

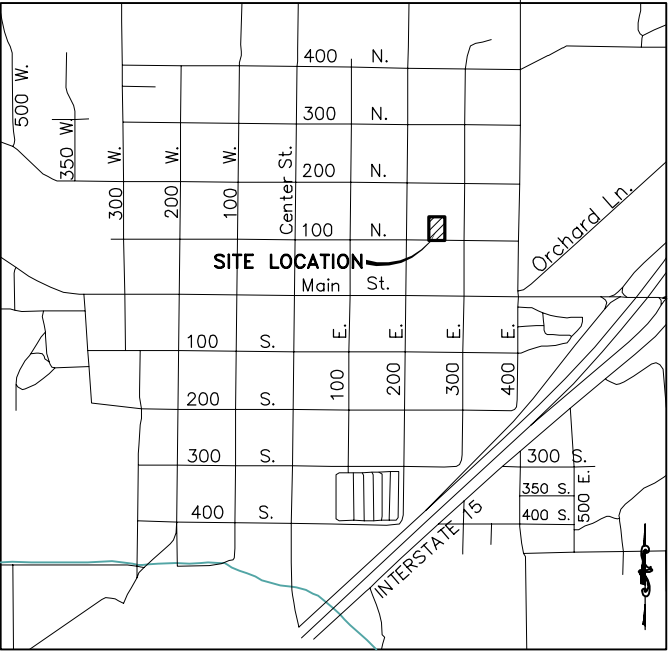
**DEGRAFFENRIED**  
**A RESIDENTIAL SUBDIVISION**  
**SANTAQUIN, UTAH COUNTY, UTAH**  
**PRELIMINARY PLAN SET**  
**AUGUST 2021**

**-SHEET INDEX-**

<b>SHEET</b>	<b>SHEET NAME</b>
1	COVER
2	EXISTING TOPOGRAPHY
3	UTILITY PLAN
4	PRELIMINARY PLAT
5	FINAL PLAT
6	ROS

**GENERAL 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 AN 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.

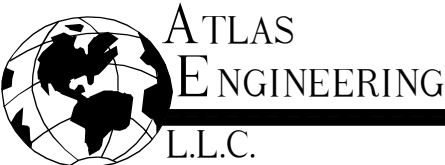


**VICINITY MAP**  
**-NTS-**

**LEGEND**

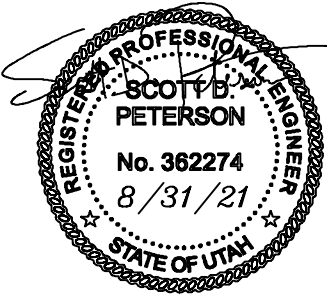
LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET/STOP SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

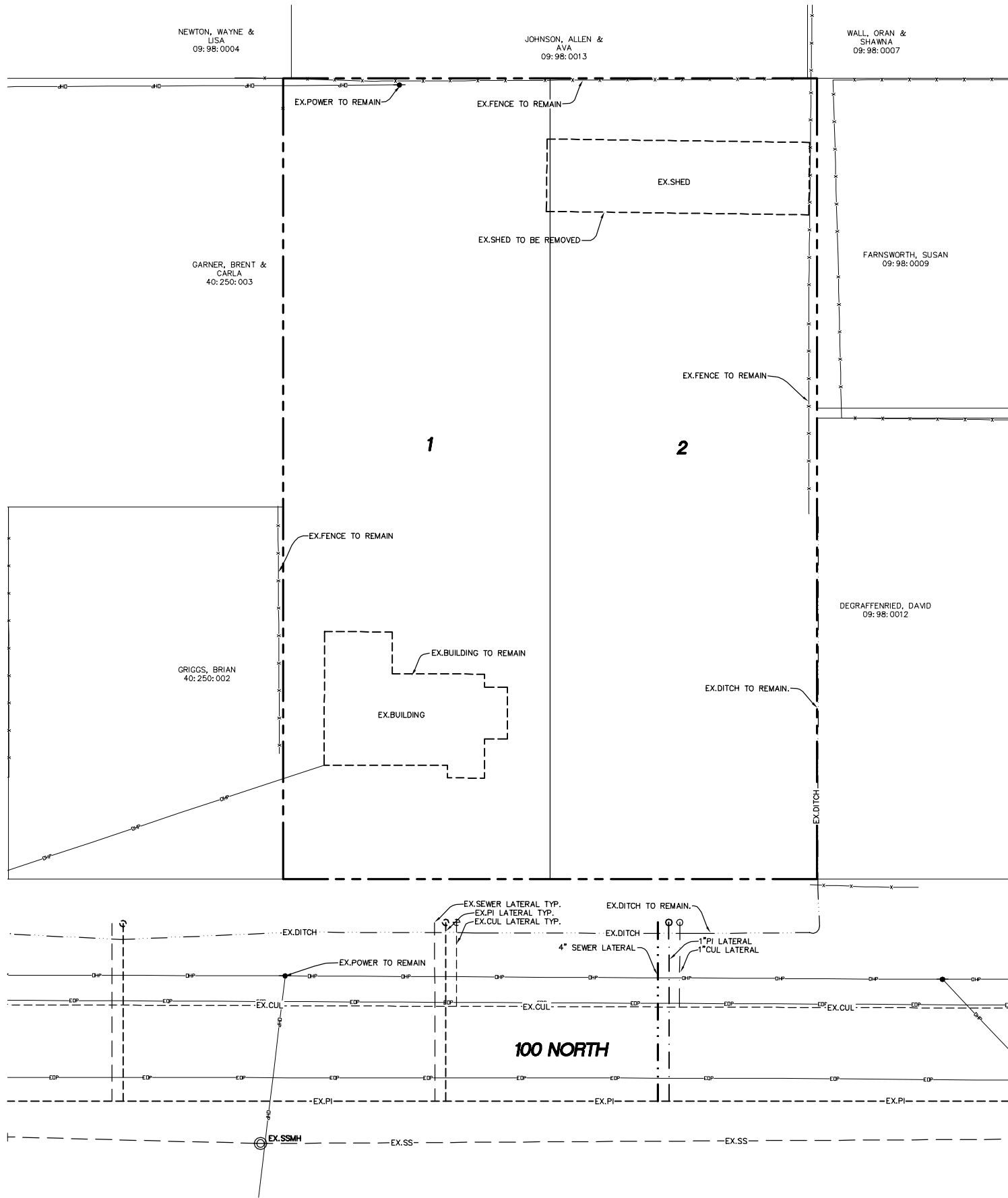


PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

**OWNER/DEVELOPER**  
JIMMY DeGRAFFENRIED  
WOODLAND HILLS, UTAH  
801-830-5490  
lifetimehomesinc@gmail.com







**LEGEND**  
LEGEND APPLIES TO ALL SHEETS

SECTION CORNER

EXISTING VALVE

EXISTING POWER POLE

PROPOSED STREET LIGHT

PROPOSED FIRE HYDRANT

EXISTING SIGN

EXISTING STREET SIGN

PROPERTY BOUNDARY

CENTERLINE

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

BUILDING SETBACK

EASEMENT

EXISTING DEED LINE

EDGE OF PAVEMENT

EXISTING OVER HEAD POWER

EXISTING GAS

EXISTING FENCE LINE

EXISTING DITCH

EXISTING SANITARY SEWER W/MANHOLE

PROPOSED IRRIGATION LINE

EXISTING CULINARY WATERLINE

EXISTING PRESSURIZED IRRIGATION

PROPOSED CULINARY WATERLINE

PROPOSED PRESSURIZED IRRIGATION

PROPOSED SEWER LINE

(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

SHEET NO.  
**3**

UTILITY PLAN

SANTAQUIN CITY, UTAH

DEGRAFFENRIED  
ATLAS  
ENGINEERING  
L.L.C.

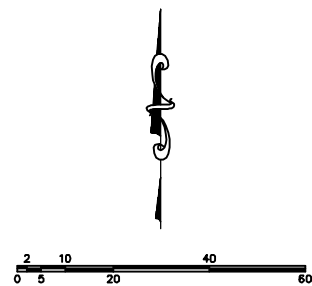
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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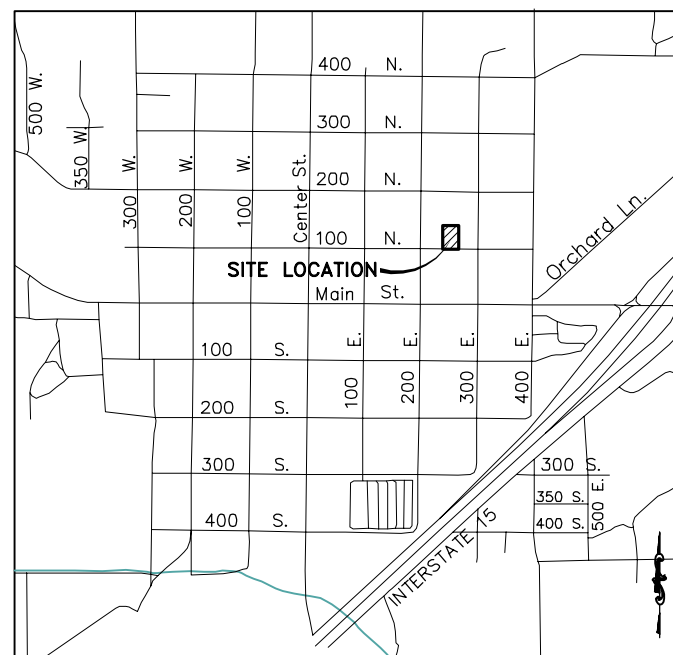
7/20/2021 12:01:05 Block 33 Santaquin Degraffenried PRELIMINARY 03-UTILIT PLANNING 8/23/2021 9:28:19 AM MIT

BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.94 ACRES.

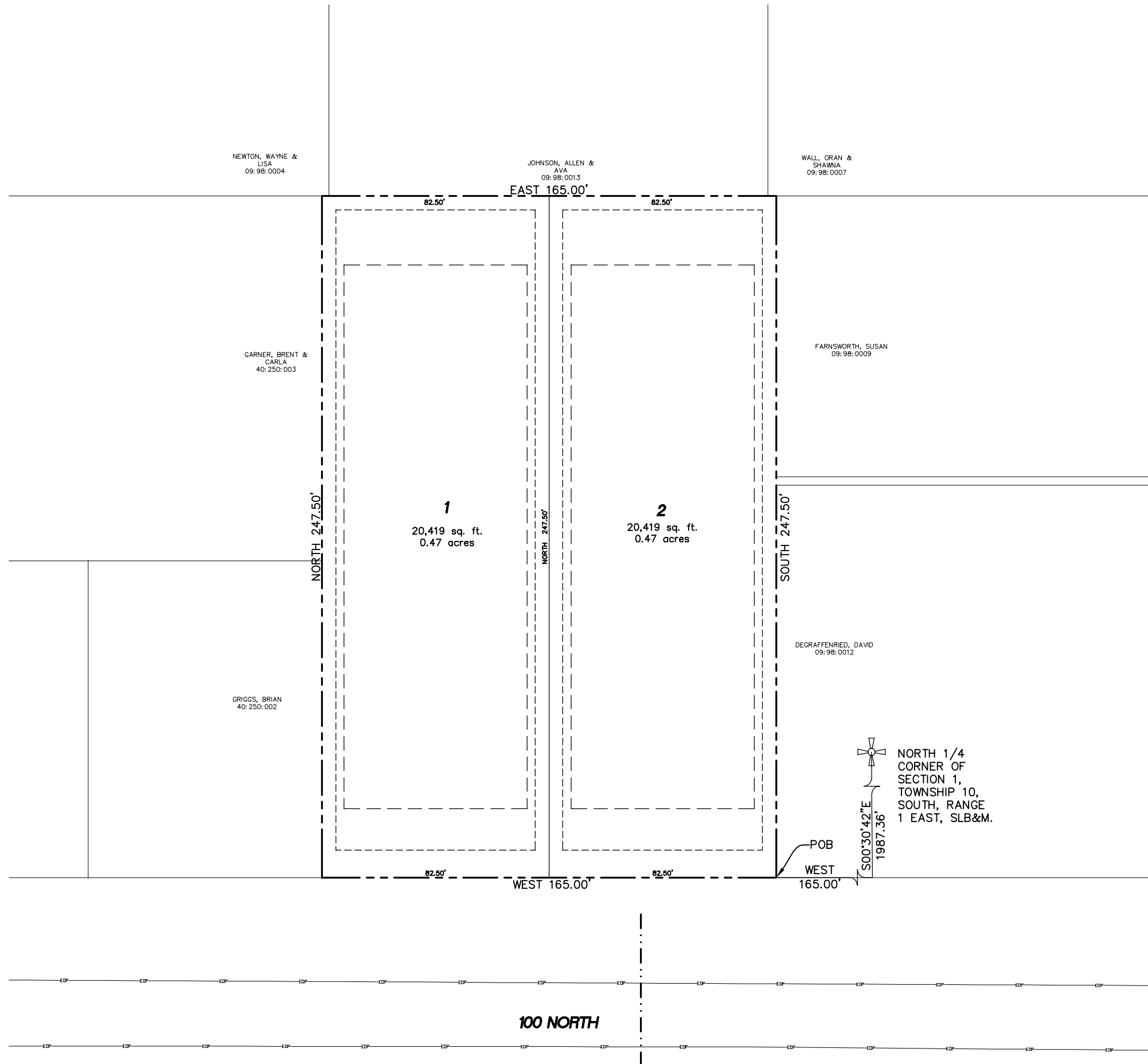
**OWNER/DEVELOPER**  
JIMMY DeGRAFFENRIED  
WOODLAND HILLS, UTAH  
801-830-5490  
lifetimehomesinc@gmail.com



(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



VICINITY MAP  
-NTS-



SHEET NO.



# PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

# DEGAFFENRIED



PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 846

**L.L.C.**

07/20/2021 9:21:23 AM MDT

NO.	REVISIONS	BY	DATE
12			
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SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IT TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES.

OWNER'S DEDICATION

(I)WE, \_\_\_\_\_ BEING THE UNDERSIGNED OWNER(S) 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 FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_ A.D. 2021.

APPROVED APPROVED CITY MANAGER CITY ATTORNEY APPROVED ATTEST ENGINEER (SEE SEAL) CLERK-RECORDER APPROVED COMMUNITY DEVELOPMENT DIRECTOR

DEGRAFFENRIED

A RESIDENTIAL SUBDIVISION IN SANTAQUIN, UTAH COUNTY, UTAH CONTAINING 2 LOTS AND 0.94 ACRES. LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL COUNTY RECORDER SEAL

LEGEND

FOUND BRASS CAP SET 5/8" IRON PIN CALCULATED POINT, NOT SET PROPERTY BOUNDARY RIGHT-OF-WAY LINE LOT LINE SECTION LINE EASEMENT CENTERLINE XXX N. ADDRESSES

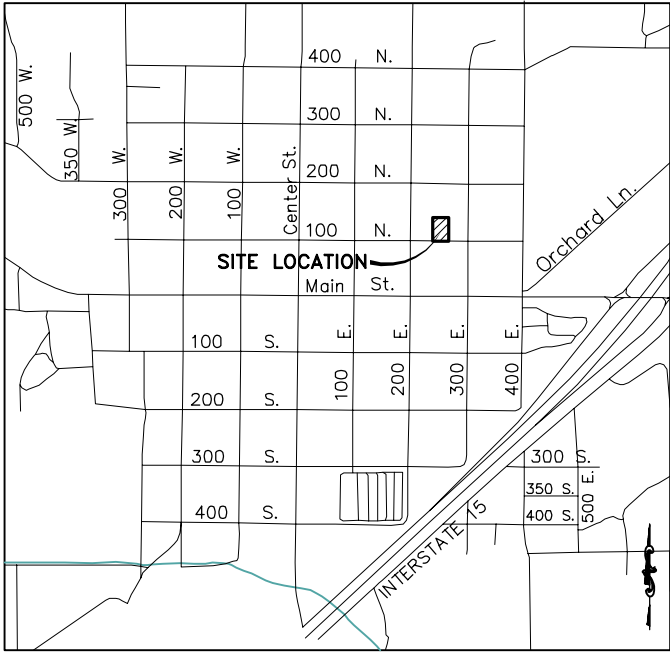
GENERAL NOTES

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 ACTIVES 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 ROM 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.

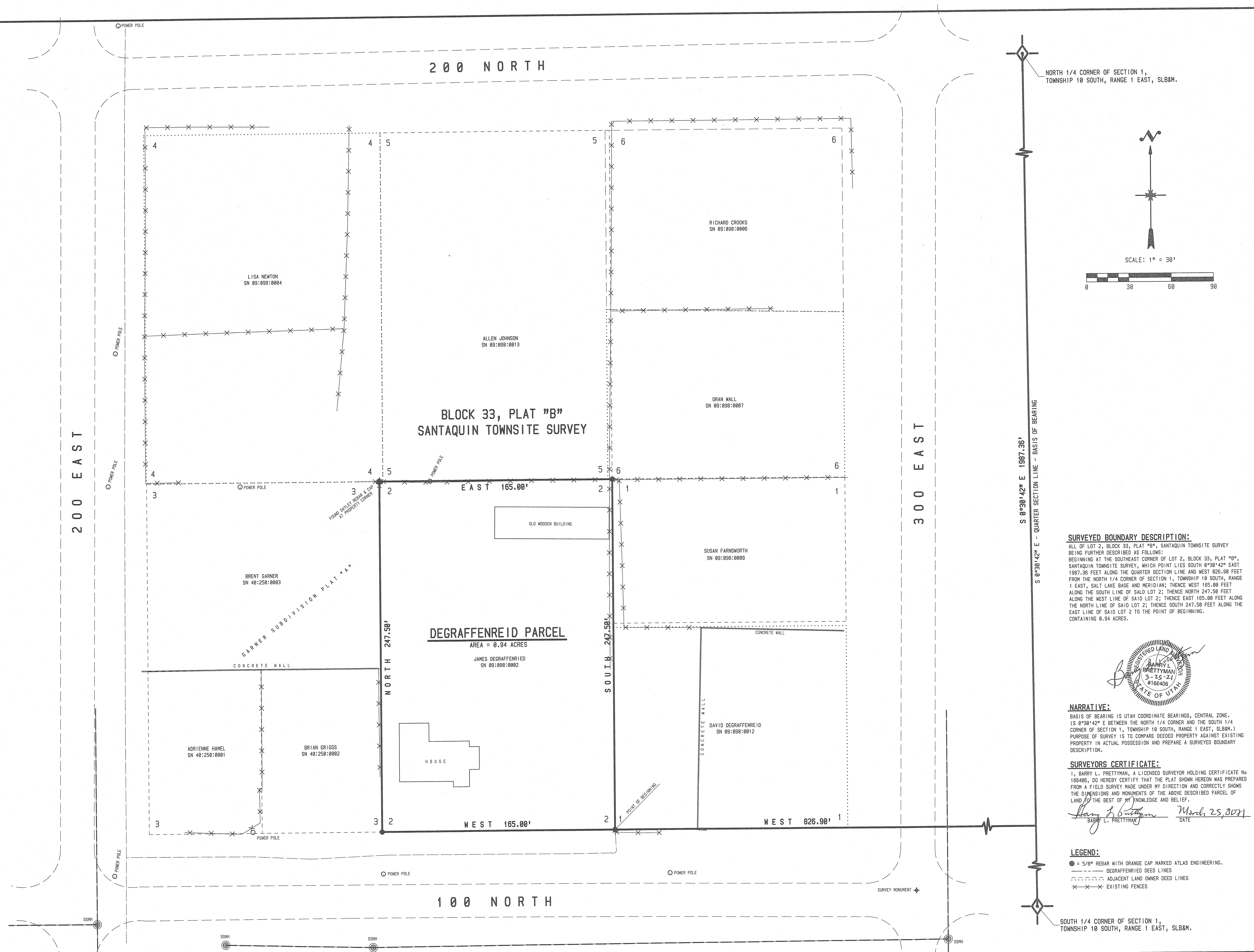
OWNER/DEVELOPER JIMMY DeGRAFFENRIED WOODLAND HILLS, UTAH 801-830-5490 lifetimehomesinc@gmail.com

2 10 40 0 5 20 60

(24"x36") SCALE 1" = 20' (11"x17") SCALE 1" = 40'



VICINITY MAP -NTS-



**SURVEYED BOUNDARY DESCRIPTION:**  
ALL OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY, WHICH POINT LIES SOUTH 0°30'42" EAST 1987.36 FEET ALONG THE QUARTER SECTION LINE AND WEST 826.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 247.58 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE EAST 165.00 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 247.58 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES.

**NARRATIVE:**  
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 0°30'42" E BETWEEN THE NORTH 1/4 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

**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.  
*Barry L. Prettyman* DATE *March 25, 2021*  
BARRY L. PRETTYMAN

**LEGEND:**  
● ± 5/8" REDAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.  
--- DEGRAFFENREID DEED LINES  
--- ADJACENT LAND OWNER DEED LINES  
--- EXISTING FENCES

<b>ATLAS ENGINEERING</b> 946 EAST 800 NORTH - SUITE #A SPANISH FORK, UTAH - 84660 PHONE: (801) 655-0566	<b>JAMES DEGRAFFENREID</b> RECORD OF SURVEY PLAT SANTAQUIN, UTAH	<b>DATE:</b> MAR. 25, 2021 <b>DATE REVISED:</b>	<b>SHEET No.</b> 1 OF 1