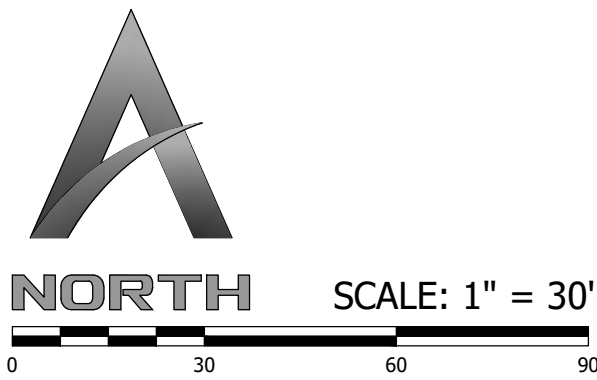
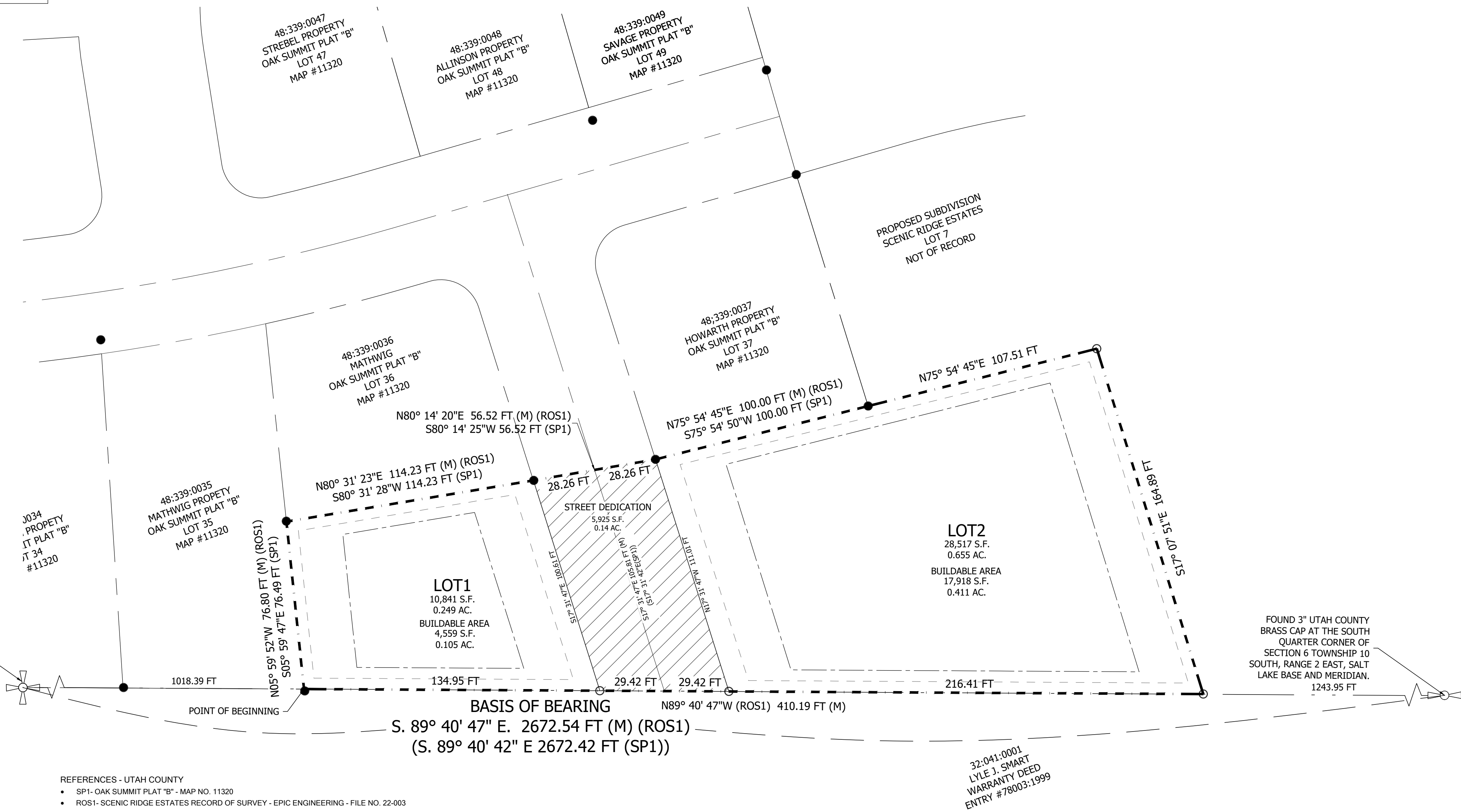


# SCENIC RIDGE ESTATES, PLAT "B"

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 10 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH



## LEGEND

- SET 5/8\"/>
- FOUND SURVEY MONUMENT
- BOUNDARY LINE
- - - PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- ✕ FOUND GOVERNMENT MONUMENT
- ▨ STREET DEDICATION



PLOT DATE: 9 AUG. 2023

DEVELOPER:  
NEIL CRAIG  
TEL: 801-361-9058  
EMAIL: CUSMNC@GMAIL.COM

ENGINEER  
RICHARD HATFIELD, P.E.  
APEX ENGINEERING INC.  
TEL: 801-796-2277  
EMAIL: RICHARDH@APEX20.COM

## SETBACK AND EASEMENT DETAIL ZONE R-12

SURVEYOR:  
SPENCER MCCUTCHEON, P.L.S.  
ELEVATED LAND SURVEYING  
TEL: 435-633-3012  
EMAIL: SPENCERM@ELEVATEDLANDSURVEYS.COM

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 AGRICULTURAL LANDS AND BUSINESSES.		CENTURYLINK ACCEPTANCE CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.	
UTILITIES 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.		DOMINION ENERGY ACCEPTANCE DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE 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'S RIGHT OF WAY DEPARTMENT AT 1-800-365-5632.	
ROCKY MOUNTAIN POWER CENTRACOM		DATE DATE	

## SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10719099, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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 THEREON, AND HAVE SUPERVISED A SURVEY OF THE PARCELS OF LAND REPRESENTED HEREON AND HAVE HAD STAKED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARING SOUTH 89° 40' 47" EAST 2672.54 FEET, MEASURED BETWEEN THE FOUND SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 6, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35 OF THE OAK SUMMIT PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS MAP NO. 11320, SAID POINT LIES 1018.39 FEET SOUTH 89° 40' 47" EAST ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING; RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 05° 59' 52" WEST 76.80 FEET (SOUTH 05° 59' 47" EAST 76.49 FEET BY RECORD) TO A FOUND MONUMENT, (2) NORTH 80° 31' 23" EAST 114.23 FEET (NORTH 80° 31' 28" WEST BY RECORD) TO A FOUND MONUMENT, (3) NORTH 80° 14' 30" EAST 56.52 FEET (NORTH 80° 14' 25" EAST BY RECORD) TO A FOUND MONUMENT, (4) NORTH 75° 54' 45" EAST 100.00 FEET (NORTH 75° 54' 50" WEST BY RECORD) TO A FOUND MONUMENT; THENCE NORTH 75° 54' 45" EAST 107.51 FEET TO A SET 56/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 17° 07' 51" EAST 164.89 FEET TO THE SECTION LINE AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 89° 40' 47" WEST 410.19 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 45,284 SQUARE FEET OR 1.040 ACRES OF LAND.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS SCENIC RIDGE ESTATES SUBDIVISION PLAT "B", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THIS DAY OF \_\_\_\_\_, 2023.

NJC DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

NEIL CRAIG, MANAGER

DATE

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023, BY NEIL CRAIG MANAGER OF THE NJC DEVELOPMENT, LLC, AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

DATE

## SCENIC RIDGE ESTATES, PLAT "B"

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 10 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL
UTAH COUNTY RECORDING CERTIFICATE		



SCENIC RIDGE SUBDIVISION, PLAT B  
1100 EAST STREET  
32:040:0083  
SANTAQUIN, UTAH COUNTY, UTAH  
MARCH 2025

DENSITY TABLE	
ZONE	R-12 PUD
TOTAL LOTS	2
TOTAL AREA (AC)	1.04
TOTAL LOT AREA (AC)	0.90
TOTAL ROW DEDICATION (AC)	0.14
TOTAL OPEN SPACE AREA (AC)	0
TOTAL UNBUILDABLE AREA (AC)	0
DENSITY (LOTS/AC)	1.92



GENERAL NOTES:

A - 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS."

B - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS."

SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 UTILITY PLAN
- C-4 GRADING AND DRAINAGE PLAN
- C-5 PLAN AND PROFILE - 1100 EAST STREET
- D-1 DETAIL SHEET
- D-2 DETAIL SHEET

PREPARED BY:

**APEX**  
Engineering, Inc.  
661 N. Main St., Spanish Fork, UT

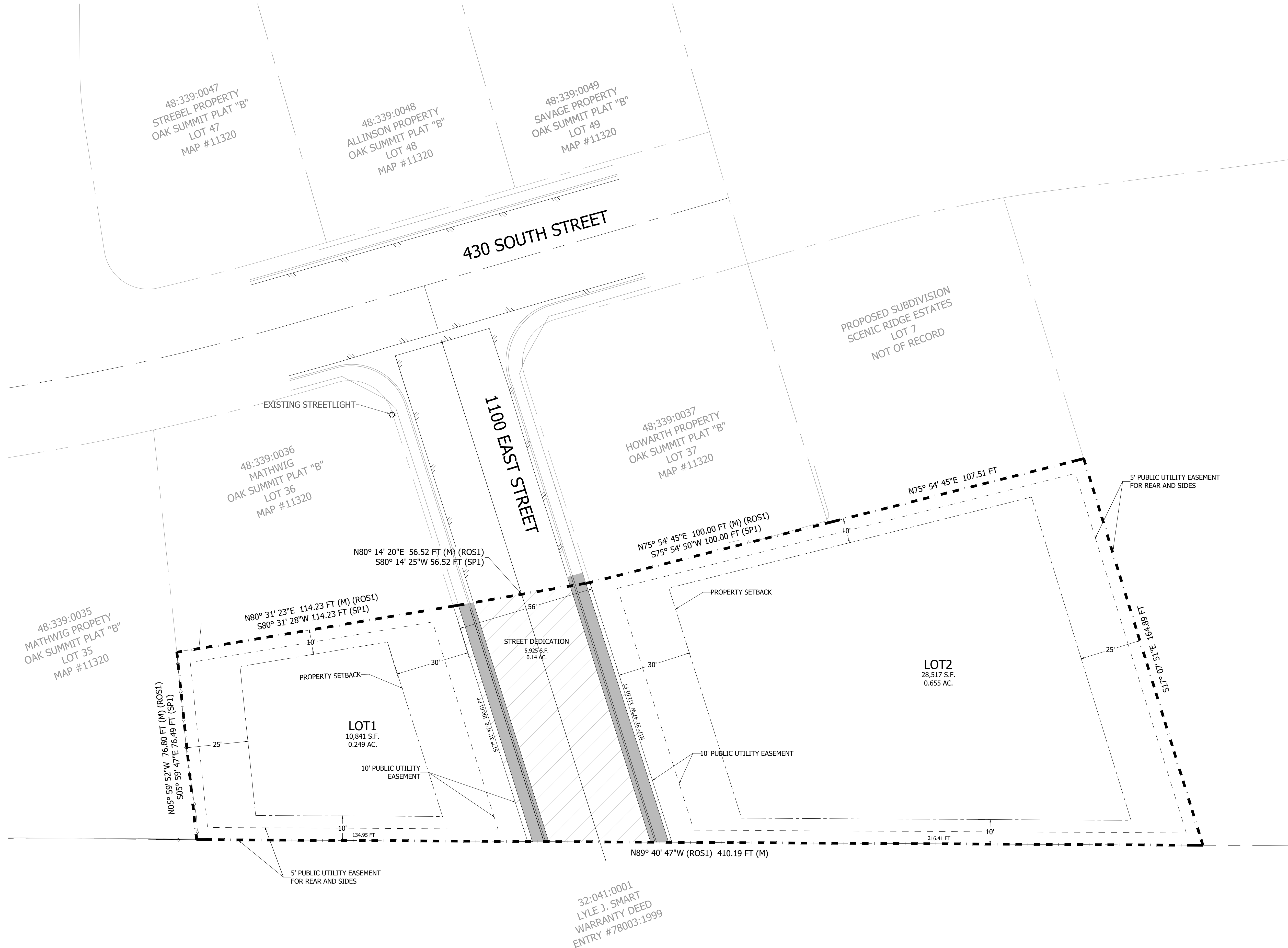
TEL: 801-796-2277  
ENGINEER: RICHARD HATFIELD, P.E.  
RICHARDH@APEX20.COM  
SURVEYOR: SPENCER McCUTCHEON, P.L.S.  
SPENCERM@ELEVATEDLANDSURVEYS.COM

DEVELOPER/OWNER:

NJC DEVELOPMENT LLC  
CONTACT: NEIL CRAIG  
801-361-9058  
CUSMNC@GMAIL.COM



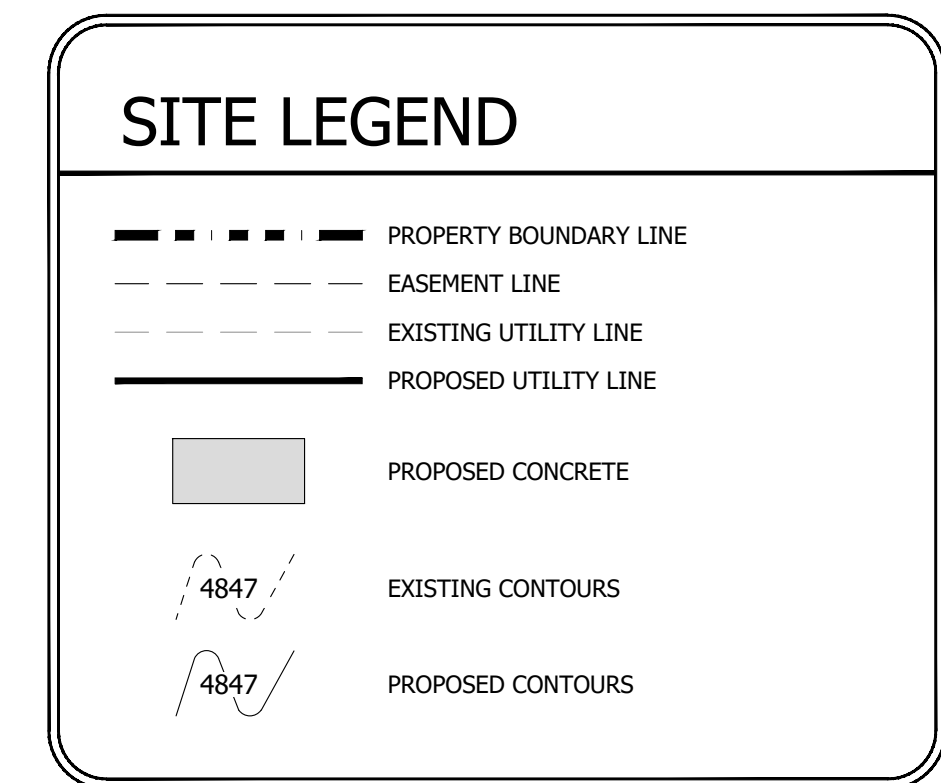
PROJECT  
LOCATION



**SITE LEGEND**

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- PROPOSED CONCRETE
- EXISTING CONTOURS
- PROPOSED CONTOURS



[illegible]

SCENIC RIDGE  
UTILITY PLAN

SANTAQUIN, UTAH

---

*NJC DEVELOPMENT*

---

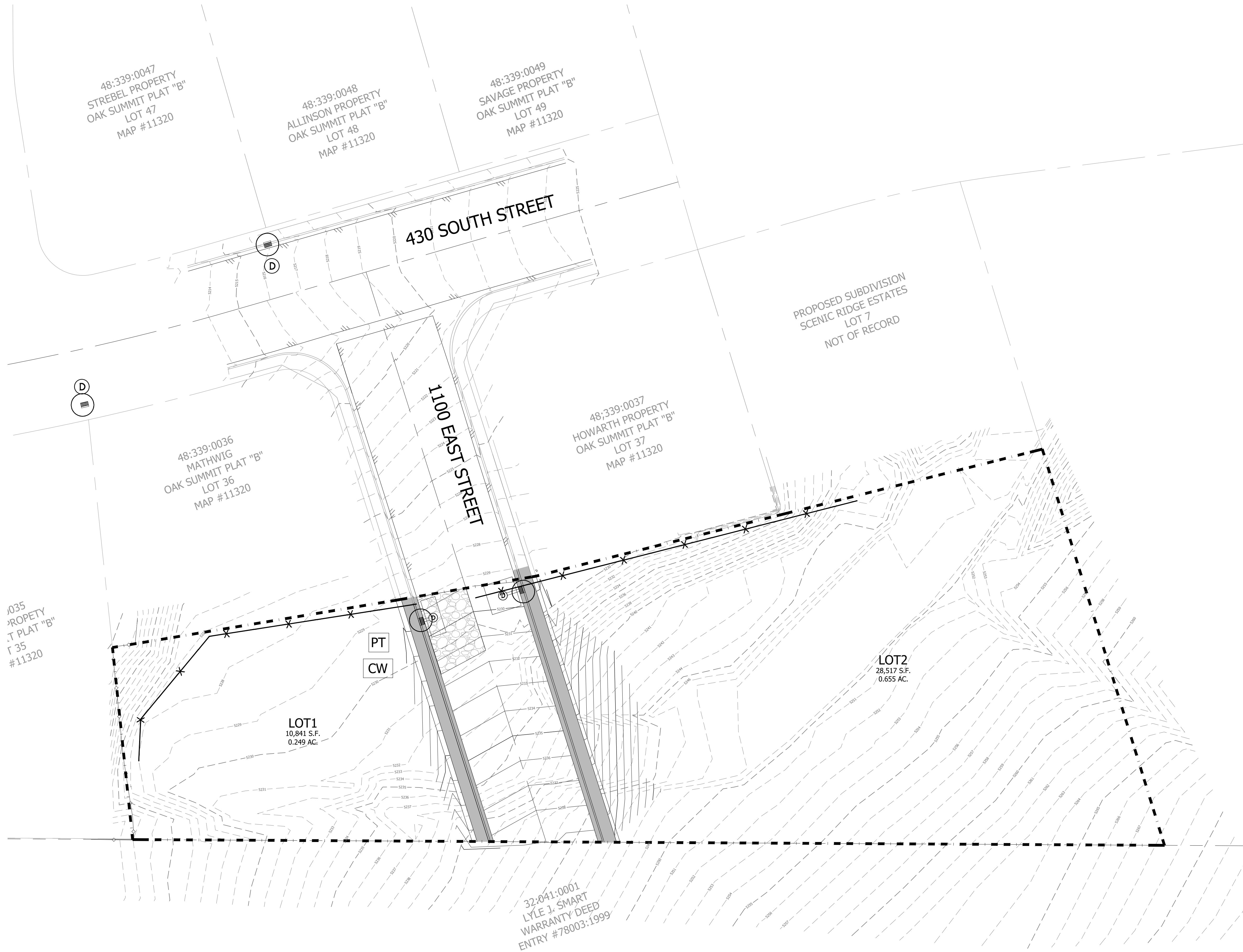
**DRAWING:**





REVISIONS		REMARKS
DATE	BY	





### LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- BOUNDARY OF PROJECT
- SILT FENCE
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- PORTABLE TOILET
- CONCRETE WASHOUT

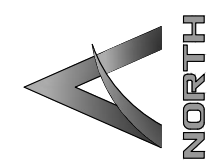
### GENERAL STORM WATER POLLUTION PREVENTION PLAN

- NOTES:**
- THE CONTRACTOR MUST COMPLETE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE STATE.
  - THE SWPPP MUST COMPLY WITH UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS.
  - IF AT ANY TIME RUNOFF FROM ADJACENT PROPERTIES ENTERS THE PROJECT SITE, BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL OFFSITE RUNOFF FROM ENTERING THE SITE SHALL BE IMPLEMENTED.
  - THIS PROJECT UTILIZES 100% RETENTION FOR ITS STORM WATER MANAGEMENT. GREAT CARE MUST BE TAKEN TO ENSURE THAT CHEMICAL SPILLS AND OTHER SOURCES OF ONSITE POLLUTION SOURCES ARE PREVENTED.
  - VEHICLE ENTRANCE LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR. VEHICLES MUST EXIT THE SITE ONLY THROUGH THE STABILIZED CONSTRUCTION ENTRANCES, ESPECIALLY DURING TIMES WHEN VEHICLE TRACKING OF MUD AND OTHER DEBRIS IS LIKELY.
  - SEDIMENT THAT IS DEPOSITED ON ADJACENT ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY BEFORE THE WORK DAY IS CONCLUDED.
  - THE SWPPP, INSPECTION & MAINTENANCE REPORTS, CERTIFICATIONS, MAJOR GRADING RECORDS, AND TEMPORARY & PERMANENT STABILIZATION RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ONSITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE UTAH DEQ. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO REGULATORY AUTHORITIES UPON ONSITE INSPECTION.
  - THIS SWPPP IS INTENDED TO BE "WORKING DOCUMENT" THAT IS UTILIZED BY THE CONTRACTOR AND CHANGED ACCORDING TO FIELD AND/OR ENVIRONMENTAL CONDITIONS.
  - A UPDES GENERAL CONSTRUCTION PERMIT IS REQUIRED. THE CONTRACTOR SHALL APPLY FOR THE PERMIT AND SHALL PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

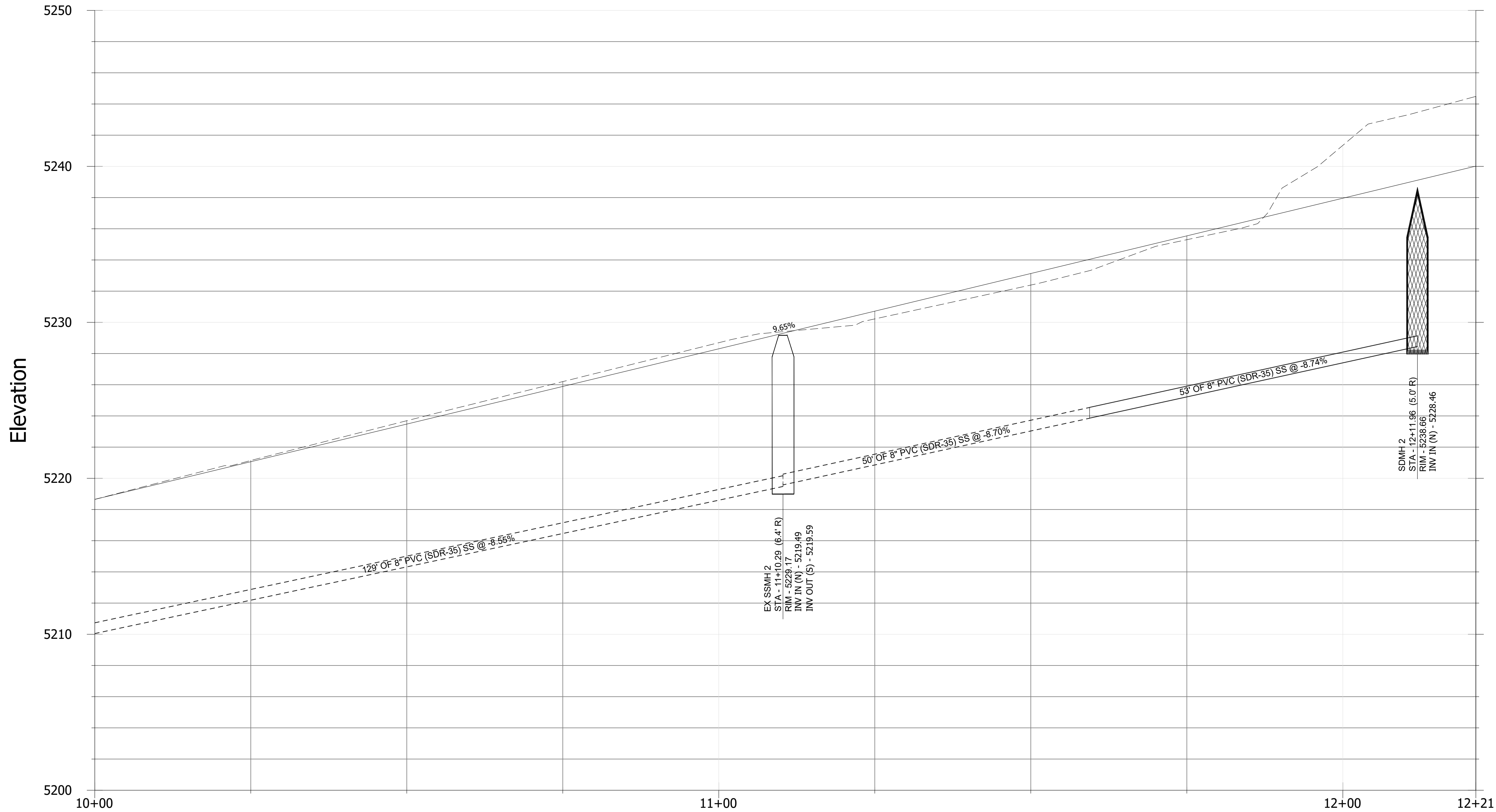
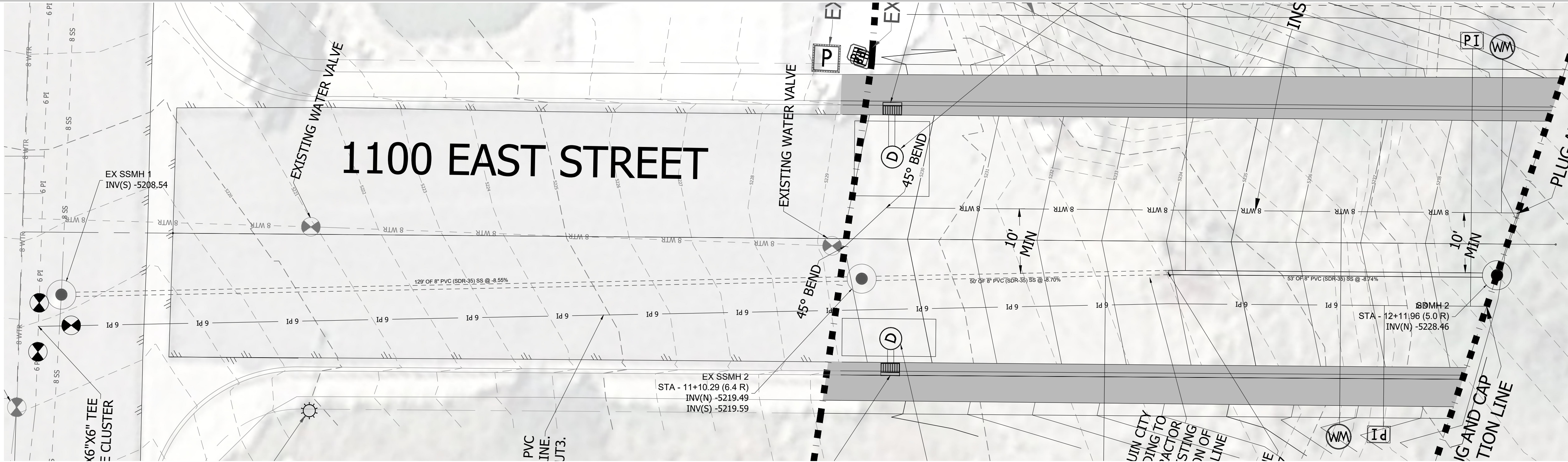
### SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- PROPOSED CONCRETE
- EXISTING CONTOURS
- PROPOSED CONTOURS





SCALE: 1" = 10'



PLAN & PROFILE - 1100 EAST ST.  
SCALE: 1" = 10' (Horiz.) 1" = 4' (Vert.)

CITY REVIEW SET - NOT FOR CONSTRUCTION

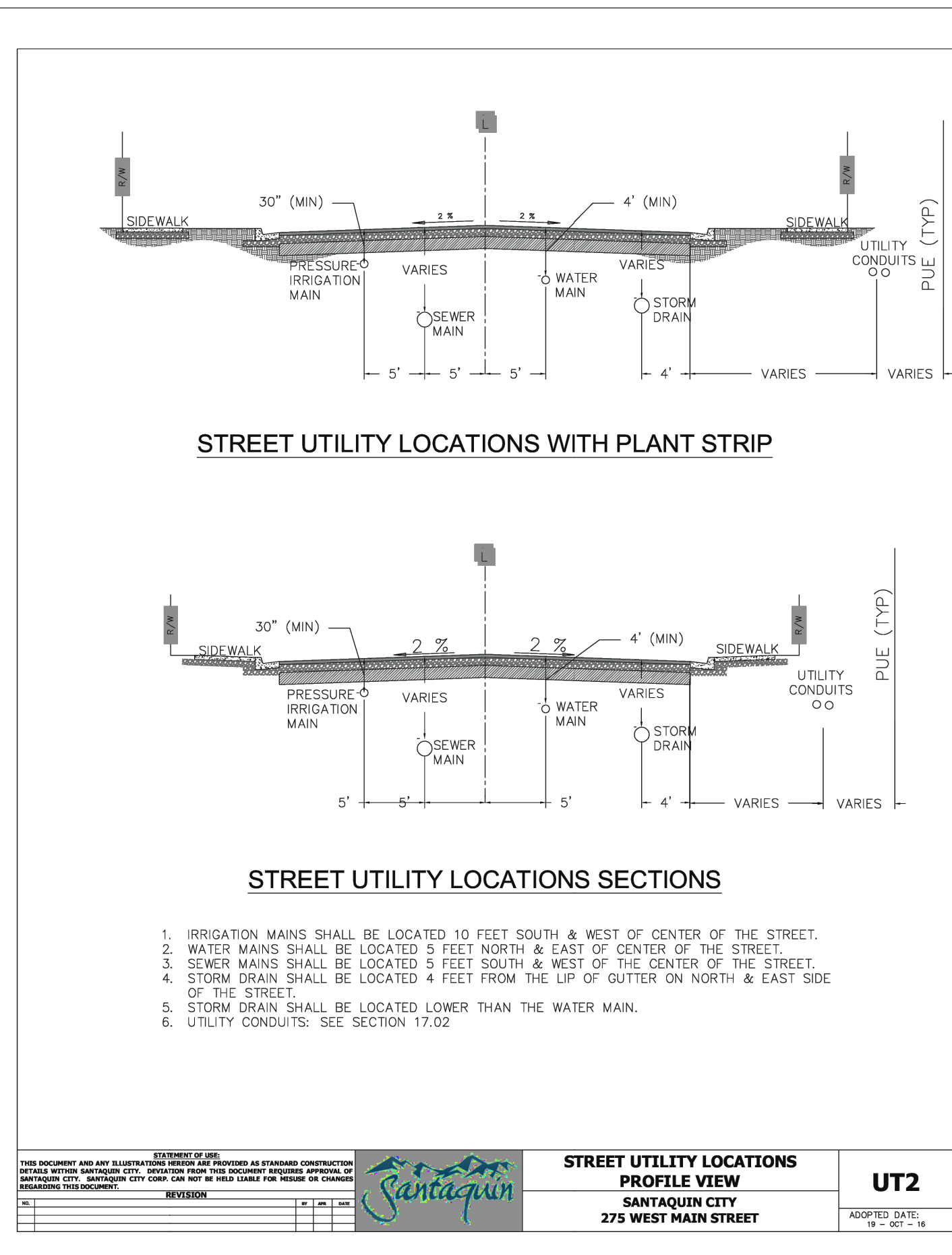
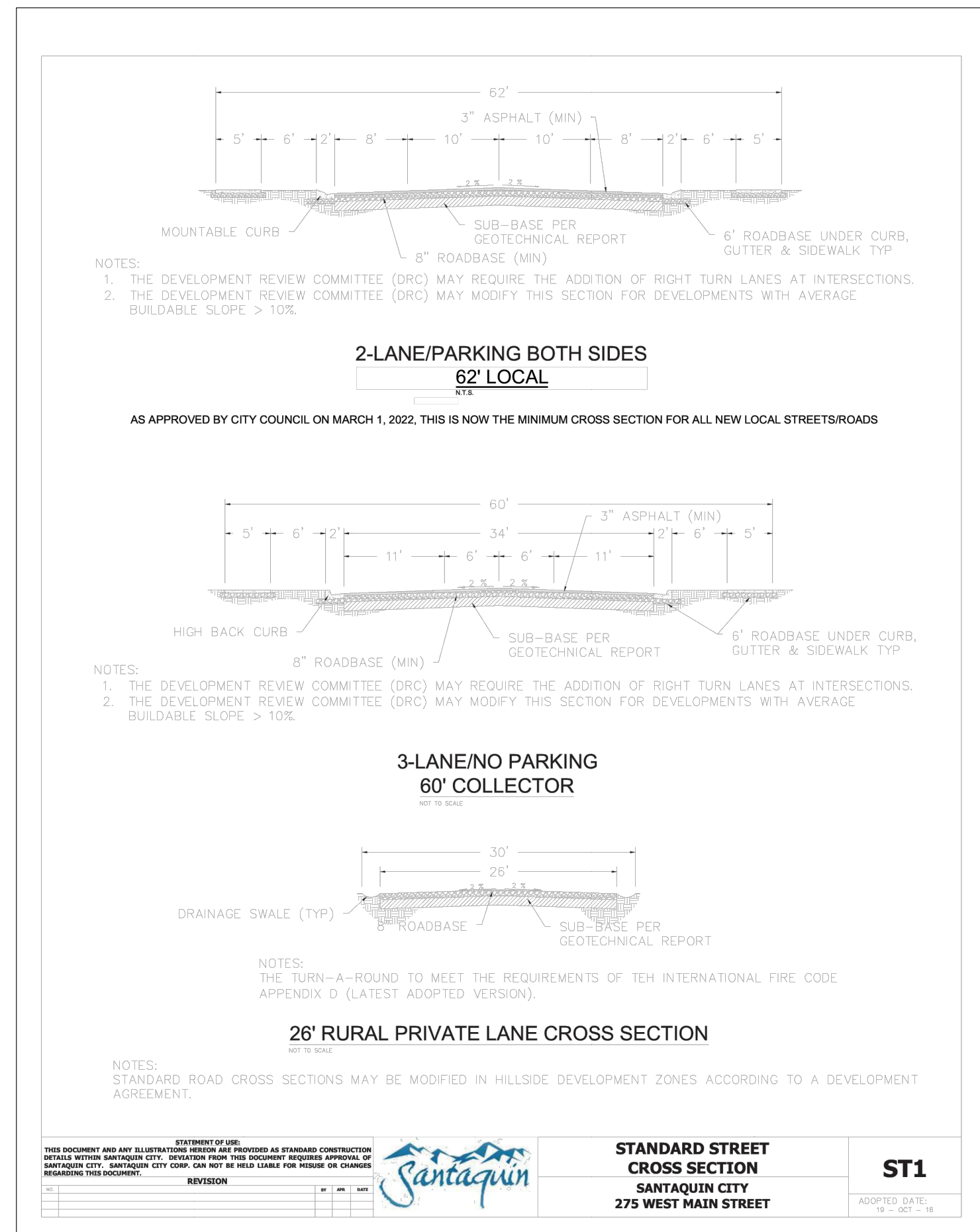
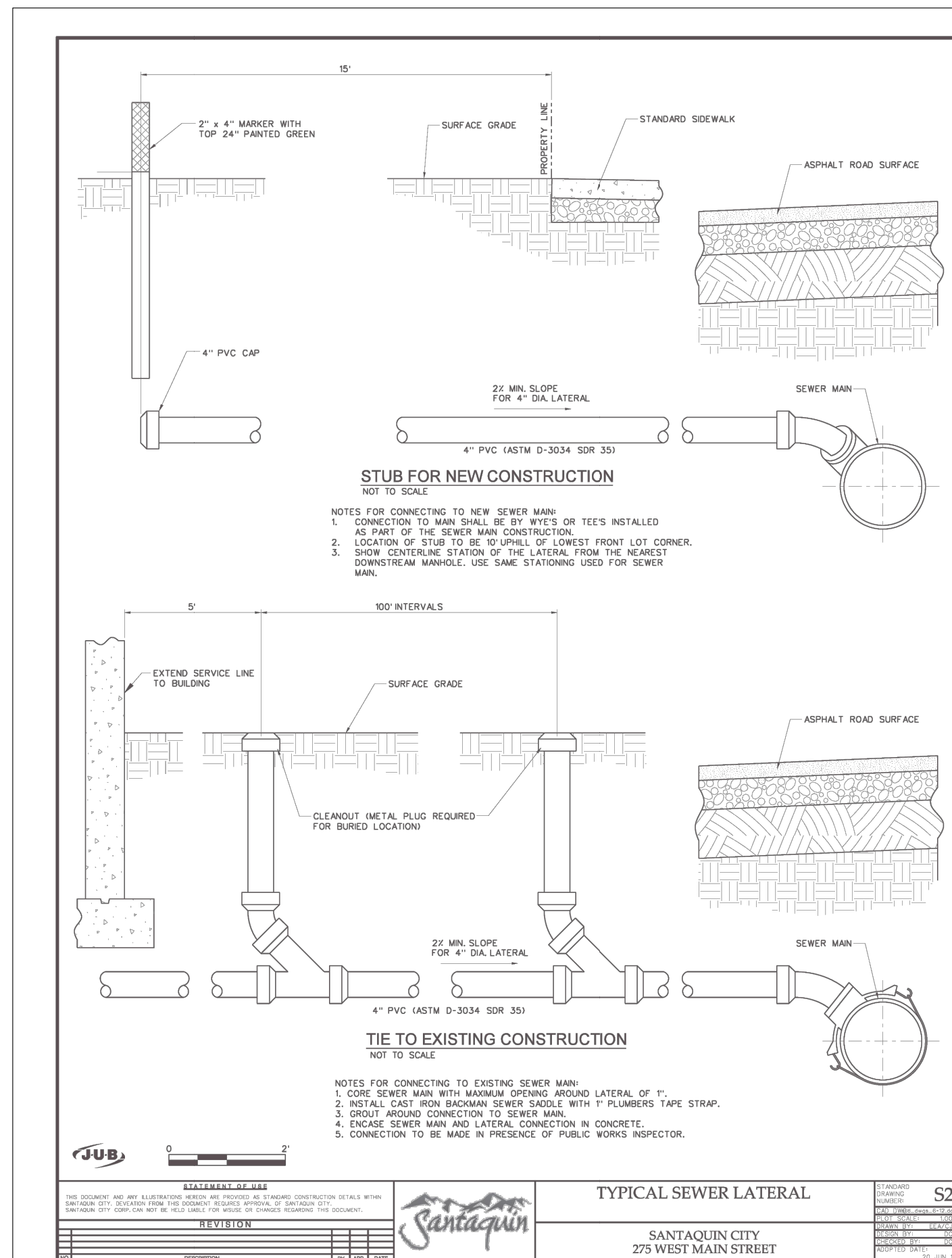
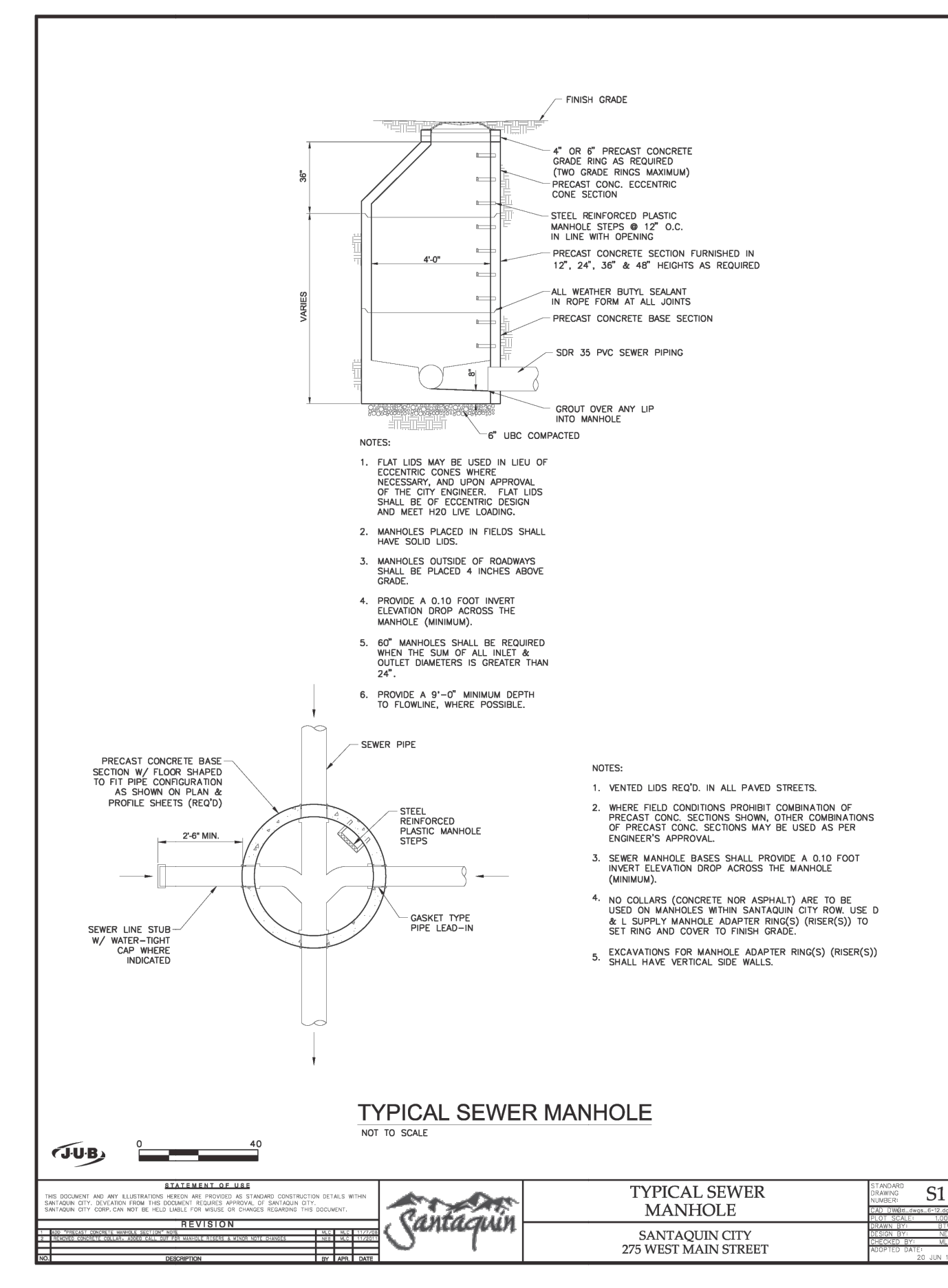
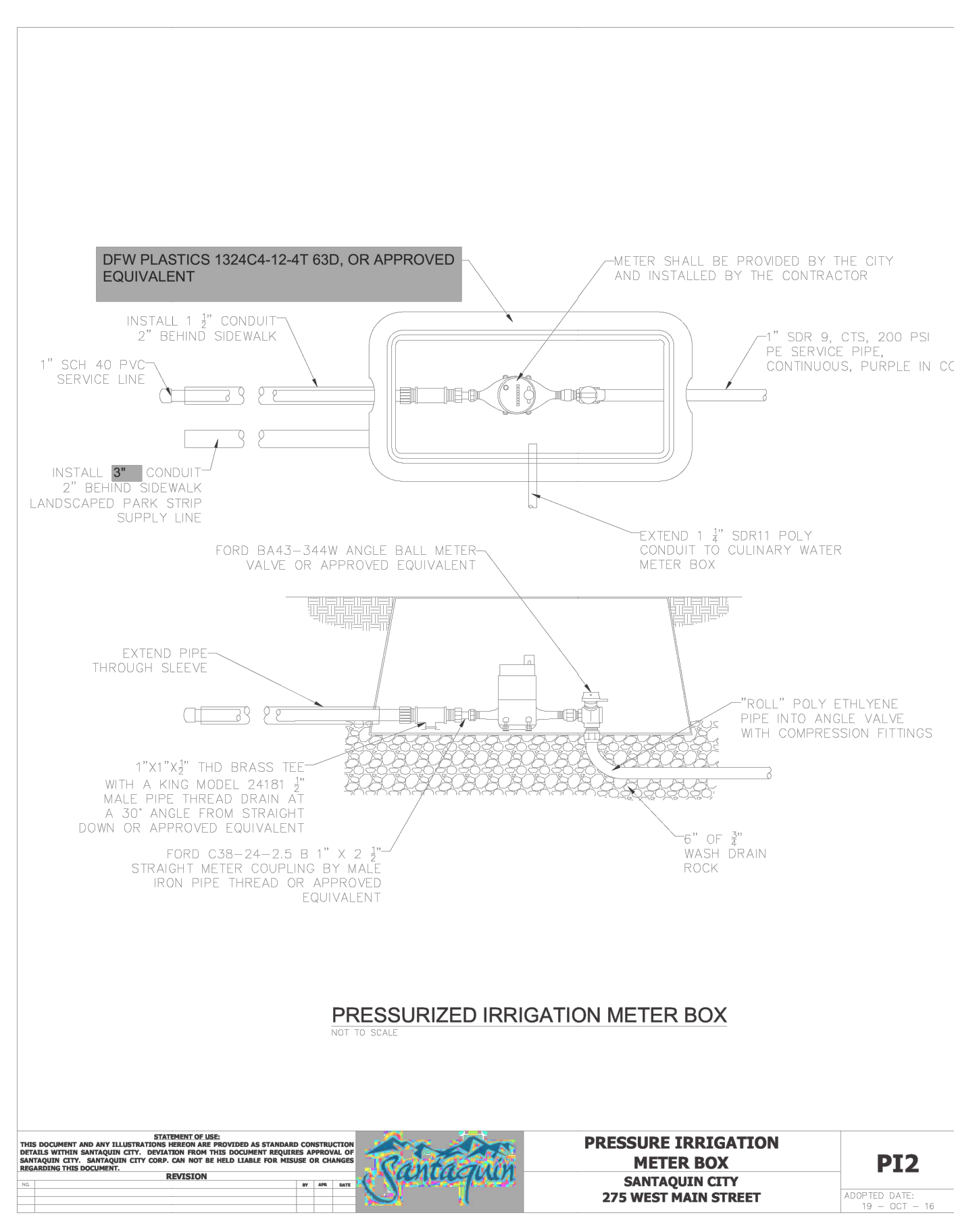
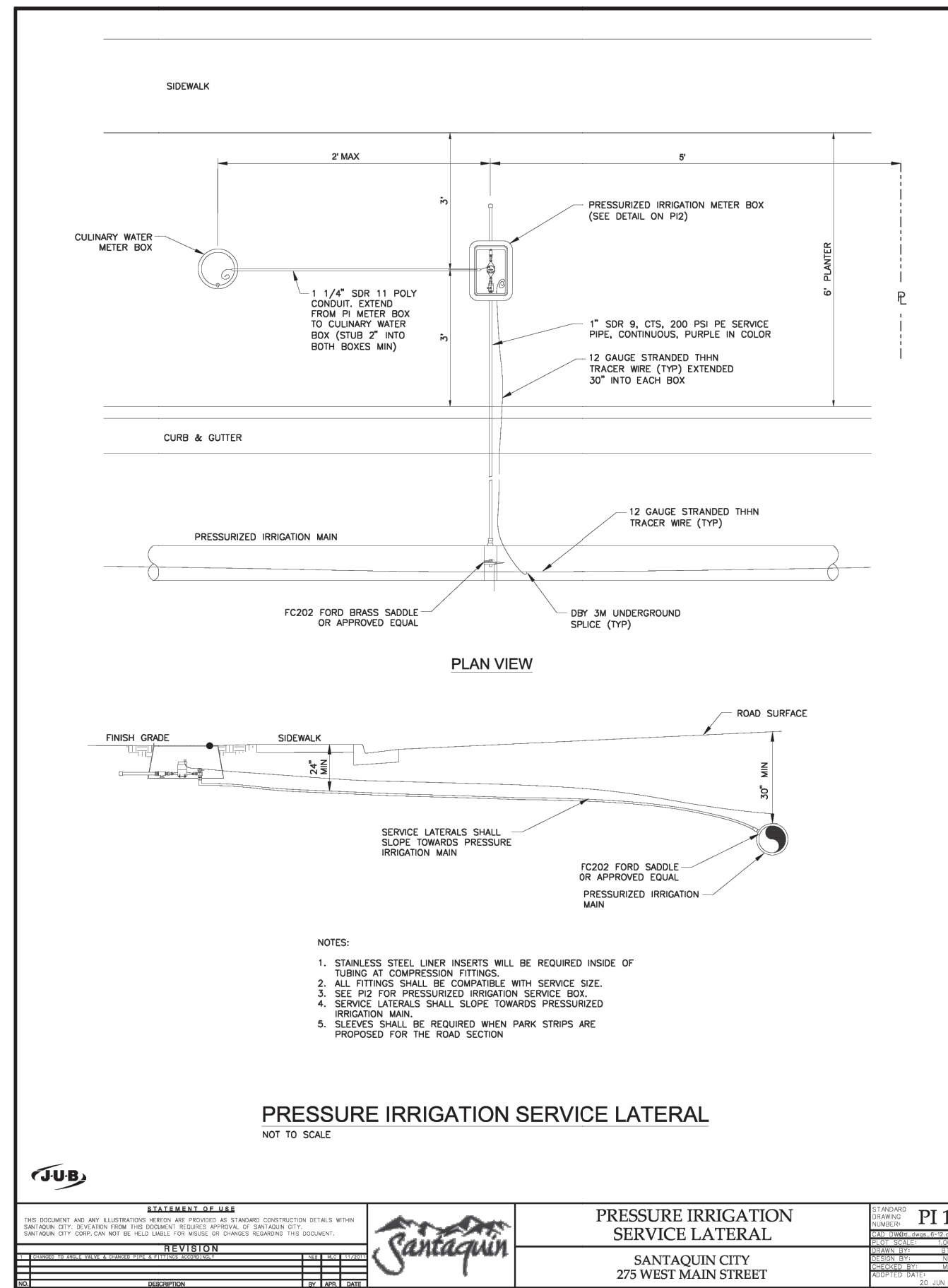
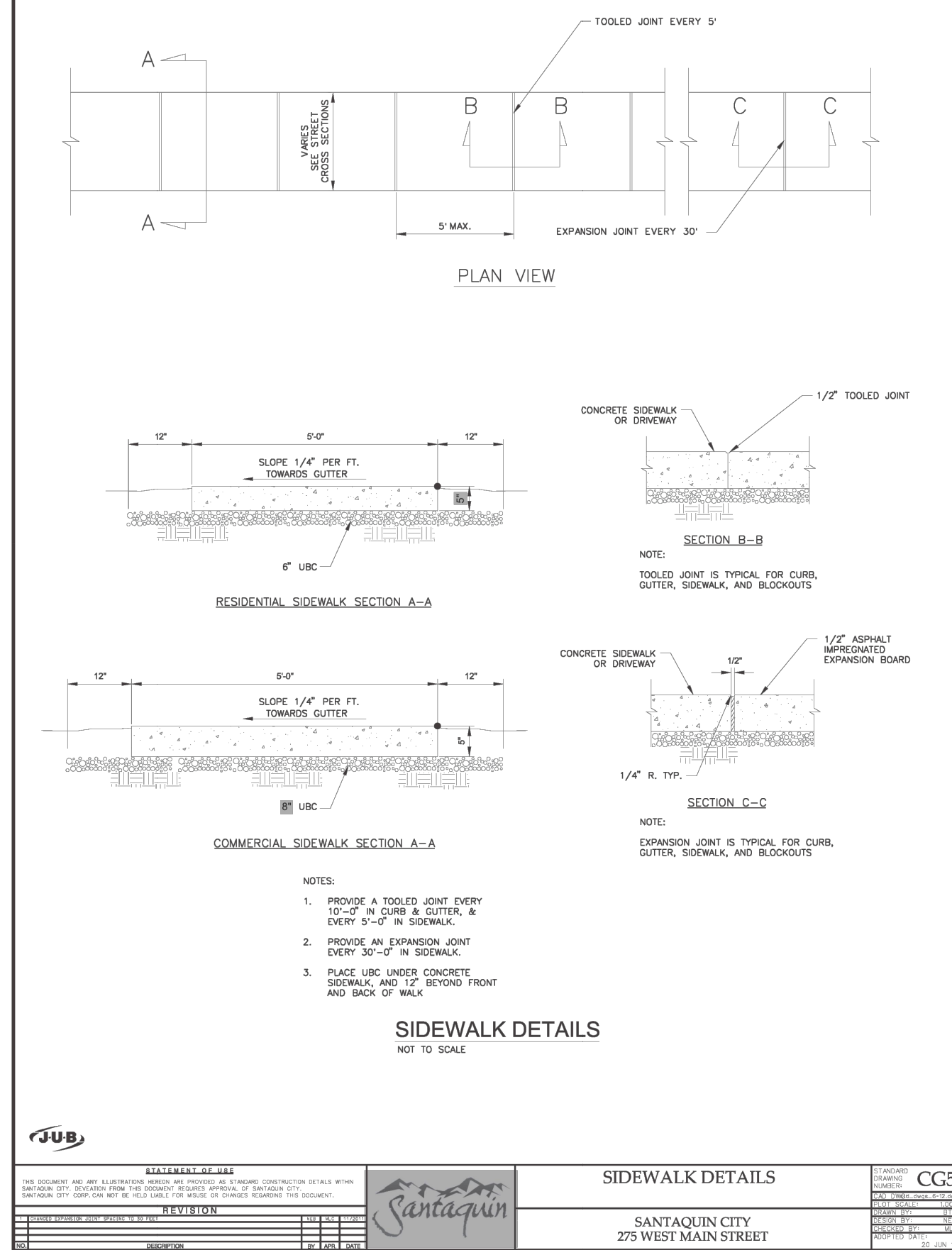
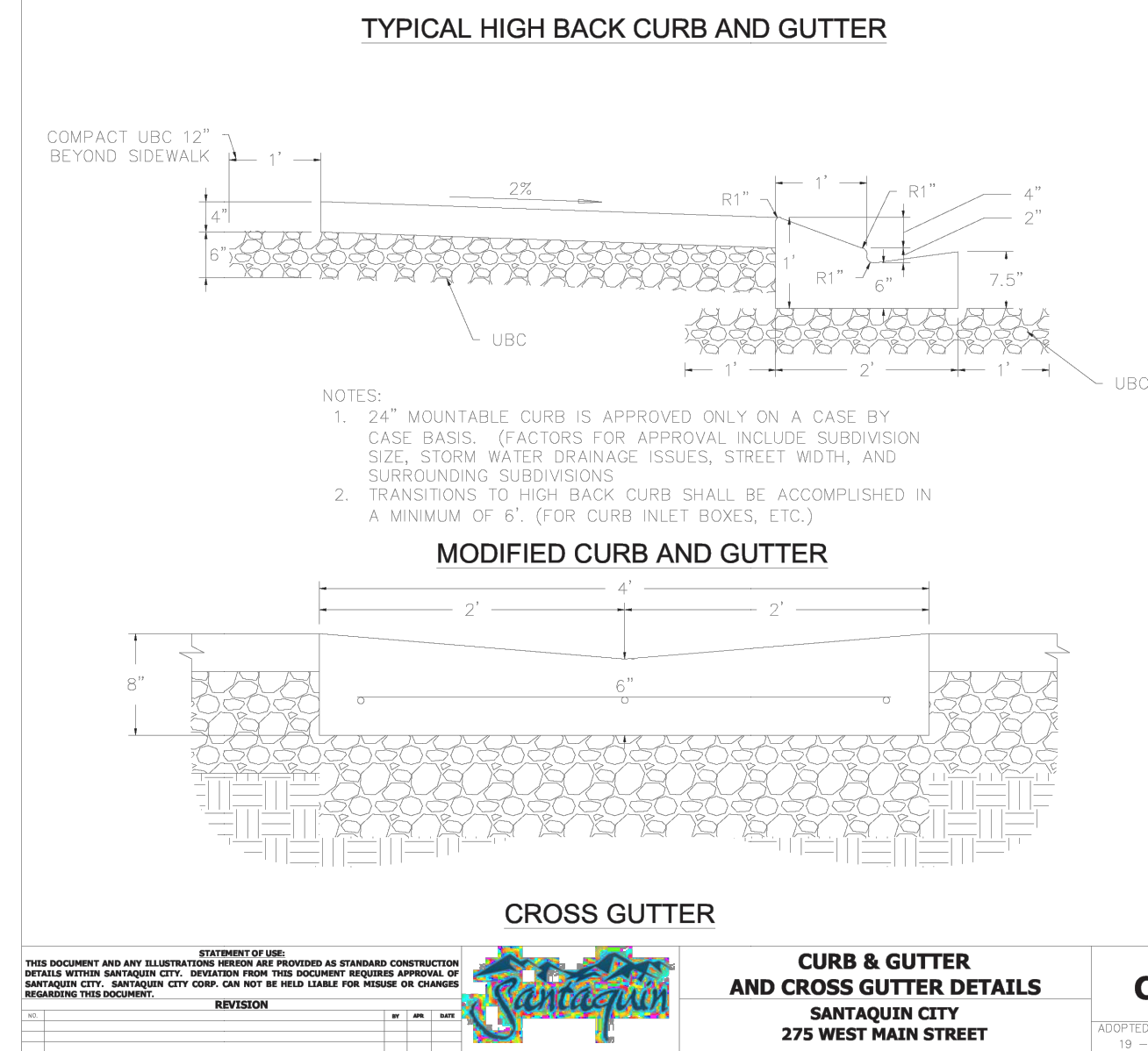


REVISIONS		REMARKS
DATE	BY	

SCENIC RIDGE  
PLAN AND PROFILE

FOR: NJC DEVELOPMENT  
LOCATION: SANTAQUIN, UTAH  
DATE: 3-21-2025



[illegible]



