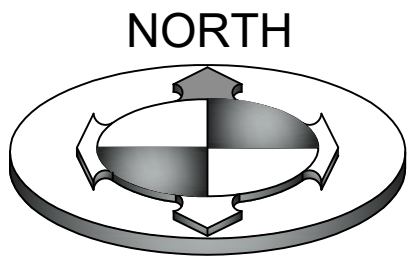
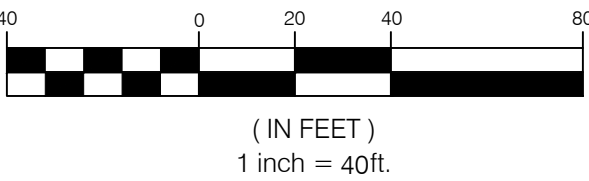


SUBDIVISION GENERAL NOTES:

1. REBAR & CAP SHALL BE SET AT ALL REAR LOT CORNERS AND NAIL & WASHER SHALL BE SET IN THE CURB ON THE LOT LINE EXTENDED FOR LOTS FRONTING PUBLIC ROADS UNLESS OTHERWISE NOTED HEREON.
2. 10 FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG LOT LINES ABUTTING PUBLIC STREETS.
3. OCCUPANCY RESTRICTION NOTICE:  
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY SATAQUIN CITY.
4. THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED.
5. SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN WITH APPLGATE, LLC, GRANTOR AND THE UTAH DEPARTMENT OF TRANSPORTATION, GRANTEE FOR THE PURPOSE OF A TEMPORARY EASEMENT, DATED APRIL 4, 2008, AND RECORDED APRIL 9, 2008, AS ENTRY NO. 41913:2008.



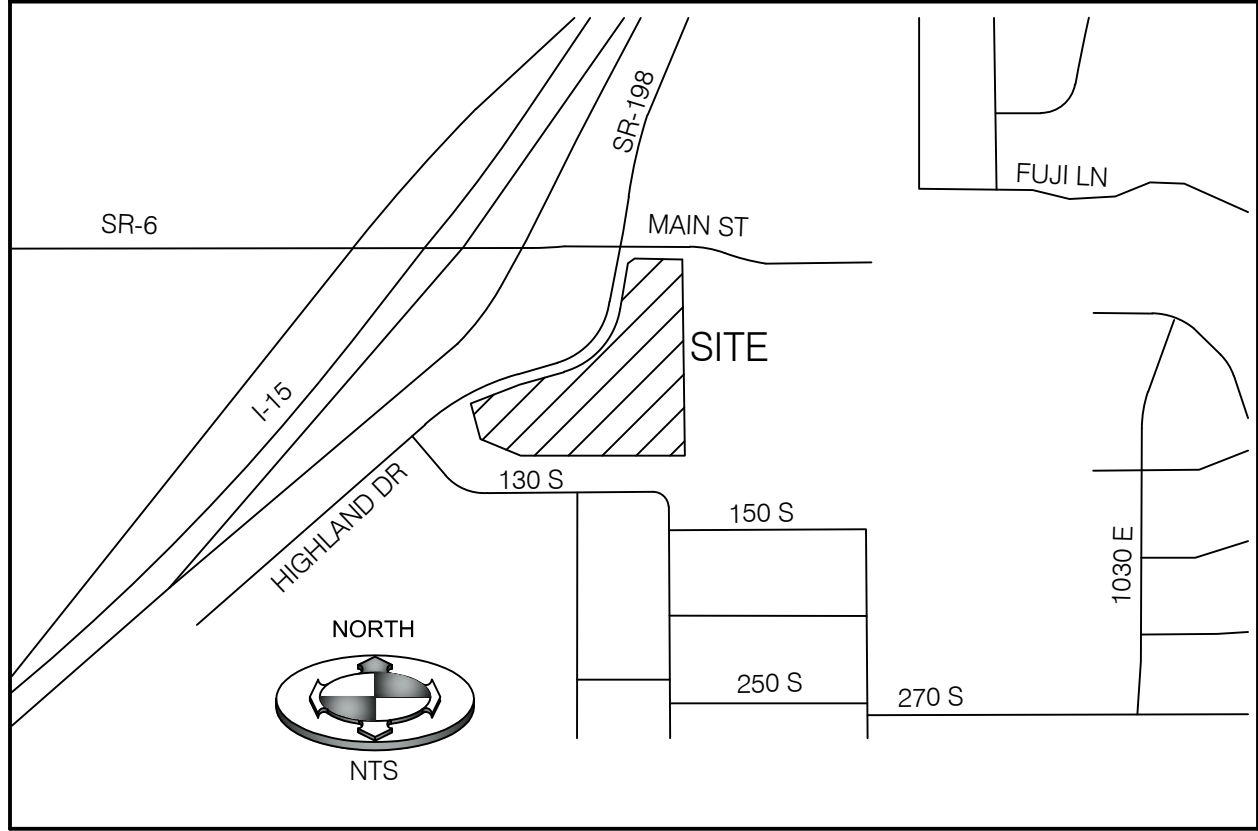
GRAPHIC SCALE



LEGEND

- SECTION CORNER (FOUND)
- BOUNDARY CORNER SET 5/8"x24" REBAR AND CAP STAMPED "BENCHMARK ENG." OR NAIL & WASHER
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE
- SETBACK LINE

VICINITY MAP



PARKER VIEW SUBDIVISION PLAT "A"

ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

LINE TABLE			CURVE TABLE						
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
L1	S 31°51'10" E	23.41'	C1	76.45'	50.00'	87°36'07"	S 75°39'13" E	69.22'	
L2	S 63°03'13" W	27.46'	C2	48.64'	110.00'	25°20'00"	S 59°33'50" E	48.24'	
L3	N 60°32'43" E	19.16'	C3	80.23'	284.00'	16°11'13"	S 66°14'26" W	79.97'	
L4	S 31°51'10" E	23.86'	C4	237.30'	284.00'	47°52'24"	S 34°12'38" W	230.45'	
L5	S 60°32'43" W	19.16'	C5	237.30'	284.00'	47°52'24"	S 34°12'38" W	230.45'	
L6	S 31°51'10" E	23.86'	C6	51.98'	34.00'	87°36'07"	S 75°39'13" E	47.07'	
			C7	98.02'	66.00'	85°05'37"	S 74°23'58" E	89.26'	

L=171.50  
R=716.00  
Δ=13°43'25"  
CH=N 67°28'20" E  
CL=171.09

L=317.53  
R=284.00  
Δ=64°03'37"  
CH=N 42°18'15" E  
CL=301.25

HIGBEE, DAVID & ANNETTE, JT  
LOT 48, SANTAQUIN RIDGE  
PARCEL # 52-725-0076

VAZQUEZ, VALENTIN  
LOT 48, SANTAQUIN RIDGE  
PARCEL # 52-725-0077

BECK, ANDREW P  
LOT 47, SANTAQUIN RIDGE  
PARCEL # 52-725-0084

JOLLEY, WESTON  
LOT 46, SANTAQUIN RIDGE  
PARCEL # 52-725-0046

ZOUJIN, MARK  
LOT 45, SANTAQUIN RIDGE  
PARCEL # 52-725-0045

WALKER, MIKE & DEBRA, JT  
LOT 44, SANTAQUIN RIDGE  
PARCEL # 52-725-0044

BOYACK, MARY JANIE (ET AL)  
LOT 43, SANTAQUIN RIDGE  
PARCEL # 52-725-0043

ZAMBRANO, NORMA & ABRAHAM  
LOT 42, SANTAQUIN RIDGE  
PARCEL # 52-725-0042

SEASONS OF SANTAQUIN LLC  
PARCEL # 06-334-0001

DEVELOPER/OWNER  
CHUCK PETERSON  
55 HIGHLAND DR.  
SANTAQUIN, UT  
775-340-2391



DOMINION ENERGY CORPORATION	ROCKY MOUNTAIN POWER
DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.	1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW
APPROVED THIS ____ DAY OF _____, 20__	APPROVED THIS ____ DAY OF _____, 20__
DOMINION ENERGY CORPORATION	ROCKY MOUNTAIN POWER

CITY UTILITIES APPROVAL	
CULINARY WATER / PRESSURE IRRIGATION	
PUBLIC WORKS DIRECTOR	DATE
SEWER / STORM DRAIN	
PUBLIC WORKS DIRECTOR	DATE

COMCAST	DATE
CENTURY LINK	DATE
	DATE

SURVEYOR'S SEAL



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS HEREFTER TO BE KNOWN AS:

PARKER VIEW SUBDIVISION PLAT "A"  
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, CONSISTING OF THE LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2018, AS ENTRY NO. 103025:2018 ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET, SAID POINT BEING SOUTH 00°05'50" EAST 57.22 FEET ALONG THE SECTION LINE AND WEST 660.20 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 00°26'12" EAST 73.48 FEET, THENCE SOUTH 89°15'34" EAST 1.47 FEET; THENCE SOUTH 00°26'12" EAST 554.30 FEET; THENCE WEST 525.90 FEET; THENCE NORTH 67°06'12" WEST 143.19 FEET; THENCE NORTH 14°42'00" WEST 111.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (4) FOUR COURSES: 1) NORTHEASTERLY 171.50 FEET ALONG THE ARC OF A 716.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 67°28'20" EAST 171.09 FEET; 2) NORTH 74°20'02" EAST 125.98 FEET; 3) NORTHEASTERLY 317.53 FEET ALONG THE ARC OF A 284.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 42°18'15" EAST 301.25 FEET; 4) NORTH 10°16'26" EAST 128.41 FEET TO SAID SOUTHERLY LINE OF MAIN STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) TWO COURSES: 1) NORTH 50°16'36" EAST 25.68 FEET; 2) SOUTH 89°43'34" EAST 155.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: 246,271 SQ FT OR 5.654 ACRES, MORE OR LESS  
3 LOTS

(BASIS OF BEARINGS: SOUTH 00°05'50" EAST BETWEEN THE EAST QUARTER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AND THE SOUTHEAST QUARTER OF SAID SECTION 1 (DATUM: NAD83)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS PARKER VIEW SUBDIVISION PLAT "A" AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BIG FOOT HOLDINGS UTAH, LLC

SIGNATURE

PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ THE \_\_\_\_\_ OF BIG FOOT HOLDINGS UTAH, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID BIG FOOT HOLDINGS, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

(SIGNED) A NOTARY PUBLIC  
COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

PARKER VIEW SUBDIVISION PLAT "A"  
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1