

# Ostler Subdivision

All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin  
Townsite Survey of Building Lots being a part of Section 2, T10S, R1E,  
SLB&M, U.S. Santaquin, Utah County, Utah  
February, 2022

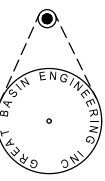
Orchard Park  
Townhomes



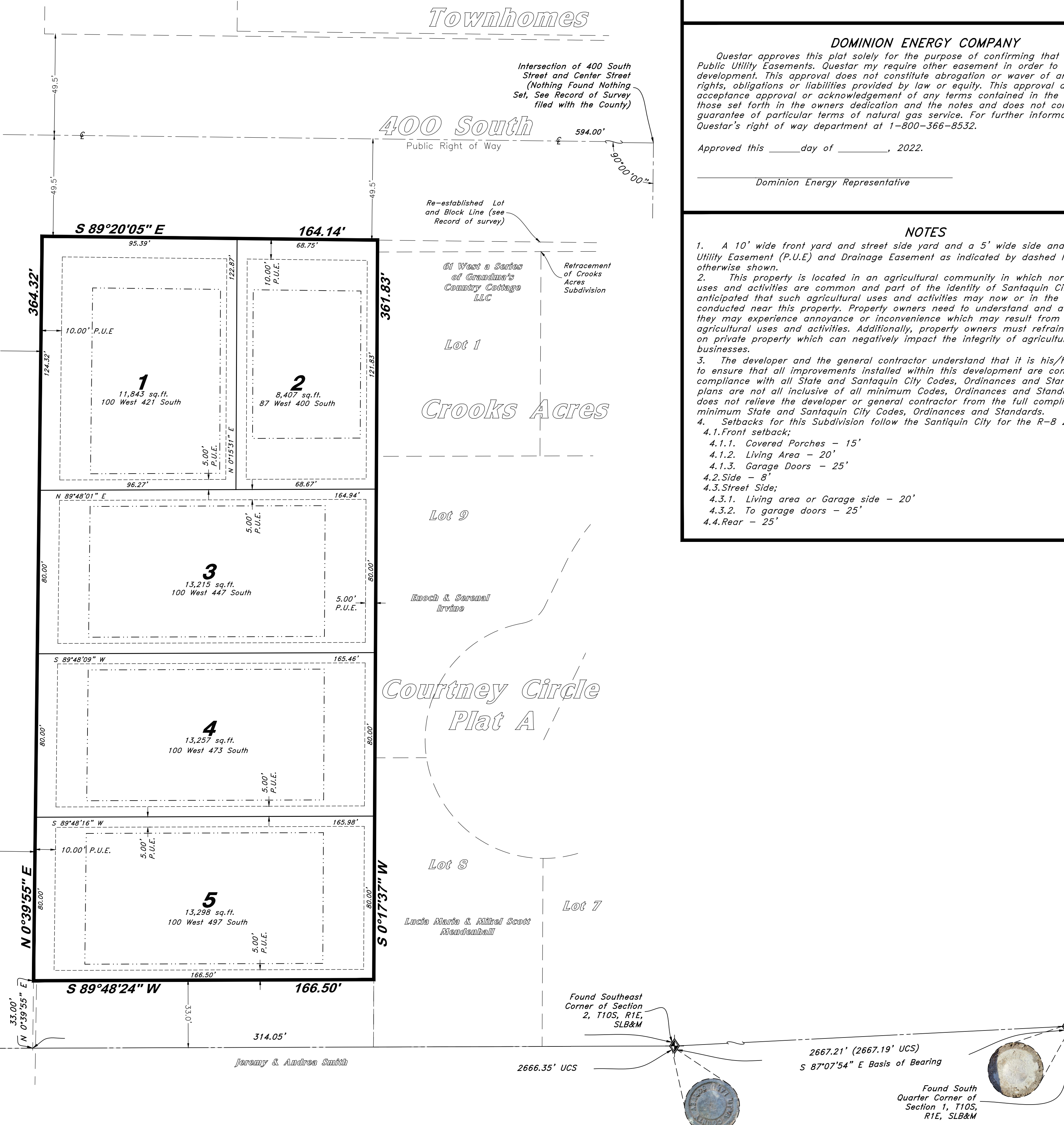
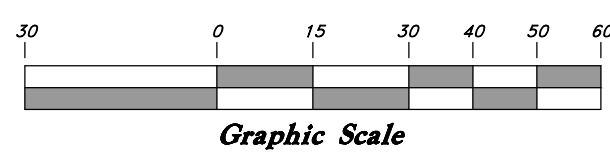
Intersection of 400 South  
and 100 West Nothing  
Found Nothing Set.

### LEGEND

- Found Public Land Monument
- Calculated Section Position
- Record Utah County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Set Back Lines
- Set 5/8" x 24" Long Rebar & Cap w/ Lothe



Scale: 1" = 30'



**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 B.L.C (801)921-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM 21N752

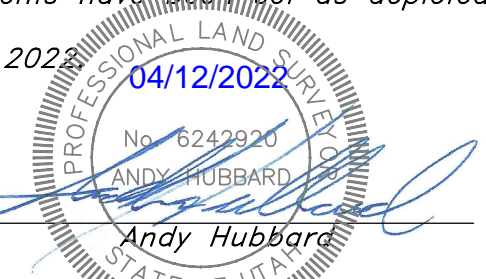
### ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Santaquin city Utah County, Approves this Subdivision and hereby accepts the dedication of all easements for the perpetual use of the public this Day of \_\_\_\_\_, A.D. 2022.

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat Ostler Subdivision in Santaquin City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.



6242920  
License No.

### DOMINION ENERGY COMPANY

Qestar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Qestar my require other easement 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 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 Qestar's right of way department at 1-800-366-8532.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Dominion Energy Representative

### BOUNDARY DESCRIPTION

A parcel of land being part of Section 2 Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Said parcel of land being part of Lot 4 and Lot 3, Block 5 Plat "C" Santaquin Survey of Building Lots;

Beginning at a point 2 Rods North of the Southwest corner of Lot 3, said point being 314.05 feet South 89°48'24" West and 33.00 feet North 0°39'55" East from the Southwest Corner of said Section 2, and running thence along the West Lot lines of said Lot 4 and Lot 3 North 0°39'55" East 364.32 feet to the North Lot line of Lot 4; thence along Said North Lot line South 89°20'05" East 164.14 feet to an extension of Crooks Acres Subdivision; thence along Crooks Acres Subdivision and its extension, and Courtney Circle Subdivision South 0°17'37" West 361.83 feet to a point 33.00 feet from the Section line; thence paralleling the Section line South 89°48'24" West 166.50 feet to the point of beginning. Containing 1.378 Acres

### NOTES

- A 10' wide front yard and street side yard and a 5' wide side and rear yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- 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.
- 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 the full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.
- Setbacks for this Subdivision follow the Santaquin City for the R-8 Zone as follows:
  - Front setback:
    - Covered Porches - 15'
    - Living Area - 20'
    - Garage Doors - 25'
  - Side - 8'
  - Street Side:
    - Living area or Garage side - 20'
    - To garage doors - 25'
  - Rear - 25'

### SURVEYOR'S NARRATIVE

This Subdivision was requested by Race Ostler for the purpose of Subdividing the land shown in to 5 lots as shown.  
Basis of bearing for this survey is South 87°07'54" East measured between the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey and the North Quarter Corner of said Section.  
Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

### OWNERS DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Ostler Subdivision, and hereby dedicate, grant, and convey to Santaquin City, Utah County, Utah, all those parts or portions of said tract of land designated as P.U.E. for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Santaquin City.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Race Ostler - Owner 2255 W 900 N Lehi Utah 84043

### ACKNOWLEDGMENT

State of Utah }  
County of Weber } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_, Race Ostler.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Print Name

### CENTURYLINK APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Centurylink Representative

### CENTRACOM APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Centracom Representative

### ROCKY MOUNTAIN POWER APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Rocky Mountain Power Representative

### SUMMIT CREEK IRRIGATION COMPANY

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Summit Creek Irrigation Representative

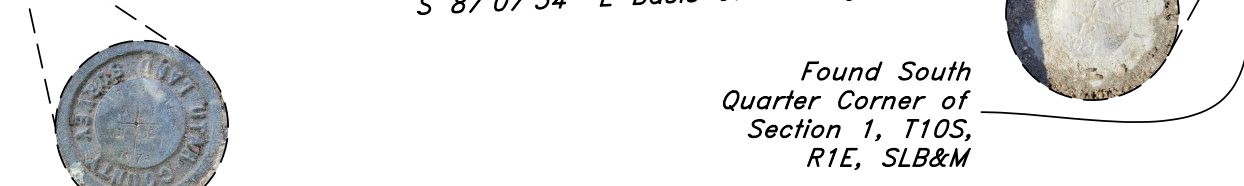
## Ostler Subdivision

Santaquin, Utah County, Utah

CITY ENGINEER  
SEAL

CITY RECORDER  
SEAL

UTAH COUNTY  
RECORDER



Found South  
Quarter Corner of  
Section 1, T10S,  
R1E, SLB&M

2666.35' UCS

2667.21' (2667.19' UCS)  
S 87°07'54" E Basis of Bearing

Jeremy & Andrea Smith