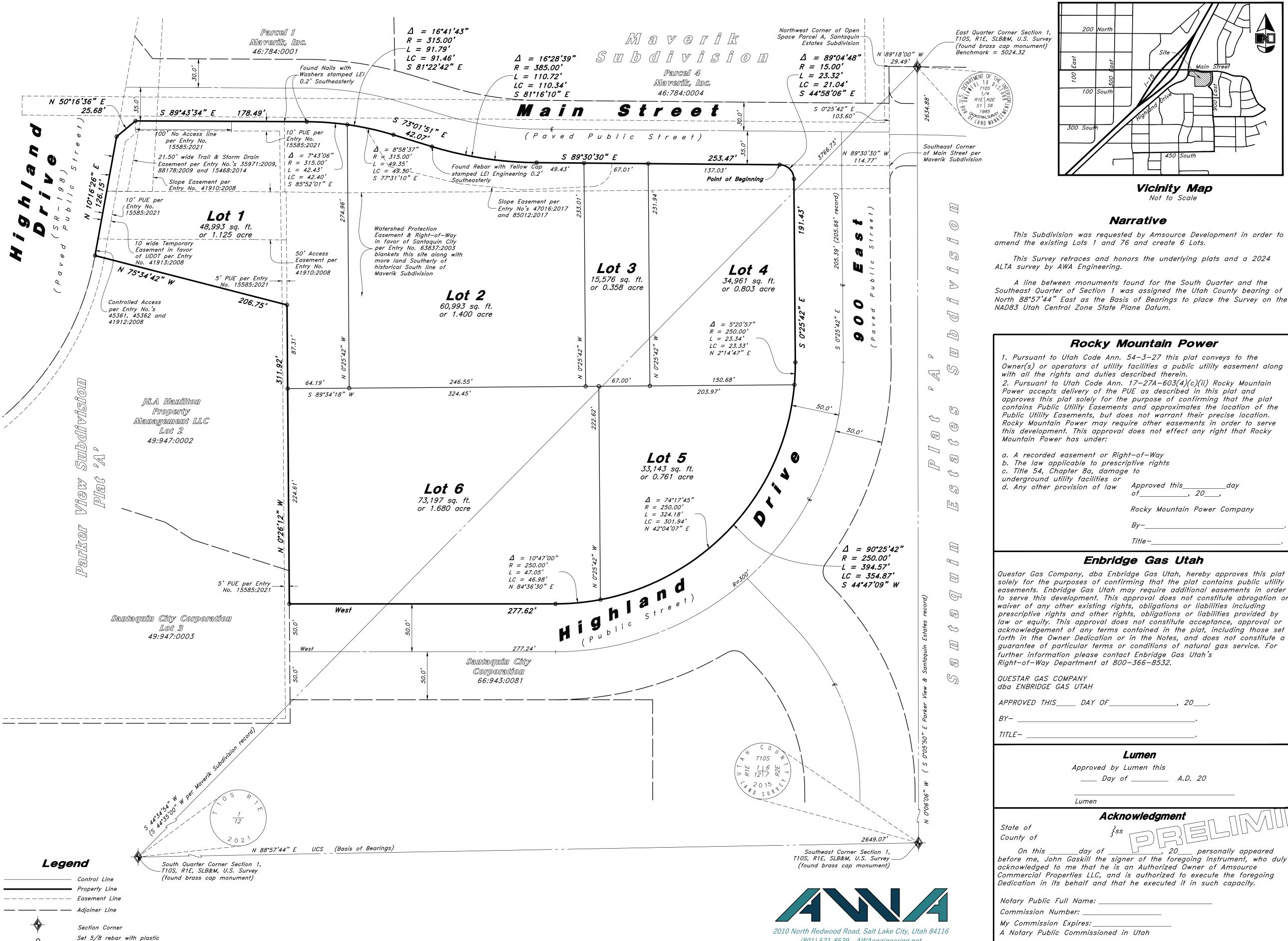
Amsource Santaquin Subdivision

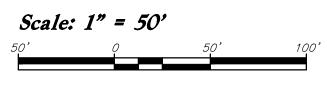
Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being A part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah



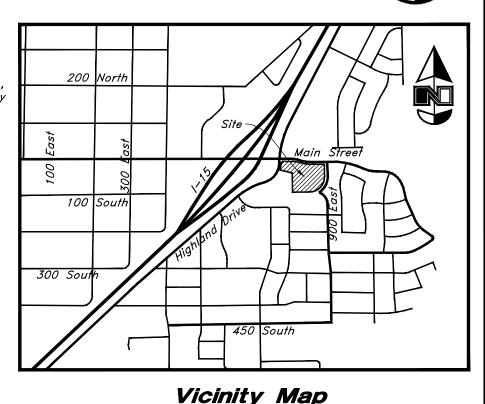
cap or nail with brass tag

stamped AWA









Narrative

This Subdivision was requested by Amsource Development in order t amend the existing Lots 1 and 76 and create 6 Lots.

This Survey retraces and honors the underlying plats and a 2024 ALTA survey by AWA Engineering.

A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of NAD83 Utah Central Zone State Plane Datum.

Rocky Mountain Power

1. 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.

2. 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 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 this development. This approval does not effect any right that Rocky Mountain Power has under:

- a. A recorded easement or Right-of-Way
- b. The law applicable to prescriptive rights
- c. Title 54, Chapter 8a, damage to underground utility facilities or
- d. Any other provision of law

Rocky Mountain Power Company

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH APPROVED THIS____, DAY OF______, 20____. Lumen Approved by Lumen this ____ Day of _____ A.D. 20 Lumen Acknowledgment State of

Commercial Properties LLC, and is authorized to execute the foregoing

A Notary Public

_day of

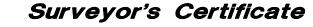
Commission Number:

A Notary Public Commissioned in Utah

My Commission Expires:

Notary Public Full Name: _____

(801) 521-8529 - AWAengineering.net



I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Utah County Record of Survey being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the

reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herei is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Amsource Santaquin Subdivision

Description

Amending all of Lot 1 of Parker View Subdivision Plat 'A' recorded as Entry No. 15585:2021 and as Map No. 17506 in the Official Records of Utah County and all of Lot 76 of Santaguin Estates Plat 'A' recorded as Entry No. 22969:2023 in the Official Records of Utah County, located within the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in the City of Santaguin, Utah County, Utah:

Beginning at a point of curvature and the Northeast corner of said Lot 76 or the Southerly line of Main Street as it exists at 35.00 foot half-width. located 29.49 feet North 89°18'00" West to the Northwest Corner of Open Space Parcel A of said Santaguin Estates Subdivision: 103.60 feet South 0°25'42" East to the Southeast Corner of Main Street per the Final Plat of Mayerik Subdivision recorded as Entry No. 88178:2009 and as Map No. 13078 in the Official Records of Utah County; and 114.77 feet North 89°30'30" West along said Southerly line of Main Street per said Maverik Subdivision from a Brass Cap Monument found marking the East Quarter Corner of said Section 1; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.32 feet (Central Angle equals 89°04'48" and Long Chord bears South 44°58'06" East 21.0feet) to a point of tangency on the Westerly line of 900 East Street as it exists of 50.00 foot half-width; thence South 0°25'42" East 191.43 feet along said Westerly line to a point of curvature; thence Southwesterly along the arc of a 250.00 food radius curve to the right a distance of 394.57 feet (Central Angle equals 90°25'42" and Long Chord bears South 44°47'09" West 354.87 feet) to a point of tangency on the Northerly line of Highland Drive as it exists at 50.00 foot half-width; thence West 277.62 feet along said Northerly line to a point on the Easterly line of said Parker View Subdivision Plat 'A'; thence North 0°26'12" West 311.92 feet along said Easterly line to the Northeast corner of Lot 2 of said Parker View Subdivision Plat 'A'; thence North 75°34'42" West 206.75 feet along the Northerly line of said Lot 2 to the Northwest corner thereof on the Easterly line of State Route 198; thence North 10°16'26" East 126.15 feet along said Easterly line: thence North 50°16'36" East 25.68 feet to said Southerly line of Ma Street; thence along said Southerly line the following five courses: South 89°43'34 East 179.49 feet to a point of curvature; Southeasterly along the arc of a 315.00 foot radius curve to the right a distance of 91.79 feet (Central Angle equals North 88°57'44" East as the Basis of Bearings to place the Survey on the 16°41'43" and Long Chord bears South 81°22'42" East 91.46 feet) to a point of tangency; South 73°01'51" East 42.07 feet to a point of curvature; Southeasterly along the arc of a 385.00 foot radius curve to the left a distance of 110.72 feet (Central Angle equals 16°28'39" and Long Chord bears South 81°16'10" East 110.34 feet) to a point of tangency; and South 89°30'30" East 253.47 feet to the point of beginning.

> Contains 266,863 sq. Or 6.126 acre

David M. Hamilton Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Amsource Santaguin Subdivision

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand This _____ Day of ____ AD, 20__.

Amsource Commercial Properties, LLC

by: John Gaskill its: Owner

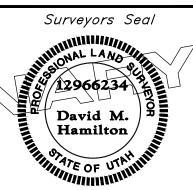
Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This_____, day of_____, A.D. 20____.

City Mayor	Attest
	City Recorder (See Seal Below)

Amsource Santaquin Subdivision

being A part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah



City Engineer Seal Clerk-Recorder Seal