

# MEMO



To: The Planning Commission

From: Ryan Harris, Senior Planner

Date: April 19, 2024

RE: **Santaquin Peaks Industrial Park Plat Amendment**

Zone: I-1
Size: 30.57 Acres
Lots: 17

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The proposed plat amendment amends the Santaquin Peaks Industrial Park Subdivision, which is in the Industrial (I-1) Zone. The original subdivision was recorded on June 14, 2023. The number of lots is staying the same; the original subdivision is 29.86 acres, and the proposed plat amendment is 30.57 acres. The following changes are being proposed to the original plat.

1. Update the street-side and rear yard setbacks to meet the setback requirements in the industrial zone. The original plat shows a 35' side street setback and a 10' setback for the rear yard. The industrial zone has a 25' setback for the street-side yard and a 25' setback for the rear yard.
2. An 11-foot strip of the city right-of-way along the front of the lots in Timpanogos Terrace, Nebo Way, and Dry Mountain Drive will be owned by the Community Development and Renewal Agency of Santaquin City (CDRA).
3. The east boundary line of the original plat will be moved east between 18' and 35'. This area is currently owned by the CDRA, and the land will be given to Lots 1-6 of the proposed Santaquin Peaks Industrial Park Plat amendment.

The Planning Commission is responsible for reviewing the plat amendment and ensuring it meets the City Code. The Planning Commission is the land use authority for plat amendments.

## **Findings:**

1. The plat amendment is meeting all requirements in SCC 10.20.130 (I-1 Industrial Zone)
2. The plat amendment has followed all requirements in State Code 10-9a-608.

**Recommended Motion:** “Motion to approve Santaquin Peaks Industrial Park Subdivision Plat Amendment with the following condition.

1. All redlines be addressed.”

## **Attachments:**

1. Plat Amendment
2. Original Plat

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE: THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL NUMBER 32:009:0098, SAID POINT BEING 163.68 FEET SOUTH 00°30'52" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 871.39 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SUMMIT RIDGE PARKWAY (PARCEL #32:009:0090); THENCE ALONG SAID WEST LINE THE FOLLOWING 2 (2) CURVES; (1) SOUTH 0°35'40" WEST 487.88 FEET TO A POINT ON A 792.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID WEST LINE AND ARC OF SAID CURVE 174.07 FEET HAVING A CENTRAL ANGLE OF 12°35'35" (CHORD BEARS SOUTH 45°56'58" WEST 173.72 FEET); THENCE SOUTH 55°06'49" EAST 35.11 FEET TO A 765.49 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 496.27 FEET HAVING A CENTRAL ANGLE OF 37°08'43" (CHORD BEARS SOUTH 23°12'24" WEST 487.63 FEET); THENCE SOUTH 02°41'40" WEST 983.14 FEET; THENCE NORTH 80°17'18" WEST 521.56 FEET; THENCE NORTH 00°30'52" WEST 1979.96 FEET TO THE POINT OF BEGINNING.

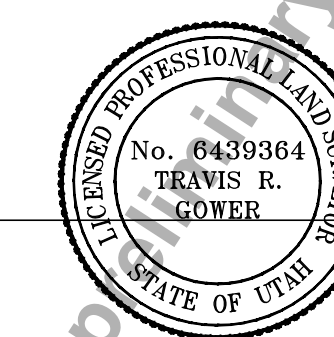
CONTAINING 1,331,696 SQ FT, 30.57 ACRES +/-

GENERAL PLAT NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE EAST BOUNDARY LINE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK, CREATE AN 11 FOOT STRIP ALONG THE FRONT OF ALL LOTS TO BE DEDICATED TO THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY (CDRA) AND TO ADJUST THE BUILDING SET BACKS. ALL OTHER EASEMENTS UNLESS NOTED ARE TO REMAIN.
2. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
3. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
4. LOT SETBACKS ARE AS FOLLOWS: FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS STREET/REAR SETBACK: 25' SIDE YARD: 10' REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS. LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION
5. LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S). I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED.



TRAVIS R. GOWER P.L.S. 6439364

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2024, A.D.

BY: CC CALLAWAY, LLC, CODY R. CHRISTENSEN DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, BY CODY R. CHRISTENSEN, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR CC CALLAWAY, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN UTAH

STATE OF UTAH COUNTY OF S.S.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2024, A.D.

BY: GREENHALGH CONSTRUCTION HOLDINGS, LLC, KIRK GREENHALGH DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, BY KIRK GREENHALGH, WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR GREENHALGH CONSTRUCTION, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN UTAH

STATE OF UTAH COUNTY OF S.S.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2024, A.D.

BY: CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN UTAH

STATE OF UTAH COUNTY OF S.S.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2024, A.D.

BY: K&S CAPITAL, LLC, SCOTT JACKSON DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, BY SCOTT JACKSON, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR K&S CAPITAL, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN UTAH

STATE OF UTAH COUNTY OF S.S.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2024, A.D.

BY: HYVE HOMES, INC., JIMMY DEGRAFFENREID DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, BY JIMMY DEGRAFFENREID, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR HYVE HOMES, INC. AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN UTAH

STATE OF UTAH COUNTY OF S.S.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2024, A.D.

BY: MAYOR OF SANTAQUIN CITY DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE MAYOR OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN UTAH

STATE OF UTAH COUNTY OF S.S.

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER: (NOTARY STAMP)

PLANNING COMMISSION APPROVAL

CITY ENGINEER

CLERK - RECORDER

THE PLANNING COMMISSION OF SANTAQUIN CITY, 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 2024.

DIRECTOR SECRETARY CHAIRMAN PLANNING COMMISSION (SEAL) (SEAL)

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 OF ACCESS TO 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: CETRACOM: DATE: CENTURY LINK: DATE:

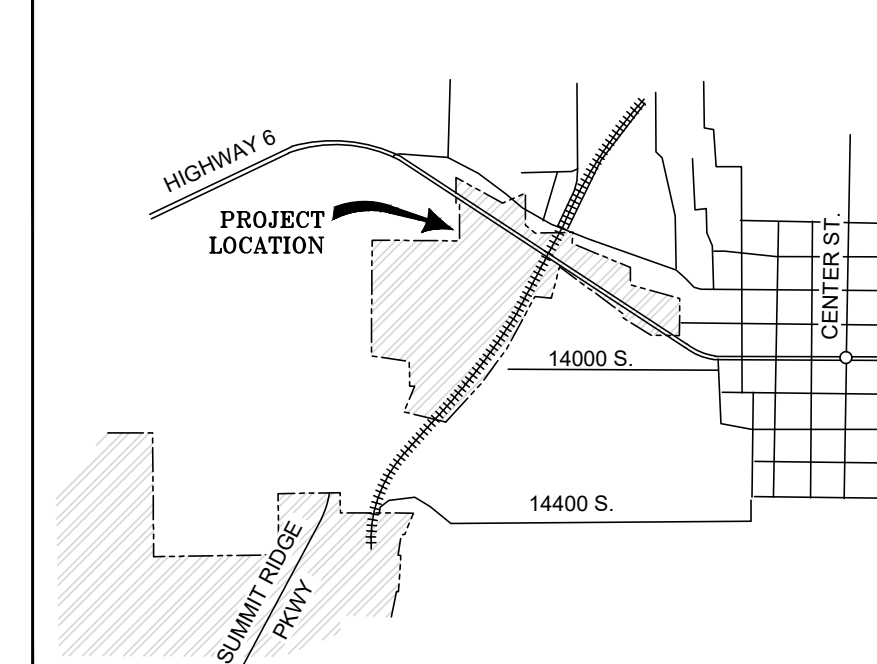
DOMINION ENERGY

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.

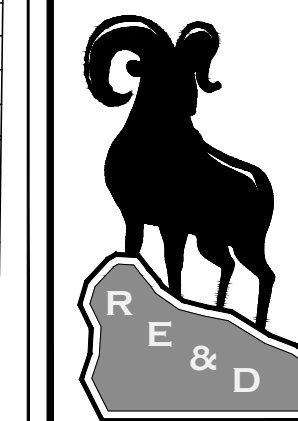
APPROVED THIS DAY OF 2024 DOMINION ENERGY BY: TITLE:

VICINITY MAP

SANTAQUIN, UT



SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



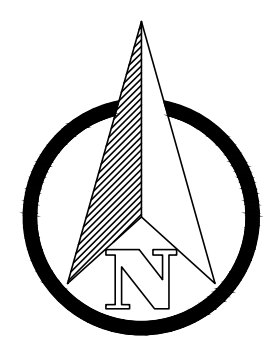
5513 W. 11000 N. #435 HIGHLAND, UT 84003 tgower@re-n-d.com 801-837-0633

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

1" = 150' PROJECT # SQC2207-01-01 DRAWN: AP DATE: 04/16/2024 CHECKED: TG SHEET NO: 1 OF 1

E:\Prof\Santaquin Summit Parkway-Number\08-Dwg-Sheets\Summit Ridge Sub Plat-Amendment.dwg 4/16/2024



33  
4  
3  
FOUND BRASS CAP MONUMENT

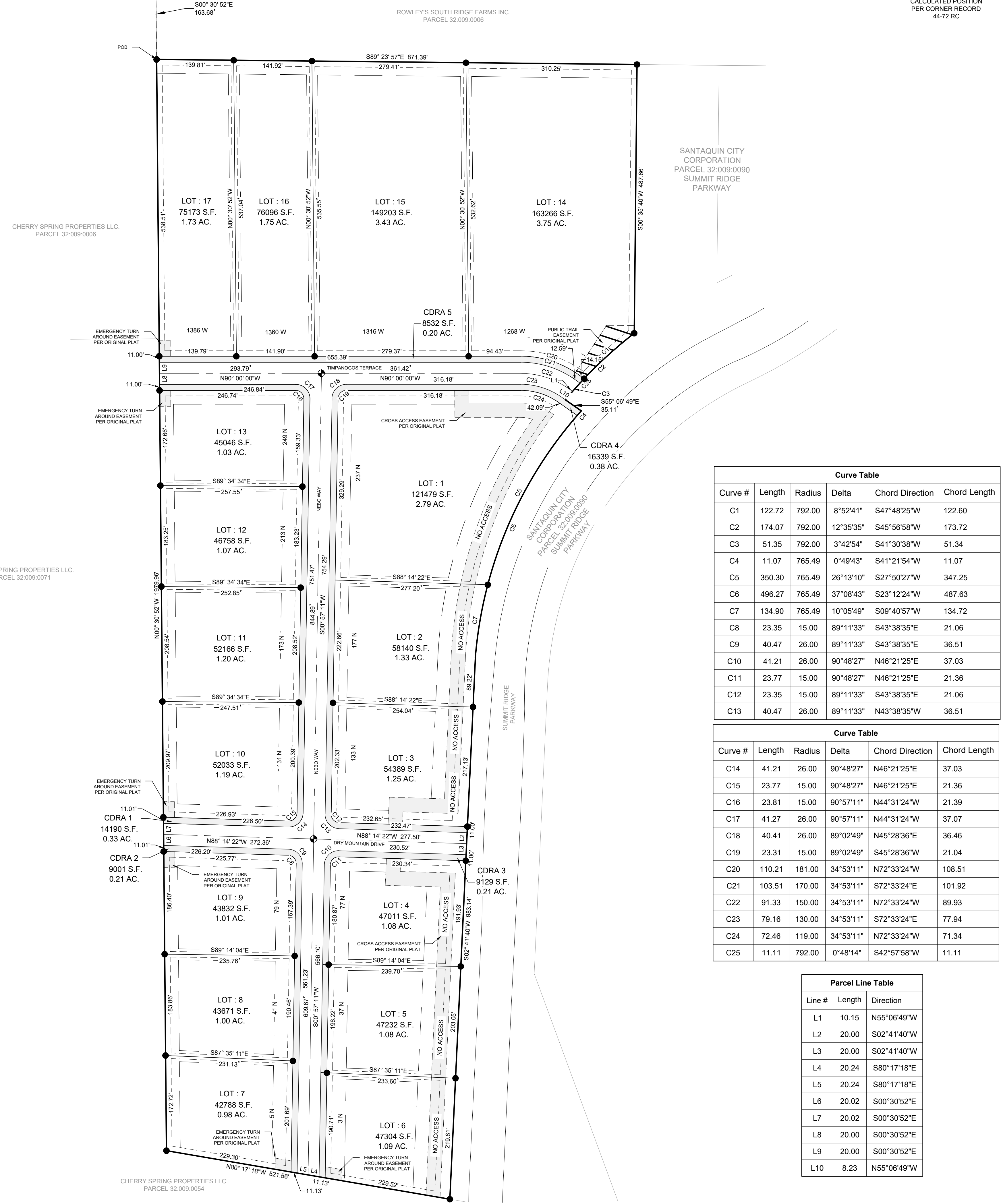
SECTION LINE  
BASIS OF BEARING  
N89°30'24"E 2649.01

34  
FOUND BRASS CAP MONUMENT

34  
3  
2  
CALCULATED POSITION  
PER CORNER RECORD  
44.72 RC

# SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE:  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
UTAH COUNTY, UTAH



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	122.72	792.00	8°52'41"	S47°48'25"W	122.60
C2	174.07	792.00	12°35'35"	S45°56'58"W	173.72
C3	51.35	792.00	3°42'54"	S41°30'38"W	51.34
C4	11.07	765.49	0°49'43"	S41°21'54"W	11.07
C5	350.30	765.49	26°13'10"	S27°50'27"W	347.25
C6	496.27	765.49	37°08'43"	S23°12'24"W	487.63
C7	134.90	765.49	10°05'49"	S09°40'57"W	134.72
C8	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C9	40.47	26.00	89°11'33"	S43°38'35"E	36.51
C10	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C11	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C12	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C13	40.47	26.00	89°11'33"	N43°38'35"W	36.51

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C15	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C16	23.81	15.00	90°57'11"	N44°31'24"W	21.39
C17	41.27	26.00	90°57'11"	N44°31'24"W	37.07
C18	40.41	26.00	89°02'49"	N45°28'36"E	36.46
C19	23.31	15.00	89°02'49"	S45°28'36"W	21.04
C20	110.21	181.00	34°53'11"	N72°33'24"W	108.51
C21	103.51	170.00	34°53'11"	S72°33'24"E	101.92
C22	91.33	150.00	34°53'11"	N72°33'24"W	89.93
C23	79.16	130.00	34°53'11"	S72°33'24"E	77.94
C24	72.46	119.00	34°53'11"	N72°33'24"W	71.34
C25	11.11	792.00	0°48'14"	S42°57'58"W	11.11

Parcel Line Table		
Line #	Length	Direction
L1	10.15	N55°06'49"W
L2	20.00	S02°41'40"W
L3	20.00	S02°41'40"W
L4	20.24	S80°17'18"E
L5	20.24	S80°17'18"E
L6	20.02	S00°30'52"E
L7	20.02	S00°30'52"E
L8	20.00	S00°30'52"E
L9	20.00	S00°30'52"E
L10	8.23	N55°06'49"W

**LEGEND**

SECTION CORNER (FOUND)

SECTION LINE

BOUNDARY LINE

PARCEL LINE

SET MONUMENT (RIMROCK E&D)

CENTERLINE MONUMENT

**SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED**

5513 W. 11000 N. #435  
HIGHLAND, UT 84003  
tgower@re-n-d.com  
801-837-0633

**RIMROCK ENGINEERING & DEVELOPMENT**

**PROJECT NAME**  
**SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED**

**1" = 100'**

**DRAWN:** AP  
**CHECKED:** TG

**PROJECT #**  
SQC2207-01-01

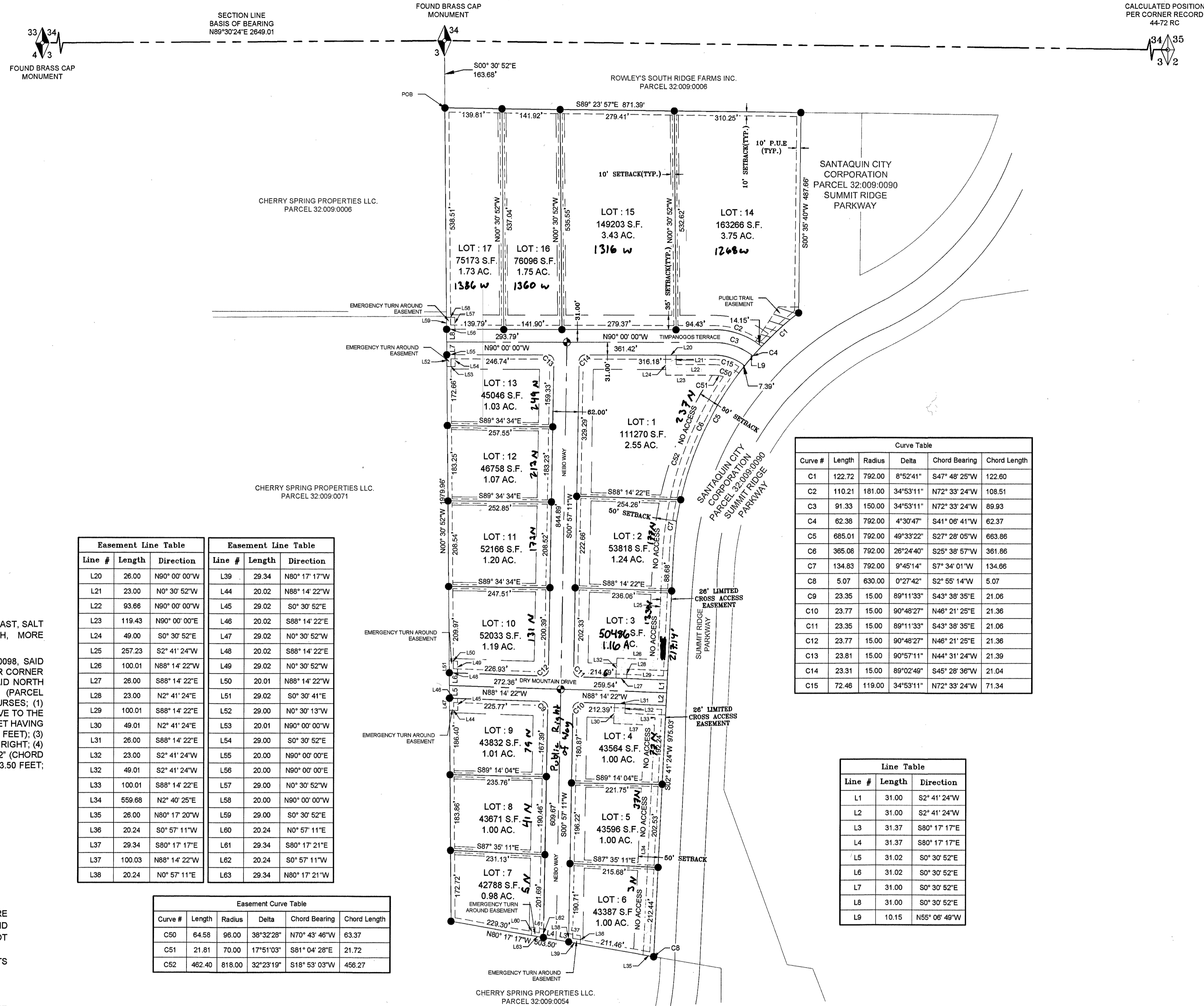
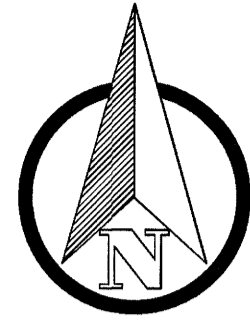
**DATE:** 04/16/2024

**SHEET NO:** 2 OF 2

5/30/2023

SANTAQUIN PEAKS INDUSTRIAL PARK

LOCATED IN THE: THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



Two tables: 'Easement Line Table' and 'Easement Curve Table'. The first table lists line numbers, lengths, and directions for various easements. The second table lists curve numbers, lengths, radii, delta angles, chord bearings, and chord lengths for specific curves.

SUBDIVISION BOUNDARY DESCRIPTION: A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL NUMBER 32:009:0098, SAID POINT BEING 163.73 FEET SOUTH 00°30'52" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 871.39 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SUMMIT RIDGE PARKWAY (PARCEL #32:009:0090); THENCE ALONG SAID WEST LINE THE FOLLOWING 4 (4) COURSES; (1) SOUTH 0°35'40" WEST 487.66 FEET TO A POINT ON A 792.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID WEST LINE AND ARC OF SAID CURVE 685.01 FEET HAVING A CENTRAL ANGLE OF 49°33'22" (CHORD BEARS SOUTH 27°28'05" WEST 693.86 FEET); (3) SOUTH 02°41'24" WEST 875.03 FEET TO A 830.00 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE ALONG SAID CURVE 5.07 FEET HAVING A CENTRAL ANGLE OF 0°27'42" (CHORD BEARS SOUTH 02°55'14" WEST 5.07 FEET); THENCE NORTH 80°17'17" WEST 503.50 FEET; THENCE NORTH 00°30'52" WEST 1979.98 FEET TO THE POINT OF BEGINNING.

- GENERAL PLAT NOTES: 1. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT. 2. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION. 3. LOT SETBACKS ARE AS FOLLOWS: FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS. SIDE YARD: 10' FOR MAIN BUILDINGS UNLESS REDUCED AND THE REDUCTION IS MADE UP ON THE OPPOSITE SIDE. REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS. LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY. 4. LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY. 5. Timpanogos Terrace, Nebo Way, and Dry Mountain Drive are dedicated to Santaquin City as Public Right of Way.

ACCEPTANCE BY LEGISLATIVE BODY: THE CITY COUNCIL OF SANTAQUIN CITY, 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 6th DAY OF JUNE, 2023. APPROVED MAYOR OF SANTAQUIN: Daniel M. Olson. ENGINEER (SEE SEAL): [Signature]. ATTEST - CLERK RECORDER (SEE SEAL): [Signature].

CITY ENGINEER: [Seal and Signature]. CLERK - RECORDER: [Seal and Signature].

UTILITY APPROVAL: ROCKY MOUNTAIN POWER, CENTRACOM, CENTURY LINK. DOMINION ENERGY: APPROVED THIS 1 DAY OF June, 2023.

VICINITY MAP: SANTAQUIN, UT. PROJECT LOCATION: [Map showing project location relative to Highway 8 and Summit Ridge Parkway].

SANTAQUIN PEAKS INDUSTRIAL PARK. PROJECT NAME: SANTAQUIN PEAKS INDUSTRIAL PARK. PROJECT #: XXXXXX. DATE: 05/30/2023. SHEET NO: 1 OF 1.

OWNER'S DEDICATION AND CONSENT TO RECORD: KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS 6th DAY OF JUNE, 2023, A.D. [Signature]. CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY. ACKNOWLEDGMENT: THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JUNE, 2023, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT. [Signature]. AMALIE ROSE OTTLEY, NOTARY PUBLIC-STATE OF UTAH, COMMISSION # 711144, COMM. EXP. 04-12-2024.

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