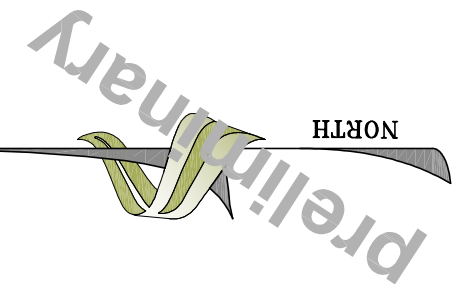


SORENSEN SUBDIVISION

LOCATED IN:
BLOCK 27, PLAT "B" SANTAQUIN CITY TOWNSITE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

FOUND 3rd UTAH COUNTY
BRASS CAP MONUMENT
100 E. ST. / 100 N. ST.
T10S, R1E, S18&M,
(UTAH CO. TIE NO. 46-72)



CONDITIONS OF APPROVAL

FOUND RING / I.D.
STREET MONUMENT
300 E. ST. / 100 N. ST.
PROJECT BENCHMARK
ELEV. = 4433.06

EAST 49.28'

SOUTH 49.95'

1961.77'

NO 20' 23' 33"E 5359.82'

3401.14'

FOUND 3rd UTAH COUNTY
BRASS CAP MONUMENT
100 E. ST. / 100 N. ST.
T10S, R1E, S18&M,
(UTAH CO. TIE NO. 46-74)

111.12'

2 1

SW COR SEC. 1

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

ALL OF LOT 4, BLOCK 27, PLAT "B", SANTAQUIN TOWNSHIP SURVEY, ACCORDING THE THE OFFICIAL PLAT THEREOF ON FILE
AND OF RECORD IN THE UTAH COUNTY RECORDERS OFFICE.

GENERAL PLAT NOTES

- ACCESS FOR LOT 2 WILL BE FROM 300 EAST STREET.
- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE PERIMETER OF EACH LOT, PER THIS PLAT.
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER _____, AS FILED IN THE UTAH COUNTY SURVEYORS OFFICE.
- ZONING: MSR BUILDING SETBACKS (BUILDABLE AREA) PER CODE 10-7M-12: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS:
FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING. PROPERTY LINES: 15.0 FEET - COVERED PORCHES MAY BE WITHIN 10.0 FEET OF THE FROM PROPERTY LINE. REQUIRED CLEAR VIEW AREAS MAY NOT BE OBSTRUCTED.
SIDE YARD - 5.0 FEET.
REAR YARD - 25.0 FEET.
ACCESSORY BUILDINGS SHALL NOT BE LOCATED IN FRONT OF THE MAIN STRUCTURE AND MUST COMPLY WITH SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES IN OTHER SINGLE FAMILY ZONES OF THE CITY.
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS DALE D. SORENSON AND KELLY SORENSON, PER WARRANTY DEED, ENTRY NUMBER 428872015, AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, UTAH COUNTY PARCEL NUMBER 090922006.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 319685, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS THE SORENSON SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



PHILLIP R. CHRISTENSEN
P.L.S. 319685

DATE

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 EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND 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 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 1-800-368-6632. WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: _____ DATE: _____
CETACOM: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE 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 1-800-368-6632.

APPROVED THIS _____ DAY OF _____, 2020
DOMINION ENERGY
BY: _____
TITLE: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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 _____, 2020.

APPROVAL BY MAYOR: _____
ATTEST: _____
APPROVED: _____ ENGINEER (SEE SEAL)
CLERK - RECORDER (SEE SEAL)

CITY ENGINEER SEAL

CLERK - RECORDER
SEAL

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREFTER KNOWN AS MARSHALL'S COVE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2020, A.D.

BY: _____ DALE D. SORENSON _____ DATE _____

BY: _____ KELLY SORENSON _____ DATE _____

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY DALE D. SORENSON AND KELLY SORENSON WHO REPRESENTED THAT (SHE) IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

RESIDING IN _____, UTAH

STATE OF UTAH } S.S.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

NOTARY STAMP

CONSENT TO RECORD

ON THE 14TH DAY OF AUGUST, 2015, DALE D. SORENSON AND KELLY SORENSON, ENTERED INTO A REVOLVING DEED OF TRUST WITH UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, WHICH TRUST DEED IS SECURED BY THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS THE SORENSON SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

UTAH COMMUNITY CREDIT UNION - PROVO OFFICE IS FULLY AWARE THAT DALE D. SORENSON AND KELLY SORENSON ARE IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS SORENSON SUBDIVISION, SANTAQUIN CITY, UTAH COUNTY, UTAH. DALE D. SORENSON AND KELLY SORENSON HAVE HEREBY CONSENTED TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 20____

UTAH COMMUNITY CREDIT UNION - PROVO OFFICE

BY: _____

PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.

ON THE _____ DAY OF _____ IN THE YEAR 2020, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, PROVED ON THE BASE OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS / ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE PLAT SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS THE SORENSON SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN _____

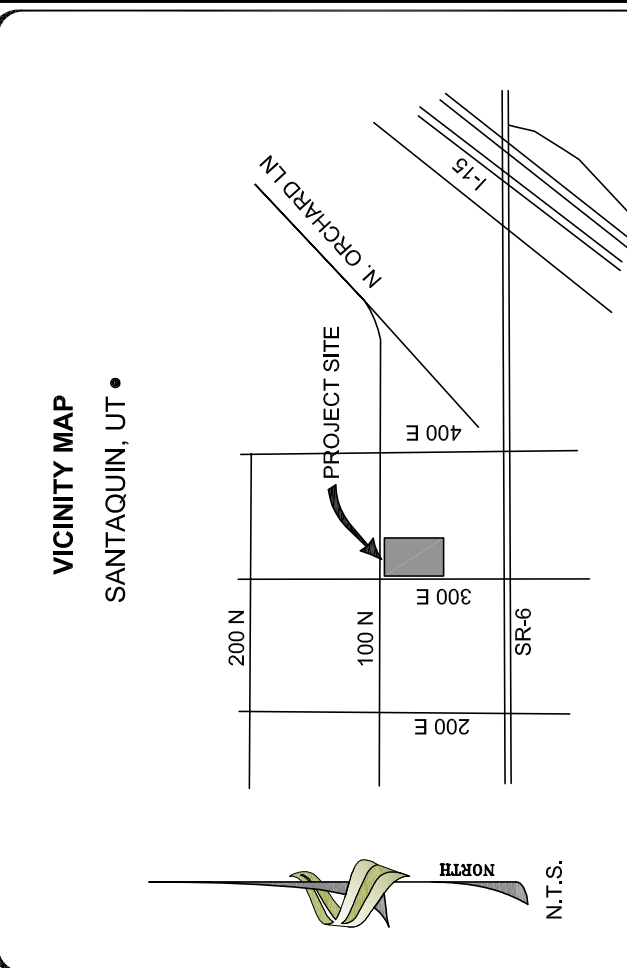
NOTARY STAMP

PROPERTY OWNER
DALE AND KELLY SORENSON
88 N. 300 E.
SANTAQUIN, UTAH

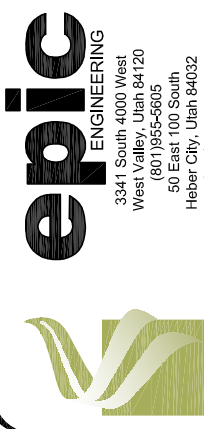
PROPERTY DEVELOPER
RIDGEBACK CONSTRUCTION, LLC.
P.O. BOX 927
SALEM, UT 84653

LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- BOUNDARY LINE
- PARCEL LINE
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT
- CHAIN LINK FENCE
- WIRE FENCE
- EDGE OF ASPHALT



SORENSON SUBDIVISION
SE 1/4 NW 1/4 OF SEC 1, T.10S, R.1E, S18&M,
SANTAQUIN CITY, UTAH COUNTY, UTAH



PROJECT #: JSPD / HARRIS
DATE: 10/16/2020
DRAWN: JD
CHECKED: PC
SHEET NO.: 1 OF 1