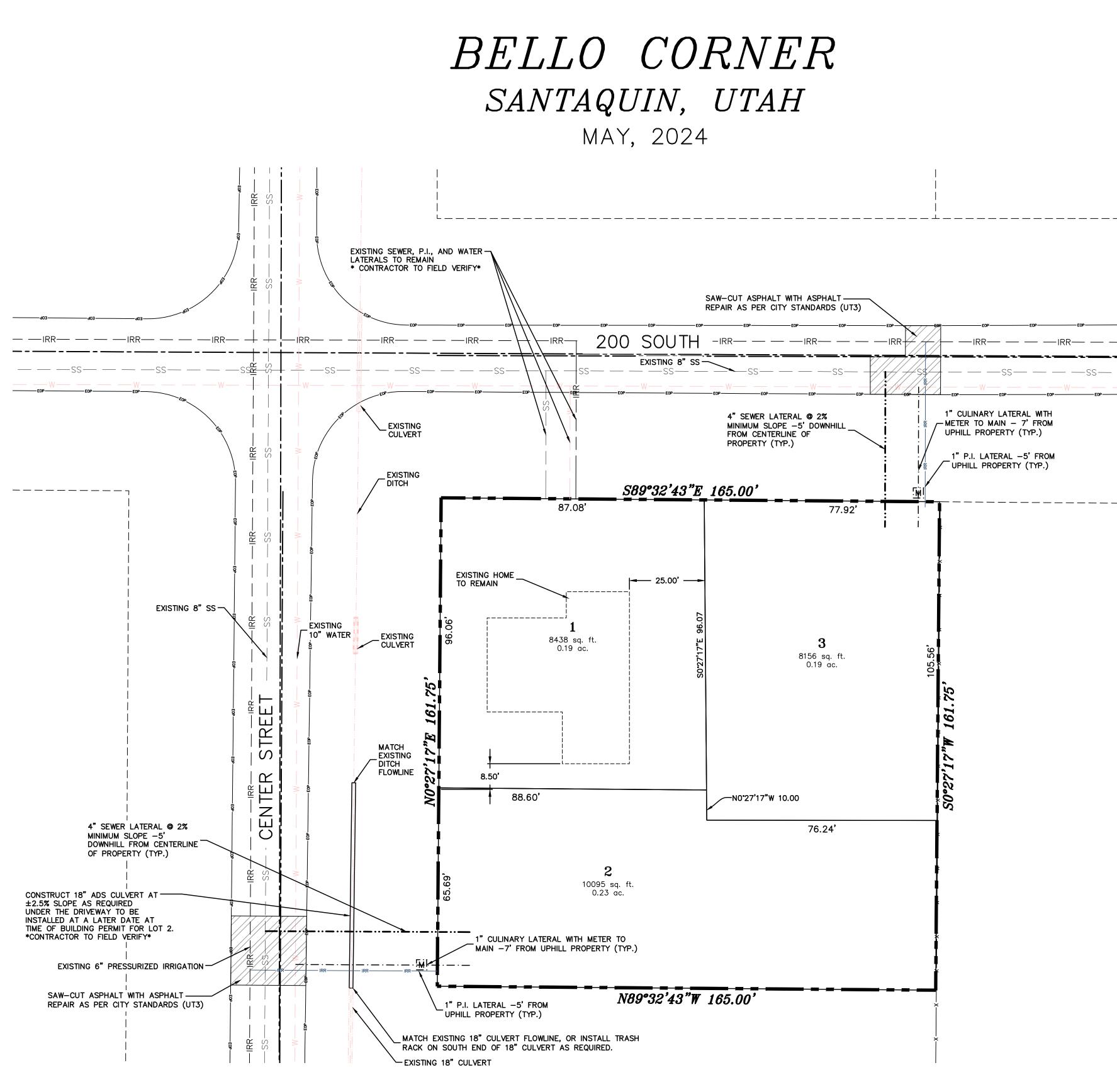
## NOTES:

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.

## NOTES:

CONTRACTORS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES IN CENTER STREET AND 200 SOUTH STREET. TEE PATCH STREET REPAIR AS REQUIRED.



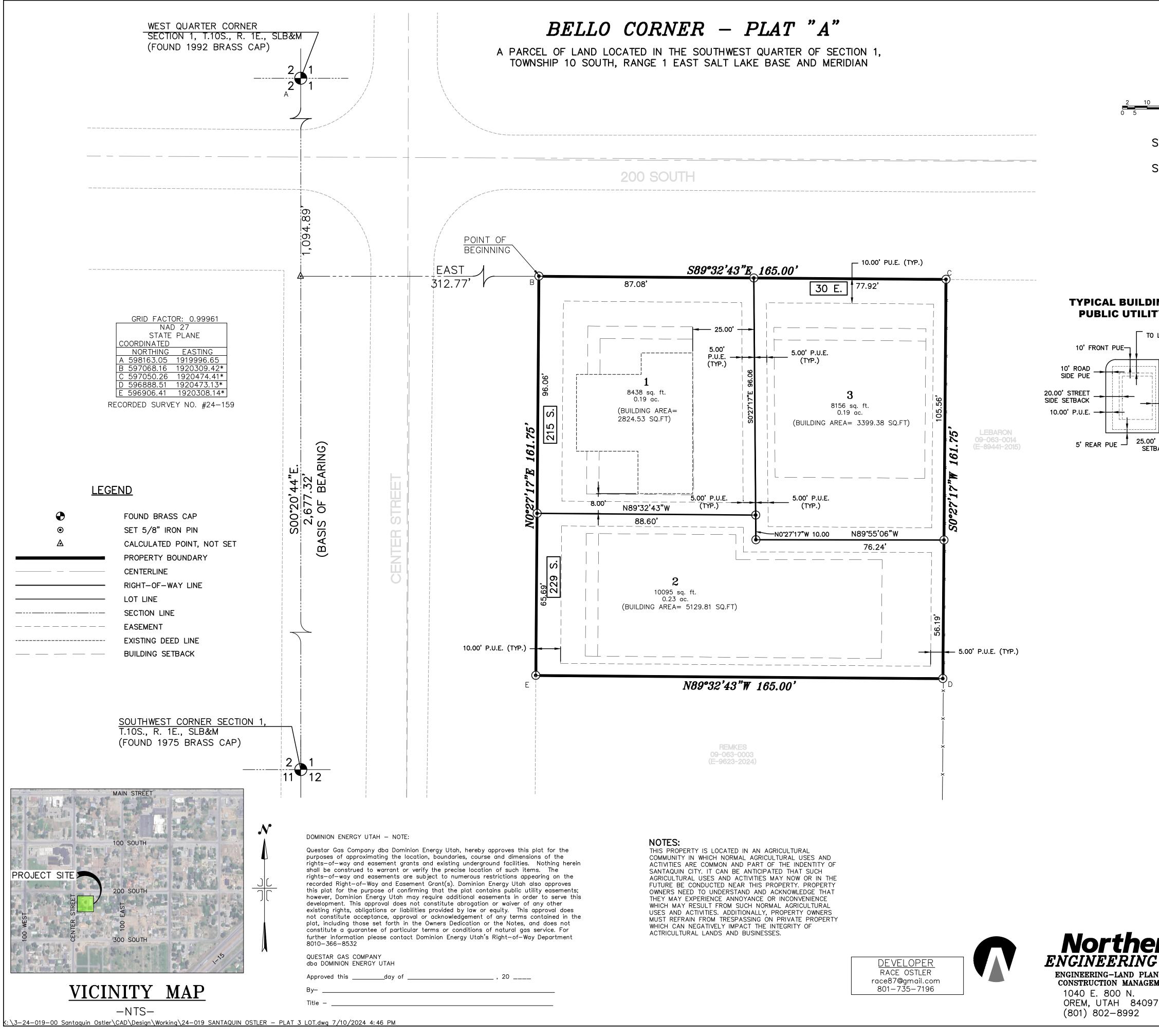
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



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

BELLO CORNEL

	2 10 40 0 5 20 60	
EXISTING 4" PRESS	SURIZED IRRIGATION SCALE 1" = 20'	
* CONTRACTOR TO	(11"x17")	
IRR	.F ━	
	- 	
EXISTING 8" WATER	TABULATIONS	
	BELLO CORNER ZONE: R-8	
	# OF LOTS: 3 LOTS TOTAL ACREAGE IN DEVELOPMENT = 0.61 ACRE TOTAL ACREAGE IN LOTS= 0.61 ACRE	
	TOTAL ACREAGE IN DEDICATED ROW =0.0 ACRESOVERALL DENSITY =4.92 UNITS PER ACRE	
	INFILL REDUCTION REQUEST: LOT 2 - FRONTAGE REDUCTION FROM 80' TO 65.69' (17.9%)	
	LOT 3 - FRONTAGE REDUCTION FROM 80' TO 77.92' (2.6%)	
	THIS IS PROJECT IS REQUESTING AN IMPROVEMENT DEFERRAL AGREEMENT WITH SANTAQUIN CITY COUNCIL FOR STREET IMPROVEMENTS ALONG CENTER STREET AND 200 SOUTH STREET FRONTAGE	
	RECORDED SURVEY NO. #24-159	
	THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT E AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.	
	JOB NO SITE PLAN 3–24–0	
CR	SANTAQUIN, UTAH	<sup>10.</sup>



N	SURVEYOR'S CERTIFICATE
и – С – Е I S 40 20 60	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 LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, 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. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
(24"x36") SCALE 1" = 20' (11"x17")	DATE KENNETH E. BARNEY, P.L.S. BOUNDARY DESCRIPTION
SCALE 1" = 40'	BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, SAID CORNER LIES 1,094.89 FEET S.0°20'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST ½ CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.
	THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).
NG SETBACKS &	<b>OWNER'S DEDICATION</b> 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.
Y EASEMENTS 20.00' FRONT SETBACK LIVING SPACE GARAGE SIDE	IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF A.D. 20
25.00' FRONT SETBACK TO GARAGE DOOR	BY: BY:
	ACKNOWLEDGMENT STATE OF UTAH COUNTY OF UTAH
B.00' SIDE SETBACK SETBACK REAR	ON THIS DAY OF, IN THE YEAR 20, BEFORE ME,, PERSONALLY APPEARED, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME.
ACK	
	NOTARY FULL NAME A NOTARY COMMISSIONED IN UTAH   COMMISSION NUMBER
	<b>ACCEPTANCE BY LEGISLATIVE BODY</b> THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, 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 MAYOR
	APPROVED ATTEST
	CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)
	PLANNING COMMISSION APPROVAL
	APPROVED THIS DAY OF, A.D. 2024 BY THE SANTAQUIN CITY PLANNING COMMISSION.
	CHAIRPERSON, PLANNING COMMISSION DATE
	DIRECTOR, SECRETARY DATE
	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
	BELLO CORNER – PLAT "A"
	A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN UTAH COUNTY, UTAH
NOTARY PUBLIC SEAL	SCALE: 1" = 20 FEET SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP
	THE OF UTAH