

MEMO



To: The Planning Commission

From: Ryan Harris, Senior Planner

Date: July 19, 2024

RE: **Santaquin Peaks Industrial Park Subdivision Second Amendment**

Zone: I-1
Size: 2.10 Acres
Lots: 1

The proposed plat amendment amends the Santaquin Peaks Industrial Park—Amended Plat, which is in the Industrial (I-1) Zone. The original subdivision was recorded on June 14, 2023. The entire Plat was amended, and the amendment was recorded on July 12, 2024.

The proposed plat amendment will combine lots 12 and 13 of the Santaquin Peaks Industrial Park—Amended Plat, located at approximately 249 N Nebo Way. There is no size or frontage requirement in the Industrial Zone. The proposed plat amendment meets all Santaquin City Code requirements.

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:

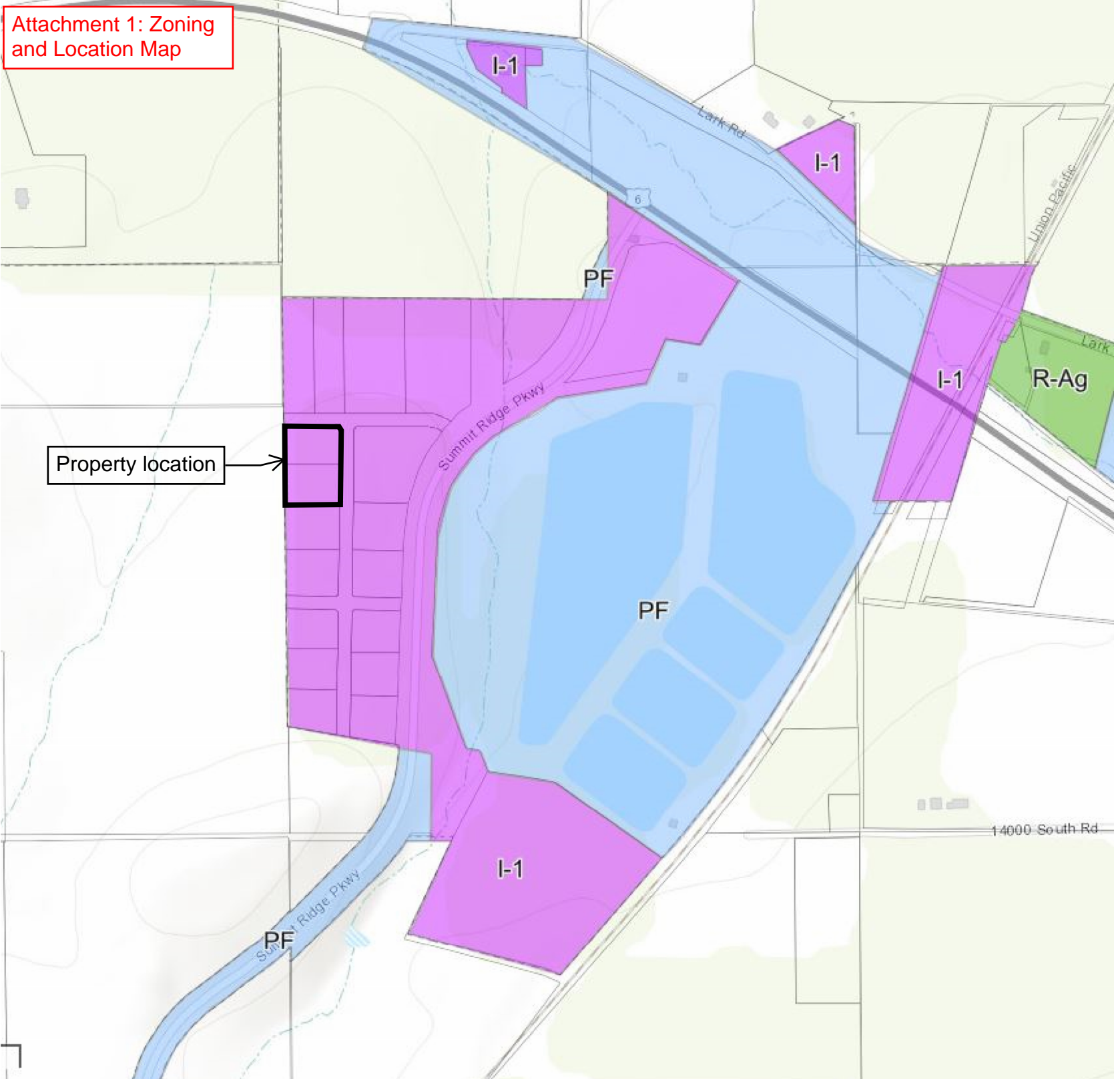
1. The plat amendment is meeting all requirements in SCC 10.20.130 (I-1 Industrial Zone)
2. The plat amendment has followed all requirements in State Code 10-9a-608.

Recommended Motion: “Motion to approve Santaquin Peaks Industrial Park Subdivision Second Amendment.

Attachments:

1. Location and Zoning Map
2. Plat Amendment
3. Original Plat

Attachment 1: Zoning and Location Map



I-1

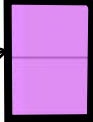
I-1

PF

I-1

R-Ag

Property location



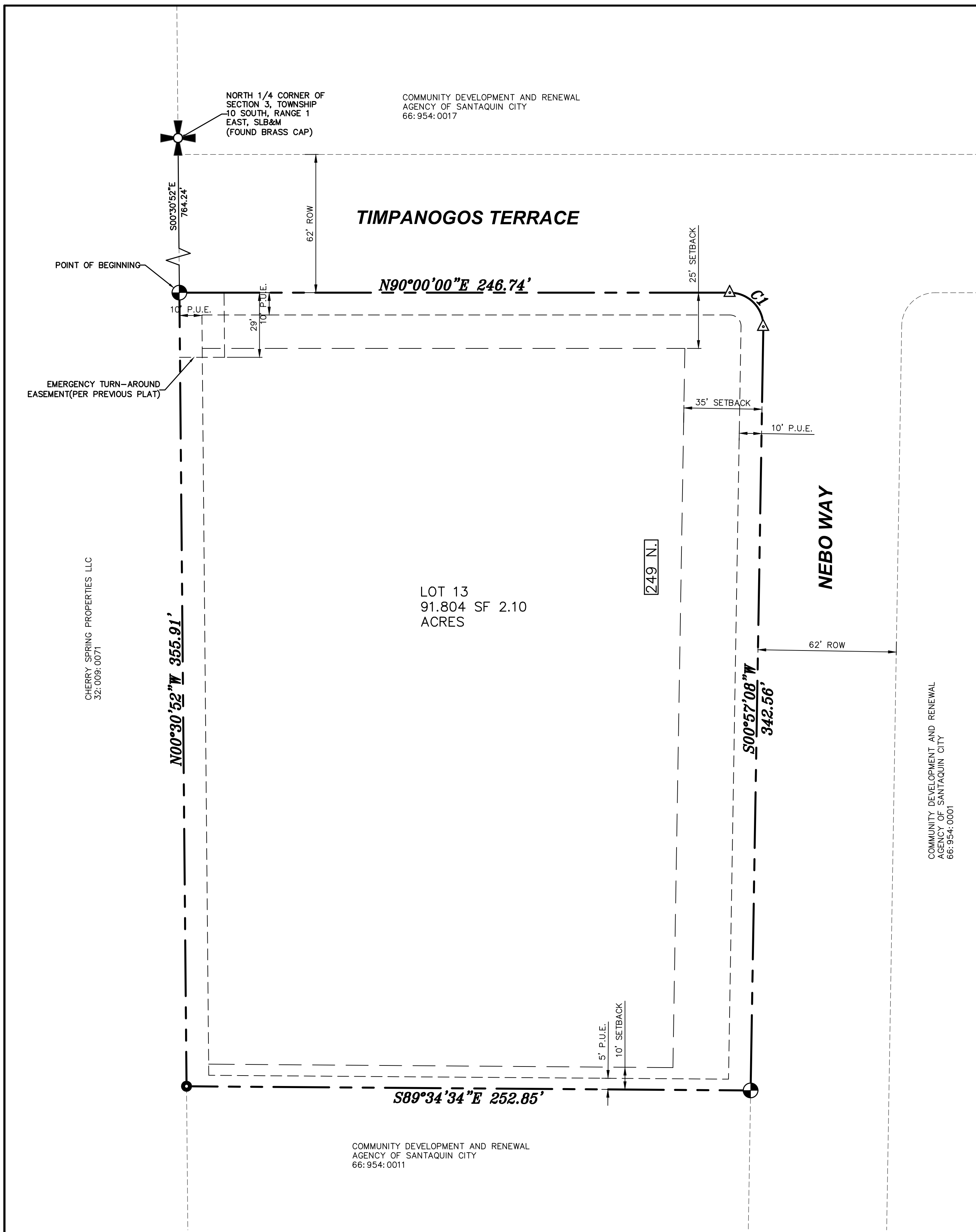
PF

I-1

14000 South Rd

PF

Attachment 2: Plat Amendment



LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS

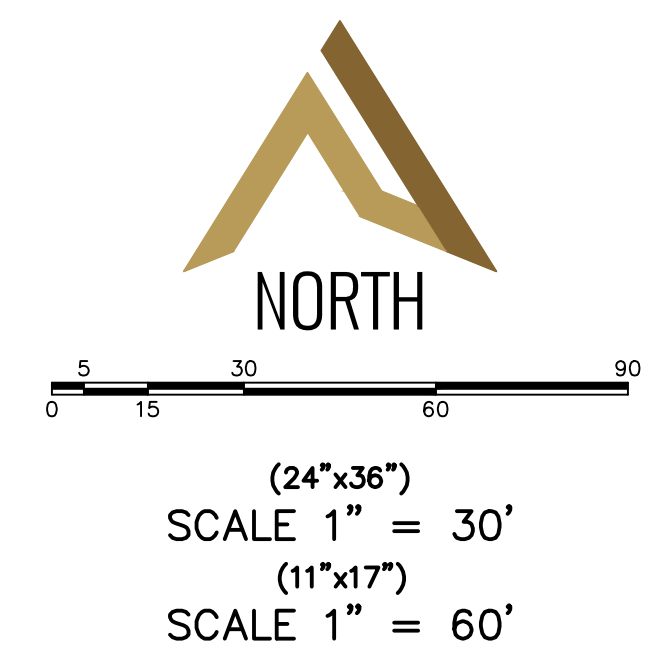


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	N44°31'24"W	90°57'11"

DATA TABLE
TOTAL ACREAGE=2.10 ACRES
ZONING= I-1

- NOTES**
- VERTICAL DATA BASED ON NAVD 88.
 - COORDINATE SYSTEM = NAD83
 - THIS PLAT AMENDMENT COMBINES LOTS 12 AND 13 OF SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED.



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

David F. Hunt 03-13-24
DATE

BOUNDARY DESCRIPTION

ALL OF LOTS 12 & 13, SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18792 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT ALSO LOCATED S00°30'52"E 764.24 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N90°00'00"E 246.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.81 FEET, CHORD BEARS S44°31'24"E 21.39 FEET; THENCE S00°57'08"W 324.56 FEET; THENCE N89°34'34"W 252.85 FEET; THENCE N00°30'52"W 355.91 FEET TO THE POINT OF BEGINNING.

AREA = 91,804 SQFT OR 2.10 ACRES

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2024.

K & S CAPITAL LLC, BY: SCOTT JACKSON ITS: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH - S.S.
COUNTY OF UTAH - S.S.
ON THE _____ DAY OF _____, A.D. 2024 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____, AND SAID ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

_____ A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2024
BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR - SECRETARY _____ DATE _____

SANTAQUIN PEAKS INDUSTRIAL PARK 2ND AMENDMENT

AN AMENDMENT OF SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED,
AMENDING LOTS 12 & 13
SANTAQUIN, UTAH
CONTAINING 1 LOT AND 2.10 ACRES.
LOCATED IN THE NORTH 1/4 OF SECTION 3, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

ROCKY MOUNTAIN POWER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTURYLINK APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024.

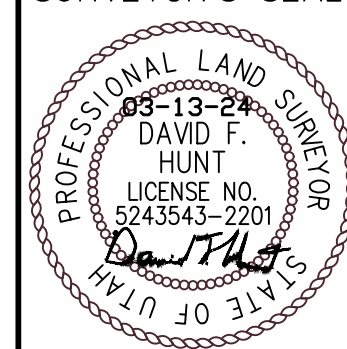
CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024.

CENTRACOM REPRESENTATIVE

CLERK-RECORDER SEAL

SURVEYOR'S SEAL

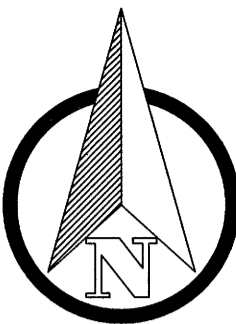


NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL

5/9/2024



0 1" = 100' 1"

33 34
4 3
FOUND BRASS CAP MONUMENT

SECTION LINE BASIS OF BEARING N89°30'24"E 2549.01

34
FOUND BRASS CAP MONUMENT

S00°30'52"E 163.68'

ROWLEY'S SOUTH RIDGE FARMS INC. PARCEL 32.009.0006

34 35
3 2
CALCULATED POSITION PER CORNER RECORD 44-72 RC

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

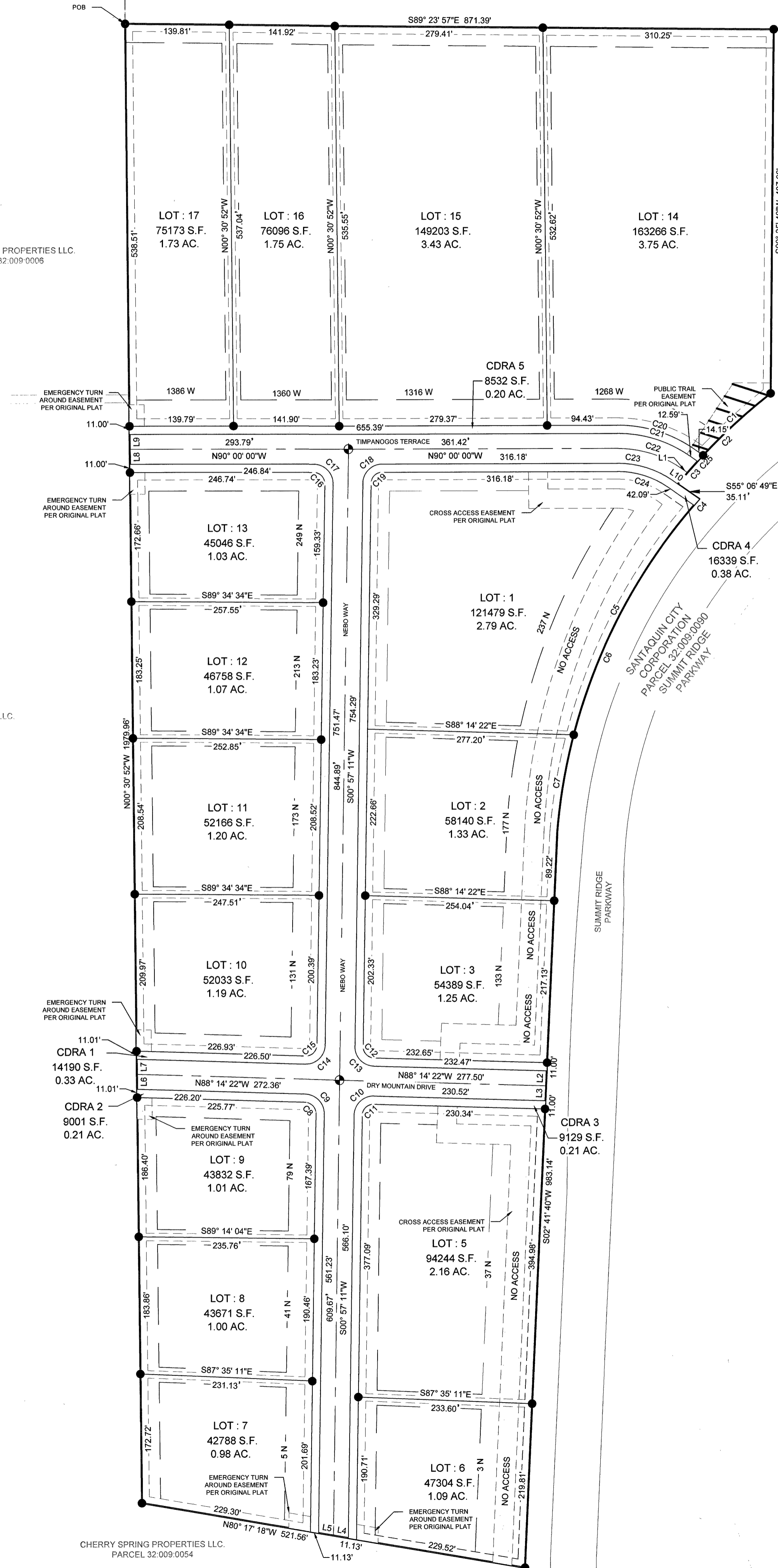
LOCATED IN THE:
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

CHERRY SPRING PROPERTIES LLC. PARCEL 32.009.0006

CHERRY SPRING PROPERTIES LLC. PARCEL 32.009.0071

CHERRY SPRING PROPERTIES LLC. PARCEL 32.009.0054

SANTAQUIN CITY CORPORATION PARCEL 32.009.0090 SUMMIT RIDGE PARKWAY



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	40.24	792.00	2°54'40"	S41°08'31"W	40.24
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

#10291 2012

ENT 4-6397-2024 MAP 19291
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 JUL 12 10:54 AM FEE 132.00 BY TH
RECORDED FOR SANTAQUIN CITY

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: 05/01/2024
SHEET NO: 2 OF 2

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 32:009:0090, 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) COURSES: (1) SOUTH 0°35'40" WEST 487.86 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 785.49 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 1973.96 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.

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 17 DAY OF May, 2024, A.D.
BY: CC CALLAWAY, LLC, CODY R. CHRISTENSEN DATE 5/17/24

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 10th DAY OF May, 2024, A.D.
BY: GREENHALGH CONSTRUCTION HOLDINGS, LLC. KIRK GREENHALGH DATE 5/10/24

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 16 DAY OF May, 2024, A.D.
BY: CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY DATE 5/16/24

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 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: Shannon Hoffman
PRINTED NAME OF NOTARY PUBLIC: Shannon Hoffman
RESIDING IN Santaquin, UTAH
STATE OF UTAH } S.S. COUNTY OF UT }
MY COMMISSION EXPIRES: 10/11/29
MY COMMISSION NUMBER: 720543 (NOTARY STAMP)

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 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: Stephanie Christensen
PRINTED NAME OF NOTARY PUBLIC: Stephanie Christensen
RESIDING IN Spanish Fork, UTAH
STATE OF UTAH } S.S. COUNTY OF Utah }
MY COMMISSION EXPIRES: 4-19-26
MY COMMISSION NUMBER: 724261 (NOTARY STAMP)

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 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: Amalie R. Otley
PRINTED NAME OF NOTARY PUBLIC: Amalie R. Otley
RESIDING IN Utah County, UTAH
STATE OF UTAH } S.S. COUNTY OF Utah }
MY COMMISSION EXPIRES: 04/12/28
MY COMMISSION NUMBER: # 732722 (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 23 DAY OF May, 2024, A.D.
BY: K&S CAPITAL, LLC, SCOTT JACKSON DATE 5/23/24

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 17 DAY OF May, 2024, A.D.
BY: HYVE HOMES, INC., JIMMY DEGRAFFENREID DATE 5/17/24

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 16 DAY OF May, 2024, A.D.
BY: MAYOR OF SANTAQUIN CITY Daniel M. Olson DATE 5/16/24

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, 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: Stephanie Christensen
PRINTED NAME OF NOTARY PUBLIC: Stephanie Christensen
RESIDING IN Spanish Fork, UTAH
STATE OF UTAH } S.S. COUNTY OF UT }
MY COMMISSION EXPIRES: 4-19-26
MY COMMISSION NUMBER: 724261 (NOTARY STAMP)

ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 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: Shannon Hoffman
PRINTED NAME OF NOTARY PUBLIC: Shannon Hoffman
RESIDING IN Santaquin, UTAH
STATE OF UTAH } S.S. COUNTY OF UT }
MY COMMISSION EXPIRES: 10/11/25
MY COMMISSION NUMBER: 720643 (NOTARY STAMP)

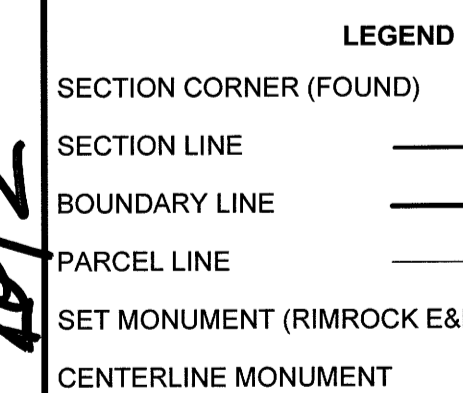
ACKNOWLEDGMENT
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE MAYOR OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.
SIGNATURE OF NOTARY PUBLIC: Amalie R. Otley
PRINTED NAME OF NOTARY PUBLIC: Amalie R. Otley
RESIDING IN Utah County, UTAH
STATE OF UTAH } S.S. COUNTY OF UT }
MY COMMISSION EXPIRES: 04/12/28
MY COMMISSION NUMBER: # 732722 (NOTARY STAMP)

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER 801-937-0633, 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 SURVEYORS OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED.

Signature of Travis R. Gower, Surveyor's Certificate No. 6439364, Date May 9, 2024.

ENT 46397-2024 MAP 19291
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 12 10:54 AM FEE 132.00 BY TR
RECORDED FOR SANTAQUIN CITY



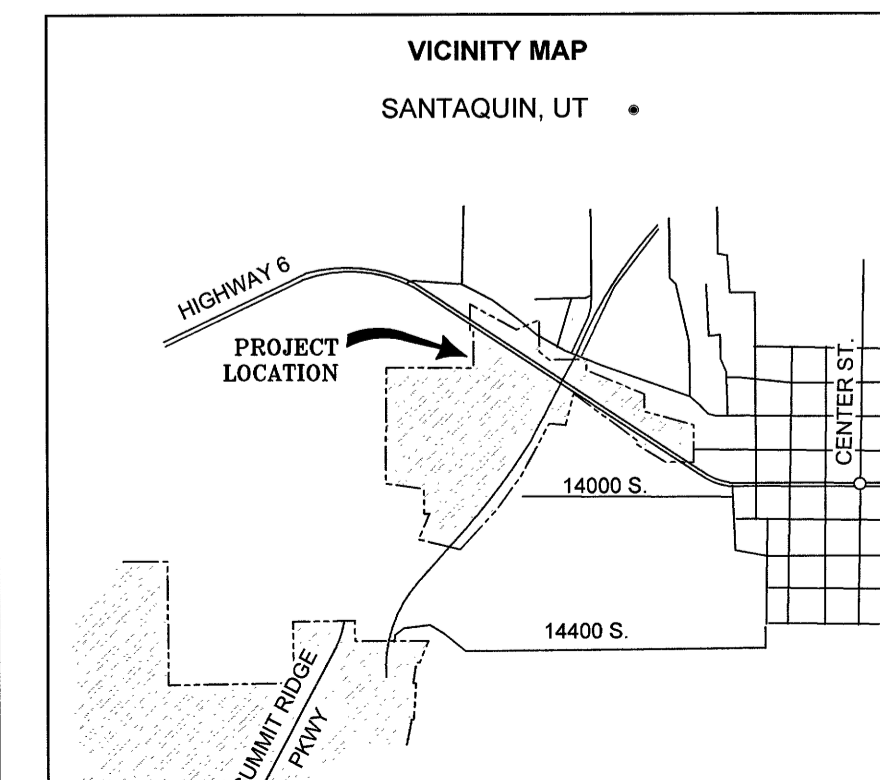
Handwritten text: #19291 2B/2

PLANNING COMMISSION APPROVAL
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 23 DAY OF May, 2024.

CITY ENGINEER: Jon Lundell (Seal)
CLERK - RECORDER: Santaquin City (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: [Signature] DATE: 05.10.24
CETRACOM: [Signature] DATE: 05.15.24
CENTURY LINK: [Signature] 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 15 DAY OF May, 2024
DOMINION ENERGY BY: [Signature] TITLE: [Signature]



SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED
PROJECT NAME: SANTAQUIN PEAKS INDUSTRIAL PARK
1" = 150'
PROJECT # SQC2207-01-01
DRAWN: AP DATE: 05/01/2024
CHECKED: TG SHEET NO: 1 OF 2
RIMROCK ENGINEERING & DEVELOPMENT

5/8/2024
E:\Proj\Santaquin Summit Parkway-Number 1 (the-map) Sheet\Santaquin Summit Ridge Sub-Plat-Amendment Final.dwg

Sec 3, T10S, R1E, S4B4M; T10S, R1E, Santaquin Peaks Industrial Park