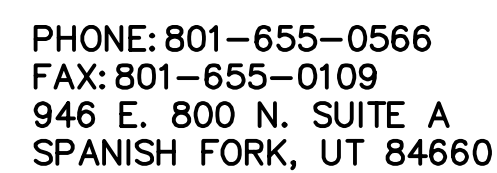
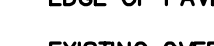
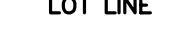
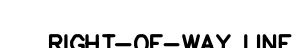
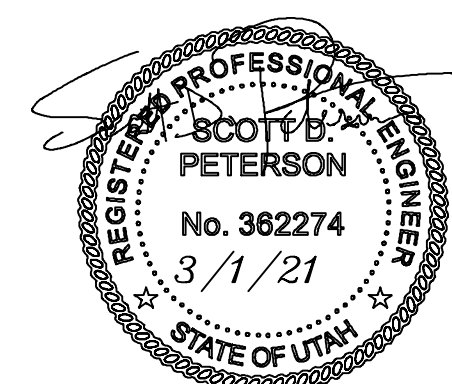

<i>SHEET</i>	<i>SHEET NAME</i>
1	COVER
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

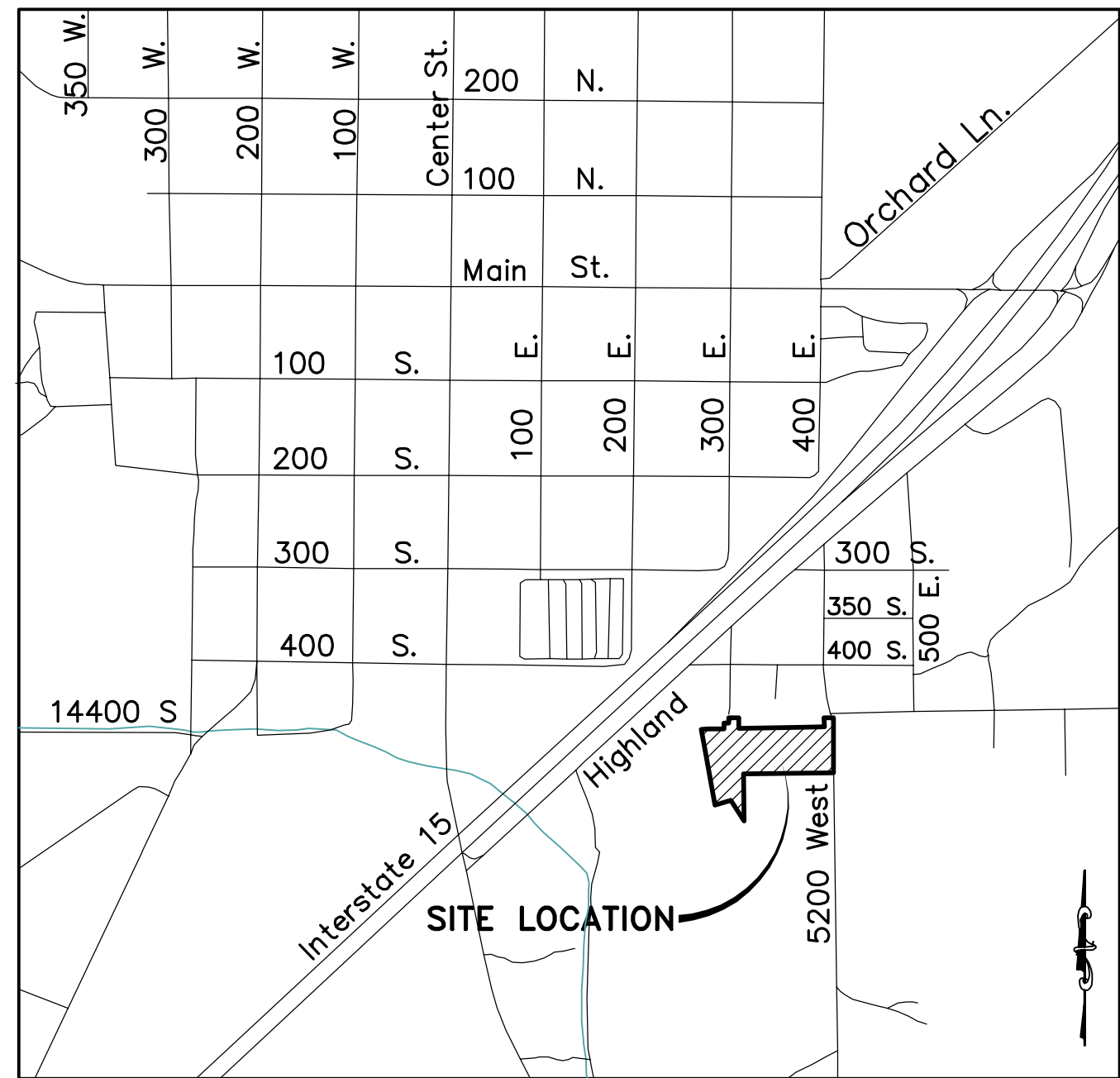
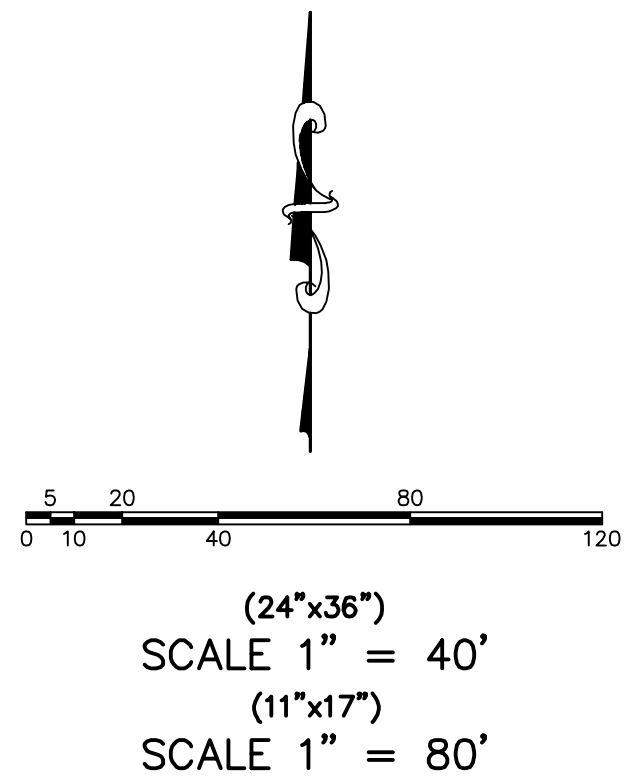
LEGEND APPLIES TO ALL SHEETS



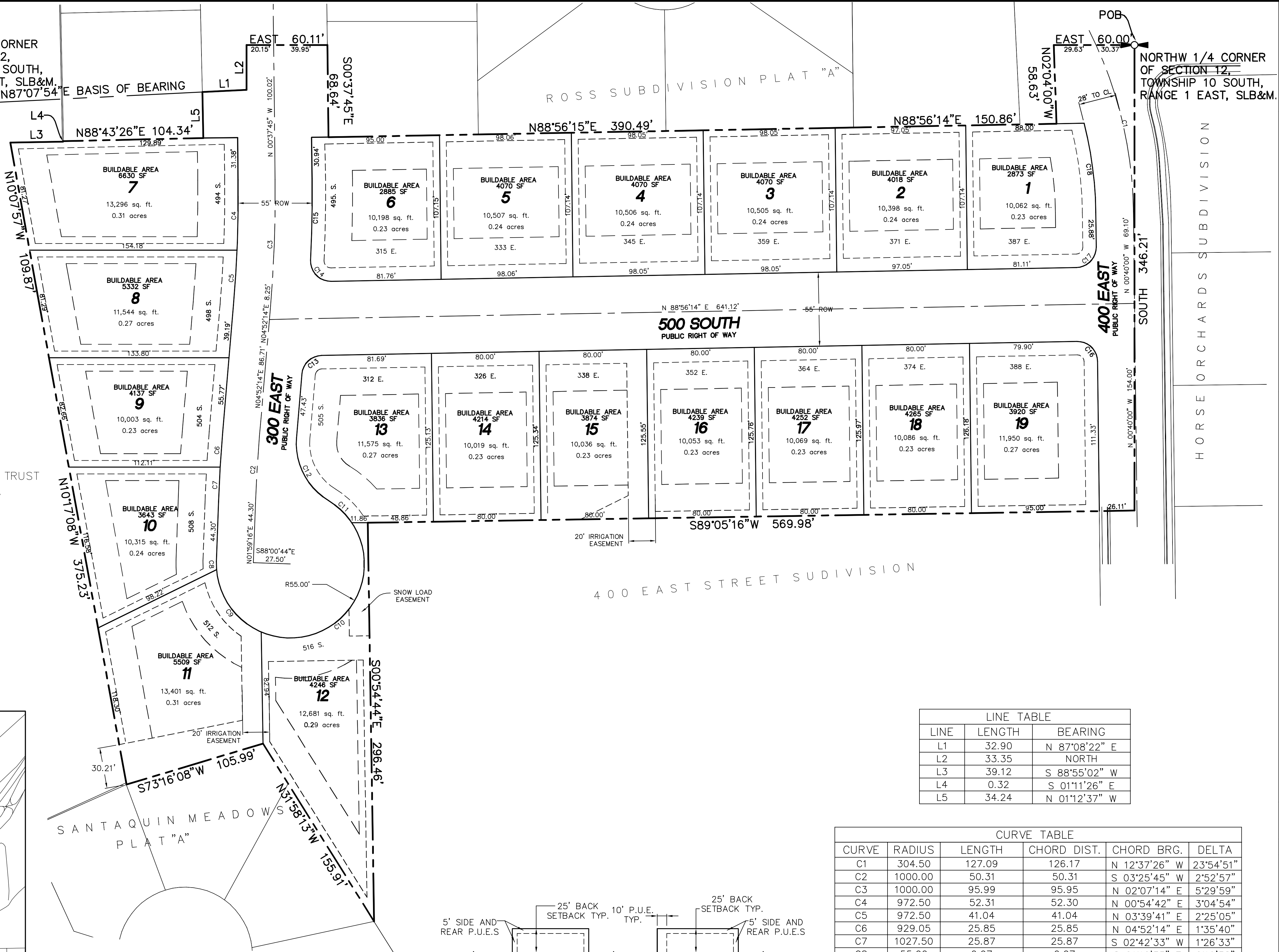
OWNER/DEVELOPER
KEVIN OLSON
SANTAQUIN, UTAH
80-420-6006
KJBUILDERS88@GMAIL.COM



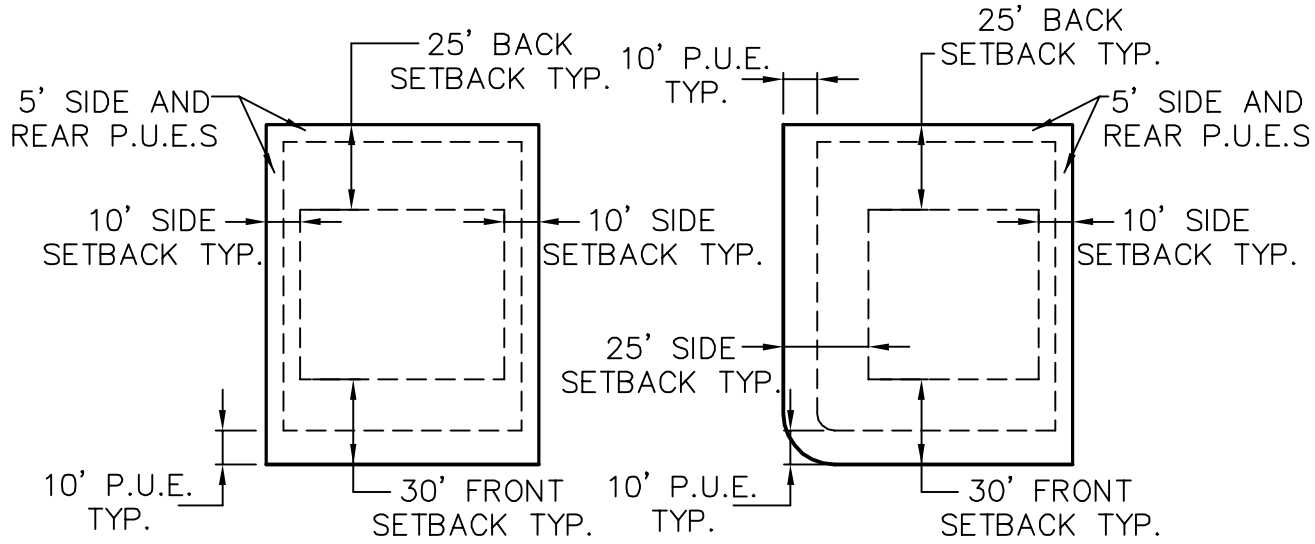
BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" WEST 569.98 FEET, (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT "F"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 73°16'08" WEST 105.99 FEET; THENCE NORTH 10°17'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'57" WEST 109.87 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT "A"; THENCE NORTH 1°12'37" WEST 34.24 FEET ALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.90 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.



VICINITY MAP
-NTS-



OWNER/DEVELOPER
KEVIN OLSON
SANTAQUIN, UTAH
80-420-6006
KJBUILDERS88@GMAIL.COM



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-
LOTS 1-19

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.90	N 87°08'22" E
L2	33.35	NORTH
L3	39.12	S 88°55'02" W
L4	0.32	S 01°11'26" E
L5	34.24	N 01°12'37" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	304.50	127.09	126.17	N 12°37'26" W	23°54'51"
C2	1000.00	50.31	50.31	S 03°25'45" W	2°52'57"
C3	1000.00	95.99	95.95	N 02°07'14" E	5°29'59"
C4	972.50	52.31	52.30	N 00°54'42" E	3°04'54"
C5	972.50	41.04	41.04	N 03°39'41" E	2°25'05"
C6	929.05	25.85	25.85	N 04°52'14" E	1°35'40"
C7	1027.50	25.87	25.87	S 02°42'33" W	1°26'33"
C8	55.00	6.07	6.07	S 01°10'33" E	6°19'38"
C9	55.00	60.00	57.07	S 35°35'25" E	62°30'06"
C10	55.00	141.16	105.48	N 39°38'03" E	147°02'57"
C11	55.00	23.93	23.74	N 46°21'15" W	24°55'39"
C12	50.00	55.58	52.76	S 26°58'25" E	63°41'18"
C13	15.00	22.01	20.09	S 46°54'14" W	84°04'00"
C14	15.00	24.56	21.90	S 44°09'47" E	93°47'57"
C15	1027.50	60.36	60.35	N 01°03'13" E	3°21'56"
C16	15.00	23.67	21.29	N 45°51'53" W	90°23'46"
C17	15.00	23.46	21.14	N 44°08'07" E	89°36'14"
C18	278.59	66.95	66.79	N 07°33'04" W	13°46'09"

SHEET NO.

2

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

FALCON RIDGE

ATLAS

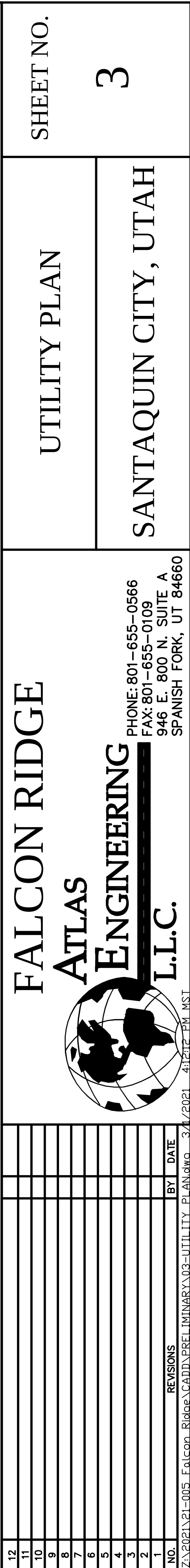
ENGINEERING

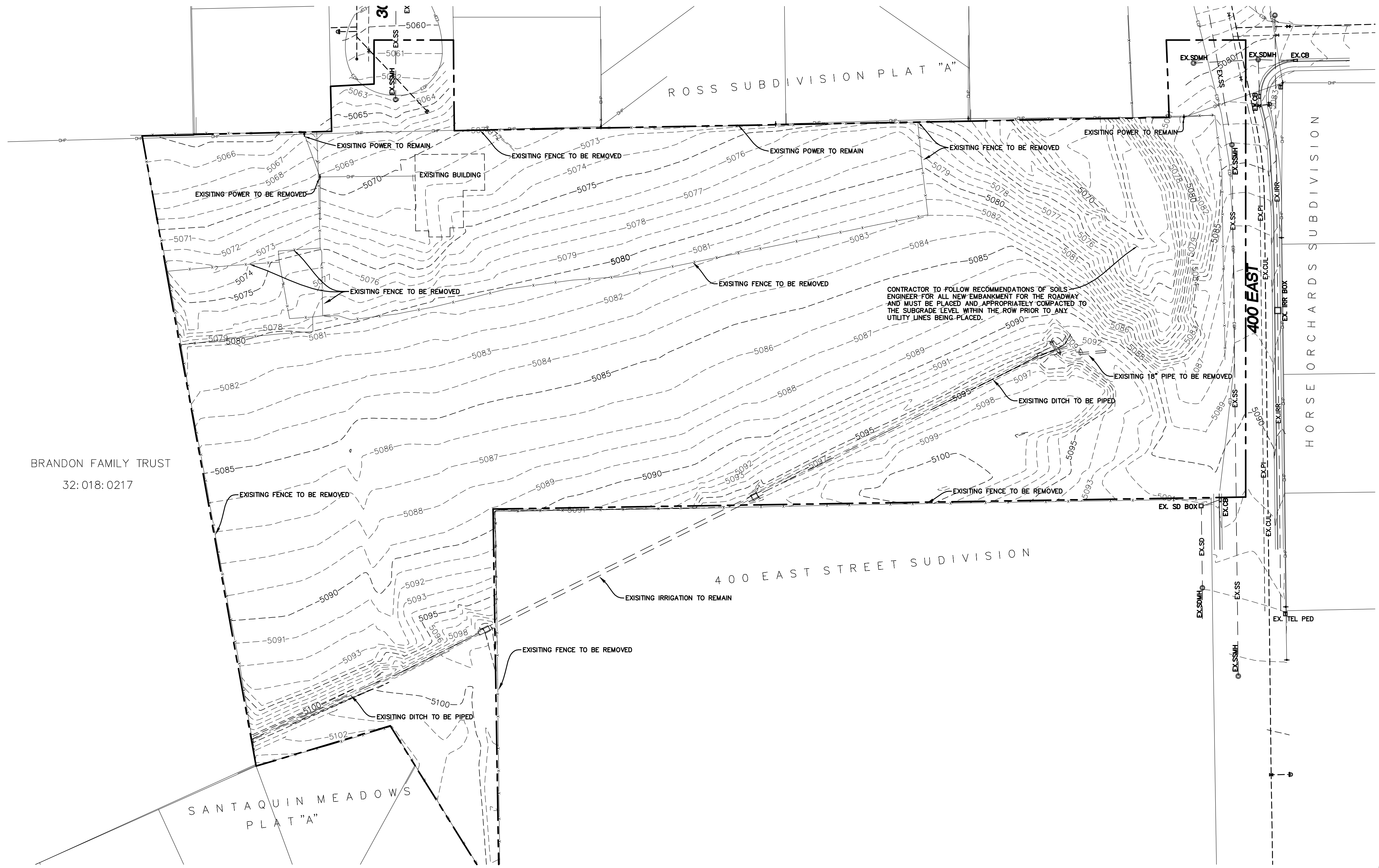
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

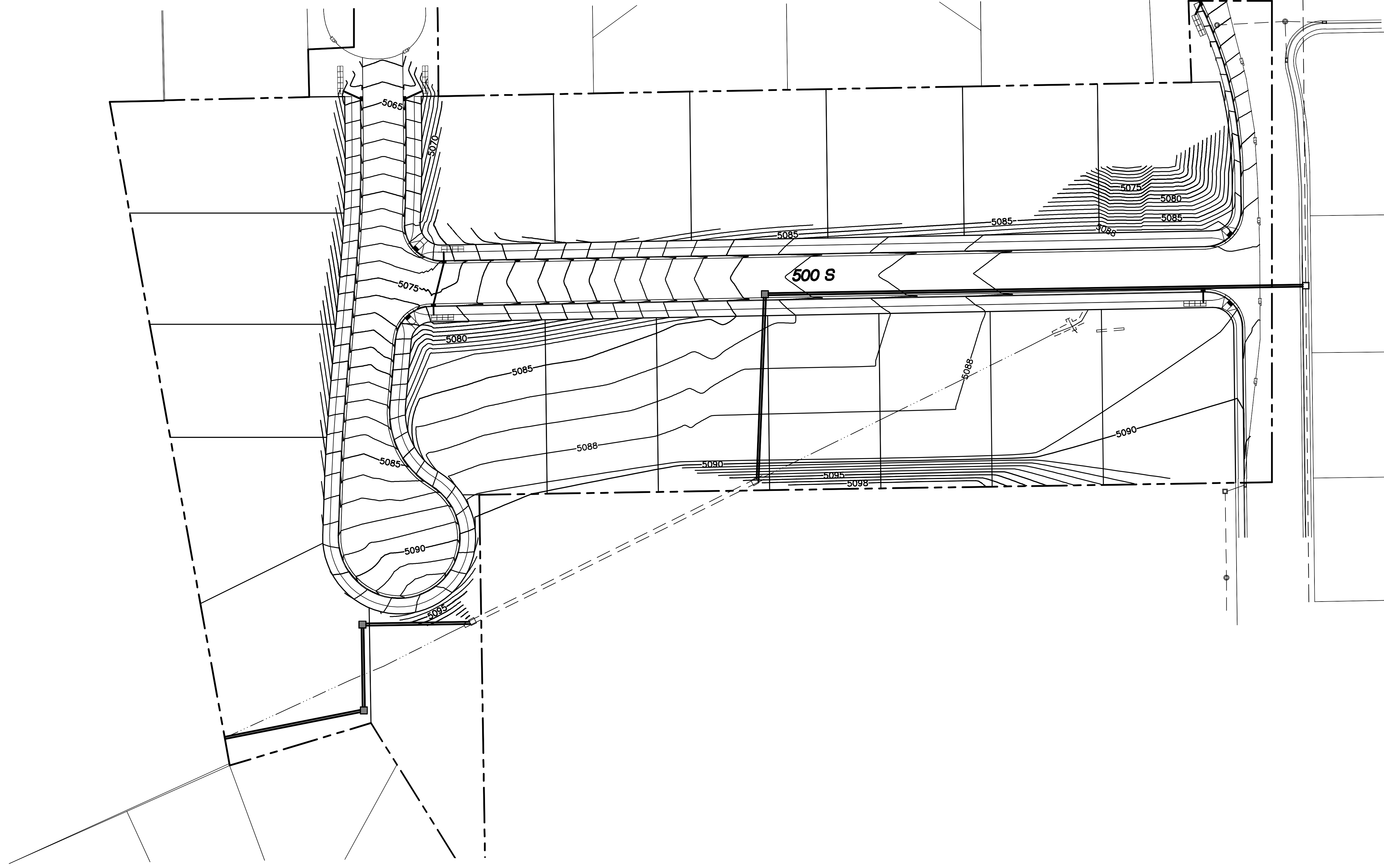


NO.	REVISIONS	BY	DATE
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11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
NO.			

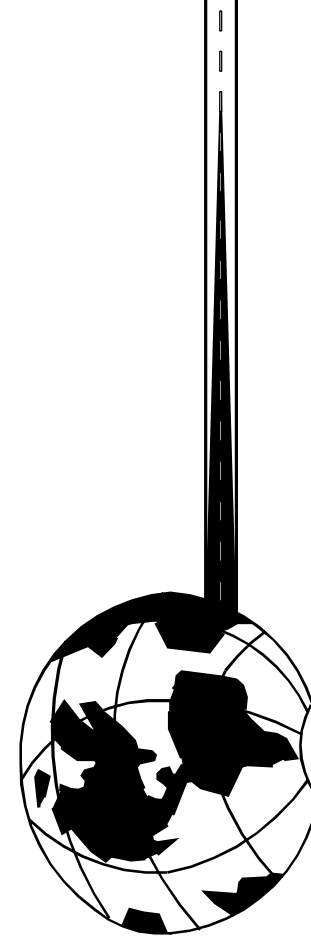


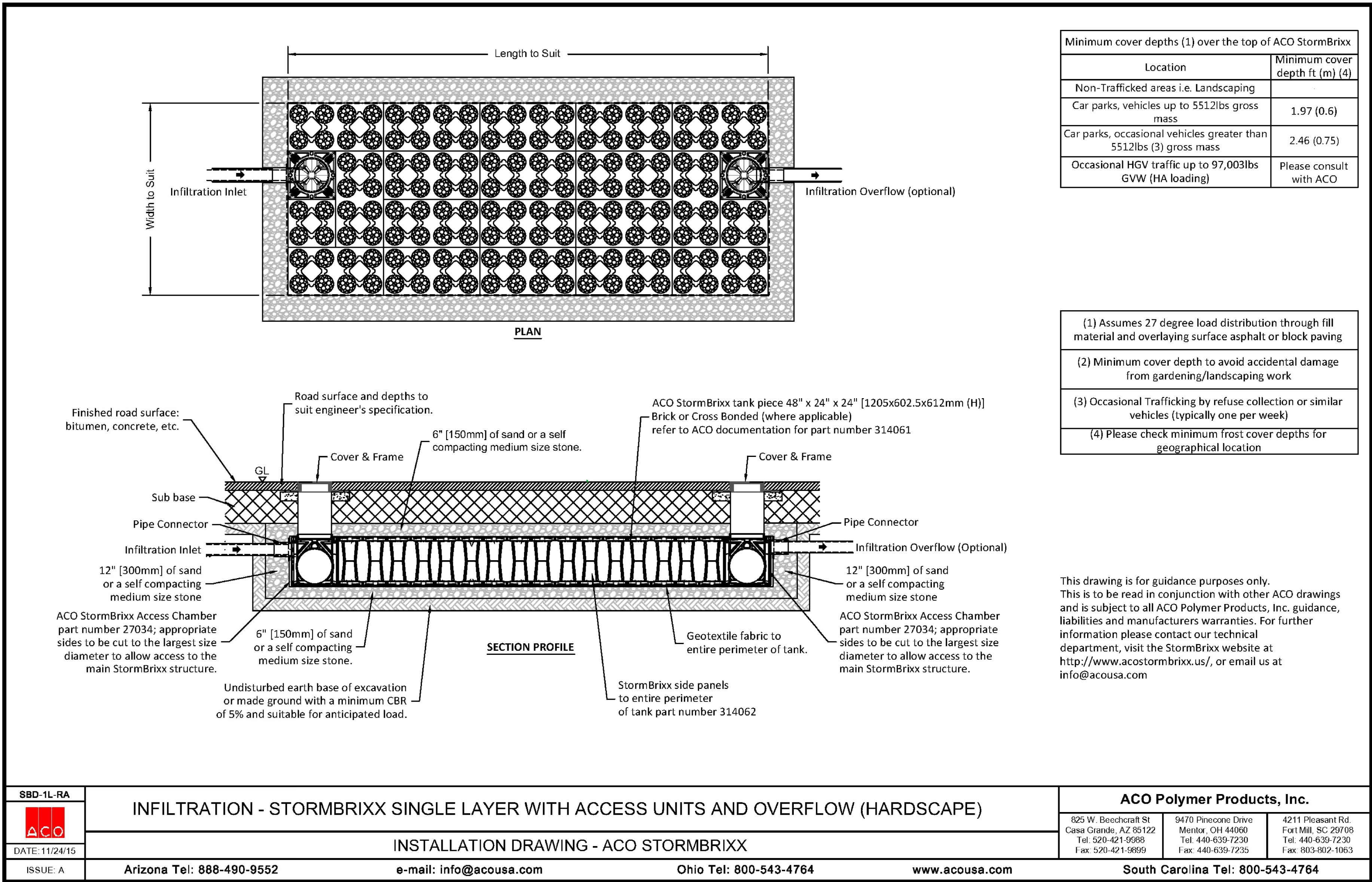
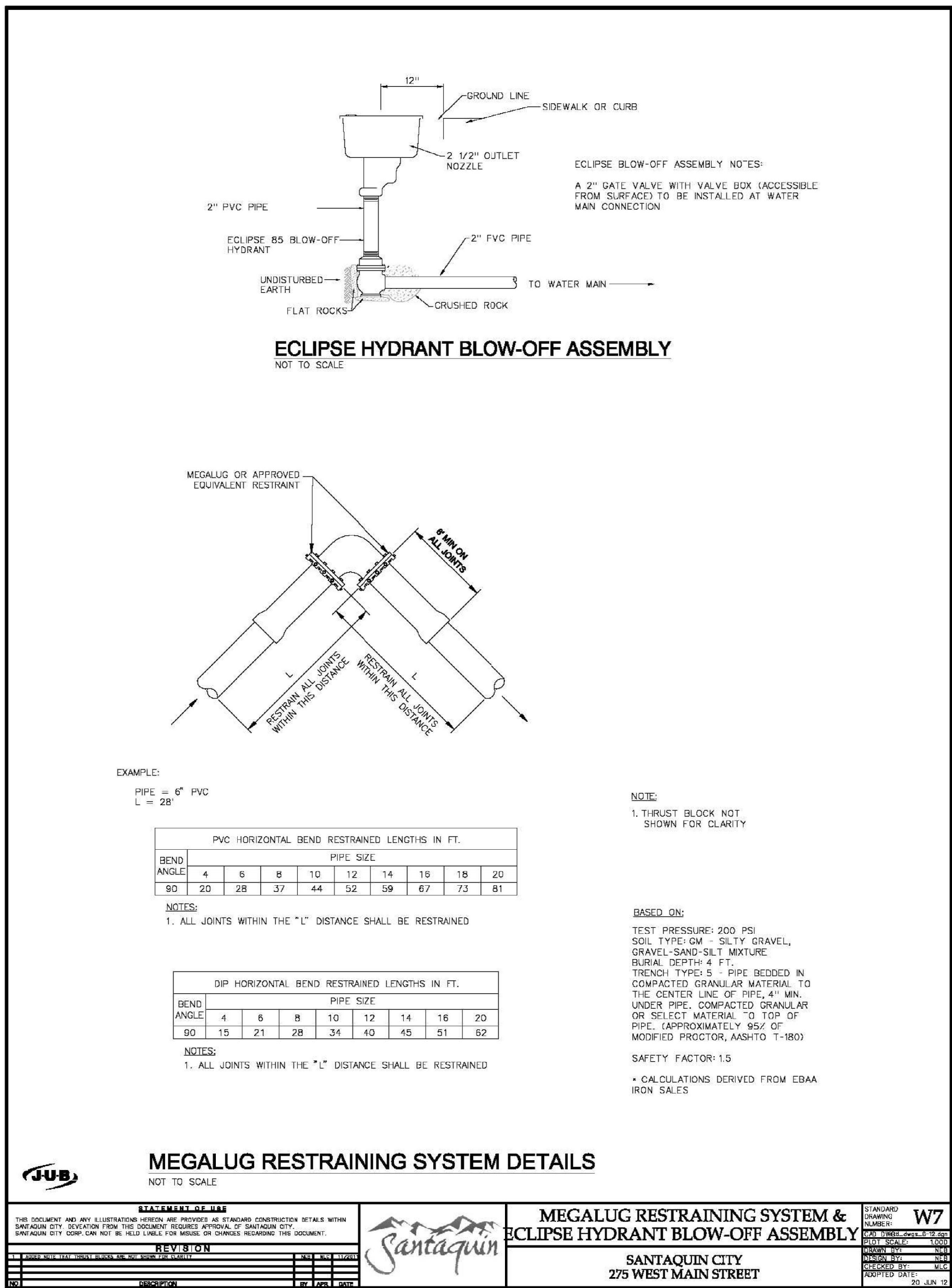


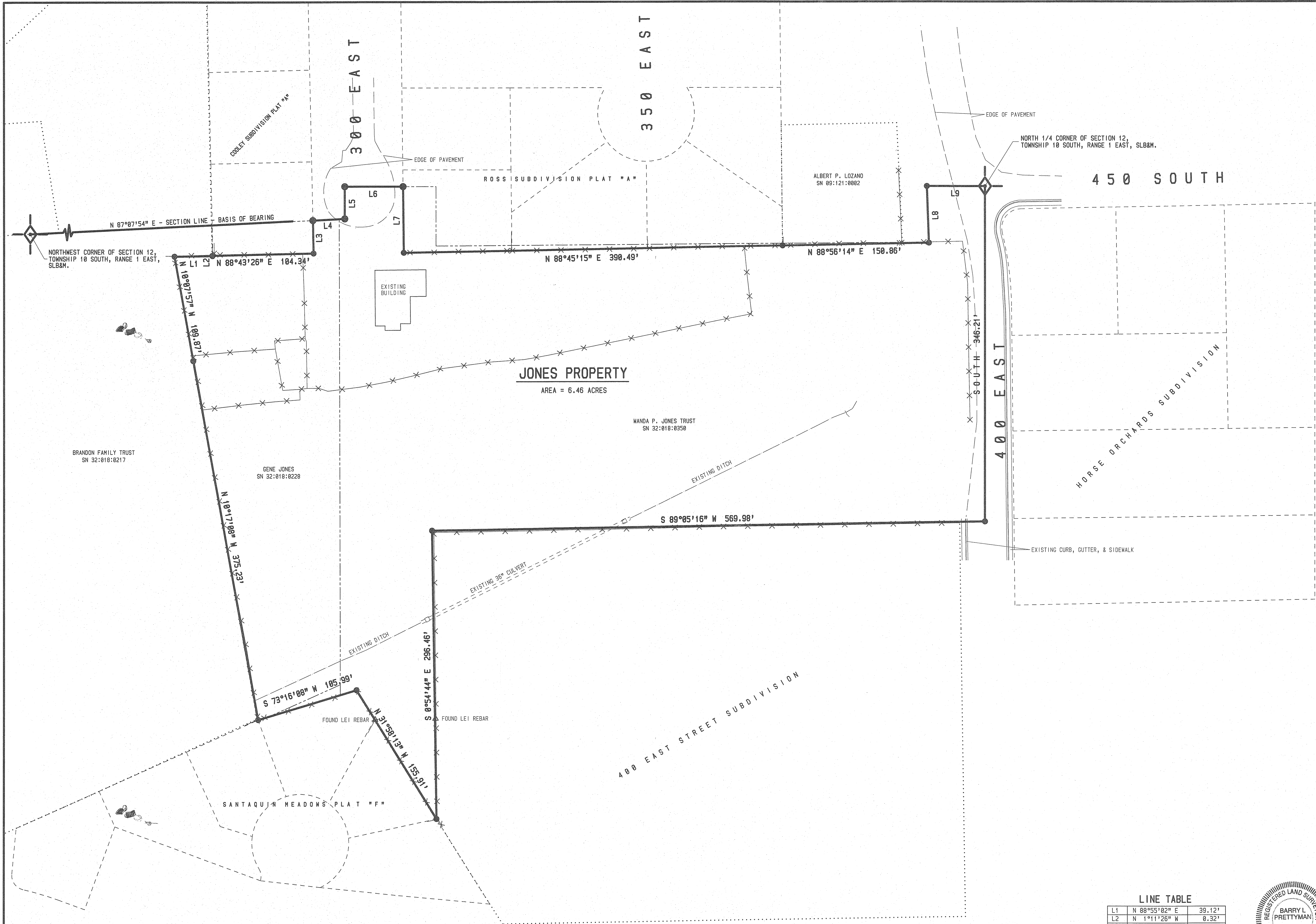
SHEET NO.		4	
EXISTING TOPOGRAPHY		SANTAQUIN CITY, UTAH	
FALCON RIDGE ATLAS ENGINEERING L.L.C. PHONE: 801-655-0566 FAX: 801-655-0109 546 E. 800 N. SUITE A SPANISH FORK, UT 84660		NO.	
		DATE	
12		11	
10		9	
8		7	
6		5	
4		3	
2		1	
1		0	
2/2/2021		2/2/2021	



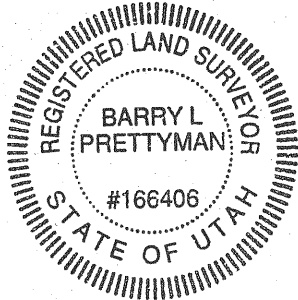
FALCON RIDGE







LINE TABLE			
L1	N 88°55'02\"	E	39.12'
L2	N 1°11'26\"	W	0.32'
L3	N 1°12'37\"	W	34.24'
L4	N 87°08'22\"	E	32.90'
L5	N O R T H		33.35'
L6	E A S T		68.11'
L7	S 0°37'45\"	E	68.64'
L8	N 2°04'08\"	W	58.63'
L9	E A S T		68.88'



SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 88°05'16\"

NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54\"

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND:
● = 5/8\"

