SANTAQUIN ESTATES PLAT 'A'

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, SANTAQUIN, UTAH

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 abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of 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's right-of-way department at 1-800-366-8532

Approved this _____ day of _____ 20 ___

Dominion Energy

By: _____ Title: _____

ROCKY MOUNTAIN POWER APPROVAL

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.
Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) 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
1. 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
2. this development. This approval does not affect any right that Rocky Mountain Power has under.
   (1). A recorded easement of right of way
   (2). The law applicable to prescriptive rights
   (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
   (4). Any other provision of law

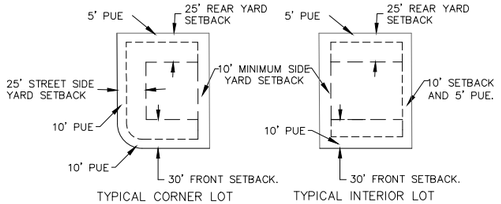
ROCKY MOUNTAIN POWER DATE

CENTURYLINK APPROVAL

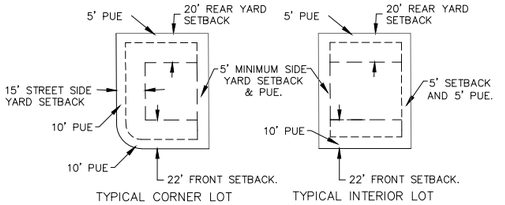
CENTURYLINK DATE

FOUND SECTION CORNER
AREA DEDICATED TO SANTAQUIN CITY
LIMITED COMMON (SHARED DRIVEWAY ACCESS, PUE)
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE
BUILDING SETBACK

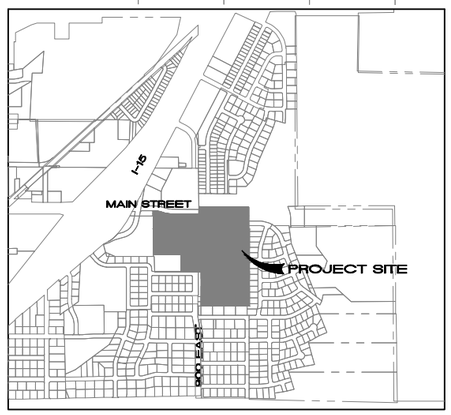
LAND USE:	
PLAT "A" =	30.86 ACRES
ZONING=	C-1, R-10 (PUD)
TOTAL RES. LOTS=	75 LOTS
ACREAGE IN LOTS=	15.15 ACRES
ACREAGE IN ROW=	6.79 ACRES
ACREAGE OPEN SPACE=	3.5 ACRES
ACREAGE COMMERCIAL=	5.42 ACRES
DENSITY OVERALL =	2.43 LOTS/ACRE



SETBACK AND EASEMENT DETAIL
LOTS 1-16,19-20,36,40-43 (10,000 SF)
-NTS-



SETBACK AND EASEMENT DETAIL
LOTS 17,18,21-35,37-39,44-75 (PUD)
-NTS-



VICINITY MAP

NOTES:
1- 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 THE AGRICULTURAL LANDS AND BUSINESSES.
2 -LOTS 22-29 AND 59 HAVE NO ACCESS TO MAIN STREET. LOTS 1-4 AND 59-75 ARE TO HAVE NO ACCESS TO THE FRONTAGE ROAD OR 900 EAST

POB FOUND BRASS CAP EAST QUARTER CORNER SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M

S89°18'00"E 29.49'
S89°43'34"E 23.43'
S73°01'51"E 42.07'
N00°25'42"W 103.60'
S89°18'00"E 658.47'
REBAR & CAP BLP
N00°26'12"W 73.48'
MAG NAIL WITH WASHER LEI
N89°15'34"W 1.47'
REBAR & CAP LEI
MAIN STREET
65' ROW
S89°30'30"E 368.24'
253.47'
64.77'
50.00'
DEDICATED TO SANTAQUIN CITY OPEN SPACE PARCEL A 65,802 sq. ft. 1.51 acres
BRUCE SADERUP
S00°02'31"W 288.57'
MAIN STREET
N89°02'42"E 6.49'
76 COMMERCIAL 235,806 sq. ft. 5.41 acres
DEDICATED TO SANTAQUIN CITY OPEN SPACE PARCEL B 37,877 sq. ft. 0.87 acres
JRA HAMILTON PROPERTY
N00°26'12"W 529.73'
429.73'
191.43'
189.34'
N00°25'42"W 205.66'
50 SOUTH
DEDICATED TO SANTAQUIN CITY OPEN SPACE PARCEL D 14,790 sq. ft.
100' ROW
277.63'
EAST 277.25'
WEST 378.10'
276.87'
50.00'
50.00'
N44°06'20"W 67.45'
12.14'
EAST 234.22'
REBAR & CAP LEI
DEDICATED TO SANTAQUIN CITY OPEN SPACE PARCEL C 4,706 sq. ft.
N00°02'00"W 235.47'
115' ROW
S89°59'56"W 277.32'
REBAR & CAP LEI
150 SOUTH
940 EAST
980 EAST
900 EAST
OAK SUMMIT PLAT 'G'
OAK SUMMIT PLAT 'F'
OAK SUMMIT PLAT 'E'
REBAR & CAP BLP
S00°05'50"E 1068.29'
150 SOUTH
N00°05'50"W 342.26'
EAST 2.50'
N00°12'00"W 126.64'
200 SOUTH
REBAR & CAP LUDLOW
WEST 666.47'
BLACK HAWK HILLS PLAT 'A'

| | | |