

# THE ORCHARDS @ APPLE GROVE CONDOMINIUMS A-E

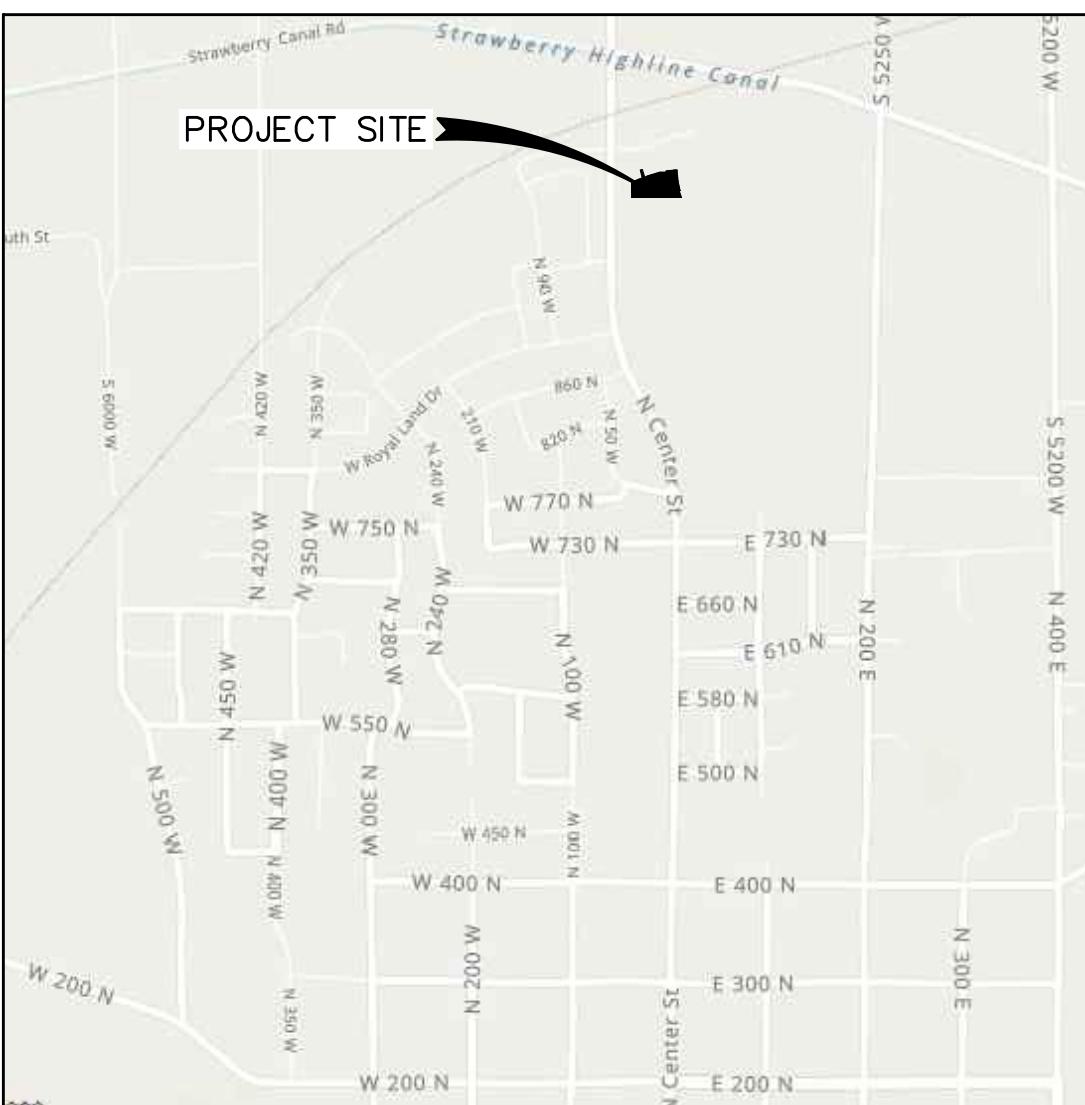
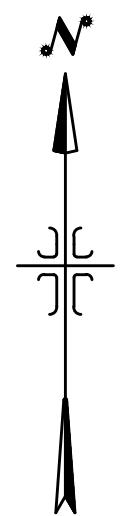
## FINAL PLAT SANTAQUIN, UTAH COUNTY, UTAH JANUARY 2026

### -INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET FINAL PLATS FOR THE ORCHARDS @ APPLE GROVE CONDOMINIUM A, B, C, D, & E
SP-01	OVERALL SITE PLAN
SP-01-A	SITE PLAN PHASE A
SP-01-B	SITE PLAN PHASE B
UT-01	UTILITY LAYOUT
GR-01	GRADING & DRAINAGE
LS-01	LANDSCAPE/AMENITIES PHASING PLAN
LS-02	LANDSCAPE PLAN
DT-01	DETAILS
DT-02	DETAILS

### PARKING

PARKING REQUIRED =	135 STALLS
PARKING PROVIDED =	166 STALLS
PHASE A=	82 STALLS
PHASE B=	84 STALLS
ADA PARKING =	9 STALLS
COVERED PARKING REQUIRED=	00 STALLS
COVERED PARKING PROVIDED=	60 STALLS



VICINITY MAP  
-NTS-

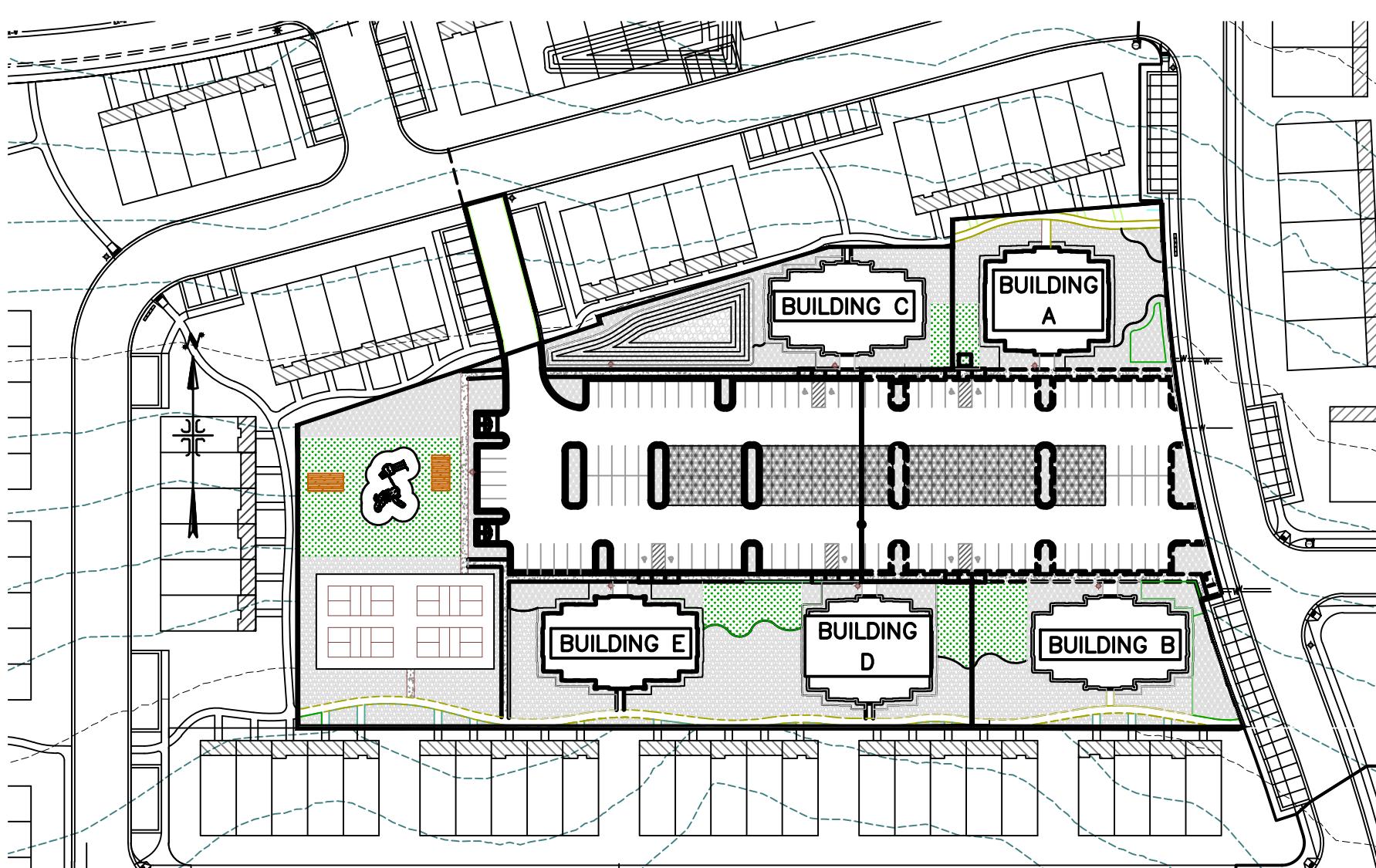
TABULATIONS	
APPLE HOLLOW AT THE ORCHARDS B	
ZONE:	R-10 PUD ZONE
PROJECT AREA:	4.18± ACRES
# OF UNITS:	60 LOTS
DENSITY:	14.35 UNITS/ACRE
OPEN SPACE:	1.90 ACRES±
TOTAL ACRES IN ROAD:	X.XX ACRES±

### GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
- A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANTAQUIN CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE ORCHARDS PLAT F-6 WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH ORCHARDS F-6.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- 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.
- TOWNHOME GARAGE SHALL BE 24'X24' WITH A 20' GARAGE DOOR.

### ROADWAY/STORM DRAIN

- ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTOR'S CLAIM FOR ADDITIONAL COMPENSATION.
- ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN IRRIGATION COMPANY.
- ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRE CAST - REINFORCED CONCRETE MANHOLE, WITH A WATERTIGHT SOLID MANHOLE COVER.
- ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.



### SEWER

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SANTAQUIN CITY.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.

### WATER

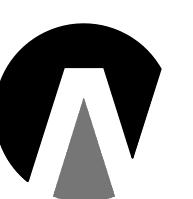
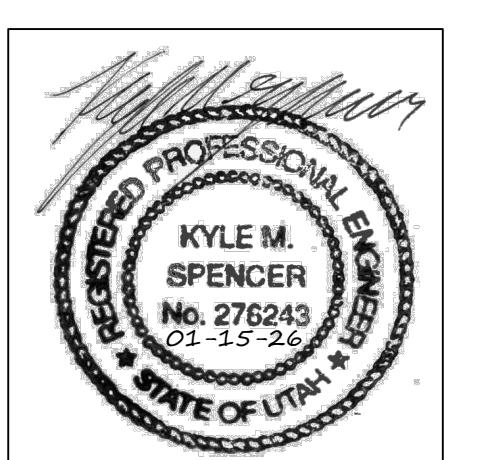
- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SANTAQUIN CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.
- WATERLINES TO BE BEDDED AS PER SANTAQUIN CITY DIVISION 3A SECTION 3A.04 SUB-SECTION E.
- ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE C-900 PVC PIPE AS PER SANTAQUIN CITY STANDARDS.

### ENGINEER

NORTHERN ENGINEERING  
KYLE SPENCER  
kspencer@neiutah.com  
TEL: 801-802-8992

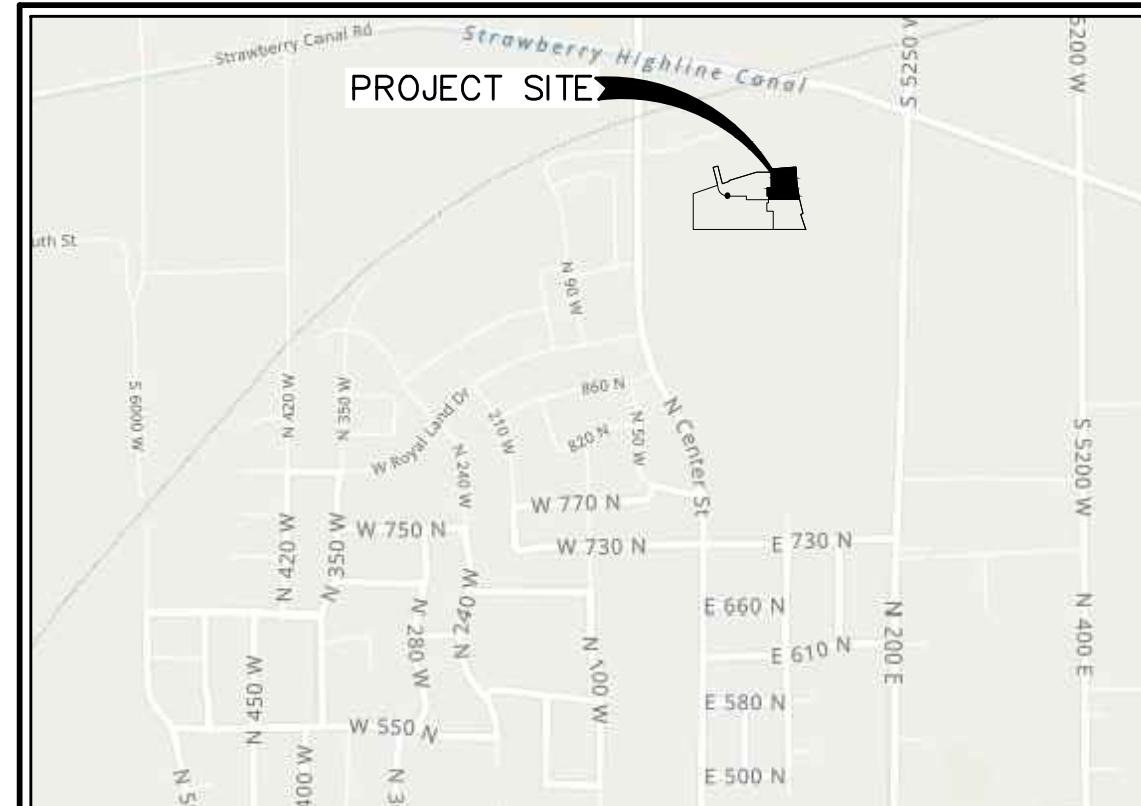
### DEVELOPER

REVERE HOMES  
JOHN CALDWELL (MANAGER)  
470 N. 2450 W.  
TREMONTON, UTAH 84337  
(801)-427-1733



**Northern**  
**ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992



## THE ORCHARDS @ APPLE GROVE CONDOMINIUM A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

### VICINITY MAP

NOTES:  
 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.  
 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA, IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.  
 3) NBCU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.  
 4) LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.  
 5) ANY PARKING OR BUILD. LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.  
 6) 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.

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements granted by existing underground utility companies. Nothing herein shall be construed to warrant or verify the present 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 pertaining to law or equity, or any other rights or obligations that do not constitute a deviation, deviation or 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 801-366-8532

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
By: \_\_\_\_\_

Title: \_\_\_\_\_

### LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

CENTRACOM ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_, BY THE CENTRACOM COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

CENTURY LINK ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_, BY THE CENTURY LINK COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

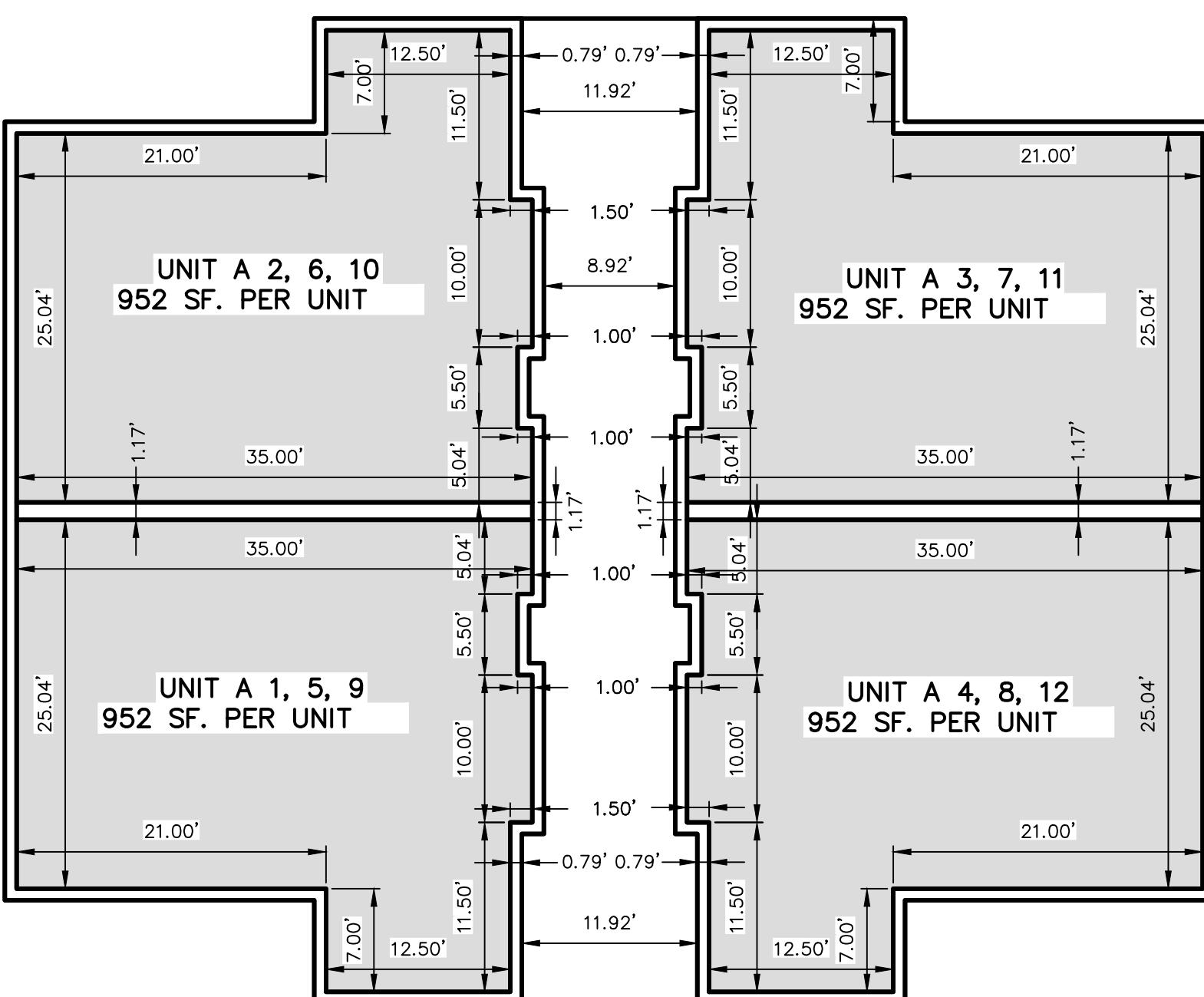
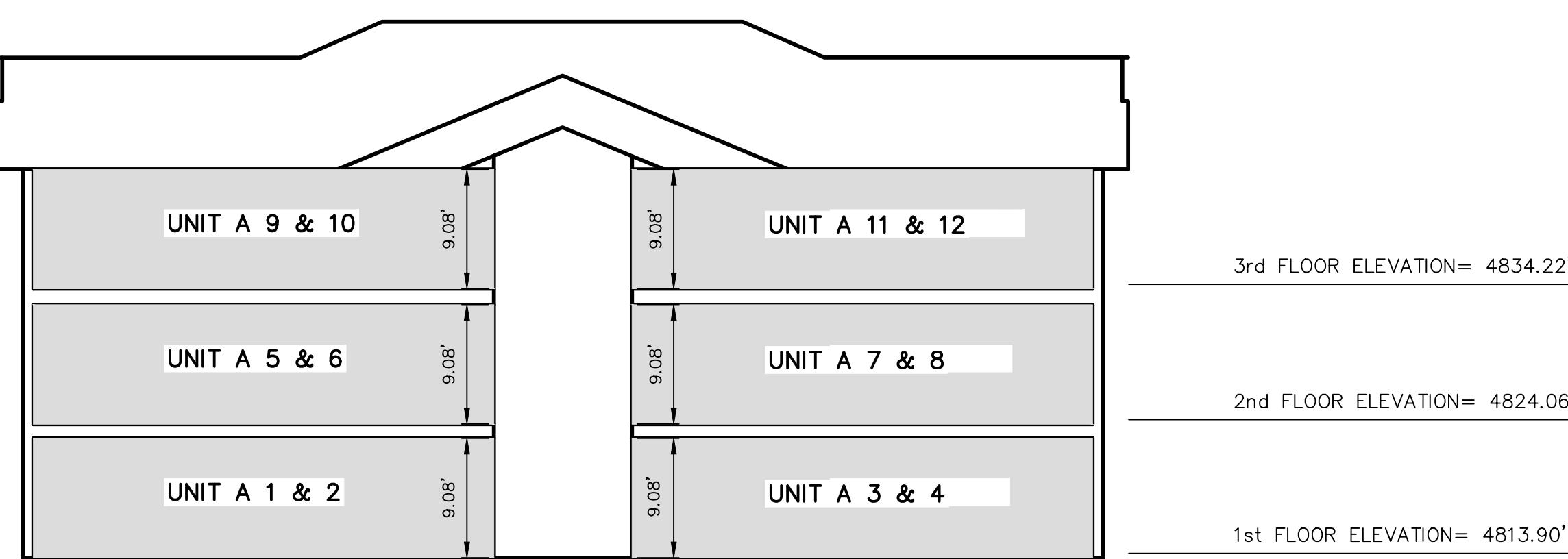
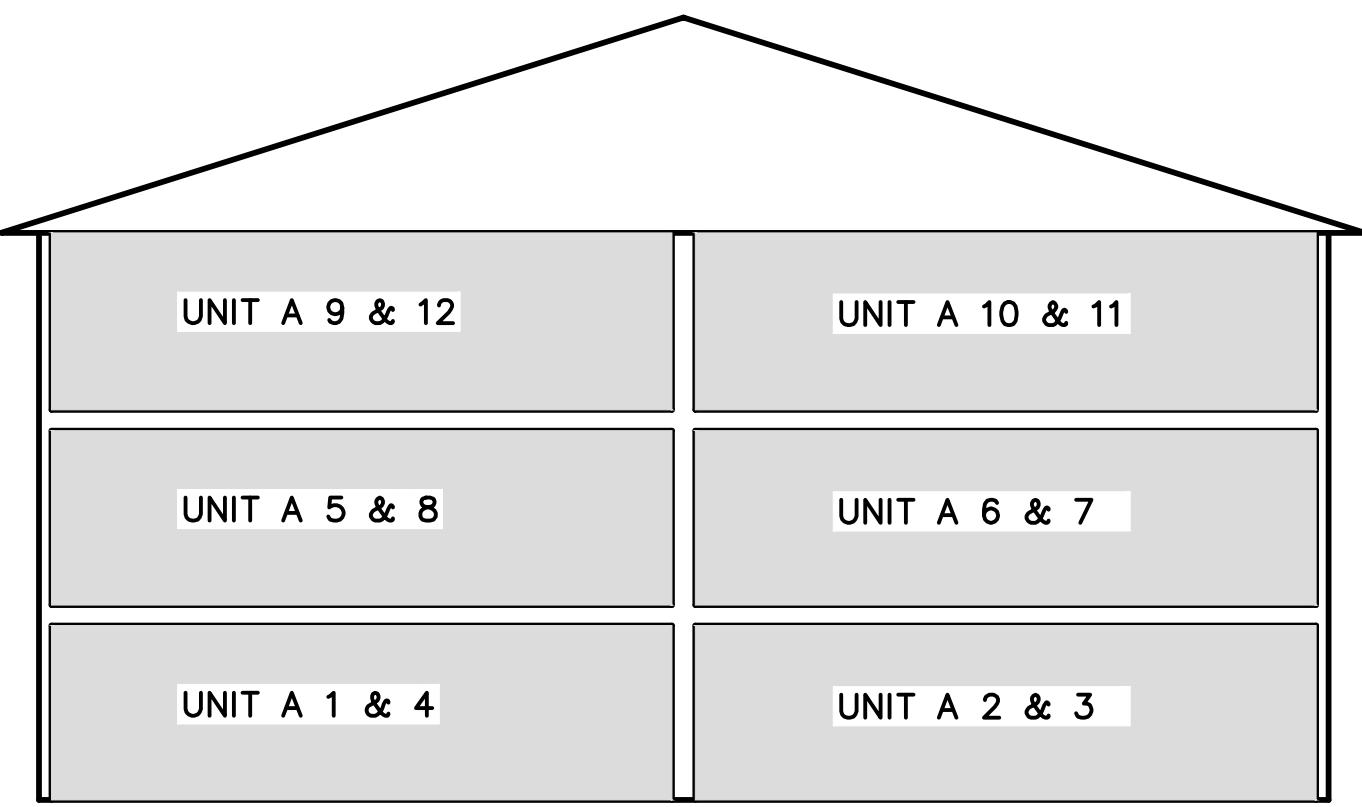
NORTH 18.49'  
FUTURE BUILDING C  
NORTH 88.31'

BUILDING A  
NORTH 20.00'  
EAST 22.82'  
NORTH 46.50'  
WEST 9.00'  
NORTH 20.00'  
WEST 175.71'

1  
27990 sq. ft.  
0.64 ac.

120 EAST  
POINT OF BEGINNING  
NORTH 1249.16'

WEST 5292.35'  
N89°32'33"E  
(BASIS OF BEARING)

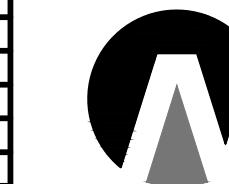


ADDRESS TABLE	
UNIT	ADDRESS
A-1	1013 NORTH 120 EAST UNIT A-1
A-2	1013 NORTH 120 EAST UNIT A-2
A-3	1013 NORTH 120 EAST UNIT A-3
A-4	1013 NORTH 120 EAST UNIT A-4
A-5	1013 NORTH 120 EAST UNIT A-5
A-6	1013 NORTH 120 EAST UNIT A-6
A-7	1013 NORTH 120 EAST UNIT A-7
A-8	1013 NORTH 120 EAST UNIT A-8
A-9	1013 NORTH 120 EAST UNIT A-9
A-10	1013 NORTH 120 EAST UNIT A-10
A-11	1013 NORTH 120 EAST UNIT A-11
A-12	1013 NORTH 120 EAST UNIT A-12

COMMON AREA & P.U.E.  
PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



**Northern**  
ENGINEERING INC  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

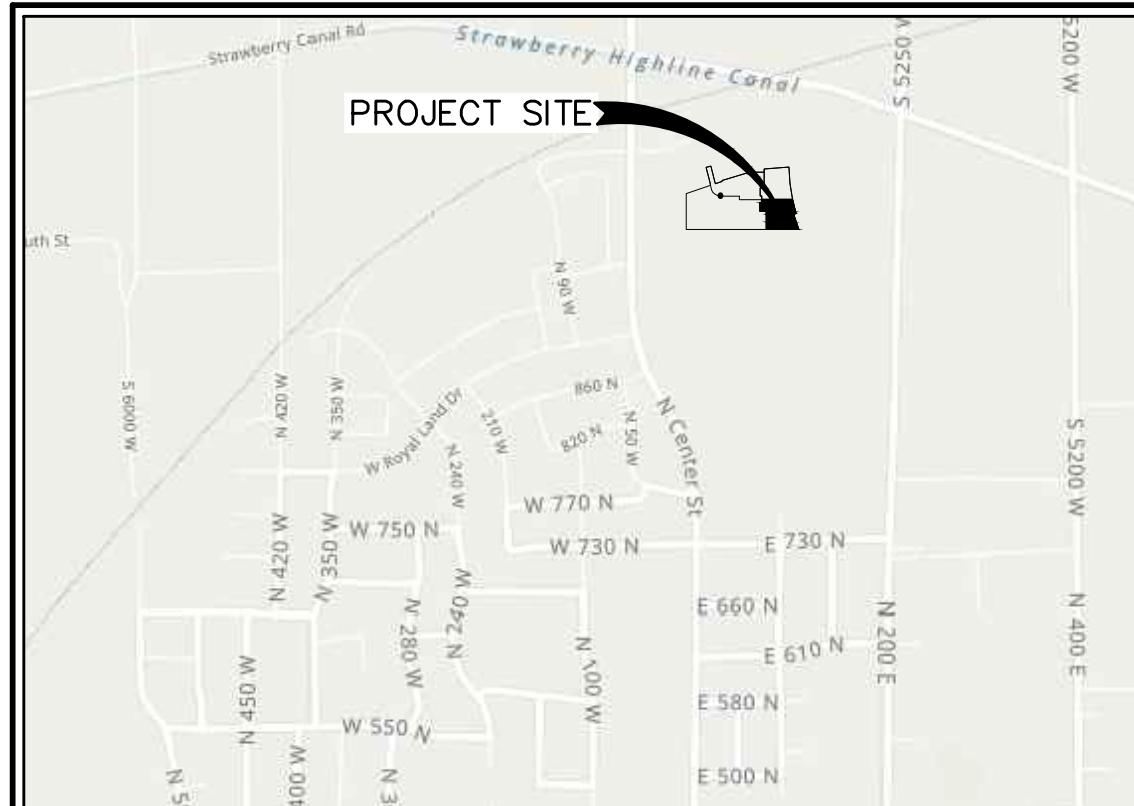
**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM A**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2



### VICINITY MAP

-NTS-

NOTES:

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Dominion Energy Utah - Note:

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QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

### LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
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- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.

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

CENTRACOM ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE CENTRACOM COMPANY.

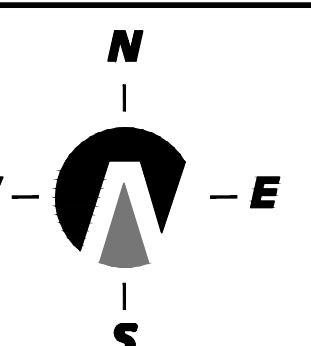
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

CENTURY LINK ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE CENTURY LINK COMPANY.

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

### THE ORCHARDS @ APPLE GROVE CONDOMINIUM B

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



### SURVEYOR'S CERTIFICATE

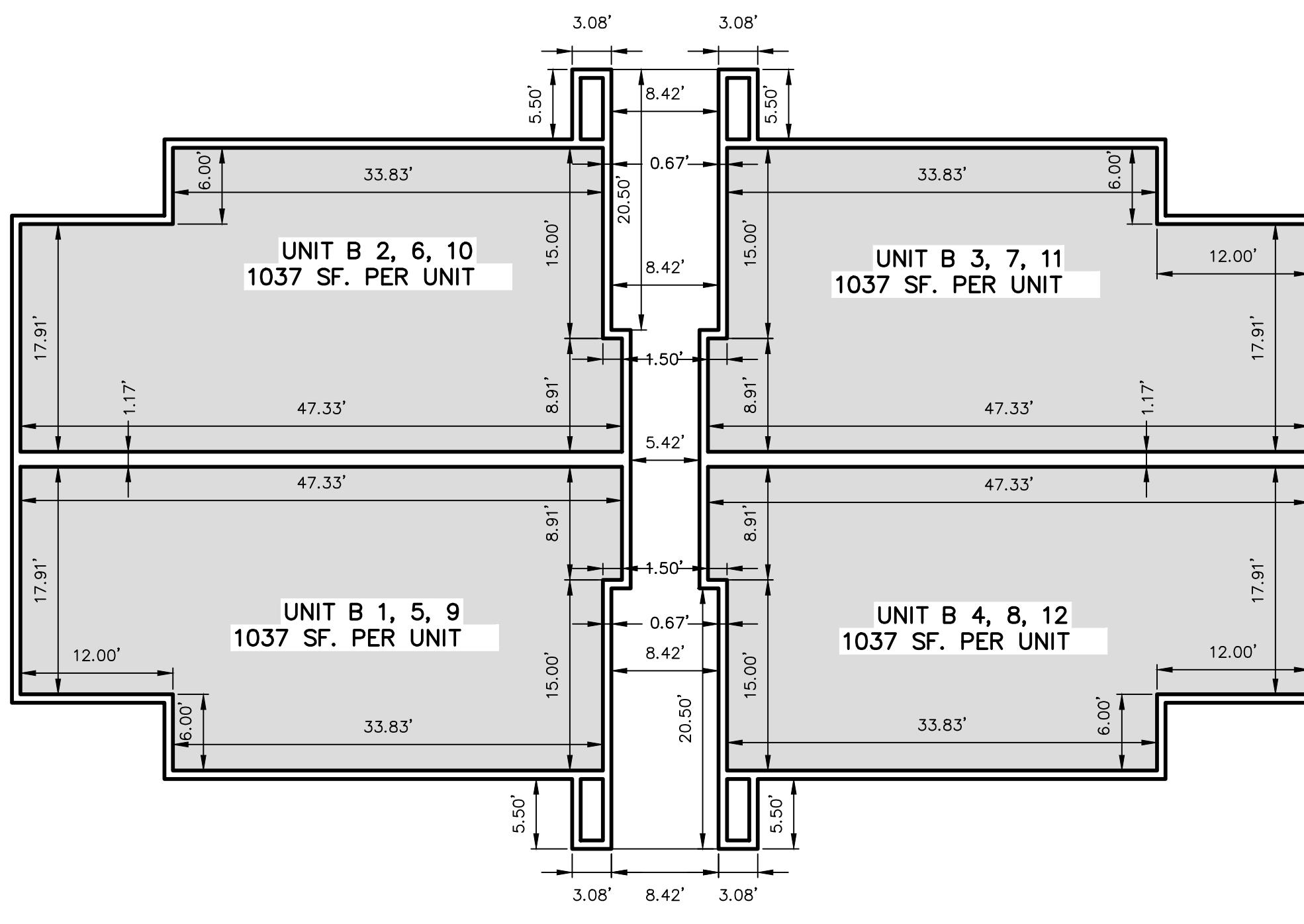
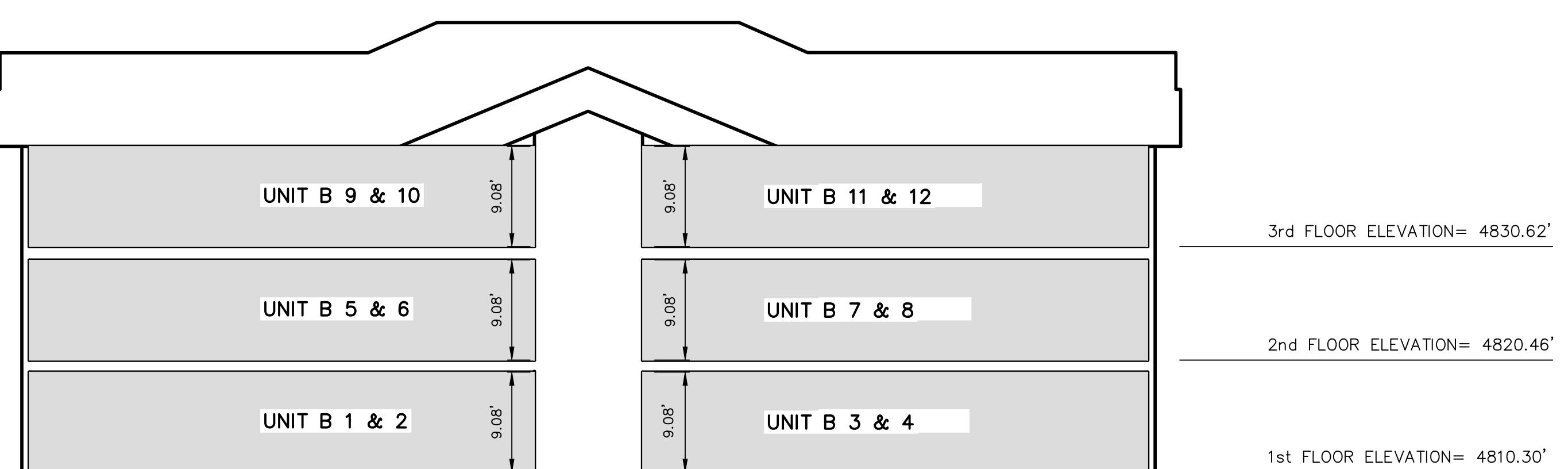
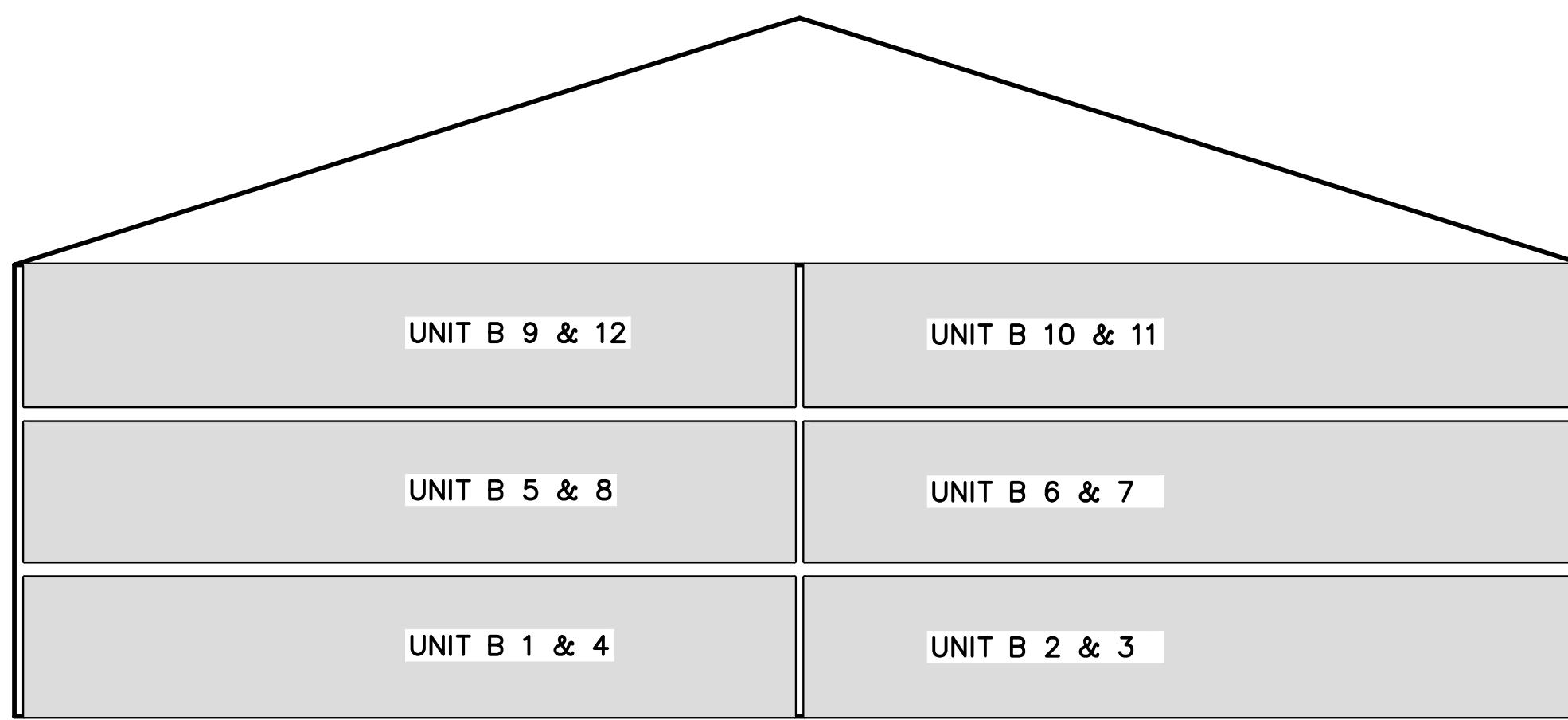
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH STATE CODE, I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT B" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

DATE: \_\_\_\_\_

KENNETH E. BARNEY, P.L.S.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E. ALONG THE 1/4 SECTION LINE A DISTANCE OF 924.01 FEET; THENCE NORTH A DISTANCE OF 1078.83 FEET TO THE REAL POINT OF BEGINNING. THENCE N.89°50'14"W. A DISTANCE OF 171.89 FEET; THENCE WEST A DISTANCE OF 11.80 FEET; THENCE NORTH A DISTANCE OF 103.06 FEET; THENCE WEST A DISTANCE OF 36.00 FEET; THENCE NORTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 9.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE EAST A DISTANCE OF 175.71 FEET; THENCE WEST A DISTANCE OF 36.00 FEET; THENCE NORTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 9.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE EAST A DISTANCE OF 175.71 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE S.73°32'57"W. A DISTANCE OF 14.50 FEET TO A POINT OF CURVATURE OF A 1042.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE S.73°32'57"W. A DISTANCE OF 14.50 FEET TO A POINT OF CURVATURE OF A 1027.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE S.73°32'57"W. 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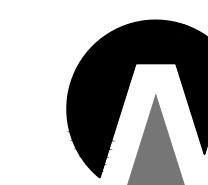
ADDRESS TABLE	
UNIT	ADDRESS
B-1	987 NORTH 120 EAST UNIT B-1
B-2	987 NORTH 120 EAST UNIT B-2
B-3	987 NORTH 120 EAST UNIT B-3
B-4	987 NORTH 120 EAST UNIT B-4
B-5	987 NORTH 120 EAST UNIT B-5
B-6	987 NORTH 120 EAST UNIT B-6
B-7	987 NORTH 120 EAST UNIT B-7
B-8	987 NORTH 120 EAST UNIT B-8
B-9	987 NORTH 120 EAST UNIT B-9
B-10	987 NORTH 120 EAST UNIT B-10
B-11	987 NORTH 120 EAST UNIT B-11
B-12	987 NORTH 120 EAST UNIT B-12

#### COMMON AREA & RULE

PRIVATE OWNERSHIP

SE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:



# **Northern ENGINEERING INC**

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

# *THE ORCHARDS @ APPLE GROVE CONDOMINIUM B*

# CONDO PLAT FLOOR PLAN & SECTIONS

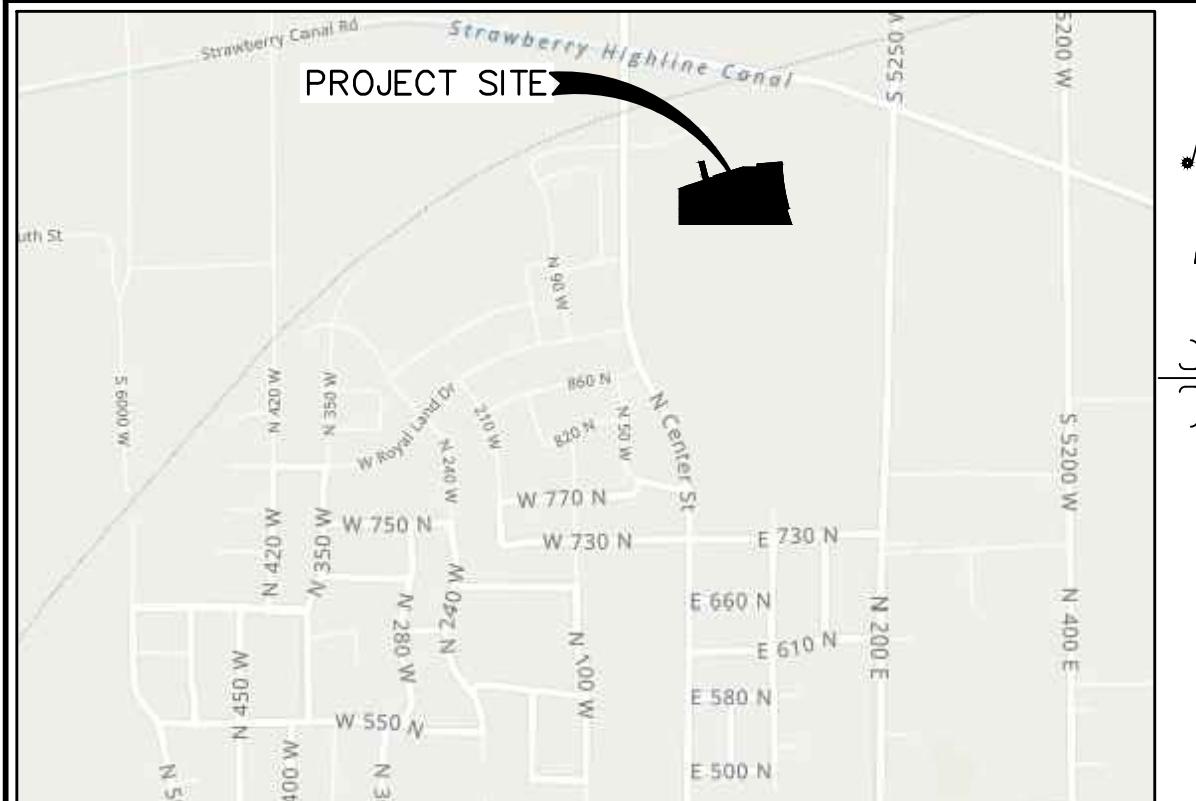
JOB NO.  
3-20-031

## SANTAQUIN, UTAH

SHEET NO.  
2 OF 2

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



## VICINITY MAP

—NTS—

1) ALUMINUM COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.  
 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.  
 3) NBCI: NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.  
 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.  
 5) ANY PARKING OR BUILDING LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.  
 6) THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

DOMINION ENERGY UTAH — NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes 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 concerning oil and gas 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 provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms or conditions 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 8010-366-8532

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
By: \_\_\_\_\_

Title: \_\_\_\_\_

## LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- STORM DRAINAGE EASEMENT

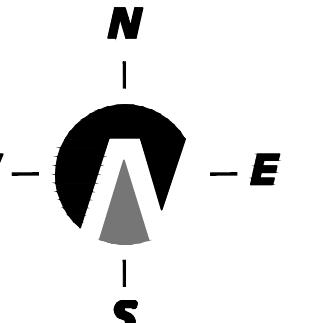
ROCKY MOUNTAIN POWER ACCEPTANCE  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

CENTRACOM ACCEPTANCE  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_, BY THE CENTRACOM COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

CENTURY LINK ACCEPTANCE  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_, BY THE CENTURY LINK COMPANY.  
BY \_\_\_\_\_ TITLE: \_\_\_\_\_

1040 NORTH

APPLE HOLLOW AT THE ORCHARDS PLAT "A-12"



## CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.24'	150.00'	19.23'	N111°03'W	7°21'03"
C2	21.67'	177.00'	21.65'	S111°23'10"E	7°00'49"

(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

## SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, 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 LICENSE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFY THAT THE PLAT OF LAND HEREIN APPROVED IS A TRUE AND ACCURATE STATEMENT OF THE LAND SHOWN UPON THIS MAP. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT C" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

DATE: \_\_\_\_\_

KENNETH E. BARNEY, P.L.S.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 727.13 FEET; THENCE WEST A DISTANCE OF 1405.25 FEET TO THE REAL POINT OF BEGINNING THENCE SOUTH A DISTANCE OF 88.31 FEET; THENCE WEST A DISTANCE OF 22.82 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE EAST A DISTANCE OF 9.00 FEET; THENCE SOUTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 126.00 FEET; THENCE NORTH A DISTANCE OF 20.00 FEET; THENCE WEST A DISTANCE OF 121.00 FEET; THENCE SOUTH A DISTANCE OF 40.00 FEET; THENCE WEST A DISTANCE OF 40.50 FEET; THENCE SOUTH A DISTANCE OF 149.56 FEET; THENCE WEST A DISTANCE OF 140.59 FEET; THENCE NORTH A DISTANCE OF 204.15 FEET; THENCE N.71°28'23"E, A DISTANCE OF 145.85 FEET; TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 19.24 FEET HAVING A CENTRAL ANGLE OF 7°21'03" AND A CHORD THAT BEARS N.111°03'W, A DISTANCE OF 19.23 FEET; THENCE N.145°33'35"E, A DISTANCE OF 85.53 FEET; THENCE N.75°06'25"E, A DISTANCE OF 28.00 FEET; THENCE S.145°33'35"E, A DISTANCE OF 81.53 FEET TO A POINT OF CURVATURE OF A 177.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 21.67 FEET HAVING A CENTRAL ANGLE OF 7°00'49" AND A CHORD THAT BEARS S.111°23'10"E, A DISTANCE OF 21.65 FEET; THENCE N.73°18'57"E, A DISTANCE OF 41.50 FEET; THENCE N.145°33'35"W, A DISTANCE OF 5.07 FEET; THENCE N.73°18'57"E, A DISTANCE OF 163.38 FEET; THENCE EAST A DISTANCE OF 82.56 FEET; TO THE REAL POINT OF BEGINNING

CONTAINING 71,044 sq.ft. or 1.63 ACRES MORE OR LESS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.  
BY: \_\_\_\_\_

JOHN CALDWELL, OWNER REVERE HOMES, LLC

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED JOHN CALDWELL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A OWNER [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC: \_\_\_\_\_

NOTARY FULL NAME: \_\_\_\_\_ A NOTARY COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF SANTAQUIN, 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: \_\_\_\_\_

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

1 OF 2

# THE ORCHARDS @ APPLE GROVE CONDOMINIUM C

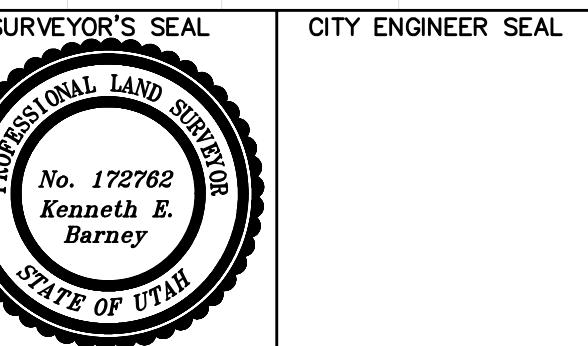
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH

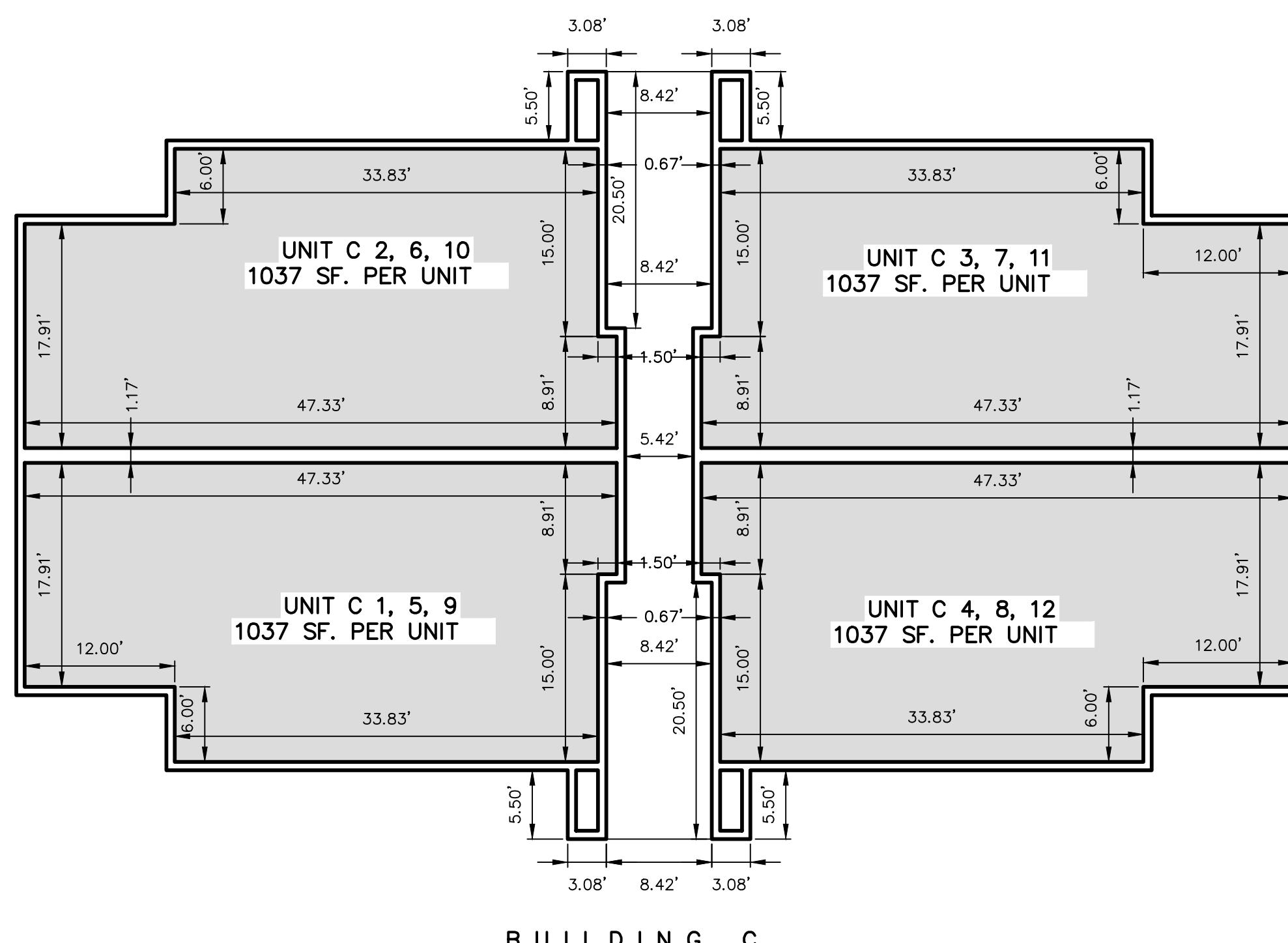
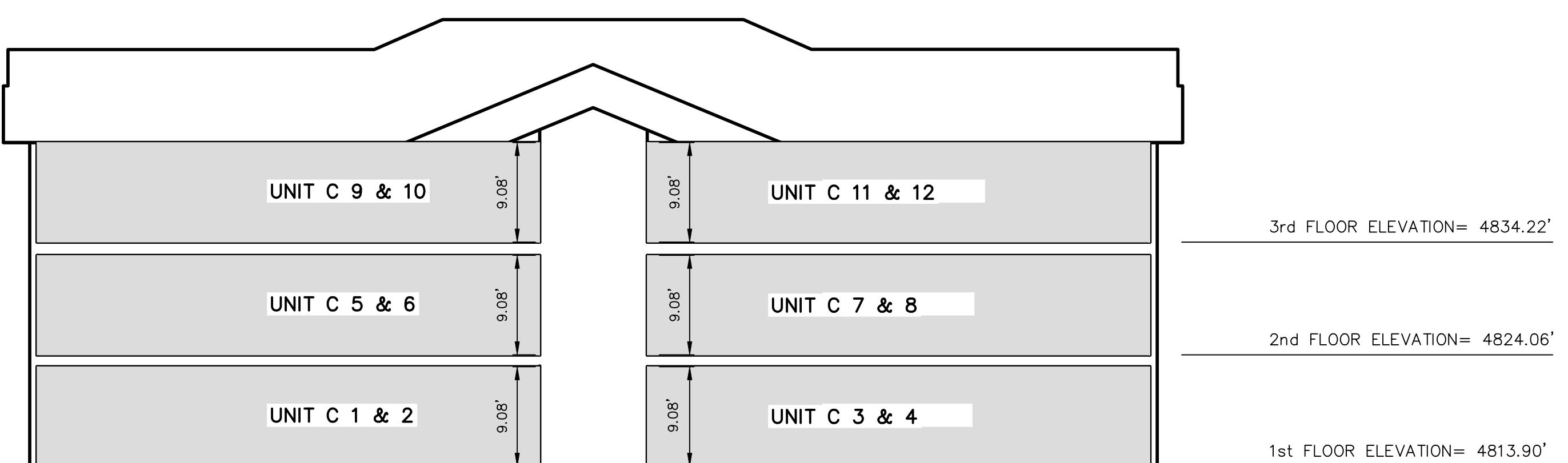
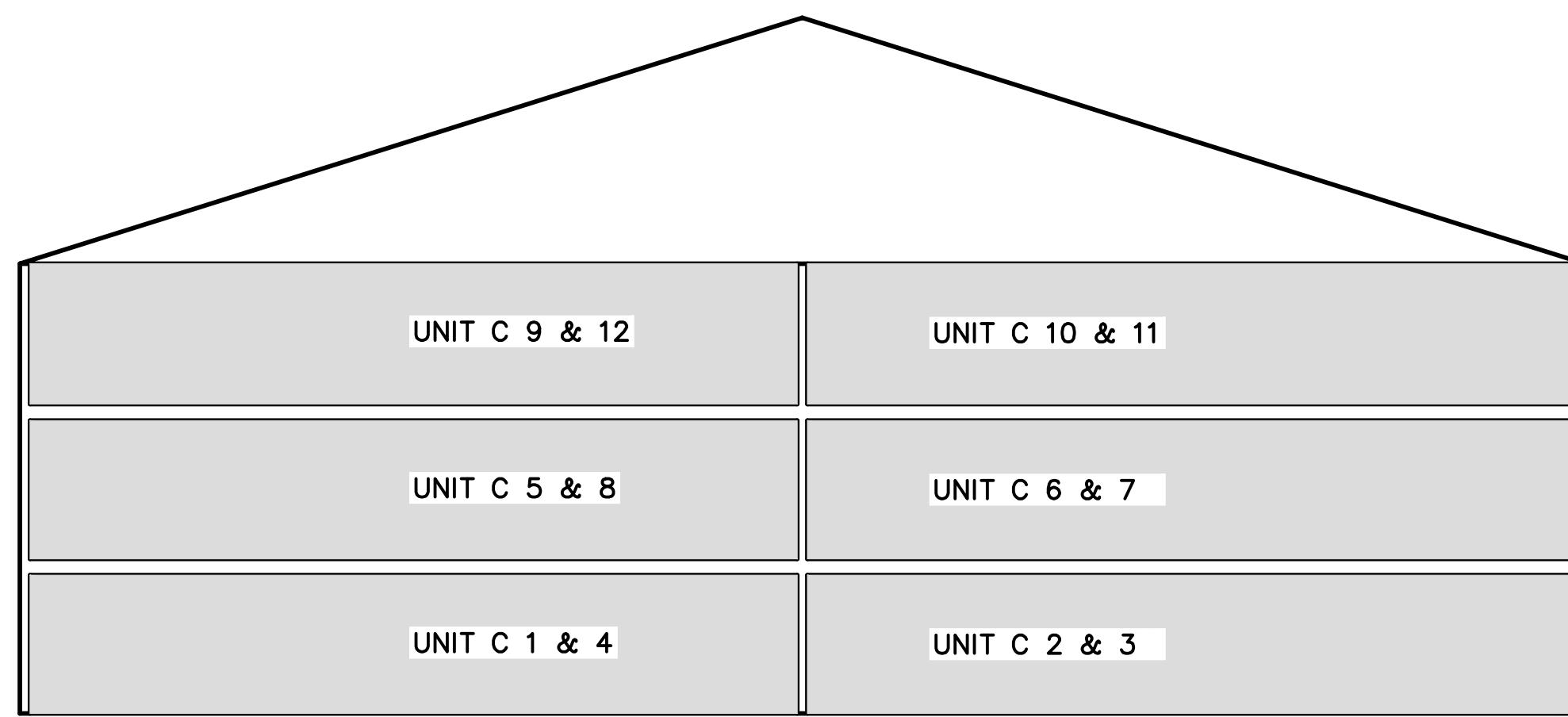
SCALE: 1" = 30 FEET

NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL

Northern  
ENGINEERING INC  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT  
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992



UNIT ADDRESSING (SEE SHEET 2 OF 2)

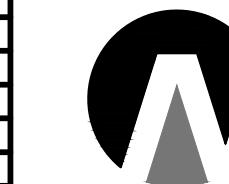


ADDRESS TABLE	
UNIT	ADDRESS
C-1	1011 NORTH 120 EAST UNIT C-1
C-2	1011 NORTH 120 EAST UNIT C-2
C-3	1011 NORTH 120 EAST UNIT C-3
C-4	1011 NORTH 120 EAST UNIT C-4
C-5	1011 NORTH 120 EAST UNIT C-5
C-6	1011 NORTH 120 EAST UNIT C-6
C-7	1011 NORTH 120 EAST UNIT C-7
C-8	1011 NORTH 120 EAST UNIT C-8
C-9	1011 NORTH 120 EAST UNIT C-9
C-10	1011 NORTH 120 EAST UNIT C-10
C-11	1011 NORTH 120 EAST UNIT C-11
C-12	1011 NORTH 120 EAST UNIT C-12

COMMON AREA & P.U.E.  
PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



**Northern**  
ENGINEERING INC  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
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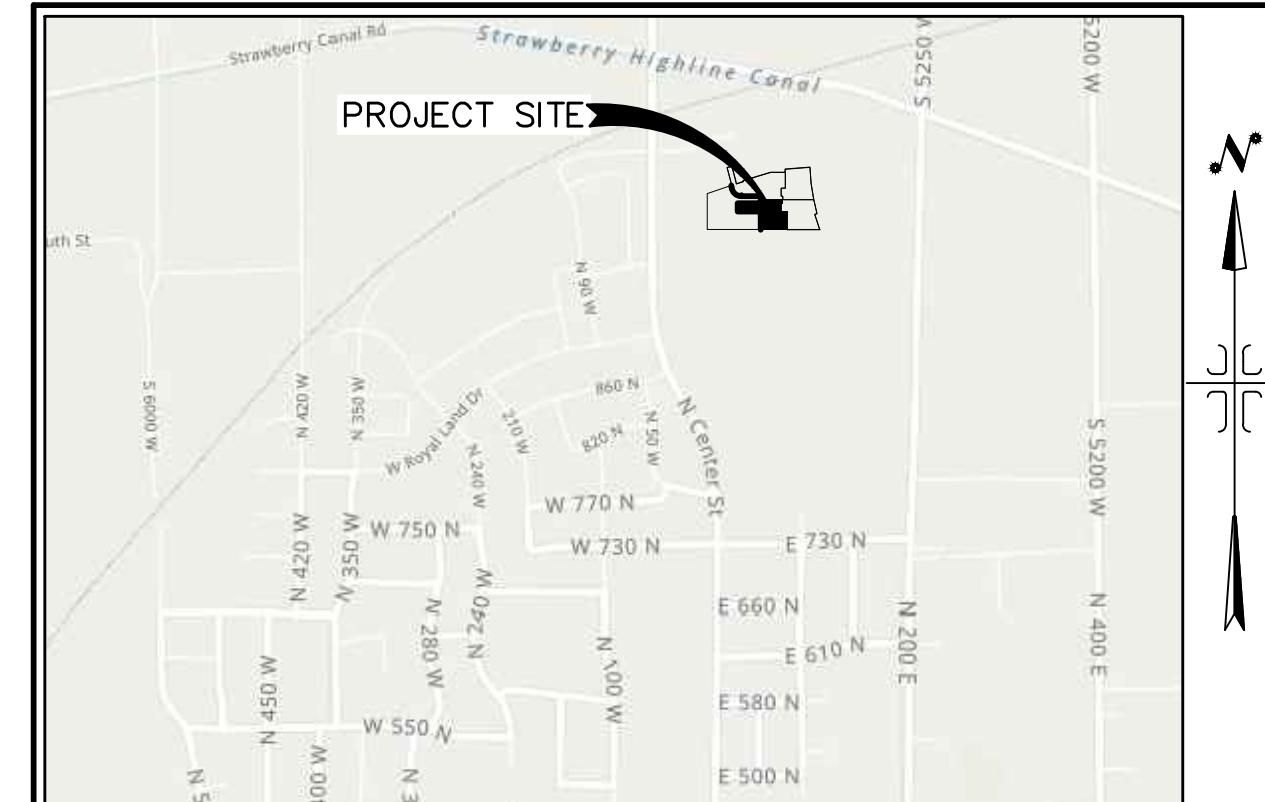
**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM C**

CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2



### VICINITY MAP

-NTS-

NOTES:

- 1) ALL LIMITED COMMON AREA & OPEN SPACE AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- 2) THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES MAY OR MAY NOT BE CONDUCTED. THE HIGH PRIORITY USE STATUS, IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.
- 3) NBCU - NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT.
- 4) ALL LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5) ANY PARKING OR BUILD LIGHTING MUST BE DIRECTED DOWN AS TO LIMIT LIGHT SPILLING ONTO ADJACENT PROPERTY.
- 6) THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE 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 AGRICULTURE USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

Dominion Energy Utah - Note:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements granted by existing underground pipelines. Nothing herein shall be construed to warrant or verify the present 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 pertaining to law or equity, including but not limited to constitutional protection, approval or acknowledgement 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 8010-366-8532

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

### LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- EXISTING DEED LINE
- COMMON AREA WITH CROSS ACCESS AND PARKING EASEMENT
- COMMON AREA & P.U.E.
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

ROCKY MOUNTAIN POWER ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ BY THE ROCKY MOUNTAIN POWER COMPANY.

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

CENTRACOM ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ BY THE CENTRACOM COMPANY.

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

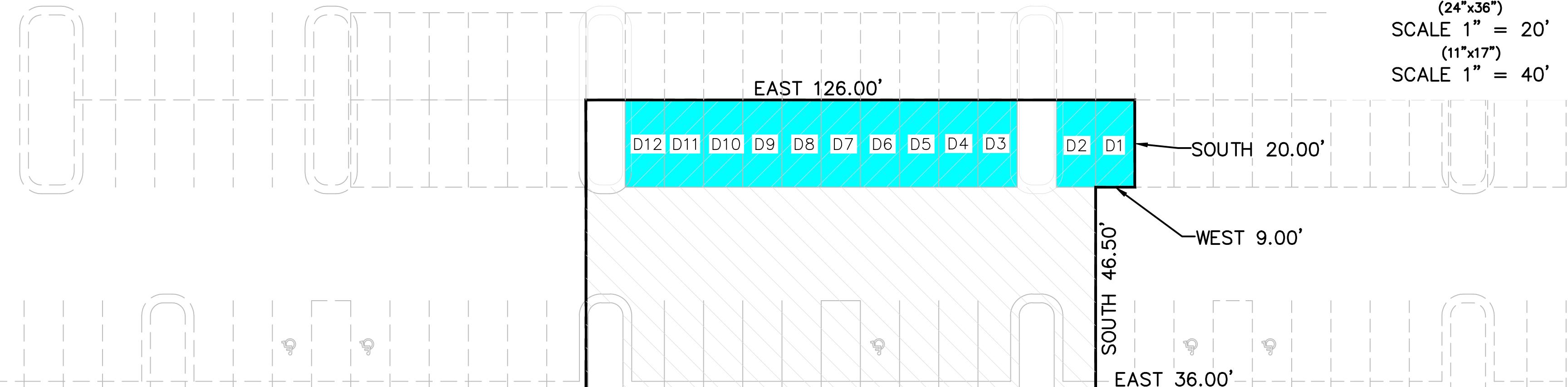
CENTURY LINK ACCEPTANCE  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ BY THE CENTURY LINK COMPANY.

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

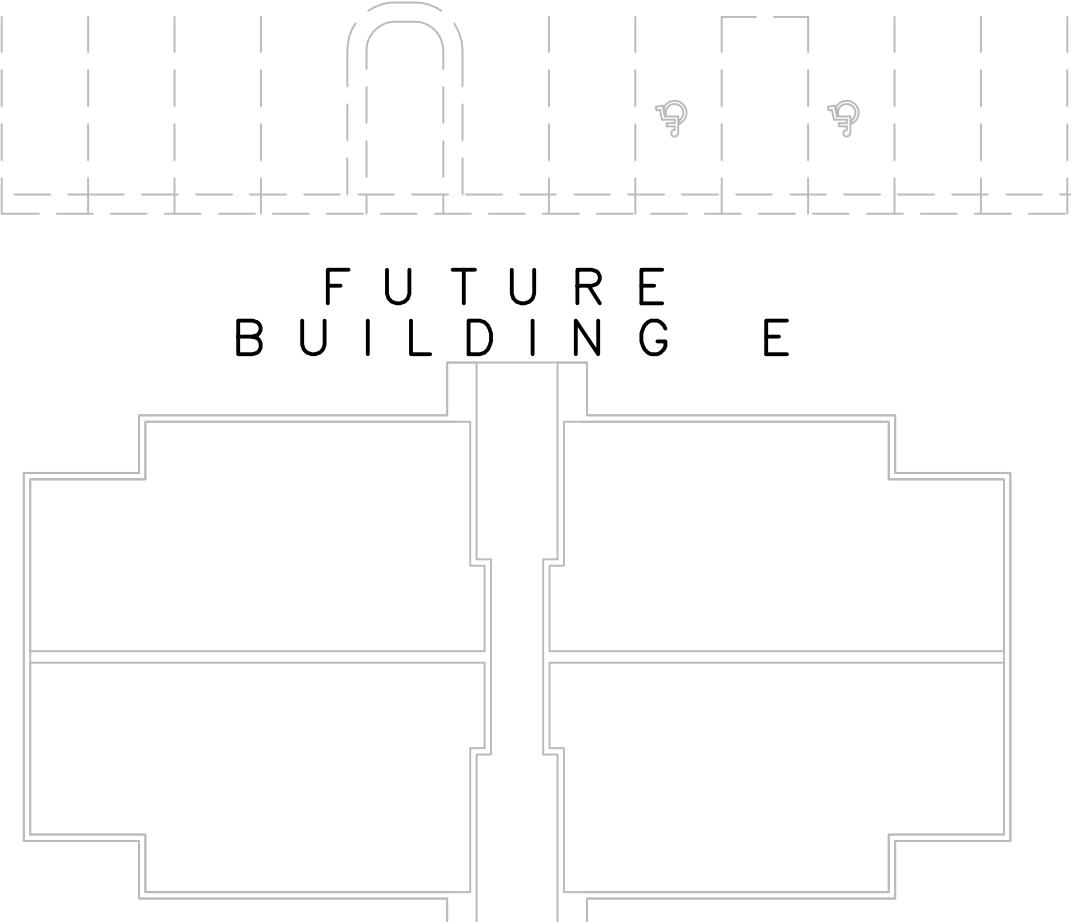
## THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

### BUILDING C

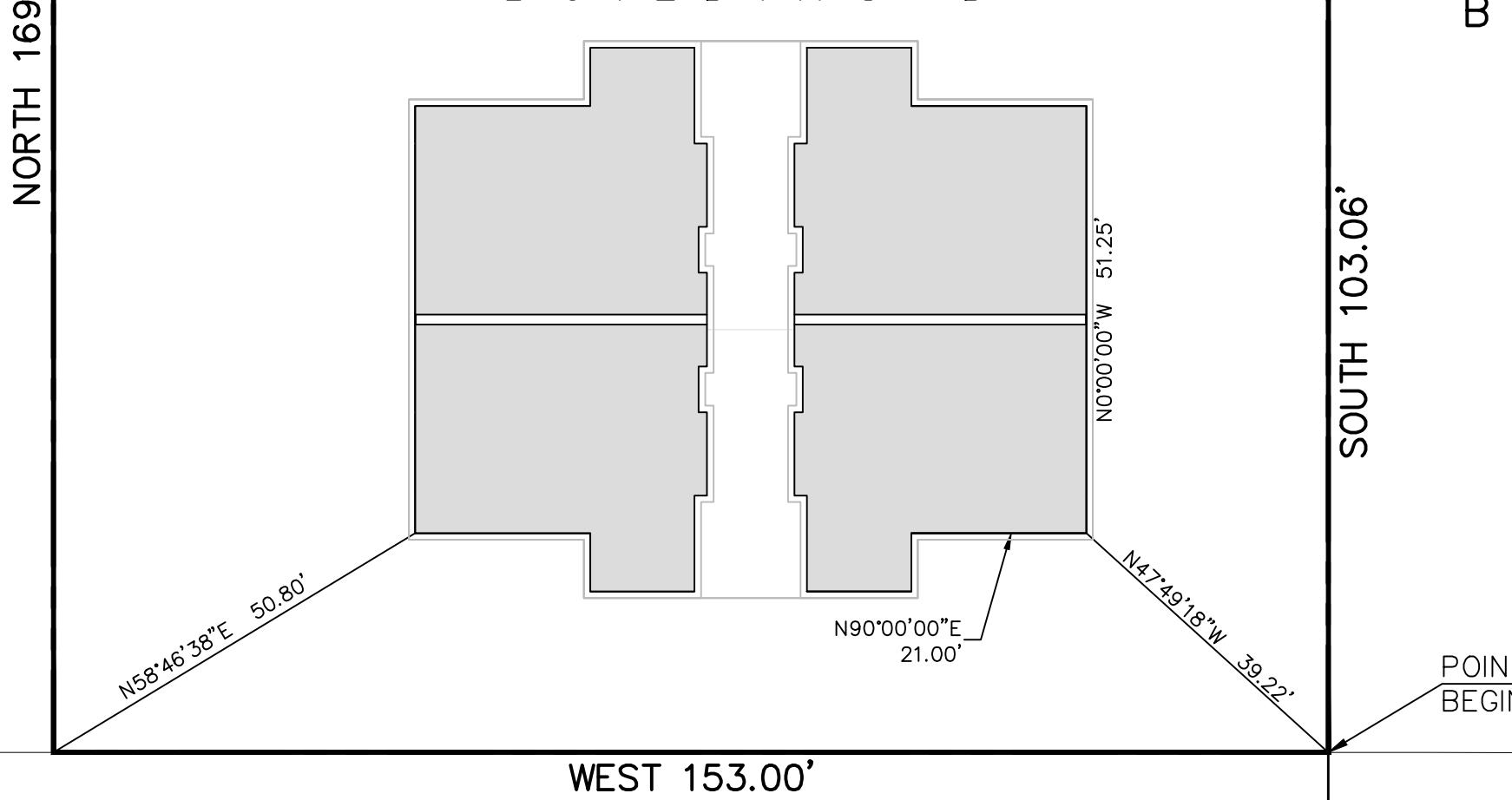


### FUTURE BUILDING E

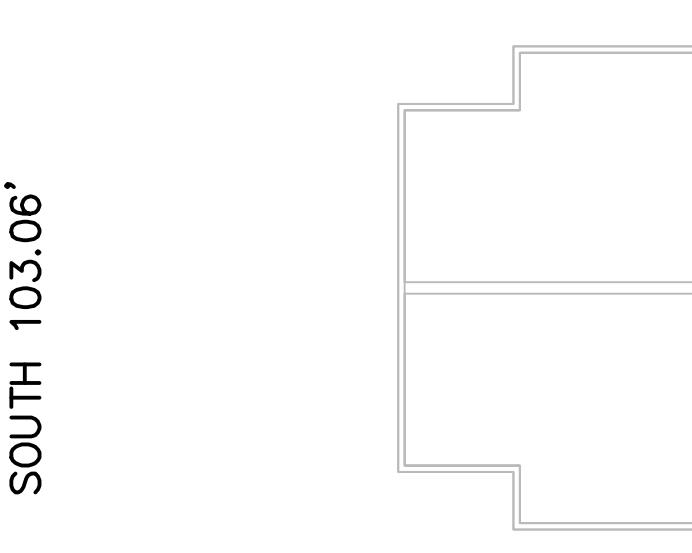


NORTH 169.56'

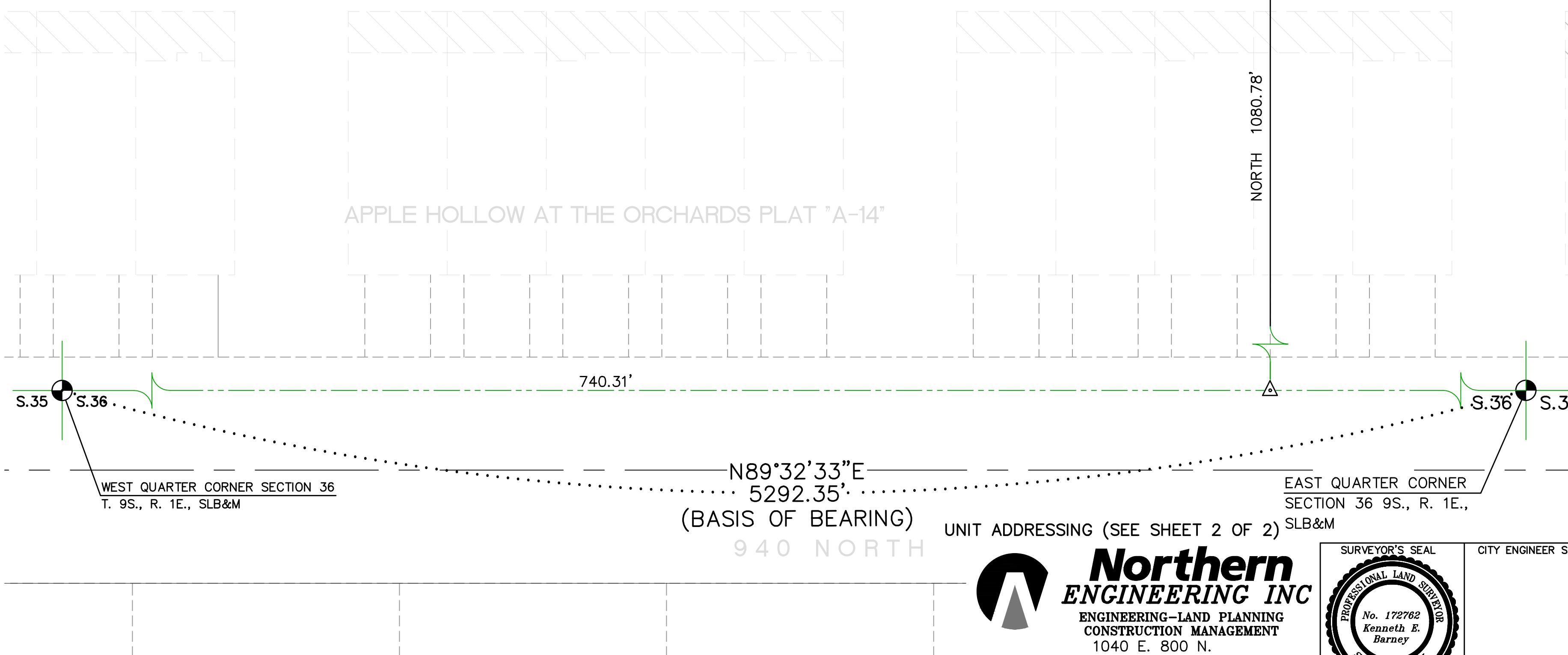
### BUILDING D



### BUILDING B



### APPLE HOLLOW AT THE ORCHARDS PLAT "A-14"

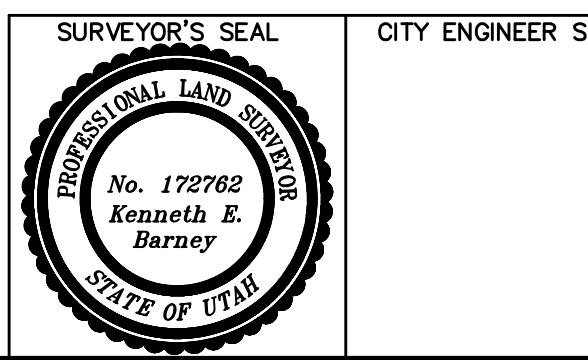


(BASIS OF BEARING)

940 NORTH

UNIT ADDRESSING (SEE SHEET 2 OF 2)

SLB&M



### SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, 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 LICENSURE ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFYING THAT THE FOREGOING PLAT IS A TRUE AND CORRECT DESCRIPTION OF THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "THE ORCHARDS @ APPLE GROVE CONDOMINIUM PLAT D" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE, THAT SAID CONDOMINIUM PLAT COMPRISSES OF TWO (2) PAGES, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT,

DATE: \_\_\_\_\_

KENNETH E. BARNEY, P.L.S.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A BRASS CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N.89°32'33"E, ALONG THE 1/4 SECTION LINE A DISTANCE OF 740.31 FEET; THENCE NORTH A DISTANCE OF 1080.78 FEET TO THE REAL POINT OF BEGINNING; THENCE WEST A DISTANCE OF 153.00 FEET; THENCE NORTH A DISTANCE OF 169.56 FEET; THENCE EAST A DISTANCE OF 126.00 FEET; THENCE SOUTH A DISTANCE OF 46.50 FEET; THENCE WEST A DISTANCE OF 36.00 FEET; THENCE SOUTH A DISTANCE OF 103.06 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 23,729 sq.ft. OR 0.55 ACRES MORE OR LESS.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_.

BY: \_\_\_\_\_  
JOHN CALDWELL, OWNER REVERE HOMES, LLC

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

### ACKNOWLEDGMENT

STATE OF UTAH S.S.  
COUNTY OF UTAH S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED JOHN CALDWELL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A OWNER [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF REVERE HOMES, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC: \_\_\_\_\_

NOTARY FULL NAME: \_\_\_\_\_ A NOTARY COMMISSIONED IN UTAH

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

### ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF SANTAQUIN, 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: \_\_\_\_\_

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

1 OF 2

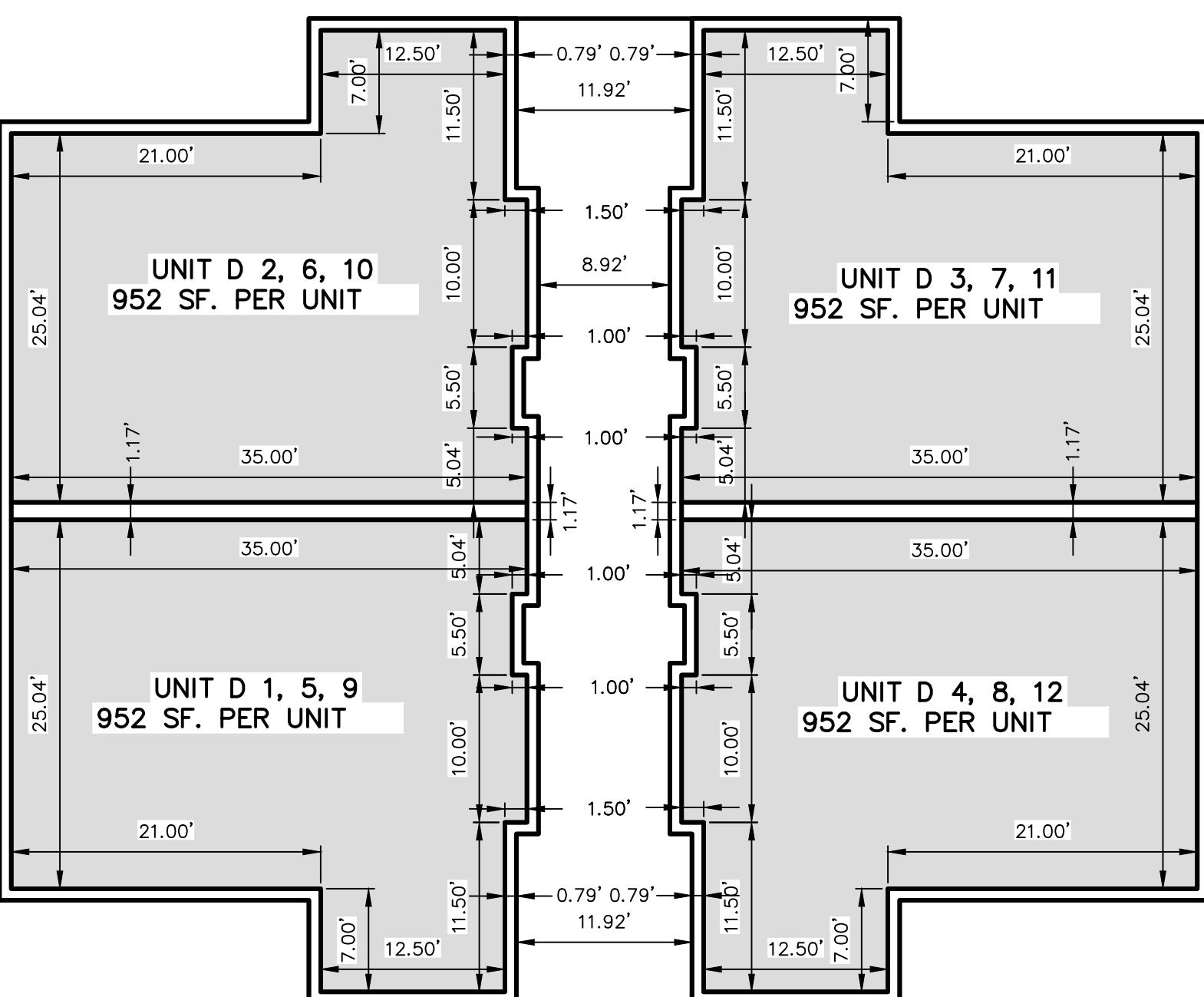
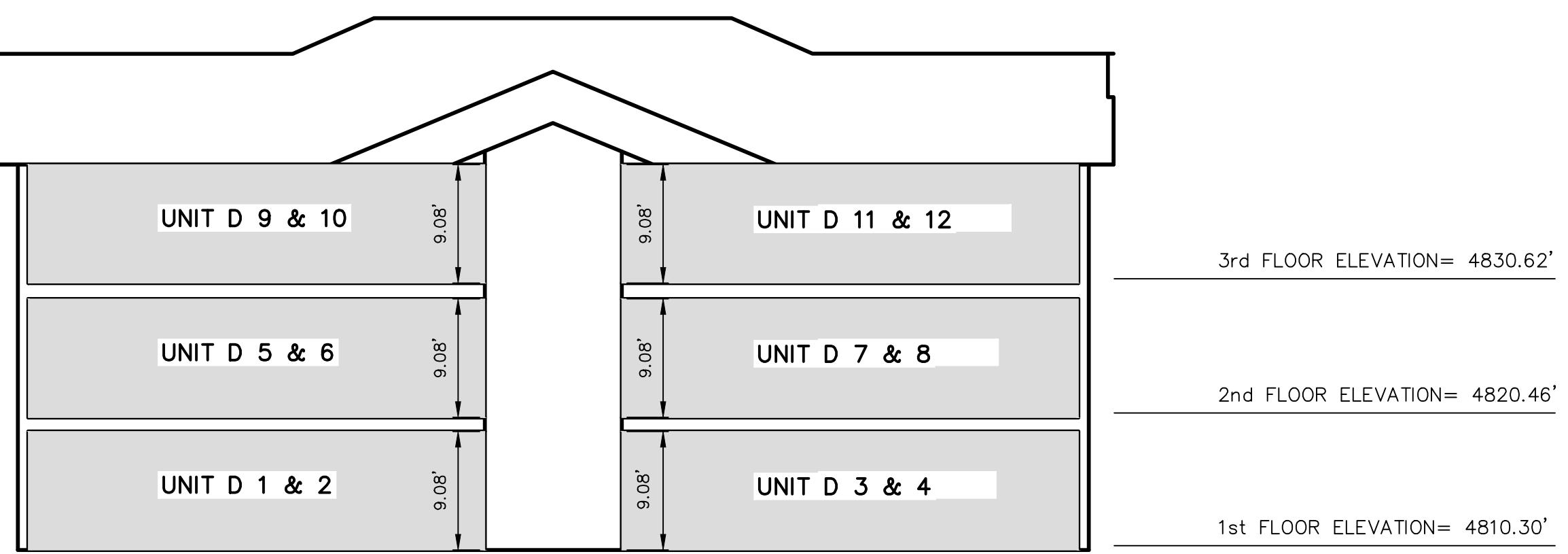
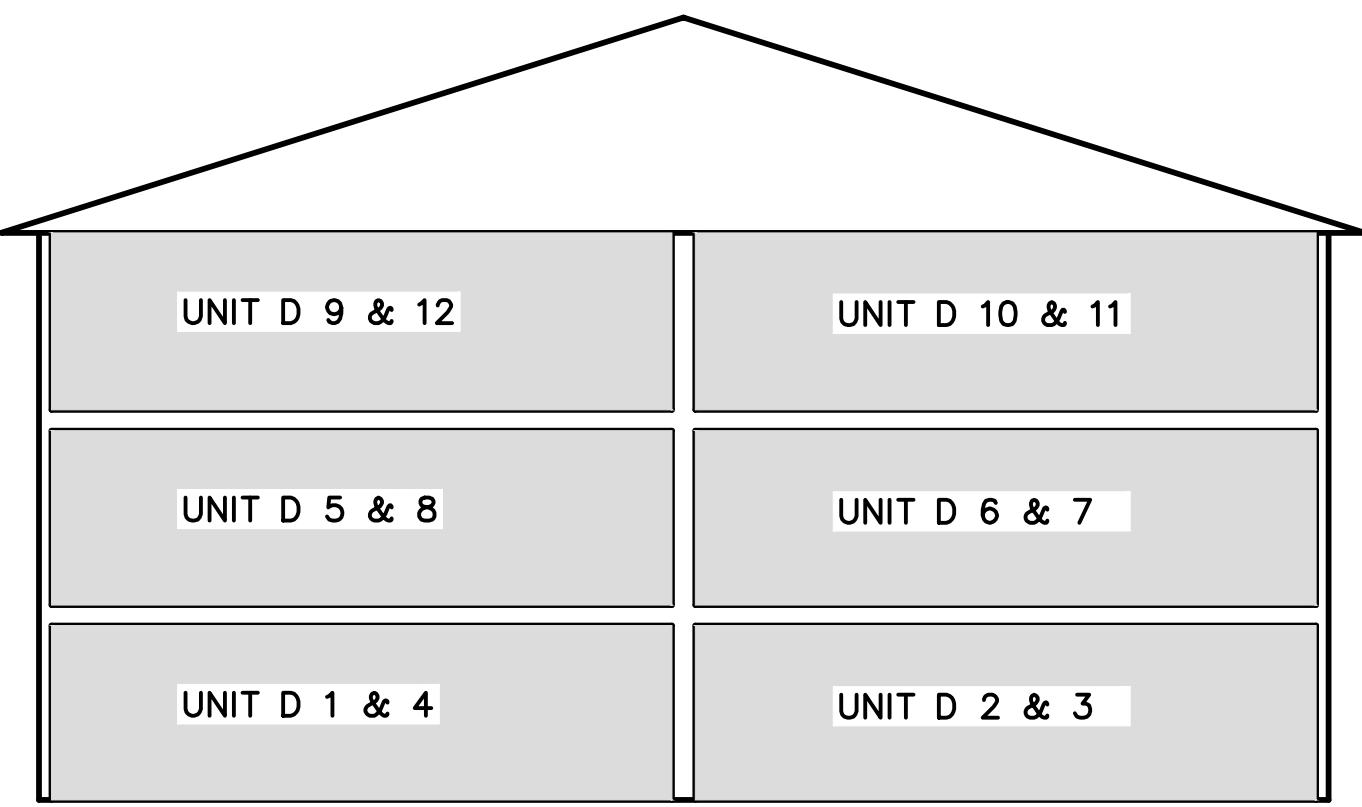
## THE ORCHARDS @ APPLE GROVE CONDOMINIUM D

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER SEAL



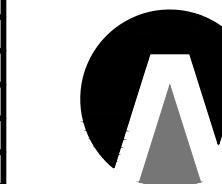
BUILDING A

ADDRESS TABLE	
UNIT	ADDRESS
D-1	983 NORTH 120 EAST UNIT D-1
D-2	983 NORTH 120 EAST UNIT D-2
D-3	983 NORTH 120 EAST UNIT D-3
D-4	983 NORTH 120 EAST UNIT D-4
D-5	983 NORTH 120 EAST UNIT D-5
D-6	983 NORTH 120 EAST UNIT D-6
D-7	983 NORTH 120 EAST UNIT D-7
D-8	983 NORTH 120 EAST UNIT D-8
D-9	983 NORTH 120 EAST UNIT D-9
D-10	983 NORTH 120 EAST UNIT D-10
D-11	983 NORTH 120 EAST UNIT D-11
D-12	983 NORTH 120 EAST UNIT D-12

COMMON AREA & P.U.E.  
 PRIVATE OWNERSHIP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



**Northern**  
ENGINEERING INC  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM D**

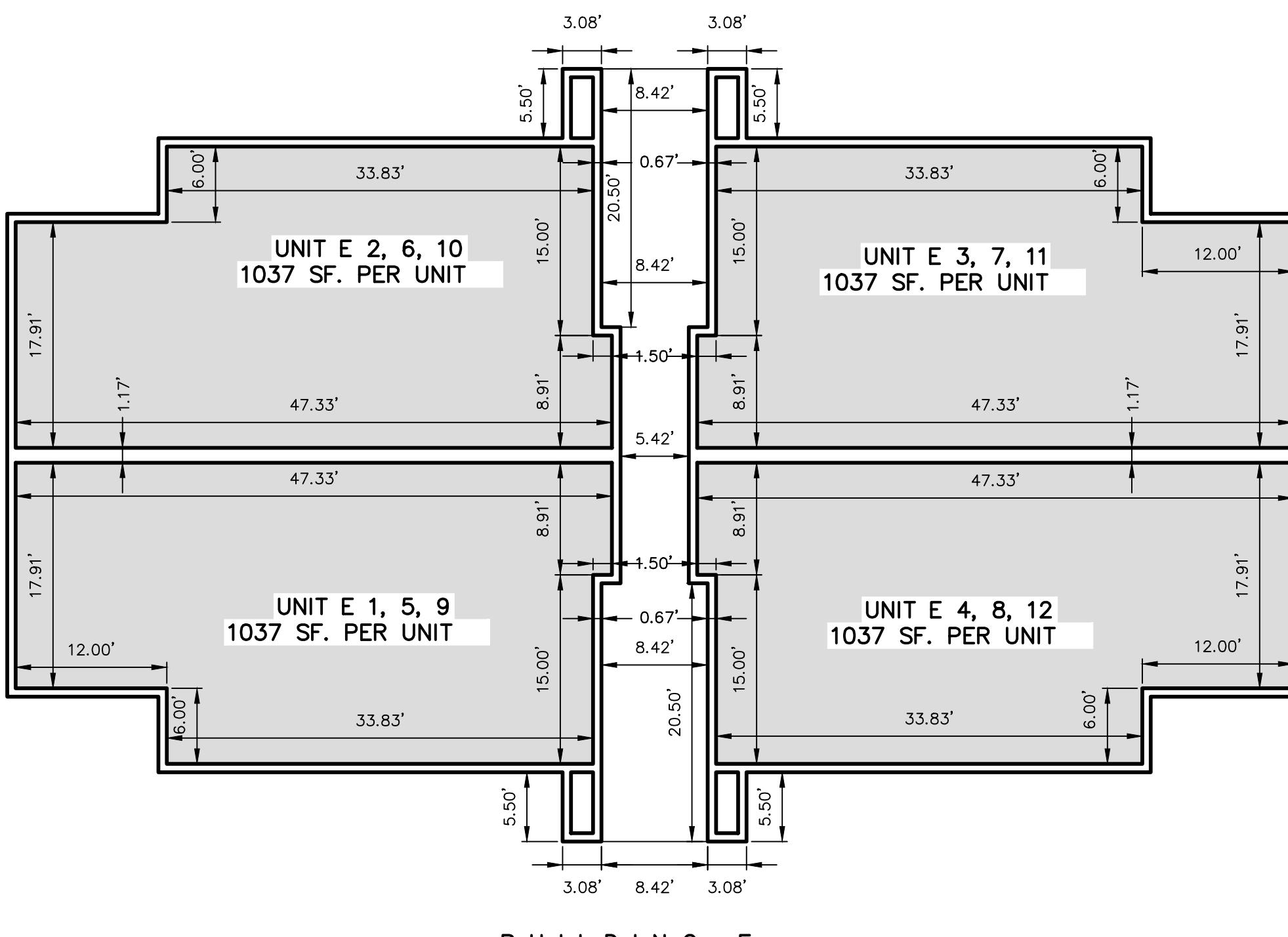
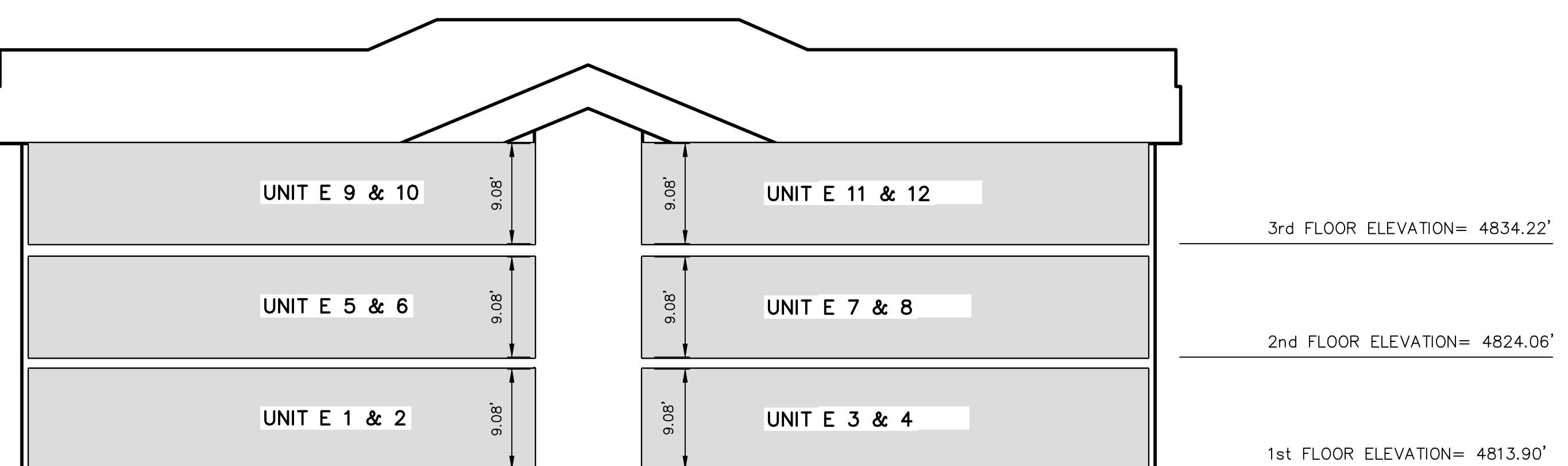
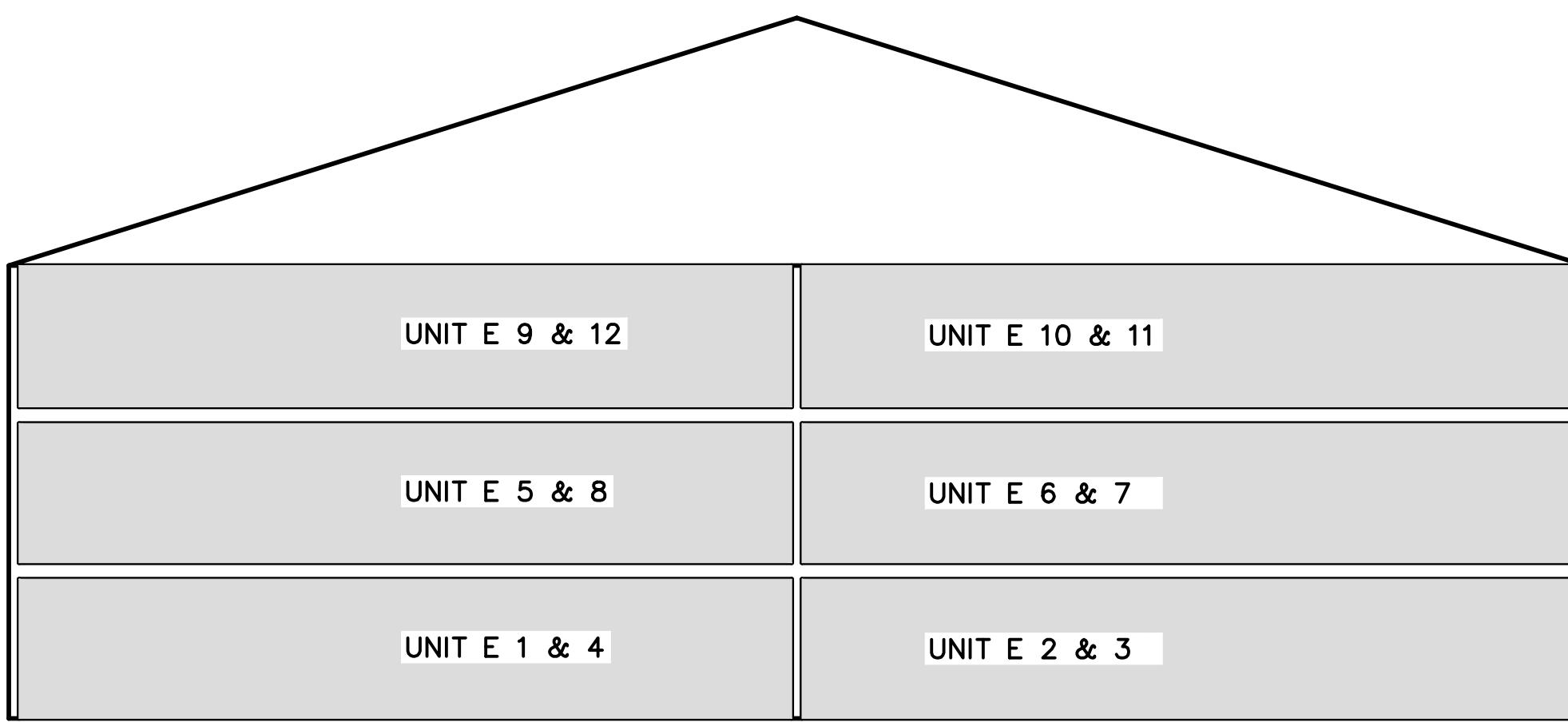
CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2



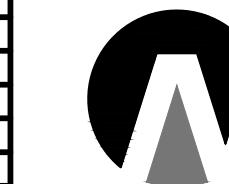


ADDRESS TABLE	
UNIT	ADDRESS
E-1	981 NORTH 120 EAST UNIT E-1
E-2	981 NORTH 120 EAST UNIT E-2
E-3	981 NORTH 120 EAST UNIT E-3
E-4	981 NORTH 120 EAST UNIT E-4
E-5	981 NORTH 120 EAST UNIT E-5
E-6	981 NORTH 120 EAST UNIT E-6
E-7	981 NORTH 120 EAST UNIT E-7
E-8	981 NORTH 120 EAST UNIT E-8
E-9	981 NORTH 120 EAST UNIT E-9
E-10	981 NORTH 120 EAST UNIT E-10
E-11	981 NORTH 120 EAST UNIT E-11
E-12	981 NORTH 120 EAST UNIT E-12

COMMON AREA & P.U.E.  
PRIVATE OWNERSHIP

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3	CHECKED BY:	DATE:
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1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
	REV. COGO FILE:	DATE:



**Northern**  
ENGINEERING INC  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM E**

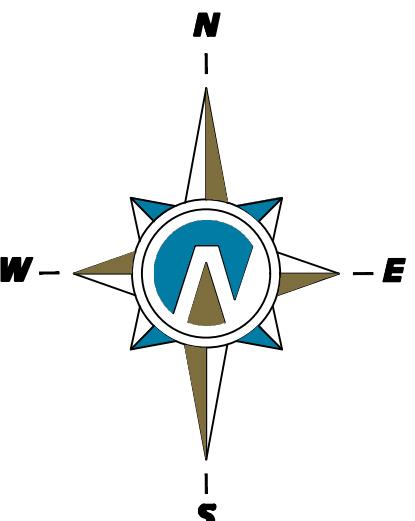
CONDO PLAT FLOOR PLAN & SECTIONS

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
2 OF 2

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E  
SANTAQUIN, UTAH  
JANUARY, 2026

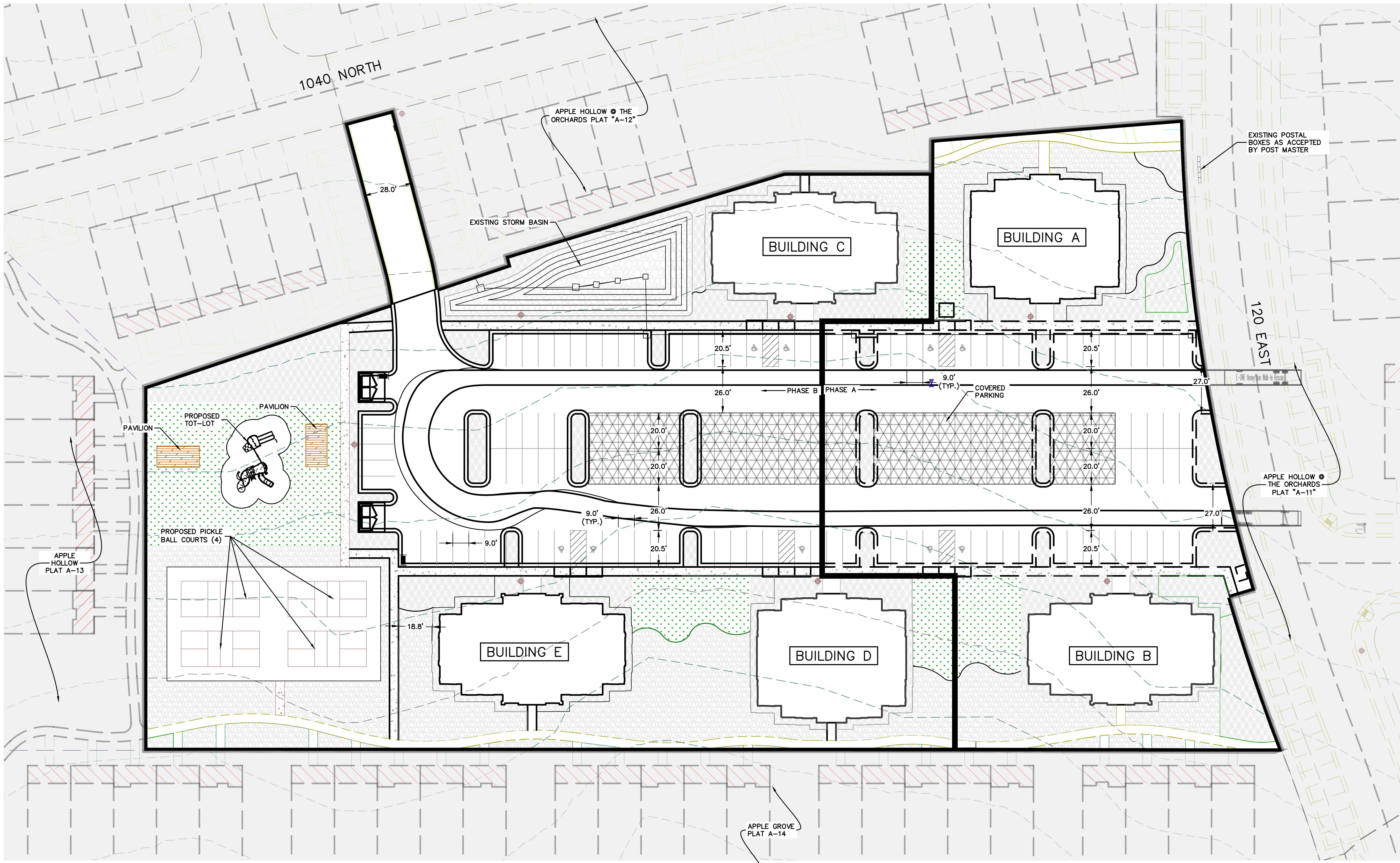


(24" x 36")  
SCALE 1" = 30'  
(11" x 17")  
SCALE 1" = 60'



COVERED  
PARKING

NOTES:  
LANDSCAPE/AMENITIES PHASING PLAN FOR  
EACH BUILDING PHASE.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
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5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REV. COGO FILE:	DATE:
REVISIONS	BY	DATE



**Northern**  
ENGINEERING INC  
ENGINEERING - LAND PLANNING  
CONSTRUCTION MANAGEMENT

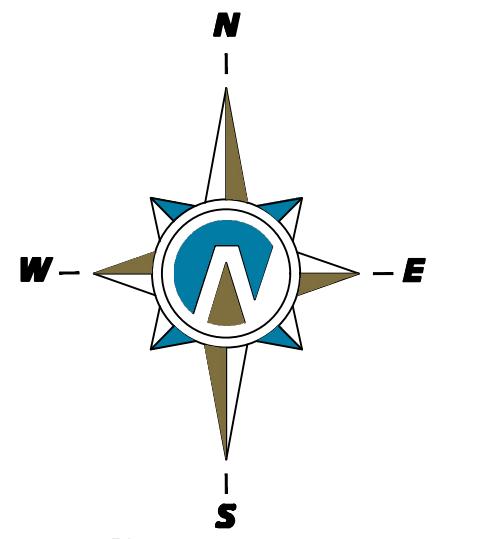
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

THE ORCHARDS @ APPLE  
GROVE CONDOMINIUMS A-E

OVERALL SITE PLAN  
SANTAQUIN, UTAH

JOB NO.  
3-20-031  
SHEET NO.  
SP-01

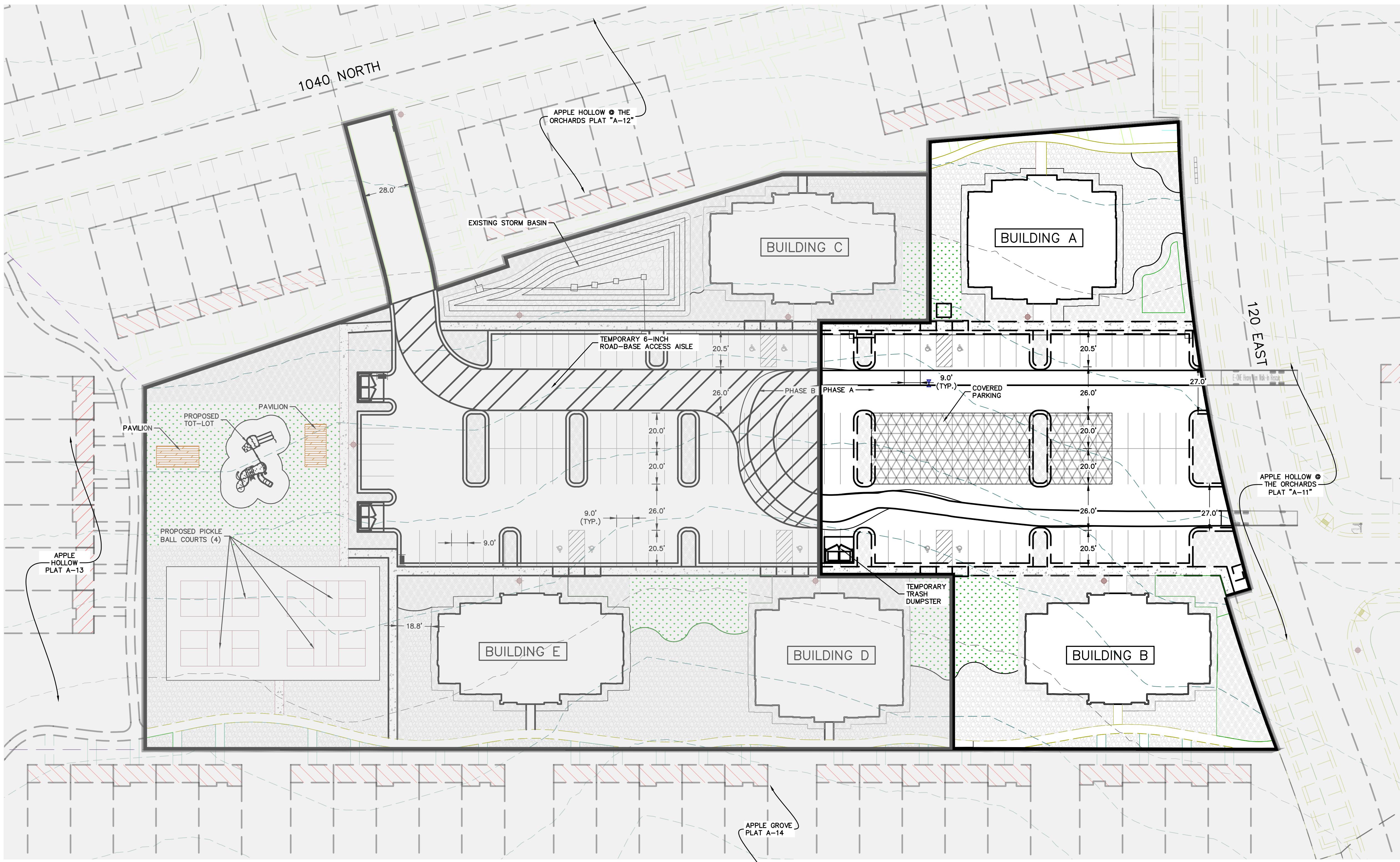
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E  
 PHASE A SITE PLAN – BUILDINGS A & B  
 SANTAQUIN, UTAH  
 JANUARY, 2026



(24" x 36")  
 SCALE 1" = 30'  
 (11" x 17")  
 SCALE 1" = 60'



NOTES:  
 LANDSCAPE/AMENITIES PHASING PLAN FOR  
 EACH BUILDING PHASE.



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 CONSTRUCTION MANAGEMENT

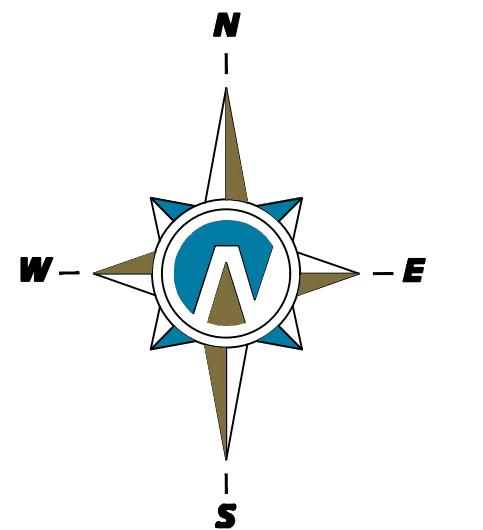
1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

THE ORCHARDS @ APPLE  
 GROVE CONDOMINIUMS A-E

SITE PLAN PHASE A  
 SANTAQUIN, UTAH

JOB NO.  
 3-20-031  
 SHEET NO.  
 SP-01-A

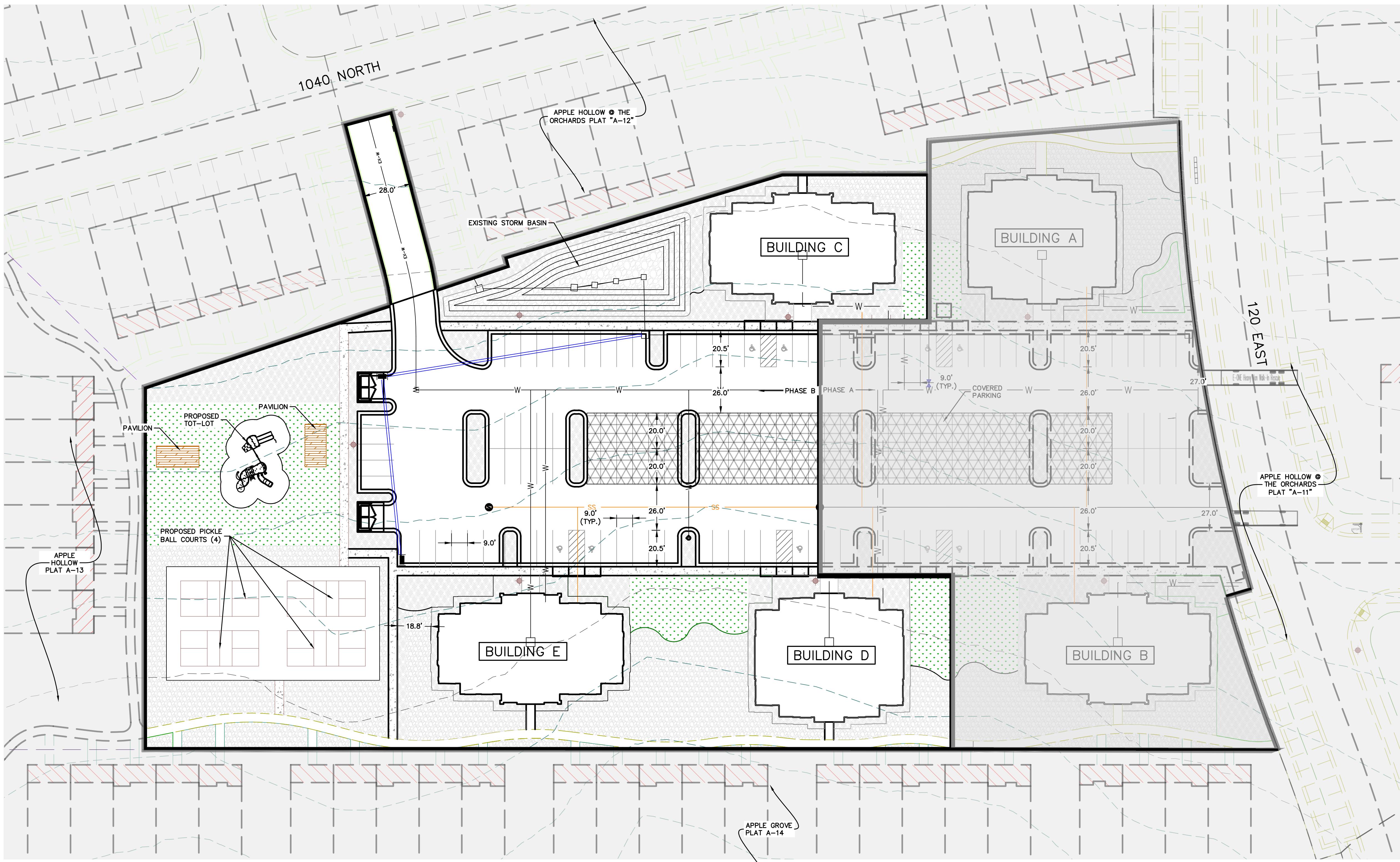
THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E  
 PHASE B SITE PLAN – BUILDINGS C,D,&E  
 SANTAQUIN, UTAH  
 JANUARY, 2026



(24" x 36")  
 SCALE 1" = 30'  
 (11" x 17")  
 SCALE 1" = 60'



NOTES:  
 LANDSCAPE/AMENITIES PHASING PLAN FOR  
 EACH BUILDING PHASE.  
 - TEMPORARY ITEMS TO BE REMOVED AND/OR  
 RELOCATED.



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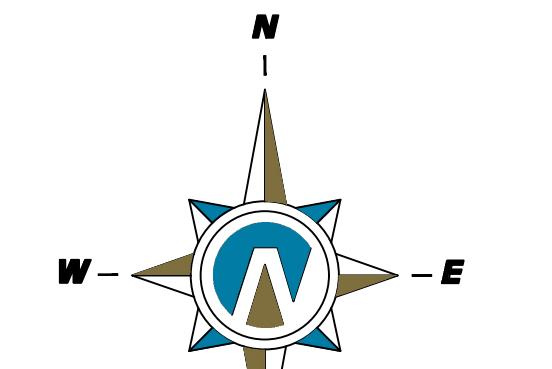
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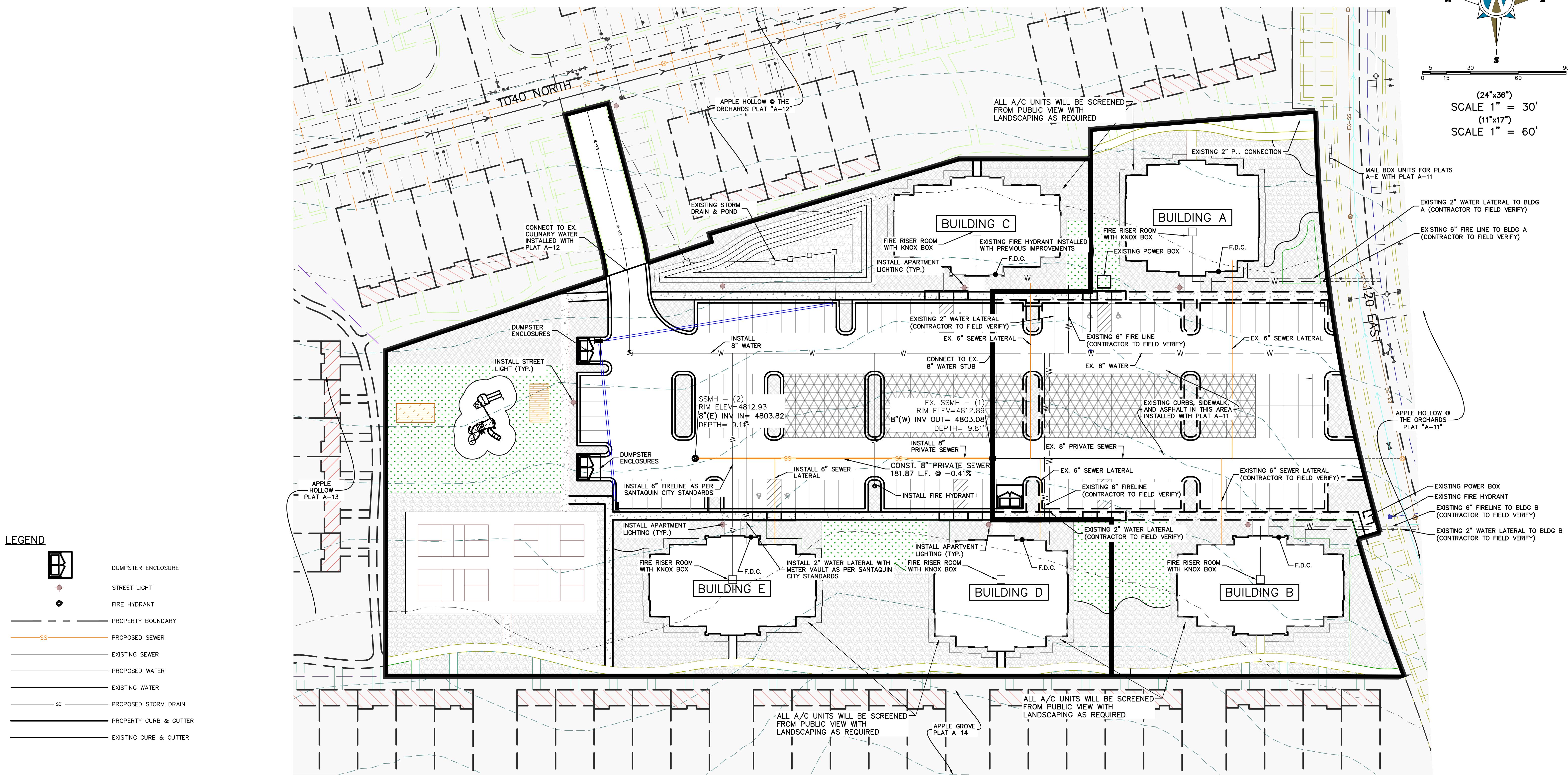
THE ORCHARDS @ APPLE  
 GROVE CONDOMINIUMS A-E

SITE PLAN PHASE B  
 SANTAQUIN, UTAH

JOB NO.  
 3-20-031  
 SHEET NO.  
 SP-01-B

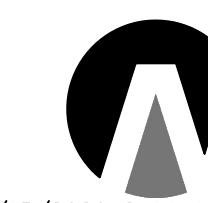


(24" x 36")  
SCALE 1" = 30'  
(11" x 17")  
SCALE 1" = 60'



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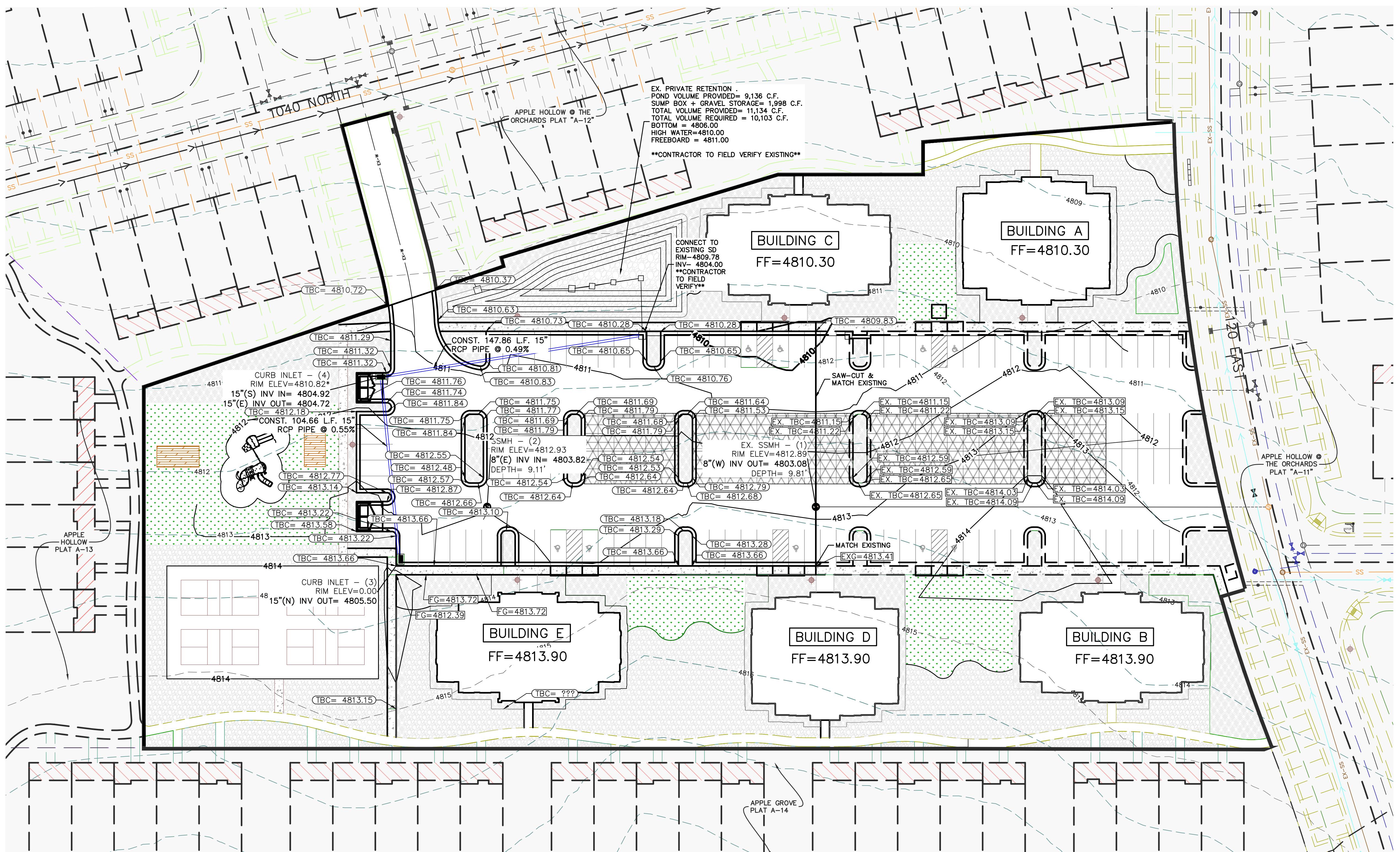
**THE ORCHARDS @ APPLE  
GROVE CONDOMINIUM A-E**

SITE UTILITY PLAN

JOB NO.  
3-20-031

SANTAQUIN, UTAH

SHEET NO.  
UT-01



LEGEND:

**NOTES:**

- 0 2% MAX GRADE FOR ALL ADA PARKING SPACES AND ACCESS AISLE.

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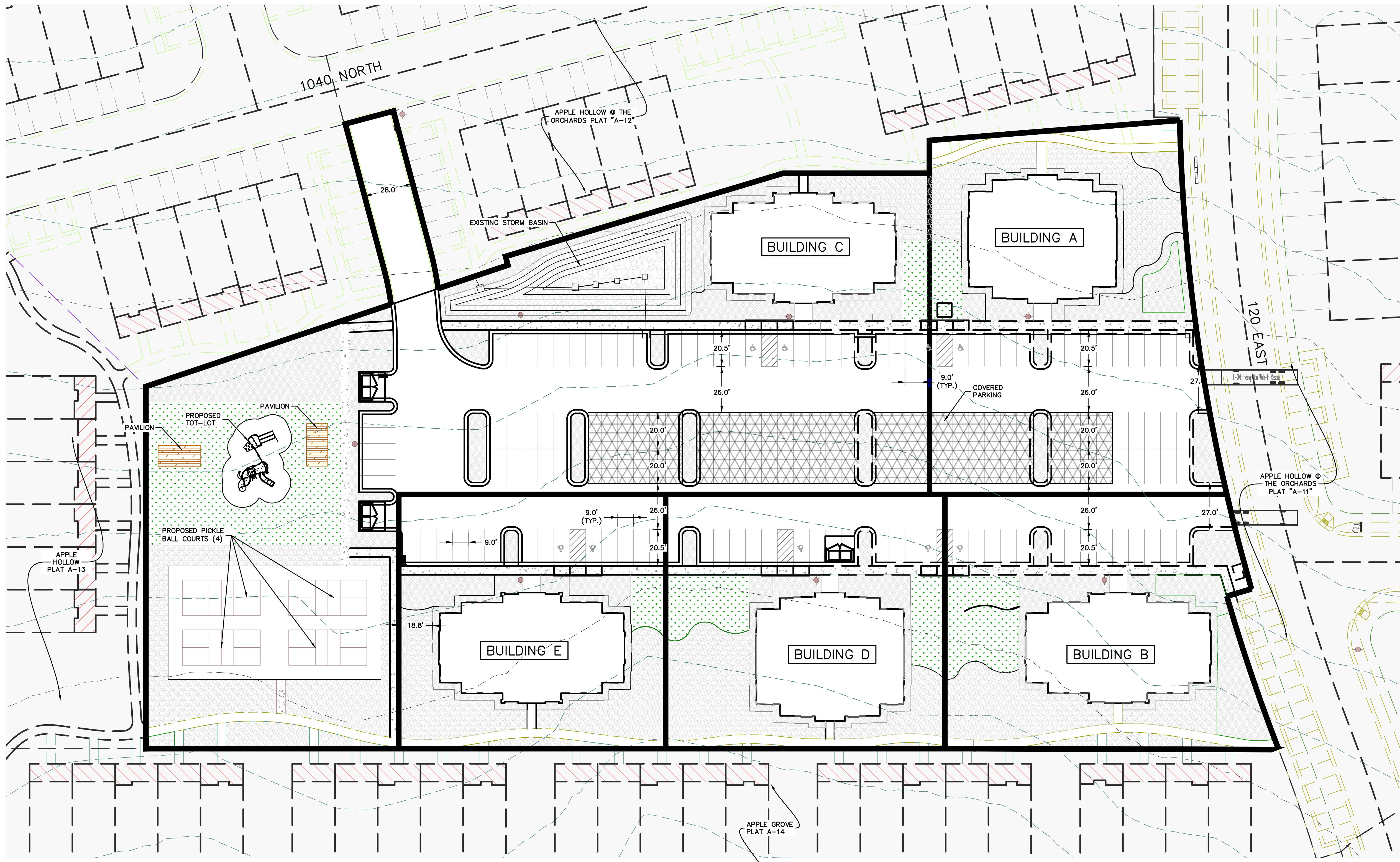
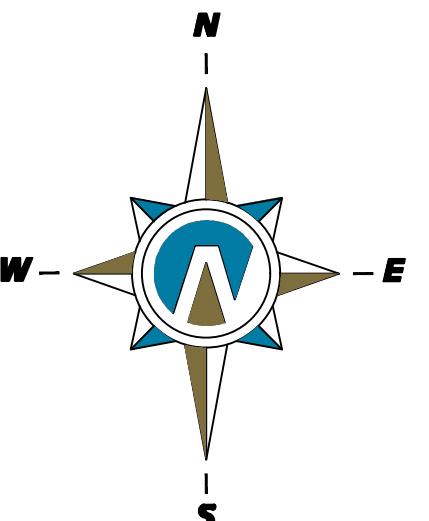
# *THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E*

# SITE GRADING AND DRAINAGE PLAN

JOB NO.  
3-20-031

SHEET NO.  
GR-01

THE ORCHARDS @ APPLE GROVE CONDOMINIUM A-E  
SANTAQUIN, UTAH  
JANURAY, 2025



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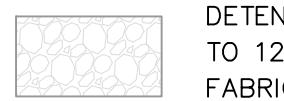
THE ORCHARDS @ APPLE  
GROVE CONDOMINIUMS A-E

LANDSCAPE/AMENITIES PHASING PLAN  
SANTAQUIN, UTAH

JOB NO.  
3-20-031

SHEET NO.  
LS-01

#### LANDSCAPING LEGEND:



DETENTION BASIN LANDSCAPE ROCK: 4-6" TAN CRUSHED ROCK AT 8" TO 12" THICK PLACED OVER DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS AS REQUIRED. (SEE NOTE 14)



LANDSCAPE ROCK: TWO TO FOUR INCH (2" TO 4") DECORATIVE COBBLE ROCK. A SAMPLE OF THE PROPOSED MATERIAL MUST BE SUBMITTED TO AND APPROVED BY SANTAQUIN CITY PRIOR TO PLACING. COBBLE ROCK MULCH SHALL BE INSTALLED TO AN AVERAGE DEPTH OF FOUR INCHES (4") AND SHALL COMPLETELY COVER ALL PLANTER STRIP AREA. PRIOR TO INSTALLATION OF COBBLE ROCK, MULCH, A MIRAFI 600 (OR APPROVED EQUIVALENT) FABRIC MUST BE APPLIED TO THE PLANTER STRIP AREA. (SEE NOTE 14)

262± HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS, 1-GAL.

139± CALAMAGROSTIS X ACUTIFLORA FOERSTER / FEATHER REED GRASS, 1-GAL.

67± EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH, 5-GAL.

261± RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN, 5-GAL.

31± TILA AMERICAN REDMUND / REDMUND AMERICAN LINDEN, 2" - 2.5" CAL.

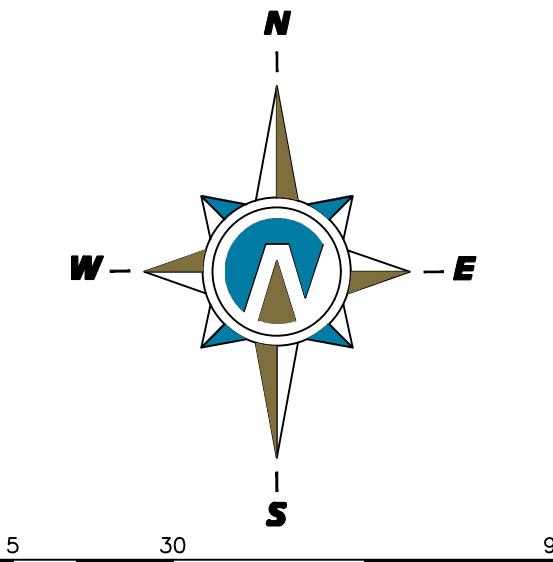
34± ACER FREEMAN / AUTUMN BLAZE MAPLE, 2" - 2.5" CAL.

3± PICEA PUNGENS / COLORADO "BLUE" SPRUCE, 2" - 2.5" CAL. (6' MIN HEIGHT)

797 = TOTAL TREES & PLANTS

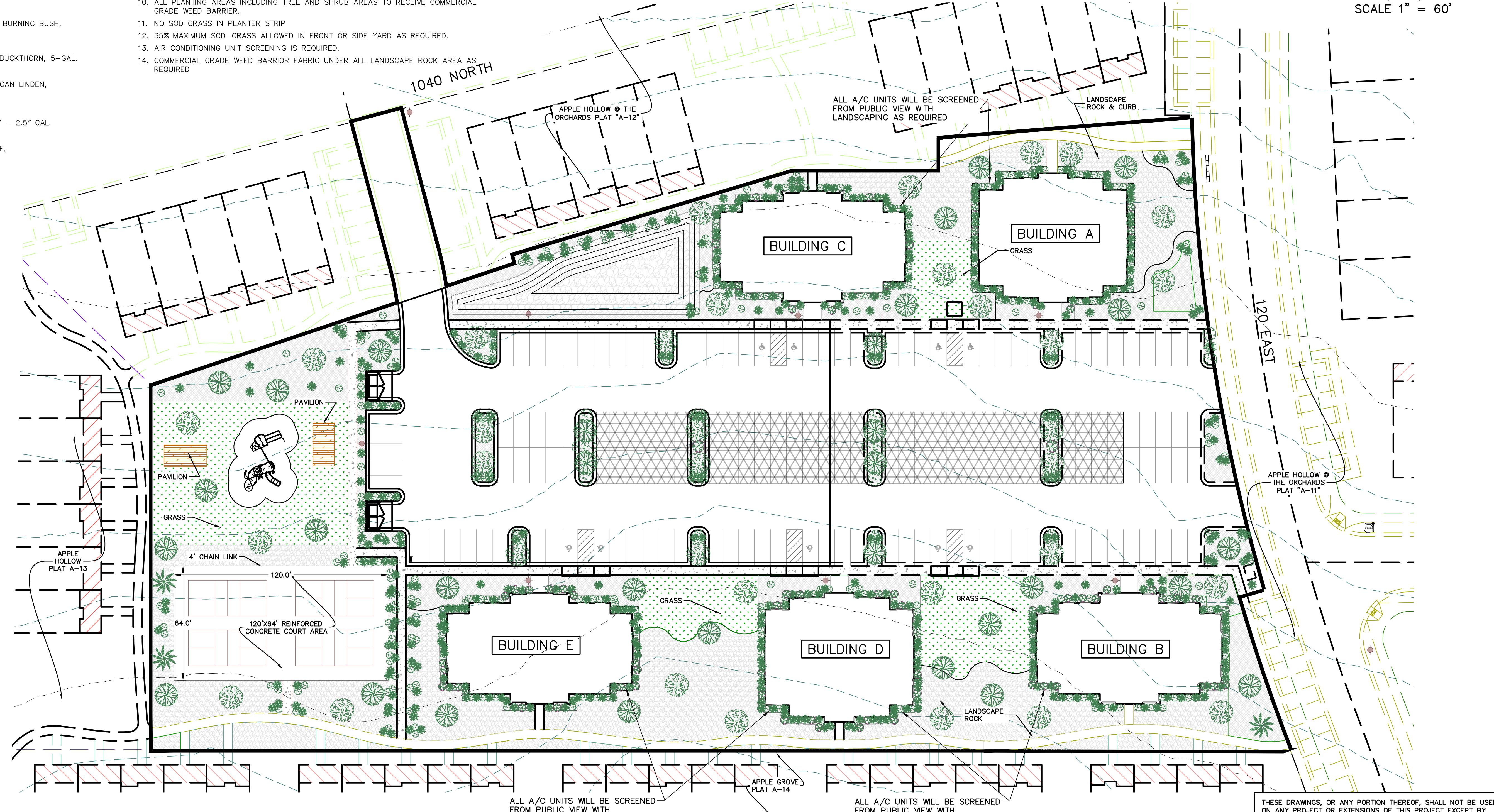
#### NOTES:

1. STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG GINGER GOLD ROAD. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
2. ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS AND MEET THE CONDITIONS OF THE ARCHITECTURAL REVIEW COMMITTEE.
3. IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
4. GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS OF THREE.
5. TREES SHALL NOT BE PLANTED LESS THAN 5-FT FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO Hardscape SURFACE.
6. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS.
7. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
8. ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6' AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
9. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 1-FT OF ANY WALK EDGE.
10. ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
11. NO SOD GRASS IN PLANTER STRIP
12. 35% MAXIMUM SOD-GRASS ALLOWED IN FRONT OR SIDE YARD AS REQUIRED.
13. AIR CONDITIONING UNIT SCREENING IS REQUIRED.
14. COMMERCIAL GRADE WEED BARRIER FABRIC UNDER ALL LANDSCAPE ROCK AREA AS REQUIRED



#### LANDSCAPE DATA TABLE:

OVERALL AREA	=	181,814	S.F. (100%)
BUILDINGS	=	26,792	S.F. (15%)
HARD SURFACE	=	77,553	S.F. (43%)
AMENITIES	=	9,860	S.F. (5%)
LANDSCAPE AREA	=	67,495	S.F. (37%)
- LANDSCAPE ROCK	=	25,536	S.F. (38%)
- GRASS-SOD PLANT BASE	=	13,500	S.F. (20%)
- SHRUB BEDS	=	28,459	S.F. (42%)



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ENGINEERING INC  
ENGINEERING - LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

THE ORCHARDS @ APPLE  
GROVE CONDOMINIUMS A-E

LANDSCAPE PLAN

SANTAQUIN, UTAH

JOB NO.  
3-20-031

SHEET NO.  
LS-02

