

SANTAQUIN CITY, UTAH COUNTY, UTAH

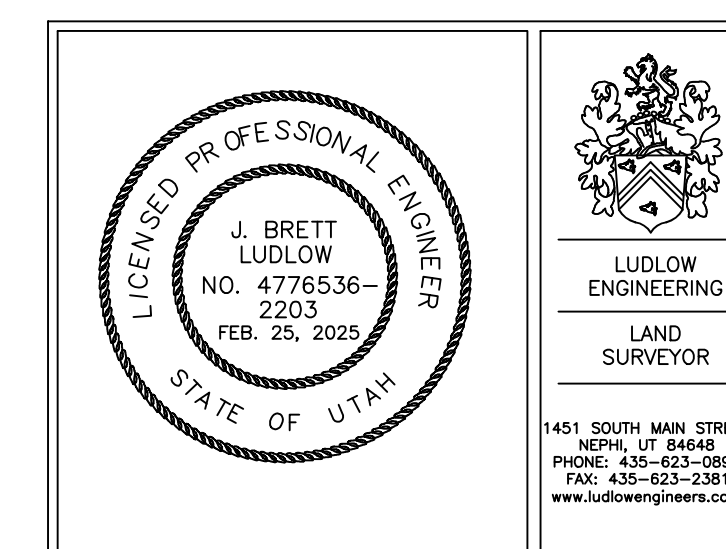
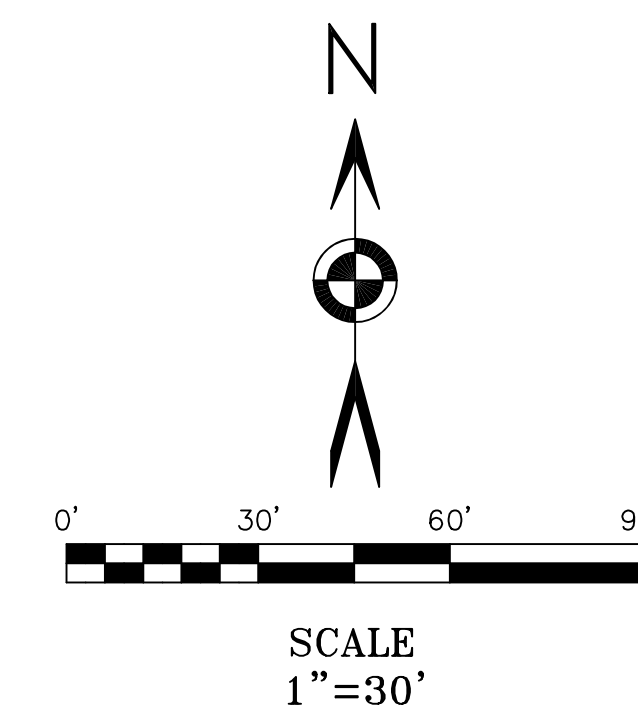
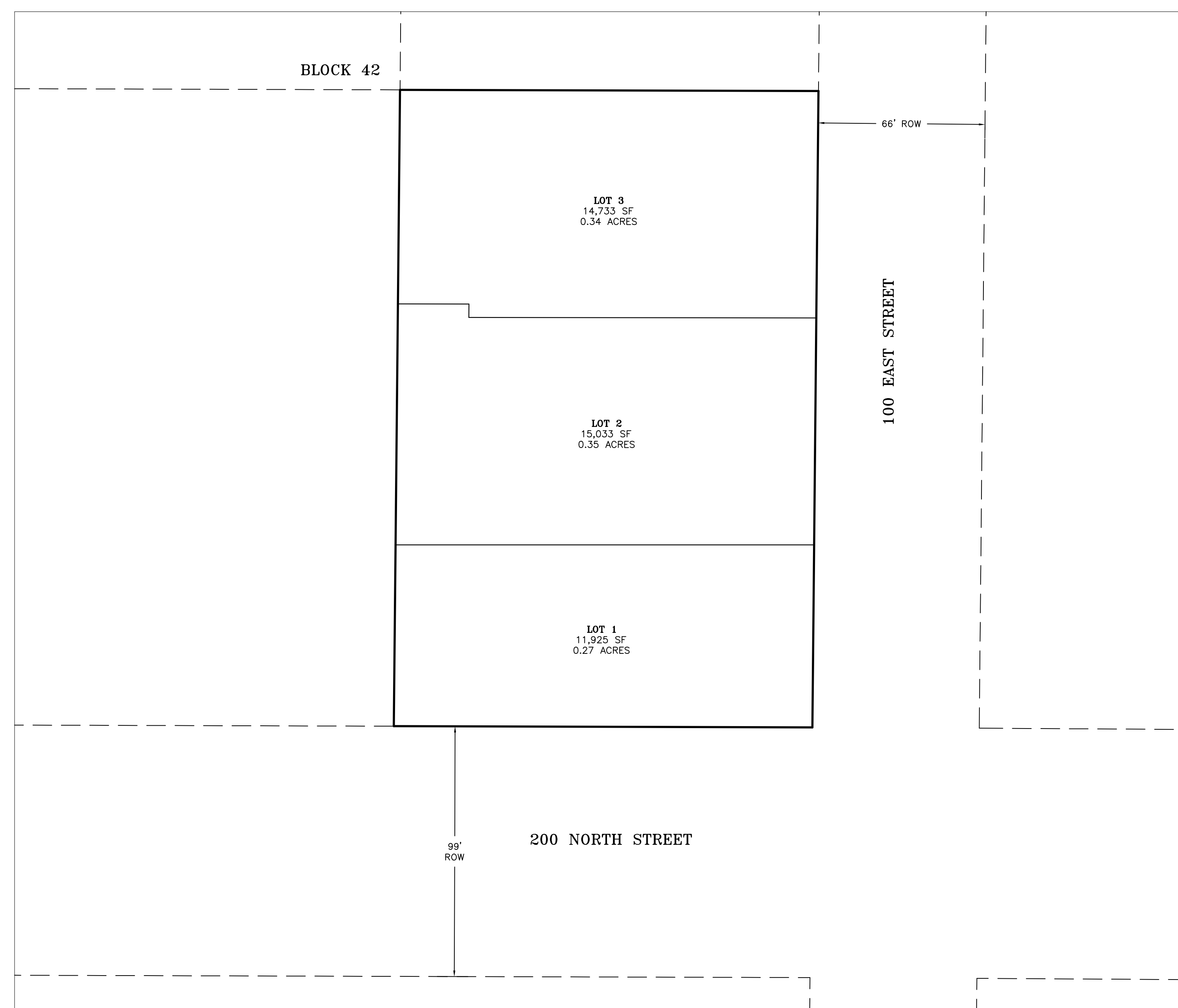
SHEET #	SHEET NAME
1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN



DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=3
TOTAL ACREAGE=0.96
LOTS/ACRE=3.125

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:
WILLIAM MORGAN
801-857-0227
wmwmorgan@gmail.com

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

REVISIONS	
1. <u>OCTOBER 31, 2024</u>	4. _____
2. <u>FEBRUARY 25, 2025</u>	5. _____
3. _____	6. _____

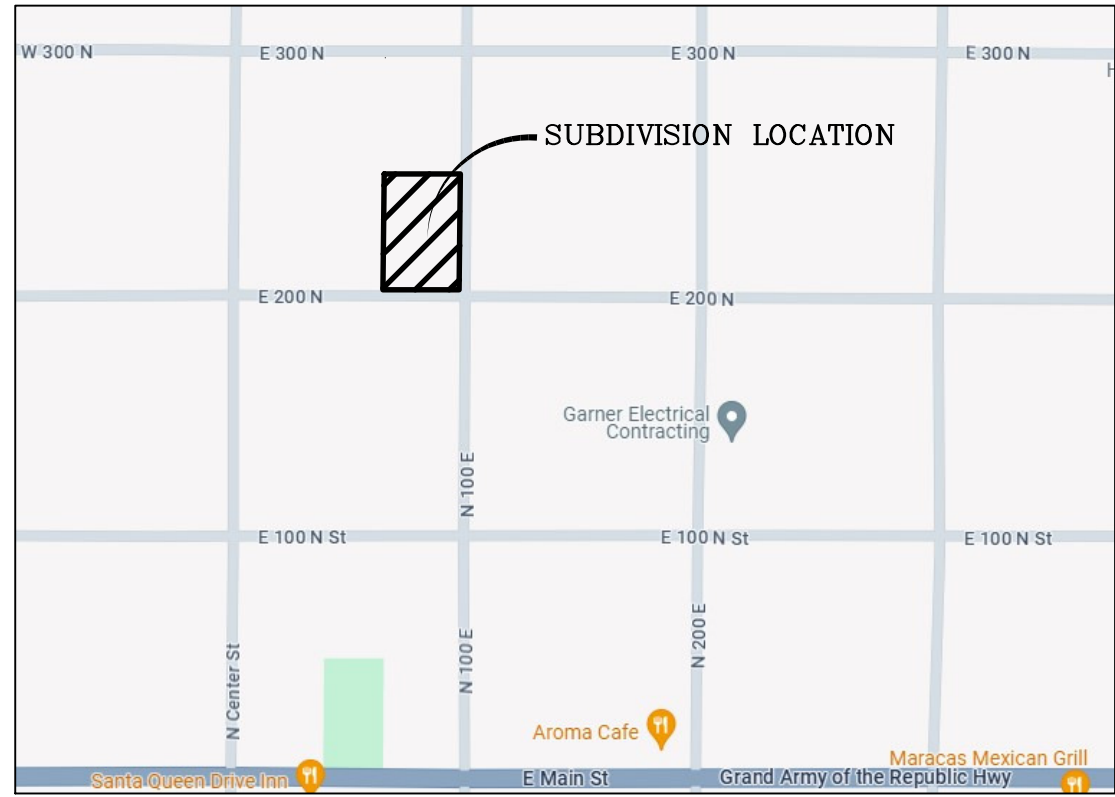
PROJECT NO.: LE 4430 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2025 FIELD SURVEYOR: T.H.
SCALE: 1" = 30' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD



COVER SHEET

PLAT "A" MORGAN SUBDIVISION

LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
FEBRUARY 2025



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'

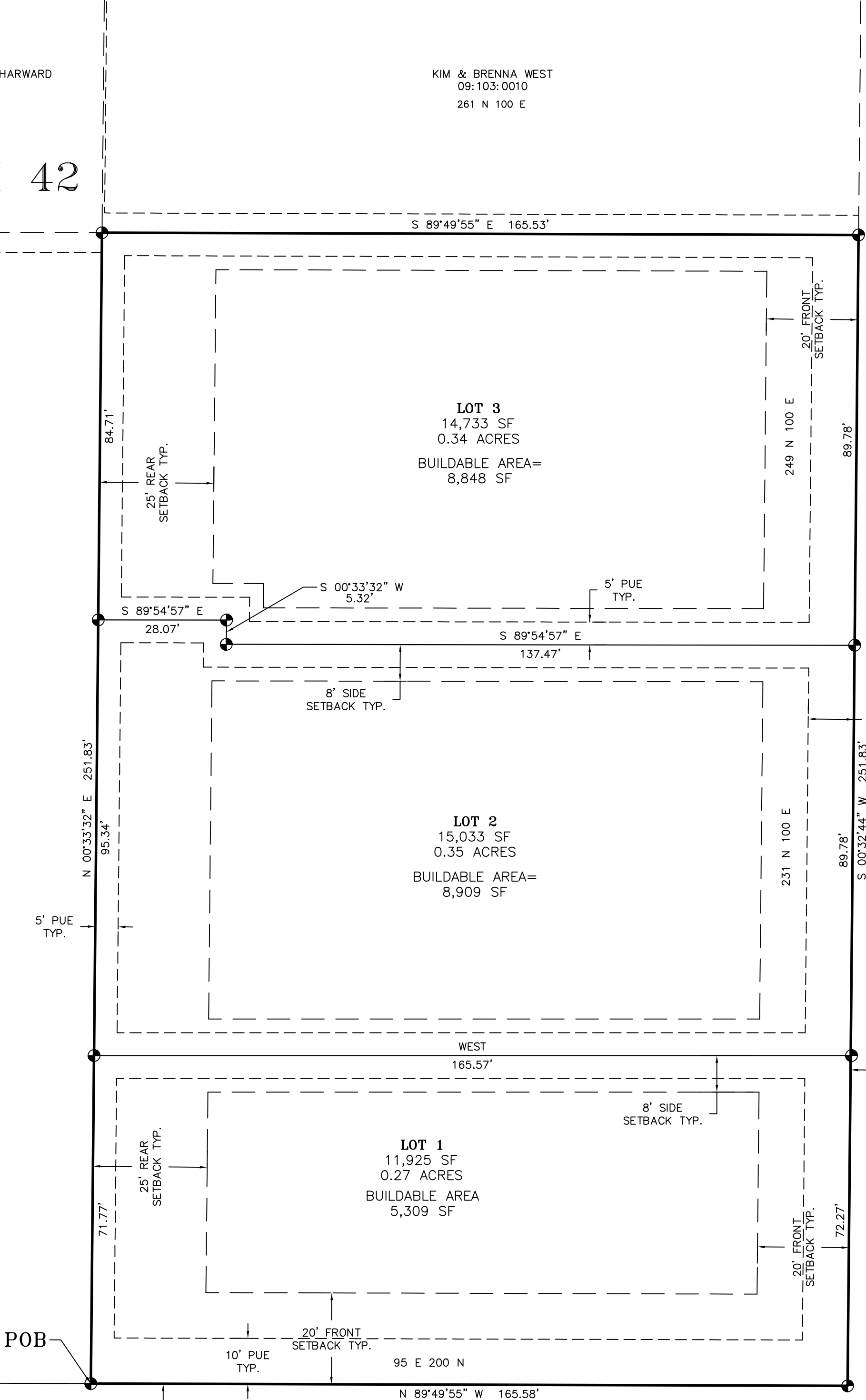
JEFFREY D & TERESA HARWARD
09:103:0004
50 E 300 N

KIM & BRENNIA WEST
09:103:0010
261 N 100 E

BLOCK 42

WILLIAM & LIZA BOARDMAN
09:103:0011
63 E 200 N

PLAT "A" MORGAN SUBDIVISION



LOT 3
14,733 SF
0.34 ACRES
BUILDABLE AREA=
8,848 SF

LOT 2
15,033 SF
0.35 ACRES
BUILDABLE AREA=
8,909 SF

LOT 1
11,925 SF
0.27 ACRES
BUILDABLE AREA
5,309 SF

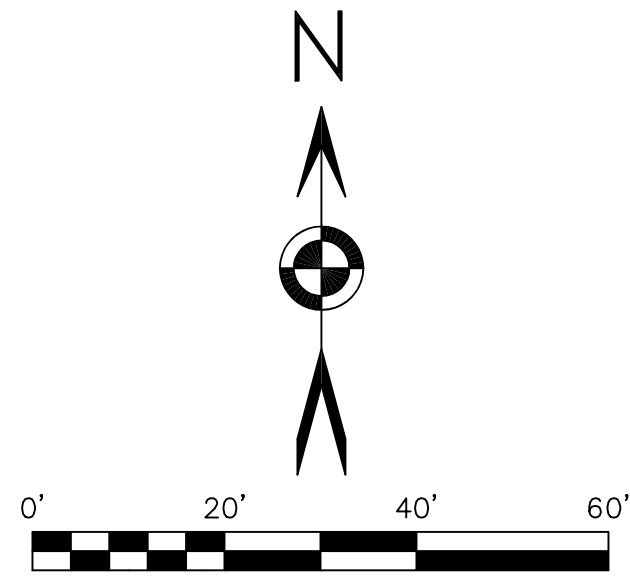
200 NORTH STREET

BLOCK 18, PLAT "A"

BLOCK 41, PLAT "B"

100 EAST STREET

BLOCK 32, PLAT "B"



LEGEND

- SET 5/8" REBAR WITH CAP
- SECTION CORNER
- LAND OWNER DEED DESCRIPTION LINE
- DESCRIBED BOUNDARY
- SECTION LINE
- SETBACK
- EASEMENT
- XXX N. = 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

ALL OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS.
ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES S00°32'33"E 1300.69 FEET ALONG THE SECTION LINE AND S89°49'55"E 675.81 FEET FROM THE NORTHWEST CORNER SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; AND RUNNING THENCE N00°33'32"E 251.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°49'55"E 165.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'44"W 251.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°49'55"W 165.58 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 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____.

WILLIAM W. MORGAN BEVERLY S. MORGAN

ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, WILLIAM W. MORGAN AND BEVERLY S. MORGAN, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY 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

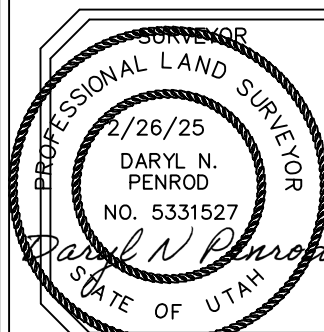
CENTURY LINK DATE

PLAT A

MORGAN

SUBDIVISION

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



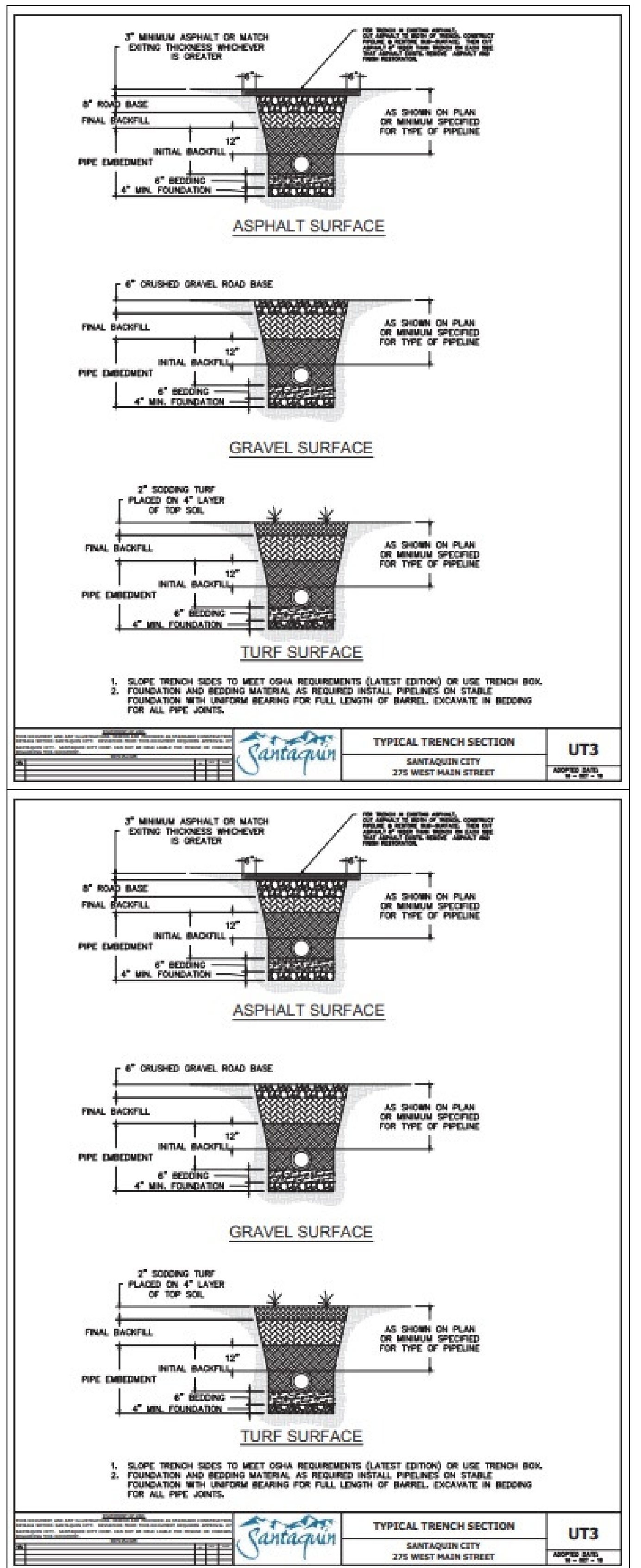
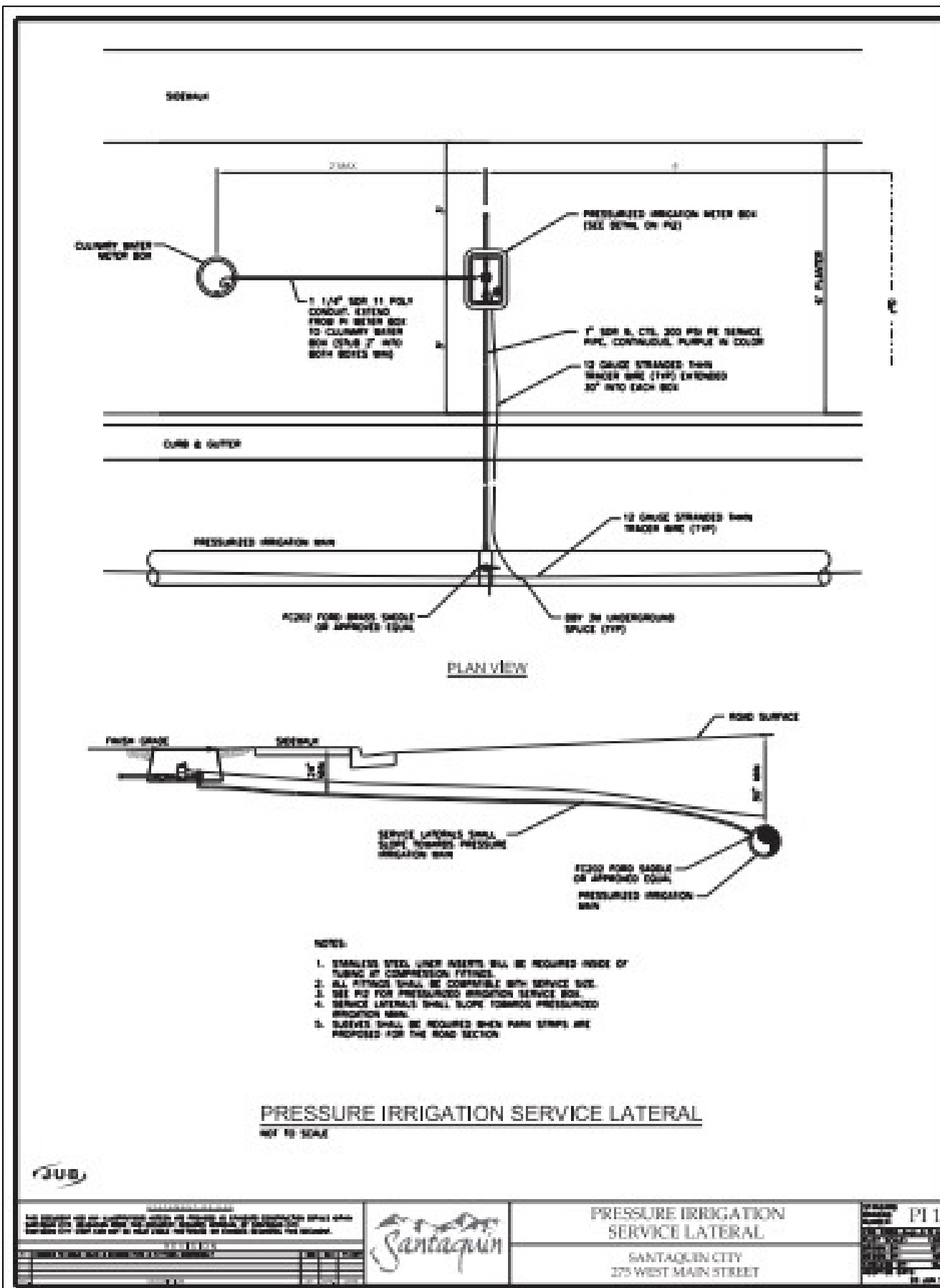
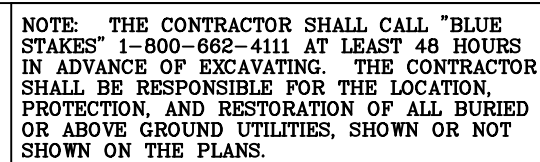
CITY/COUNTY ENGINEER

CLERK-RECORDER

NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

LUDLOW ENGINEERING & LAND SURVEYING
845 NORTH MAIN NEPHI, UTAH 84648
VOICE (435) 823-0897 FAX: (435) 823-2381
LE 4430



<i>REVISIONS</i>	
1. <u>OCTOBER 31, 2024</u>	4. _____
2. <u>FEBRUARY 25, 2025</u>	5. _____
3. _____	6. _____

PROJECT NO.: LE 4430 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2025 FIELD SURVEYOR: T.H.
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD



UTILITY PLAN

PLAT "A" MORGAN SUBDIVISION

LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
FEBRUARY 2025

SHEET	3
C	SHEETS