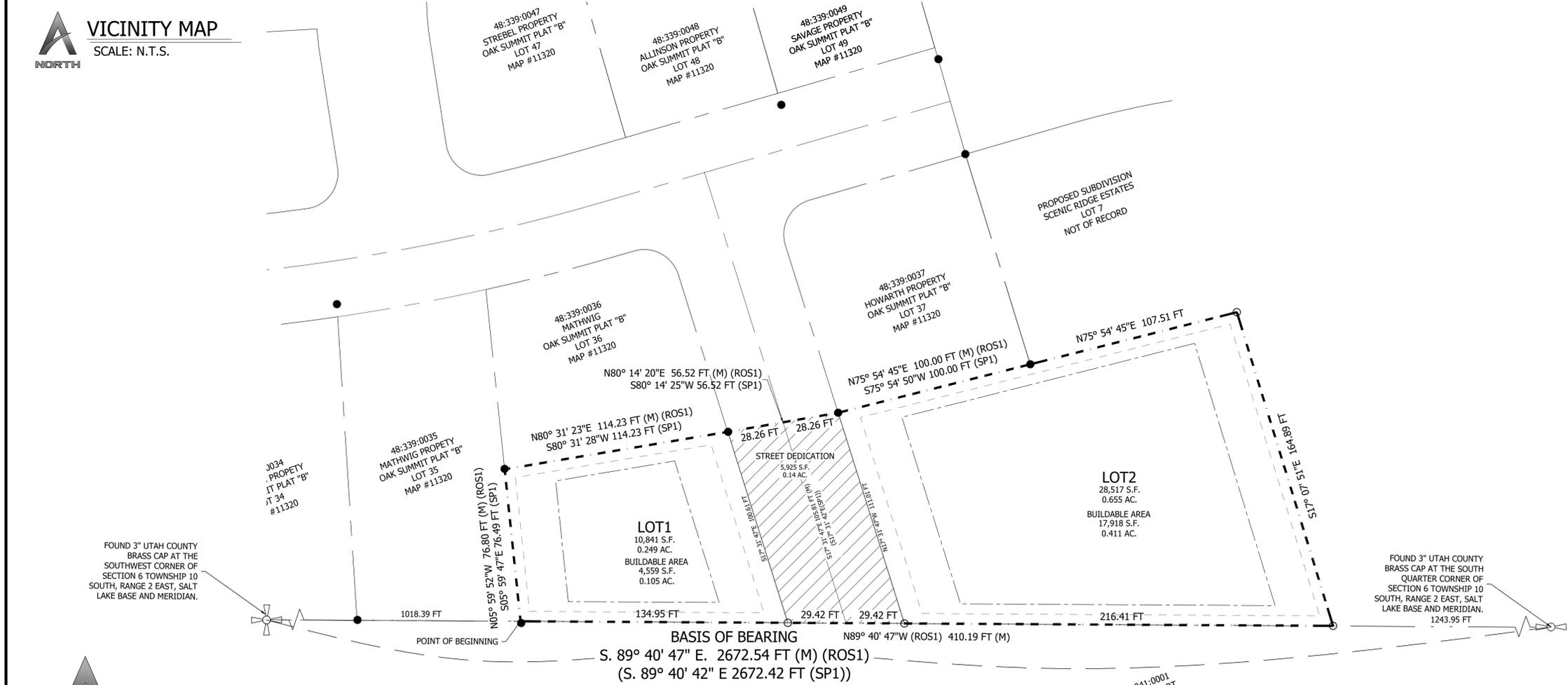


SCENIC RIDGE ESTATES, PLAT "B"

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

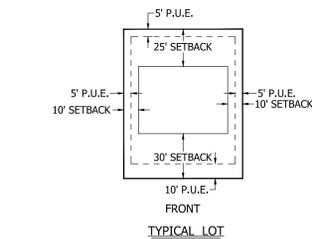


- REFERENCES - UTAH COUNTY
- SP1- OAK SUMMIT PLAT "B" - MAP NO. 11320
 - ROS1- SCENIC RIDGE ESTATES RECORD OF SURVEY - EPIC ENGINEERING - FILE NO. 22-003



LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
- FOUND SURVEY MONUMENT
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- FOUND GOVERNMENT MONUMENT
- STREET DEDICATION



SETBACK AND EASEMENT DETAIL ZONE R-12

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

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

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 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.

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.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ DATE _____

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.

CENTURYLINK _____ DATE _____

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.

APPROVED THIS _____ DAY OF _____, 20____
DOMINION ENERGY COMPANY
BY: _____
TITLE: _____

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 HEREOF 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:

 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


NORTH VICINITY MAP
 SCALE: N.T.S.

PROJECT LOCATION

REVISIONS

REMARKS

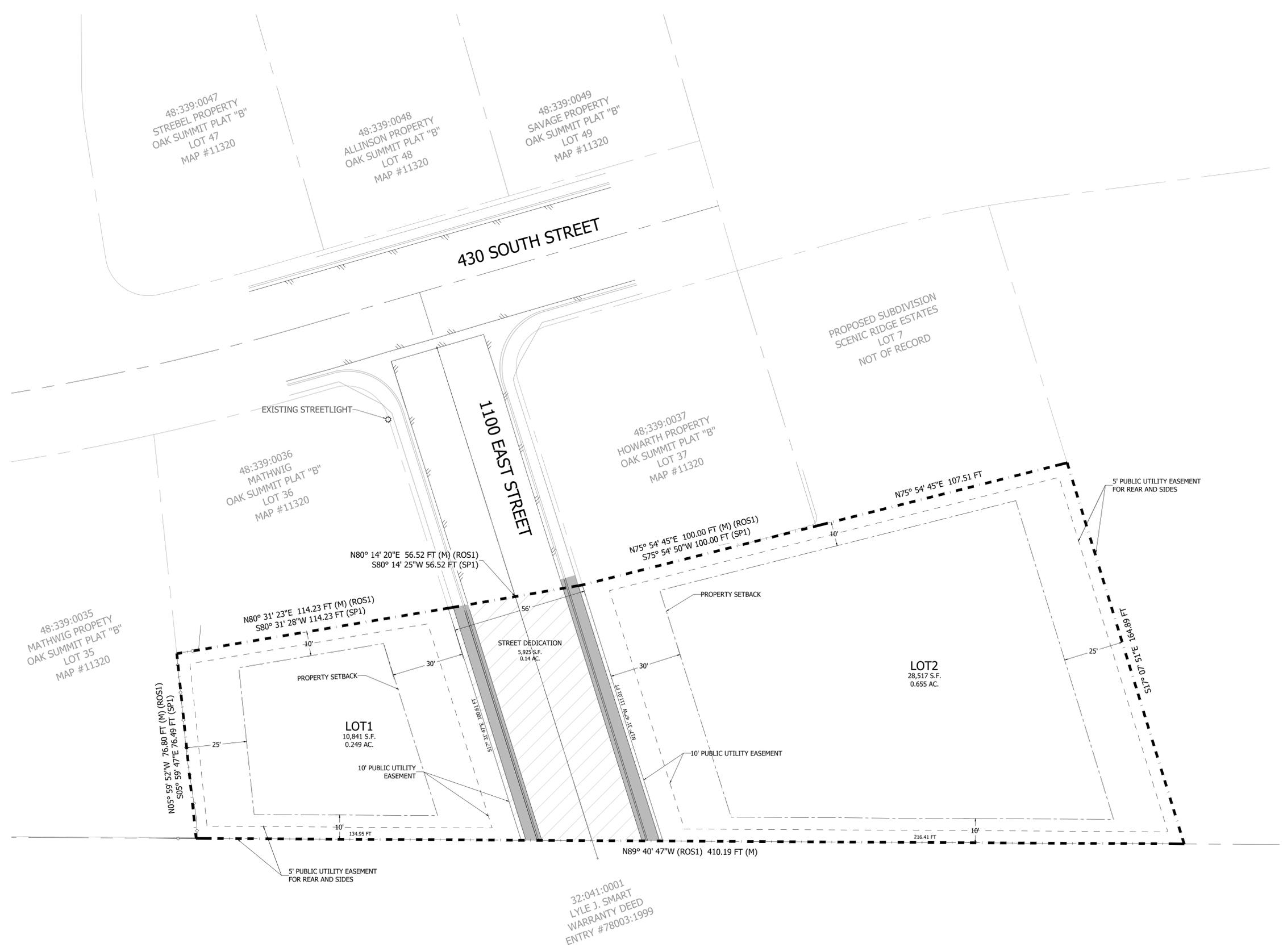
DATE	BY	REMARKS

DATE: 3-21-2025

SCENIC RIDGE
SITE PLAN
LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

DRAWING: C-2



SITE LEGEND

- PROPERTY BOUNDARY LINE
- - - EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- PROPOSED CONCRETE
- 4847 EXISTING CONTOURS
- 4847 PROPOSED CONTOURS

SITE PLAN
SCALE: 1" = 20'
0 20 40

CITY REVIEW SET - NOT FOR CONSTRUCTION

REVISIONS

REMARKS

DATE

BY

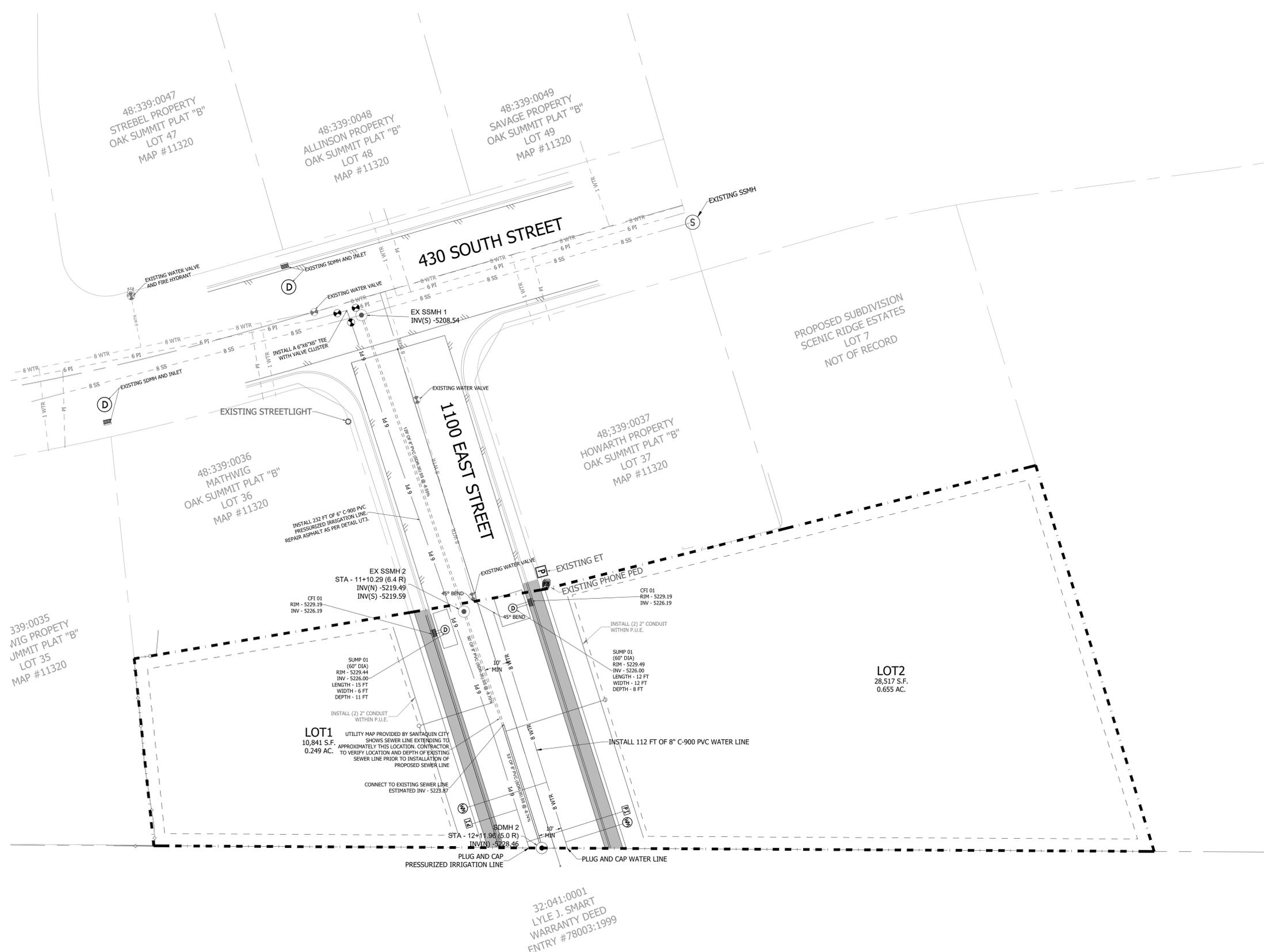
DATE: 3-21-2025

LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

DRAWING:

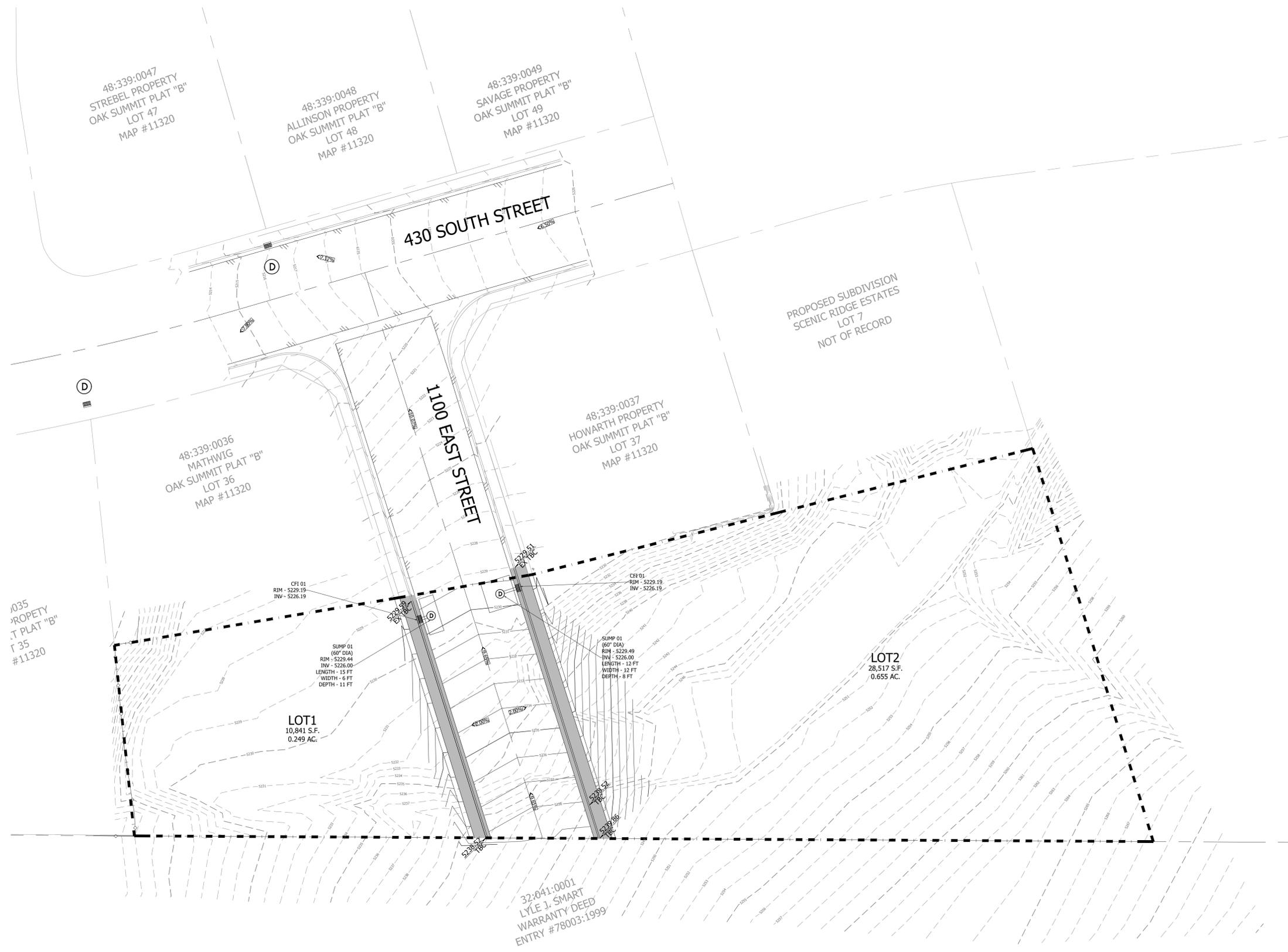
C-3



SITE LEGEND

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

CITY REVIEW SET - NOT FOR CONSTRUCTION



SITE LEGEND

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

GRADING & DRAINAGE PLAN
SCALE: 1" = 20'

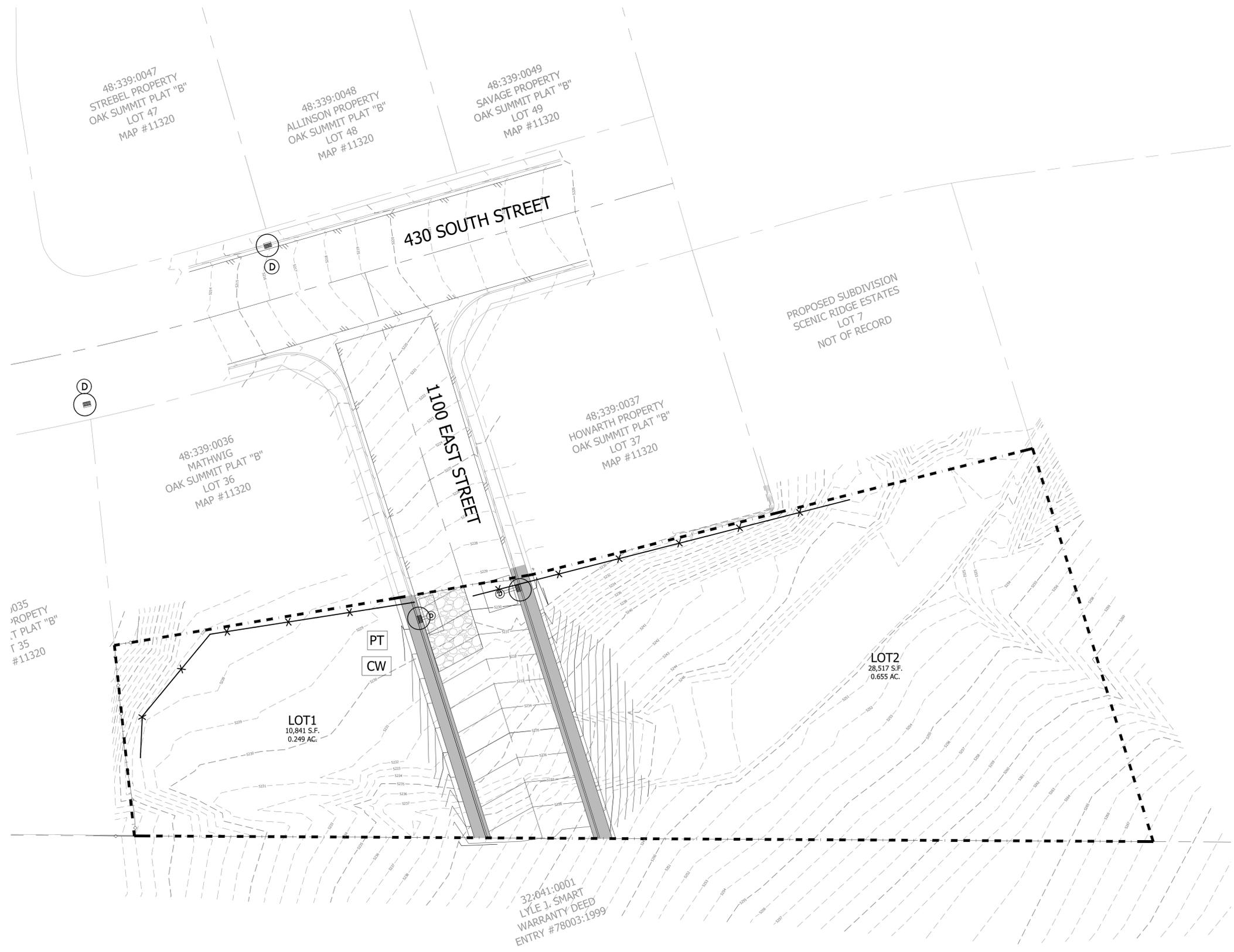
32:041:0001
LYLE J. SMART
WARRANTY DEED
ENTRY #78003:1999

CITY REVIEW SET - NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

DATE: 3-21-2025
LOCATION: SANTAQUIN, UTAH
FOR: NJC DEVELOPMENT
DRAWING: C-4

**SCENIC RIDGE
GRADING & DRAINAGE PLAN**



LEGEND

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

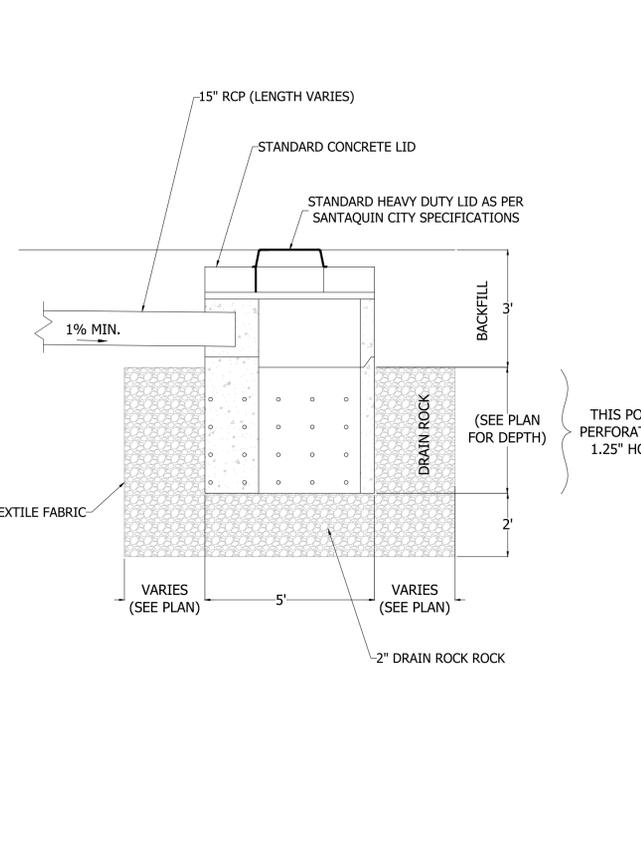
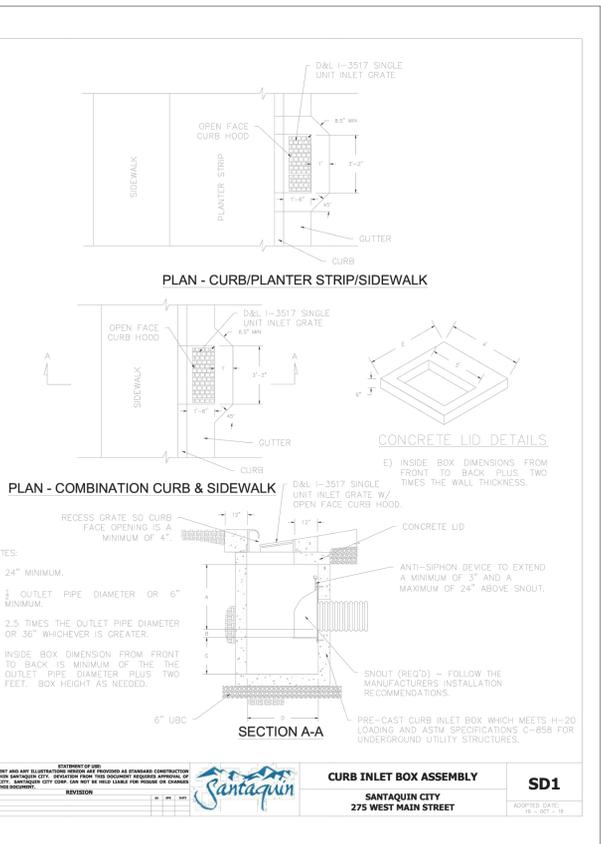
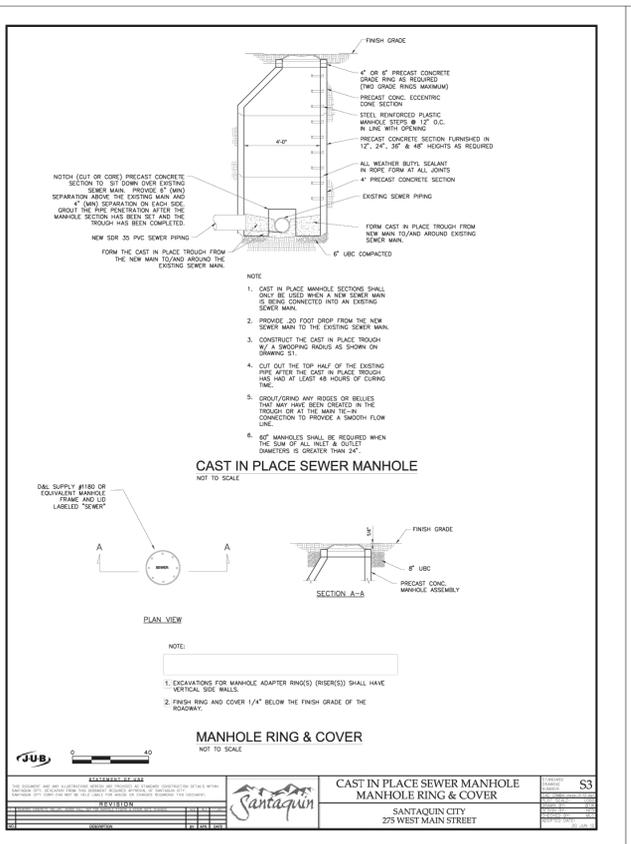
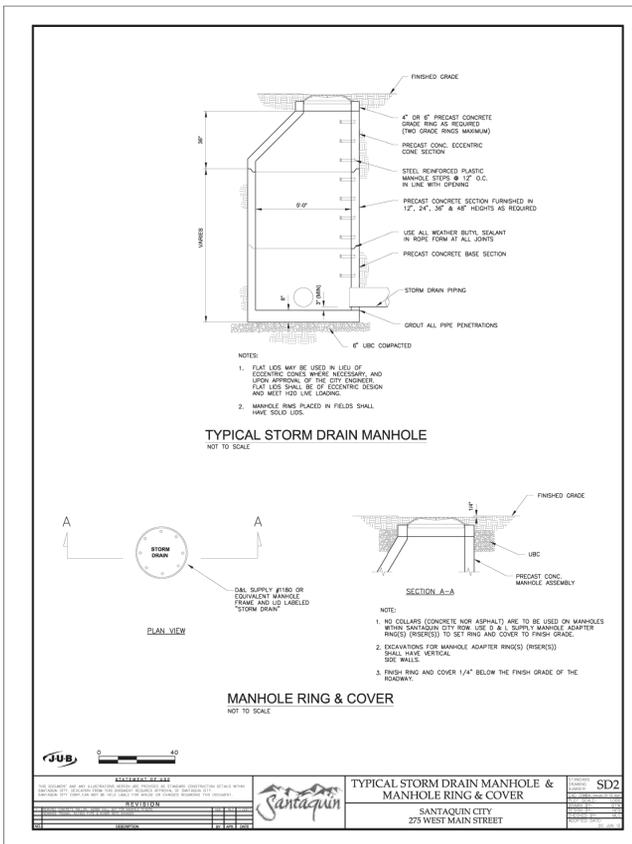
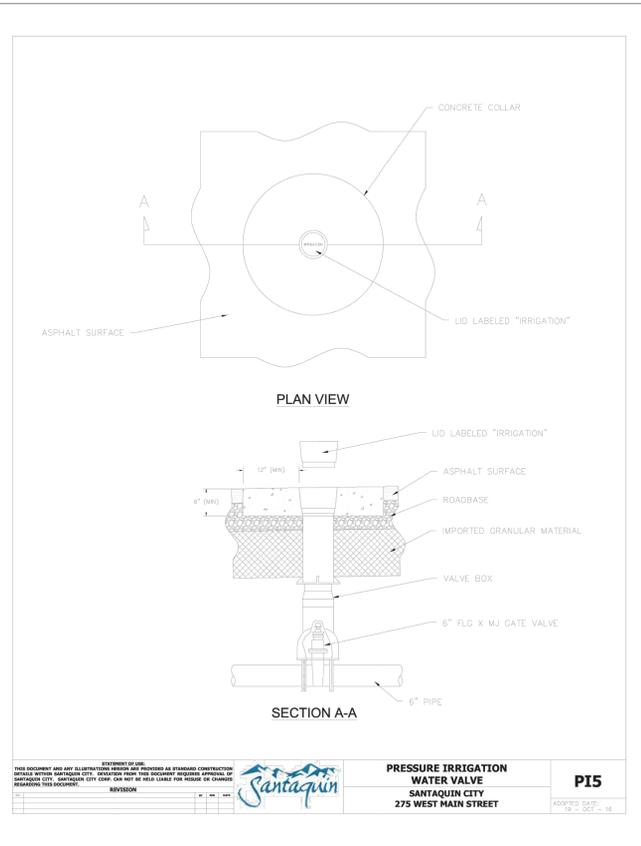
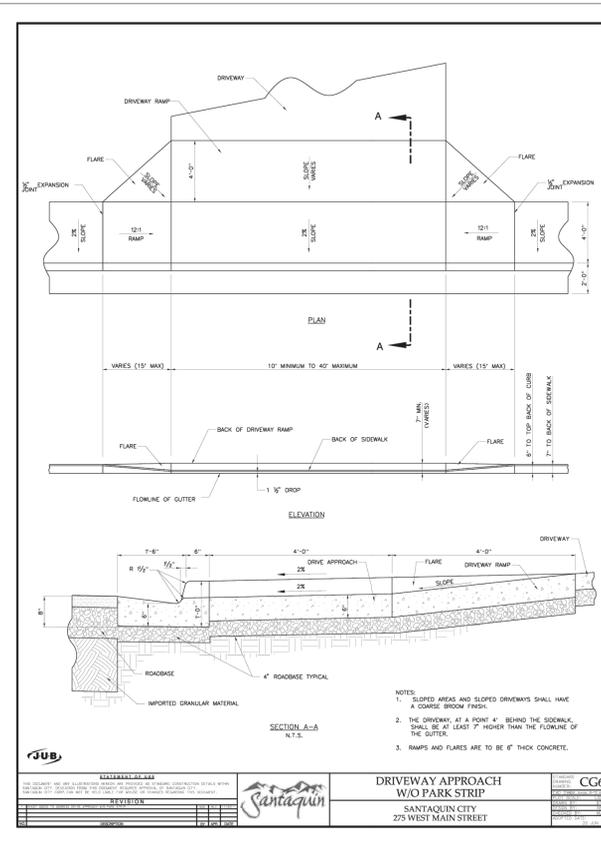
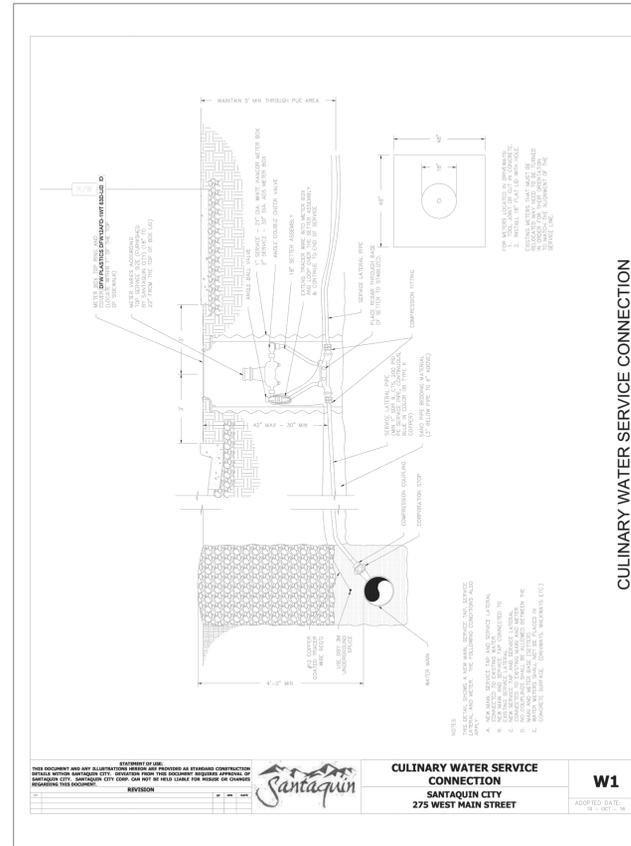
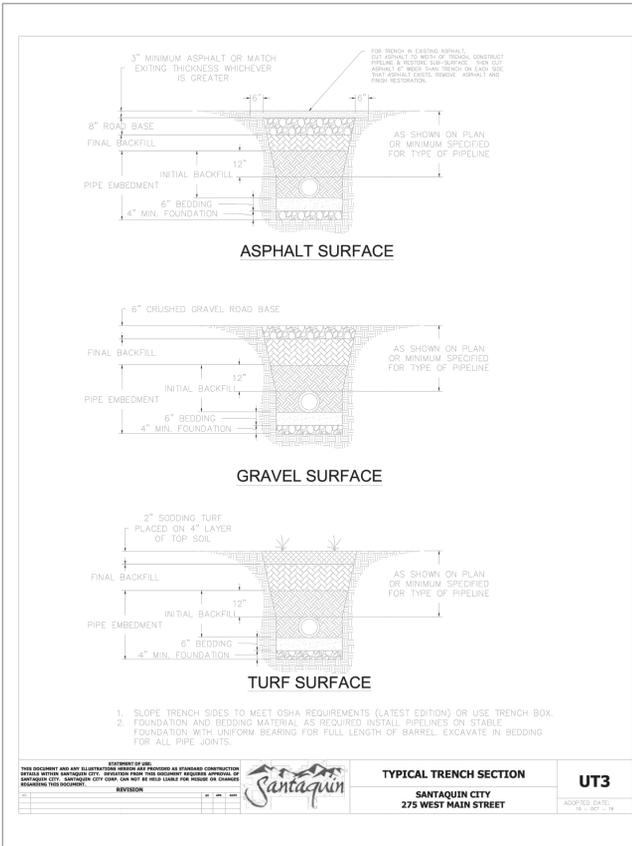
GENERAL STORM WATER POLLUTION PREVENTION PLAN

- NOTES:**
- A. THE CONTRACTOR MUST COMPLETE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE STATE.
 - B. THE SWPPP MUST COMPLY WITH UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. SEDIMENT THAT IS DEPOSITED ON ADJACENT ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY BEFORE THE WORK DAY IS CONCLUDED.
 - G. 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.
 - H. THIS SWPPP IS INTENDED TO BE "WORKING DOCUMENT" THAT IS UTILIZED BY THE CONTRACTOR AND CHANGED ACCORDING TO FIELD AND/OR ENVIRONMENTAL CONDITIONS.
 - I. 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

DATE	BY	REVISIONS



NO.	DATE	BY	REVISIONS

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