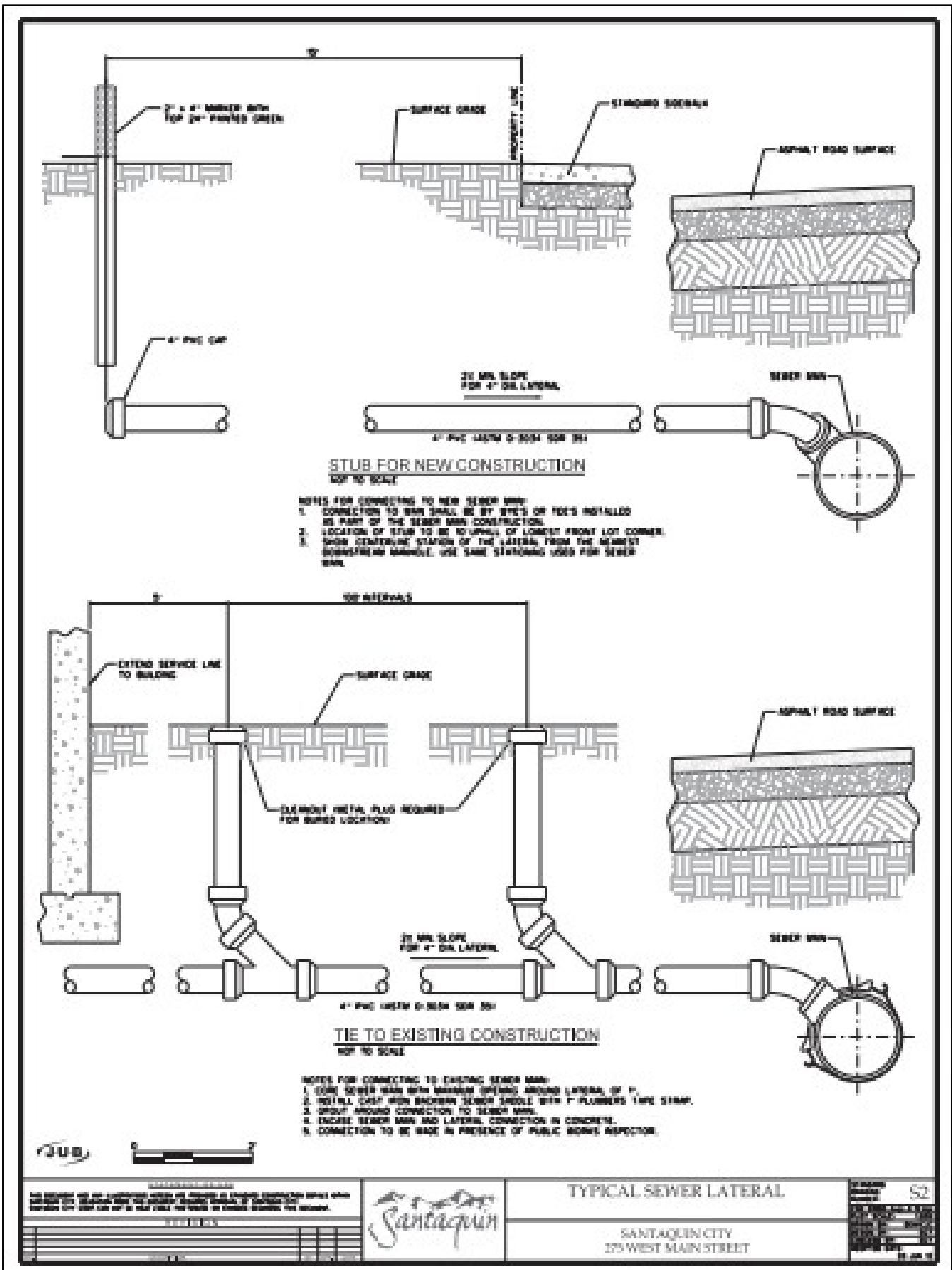




NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-682-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SCALE  
1"=20'



REVISIONS	
1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD  
 DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.  
 SCALE: 1" = 20' DRAWN: K. ROUNDY  
 REVISION: CHECKED: D. PENROD

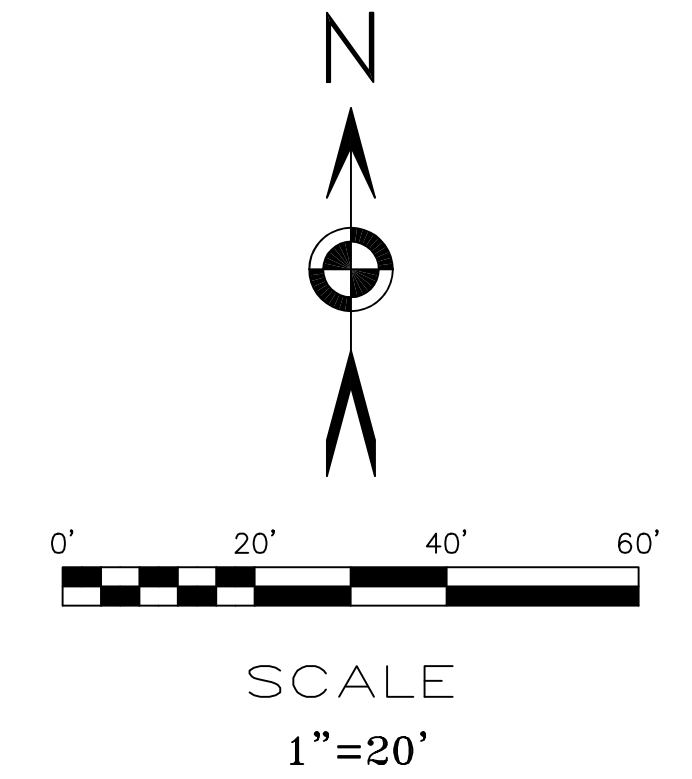
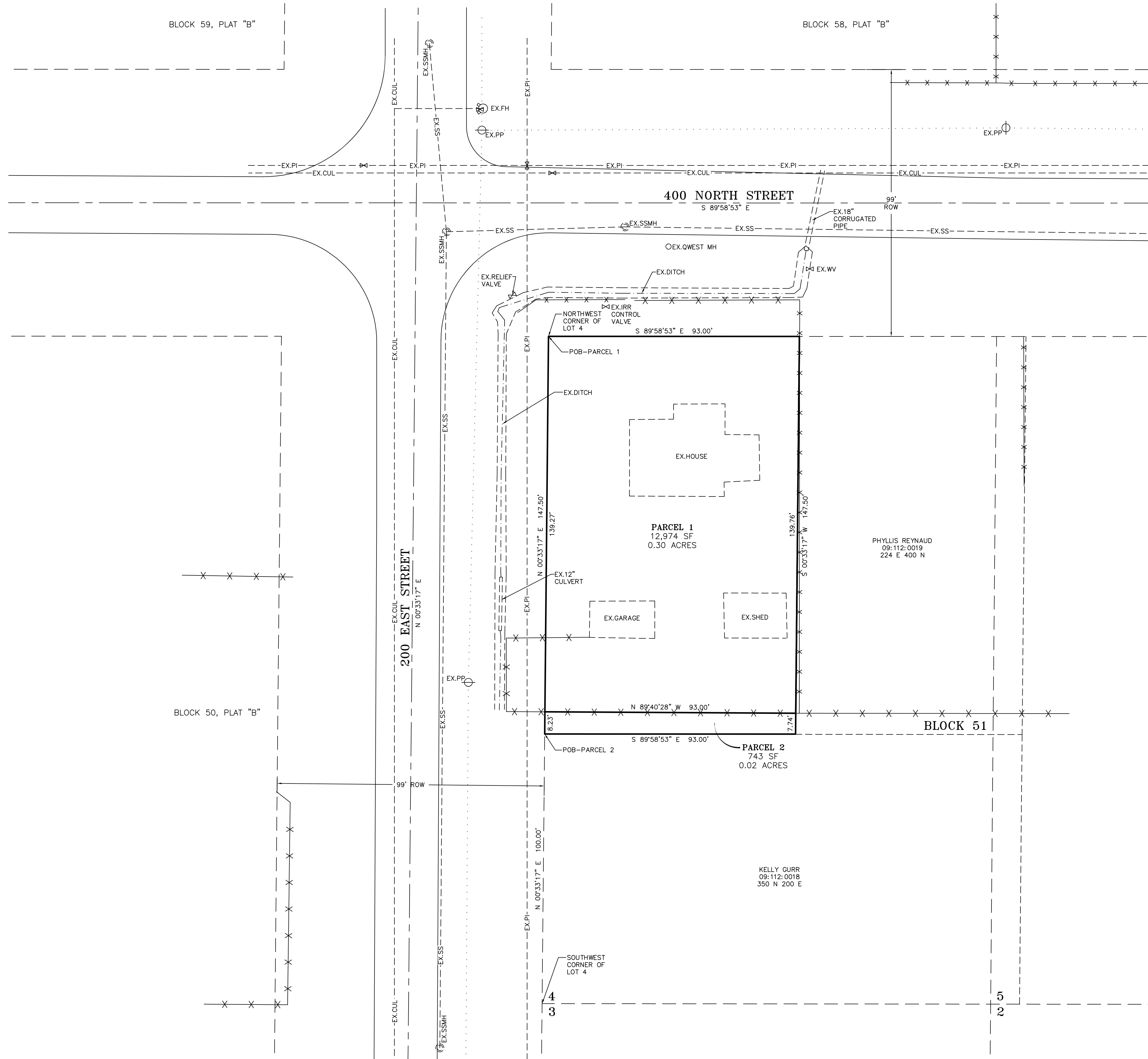
**LUDLOW ENGINEERING & ASSOCIATES**  
 Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
 Claim Surveys \* Control Networks \* Construction Surveys \* Topography  
 Civil \* Sewer & Water Design \* Residential & Commercial Structure  
 Subdivision Design \* Site Plans \* Road Design  
 1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

UTILITY PLAN

PLAT "A" PEAK SUBDIVISION  
 LOT 4, BLOCK 51, PLAT "B", SANTAGUIN TOWNSHIP SURVEY OF BUILDING LOTS  
 SANTAGUIN CITY, UTAH COUNTY, UTAH  
 NOVEMBER 2024

SHEET  
C  
3  
SHEETS

# BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY



- LEGEND**
- = SET 5/8" REBAR WITH CAP
  - = SECTION CORNER
  - = LAND OWNER DEED DESCRIPTION LINE
  - = SECTION LINE
  - = EXISTING FENCE LINE
  - = DESCRIBED BOUNDARY

**NARRATIVE**

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates.

Survey requested by PEAK TO PEAK REAL ESTATE, LLC.

**CURRENT DEED DESCRIPTION**

TAX PARCEL #09-112-0013; COMMENCING 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; THENCE NORTH 147.50 FEET; THENCE EAST 93 FEET; THENCE SOUTH 147.50 FEET; THENCE WEST 93 FEET TO THE PLACE OF BEGINNING.

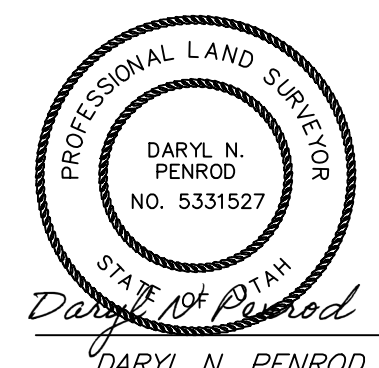
**REQUESTED SURVEYED DESCRIPTION**

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 51 WHICH LIES N00°33'17"E 108.23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES N00°33'17"E 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET; THENCE N00°33'17"E 7.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE S00°33'17"W 8.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE**

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



Daryl N. Penrod  
DARYL N. PENROD  
DATE 10/31/2024  
UT. LICENSE NO. 5331527

**REVISIONS**

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD  
 DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.  
 SCALE: 1" = 20' DRAWN: K. ROUNDY  
 REVISION: CHECKED: D. PENROD

**LUDLOW ENGINEERING & ASSOCIATES**  
 Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
 Claim Surveys \* Control Networks \* Construction Surveys \* Topography  
 Civil \* Sewer & Water Design \* Residential & Commercial Structure  
 Subdivision Design \* Site Plans \* Road Design  
 1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

**RECORD OF SURVEY**

**SURVEY FOR**  
**PEAK TO PEAK REAL ESTATE, LLC**  
 SECTION 1, T. 10 S., R. 1 E., S18BM,  
 SANTAQUIN CITY, UTAH COUNTY, UTAH  
 OCTOBER 2024