

MEMO



To: Mayor and City Council

From: Ryan Harris, Senior Planner

Date: September 29, 2023

RE: **The Vistas West at Summit Ridge Phase 6 Amendment**

Zone: PC
Size: 1.64 Acres
Lots: 3

The proposed plat amendment is amending three lots within The Vistas West at Summit Ridge Phase 1 subdivision. The original subdivision was recorded on June 15, 2023. In the past month, the developer submitted building permits for lots 25, 26 and 27. The Building Department started their review and realized there were some issues with the three lots. The planter strip and sidewalk are located on private property. The approved road cross section for the West View Cove cul-de-sac shows a 32' right-of-way being dedicated to the city and a 11' planter/sidewalk easement. The easement would include the planter strip and the sidewalk. The recorded plat doesn't show the 11' easement, which means the sidewalk is located on private property without an easement.

Staff discussed the issue with the developer and decided the best way to move forward is to dedicate to the city the 11' area where the easement was supposed to be. It is standard practice to have the planter strip and sidewalk within the city right-of-way. This plat amendment accomplishes the right-of-way dedication. All zoning requirements for lot frontage and lot size are being met.

Recommended Motion: "Motion to approve The Vistas West at Summit Ridge Phase 6 Plat Amendment."

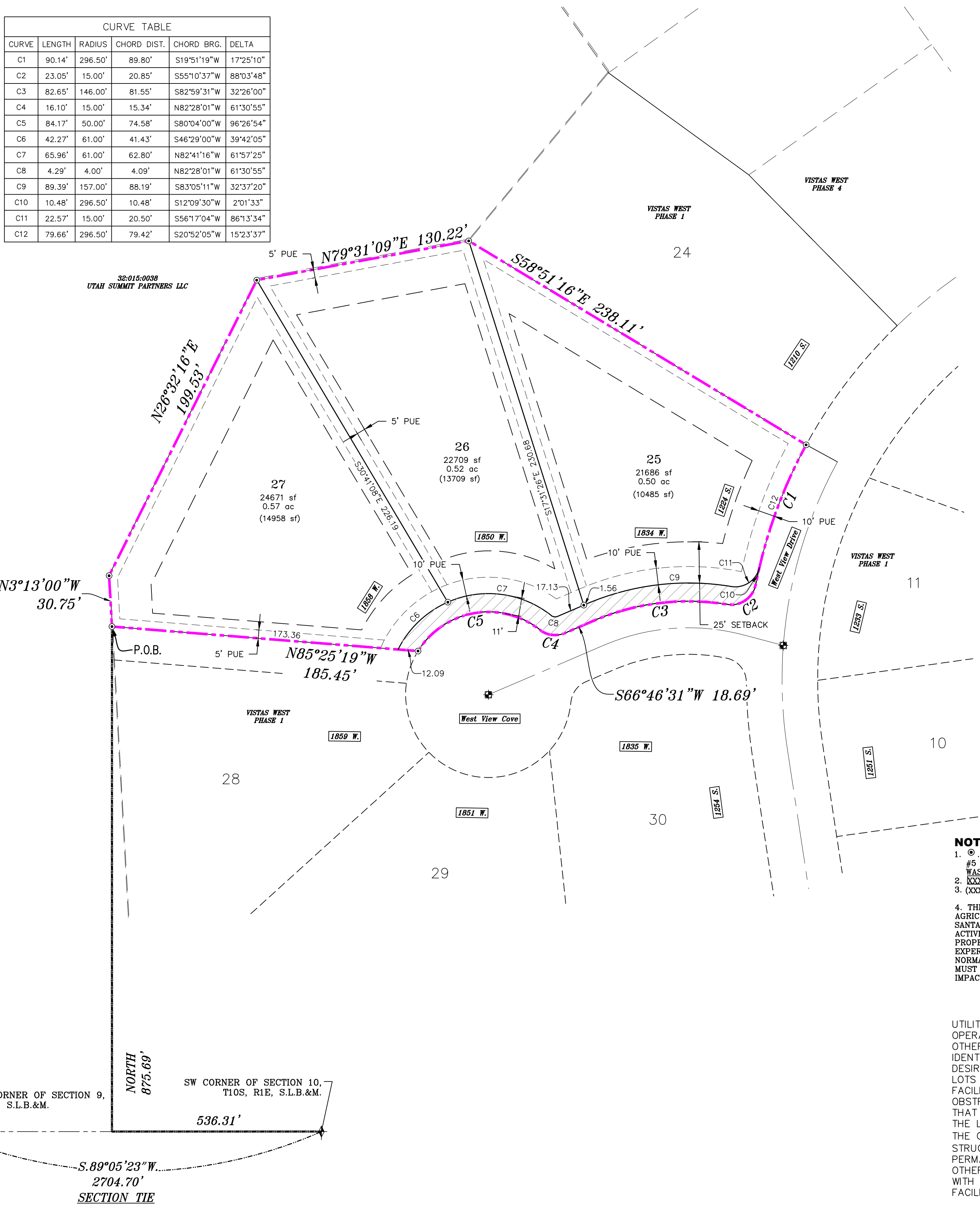
Attachments:

1. Plat Amendment
2. Original Plat

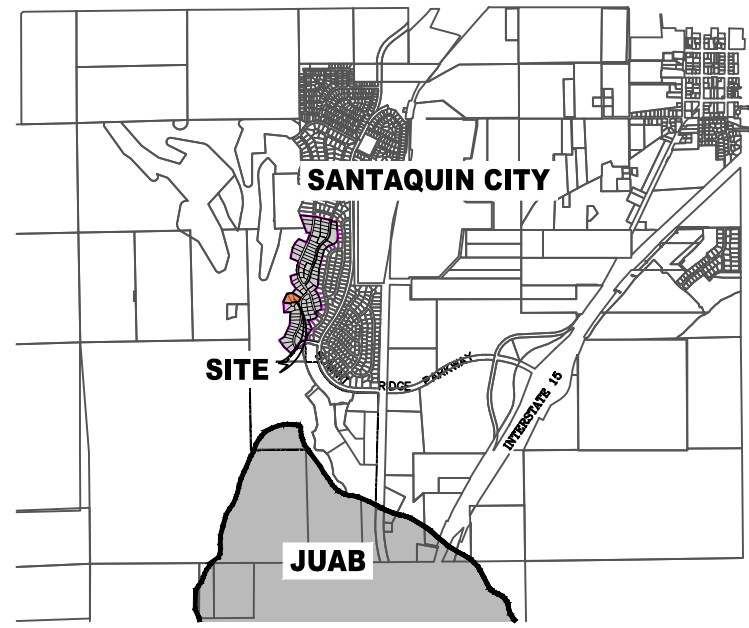
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 6

AN AMENDMENT OF LOTS 25, 26 AND 27 OF VISTAS
WEST @ SUMMIT RIDGE PHASE 1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	90.14'	296.50'	89.80'	S19°51'19"W
C2	23.05'	15.00'	20.85'	S55°10'37"W
C3	82.65'	146.00'	81.55'	S82°59'31"W
C4	16.10'	15.00'	15.34'	N82°28'01"W
C5	84.17'	50.00'	74.58'	S80°04'00"W
C6	42.27'	61.00'	41.43'	S46°29'00"W
C7	65.96'	61.00'	62.80'	N82°41'16"W
C8	4.29'	4.00'	4.09'	N82°28'01"W
C9	89.39'	157.00'	88.19'	S83°05'11"W
C10	10.48'	296.50'	10.48'	S12°09'30"W
C11	22.57'	15.00'	20.50'	S56°17'04"W
C12	79.66'	296.50'	79.42'	S20°52'05"W



VICINITY MAP



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	1.64 ACRES
TOTAL LOT ACREAGE	1.58 ACRES
TOTAL ROW ACREAGE	.06 ACRES
TOTAL OPEN SPACE	ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.83 / du
NUMBER OF LOTS	3 LOTS

PROJECT DEVELOPER

Michael House
LGI Homes, Inc. | Land Development Manager, UT
Email: michael.house@lghomes.com
Cell: 702-347-0640

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

LEGEND

FOUND SECTION COR. AS NOTED	SET 5/8" IRON PIN	TO BE SET AT ALL LOT CORNERS
FOUND CLASS 1 STREET MONUMENT	SET STREET MONUMENT	
PROPERTY BOUNDARY	CENTERLINE	RIGHT-OF-WAY LINE
LOT LINE	SECTION LINE	PUBLIC UTILITY EASEMENT
CALCULATED POINT (NOT SET)		

BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 19, T10S, R1E, S1B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



(24"x36")
SCALE 1" = 40'

(11"x17")
SCALE 1" = 80'

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 THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20 _____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

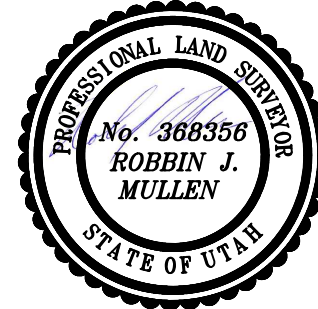
Boundary Description

VISTAS WEST - PHASE 6

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W. A DISTANCE OF 536.31 FEET ALONG THE SECTION LINE AND NORTH 875.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 03° 13' 00" W FOR A DISTANCE OF 30.75 FEET TO A POINT ON A LINE.
THENCE, N 26° 32' 16" E FOR A DISTANCE OF 199.53 FEET TO A POINT ON A LINE.
THENCE, N 79° 31' 09" E FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE.
THENCE, S 58° 51' 16" E FOR A DISTANCE OF 238.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 17° 25' 09.9", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS S 19° 51' 19" W FOR A DISTANCE OF 89.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 88° 03' 47.7", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 55° 10' 37" W FOR A DISTANCE OF 20.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 25' 59.9", HAVING A RADIUS OF 146.00 FEET, AND WHOSE LONG CHORD BEARS S 82° 59' 31" W FOR A DISTANCE OF 81.55 FEET.
THENCE, S 66° 46' 31" W FOR A DISTANCE OF 18.69 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 61° 30' 55.3", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 82° 28' 01" W FOR A DISTANCE OF 15.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 28' 54.2", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 80° 04' 00" W FOR A DISTANCE OF 74.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 85° 25' 19" W A DISTANCE OF 185.45 FEET TO THE POINT OF BEGINNING

CONTAINING 1.64 ACRES OF LAND AND 3 LOTS



September 28, 2023

DATE

OWNERS DEDICATION

SURVEYOR
(See Seal Below)

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, 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 THIS _____ DAY OF _____, A.D. 20 _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20 _____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

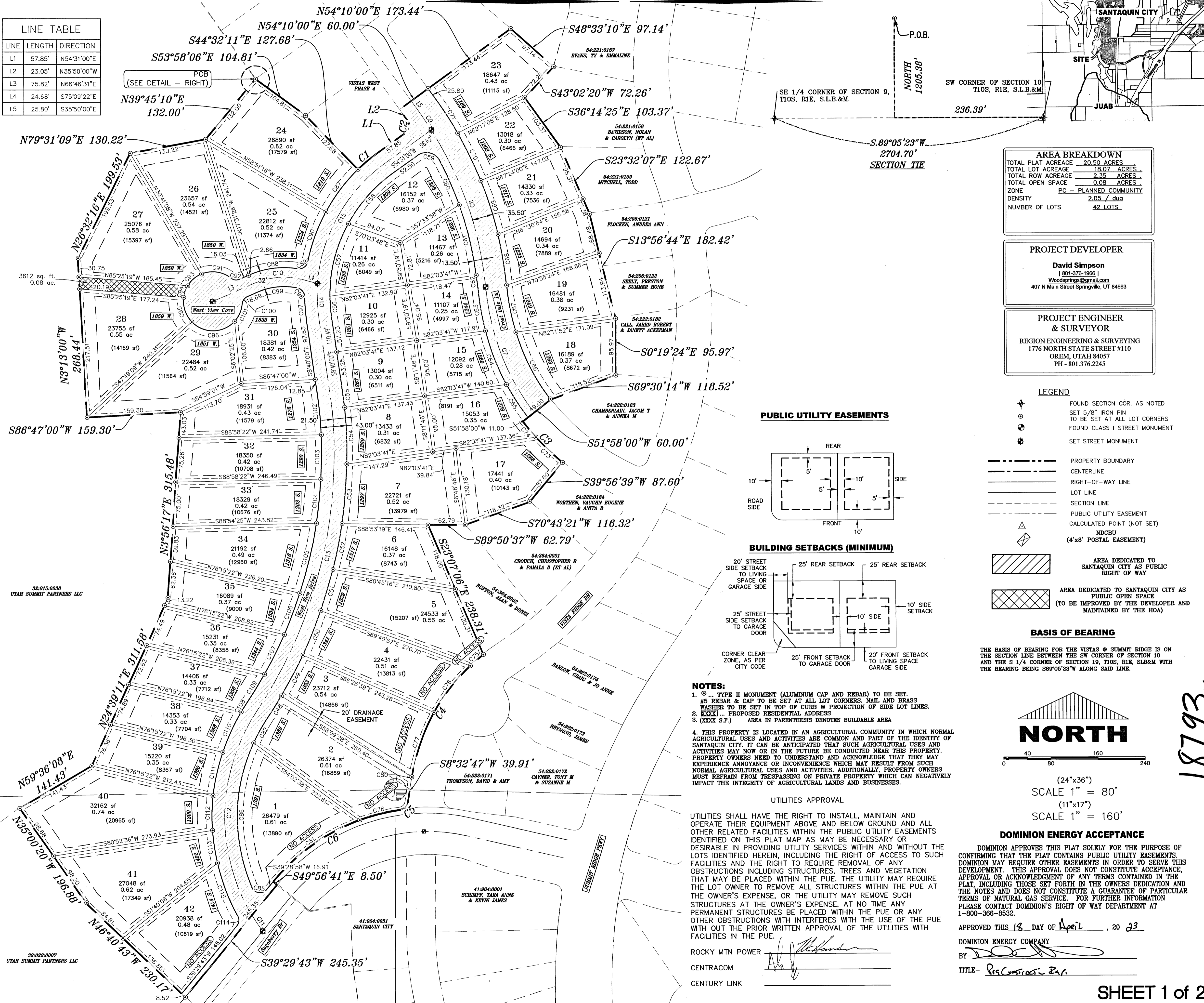
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

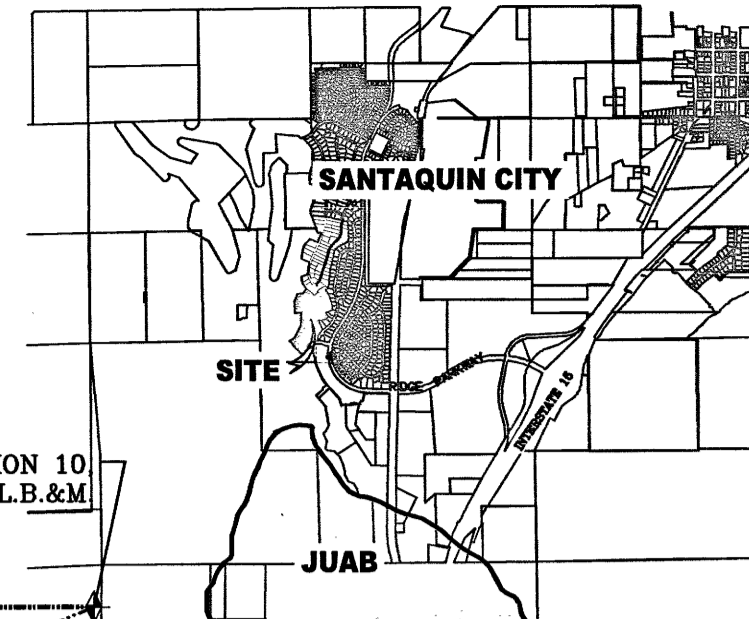
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2

THE VISTAS WEST & SUMMIT RIDGE PHASE 1

LINE	LENGTH	DIRECTION
L1	57.85'	N54°31'00"E
L2	23.05'	N35°50'00"W
L3	75.82'	N66°46'31"E
L4	24.68'	S75°09'22"E
L5	25.80'	S35°50'00"E



VICINITY MAP



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

Boundary Description

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W, A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 53° 58' 06" E FOR A DISTANCE OF 104.81 FEET TO A POINT ON A LINE;

THENCE, S 44° 32' 11" E FOR A DISTANCE OF 127.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS N 50° 19' 24" E FOR A DISTANCE OF 43.36 FEET;

THENCE, N 54° 31' 00" E FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 09° 20' 30" E FOR A DISTANCE OF 21.28 FEET;

THENCE, N 35° 50' 00" W FOR A DISTANCE OF 23.05 FEET TO A POINT ON A LINE;

THENCE, N 54° 10' 00" E FOR A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE;

THENCE, S 48° 33' 10" E FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE;

THENCE, S 43° 02' 20" W FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE;

THENCE, S 36° 14' 25" E FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE;

THENCE, S 23° 32' 07" E FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE;

THENCE, S 13° 56' 44" E FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE;

THENCE, S 00° 19' 24" E FOR A DISTANCE OF 95.97 FEET TO A POINT ON A LINE;

THENCE, S 69° 30' 14" W FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE;

THENCE, S 51° 58' 00" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 55' 18", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 29' 38" E FOR A DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE;

THENCE, S 39° 56' 39" W FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE;

THENCE, S 70° 43' 21" W FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE;

THENCE, S 69° 50' 37" W FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE;

THENCE, S 23° 07' 06" E FOR A DISTANCE OF 236.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS S 30° 11' 58" W FOR A DISTANCE OF 243.53 FEET;

THENCE, S 08° 32' 17" W FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 22' 17" W FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE, S 49° 56' 41" E FOR A DISTANCE OF 8.50 FEET TO A POINT ON A LINE;

THENCE, S 39° 29' 43" W FOR A DISTANCE OF 245.35 FEET TO A POINT ON A LINE;

THENCE, N 46° 40' 43" W FOR A DISTANCE OF 230.17 FEET TO A POINT ON A LINE;

THENCE, S 39° 00' 12" E FOR A DISTANCE OF 196.88 FEET TO A POINT ON A LINE;

THENCE, N 59° 36' 08" E FOR A DISTANCE OF 141.43 FEET TO A POINT ON A LINE;

THENCE, N 24° 39' 11" E FOR A DISTANCE OF 311.58 FEET TO A POINT ON A LINE;

THENCE, N 03° 58' 17" E FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE;

THENCE, S 66° 47' 00" W FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE;

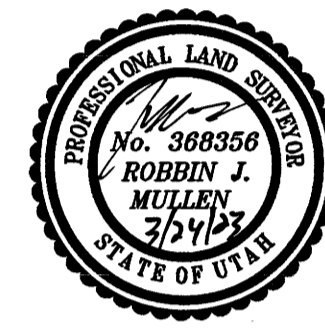
THENCE, N 03° 13' 00" W FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE;

THENCE, N 28° 32' 16" E FOR A DISTANCE OF 199.53 FEET TO A POINT ON A LINE;

THENCE, N 79° 31' 00" E FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE;

THENCE, N 39° 45' 10" E FOR A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING

CONTAINING 20.50 ACRES OF LAND AND 42 LOTS



03/24/2023

DATE

OWNERS DEDICATION

SURVEYOR (See Seal Below)

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, 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 THIS 17th DAY OF April, A.D. 2023

[Signature]
Vice President Construction, Utah

Adam Archer
LGS HOMES-UTAH, LLC

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS 17 DAY OF April, A.D. 2023, PERSONALLY APPEARED BEFORE ME, ALEX BARTTE, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE OWNER OF LOT HOMES - Utah, LLC, A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF, AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES 04/12/2026

201 S. MAIN ST. SALT LAKE CITY, UT
NOTARY ADDRESS

ALEX BARTTE
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN 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 16th DAY OF May, A.D. 2023

[Signature]
APPROVED MAYOR OF SANTAQUIN

[Signature]
D. Lynn Mahan

[Signature]
J. J. [Signature]

[Signature]
ENGINEER (See Seal Below)

[Signature]
ATTEST

[Signature]
CLERK-RECORDED (See Seal Below)

THE VISTAS WEST & SUMMIT RIDGE PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDING SEAL

ENT 38722-2023 Map # 18793
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 15 9:17 am FEE \$84.00 \$1.10
RECORDED FOR SANTAQUIN CITY CORPORATION

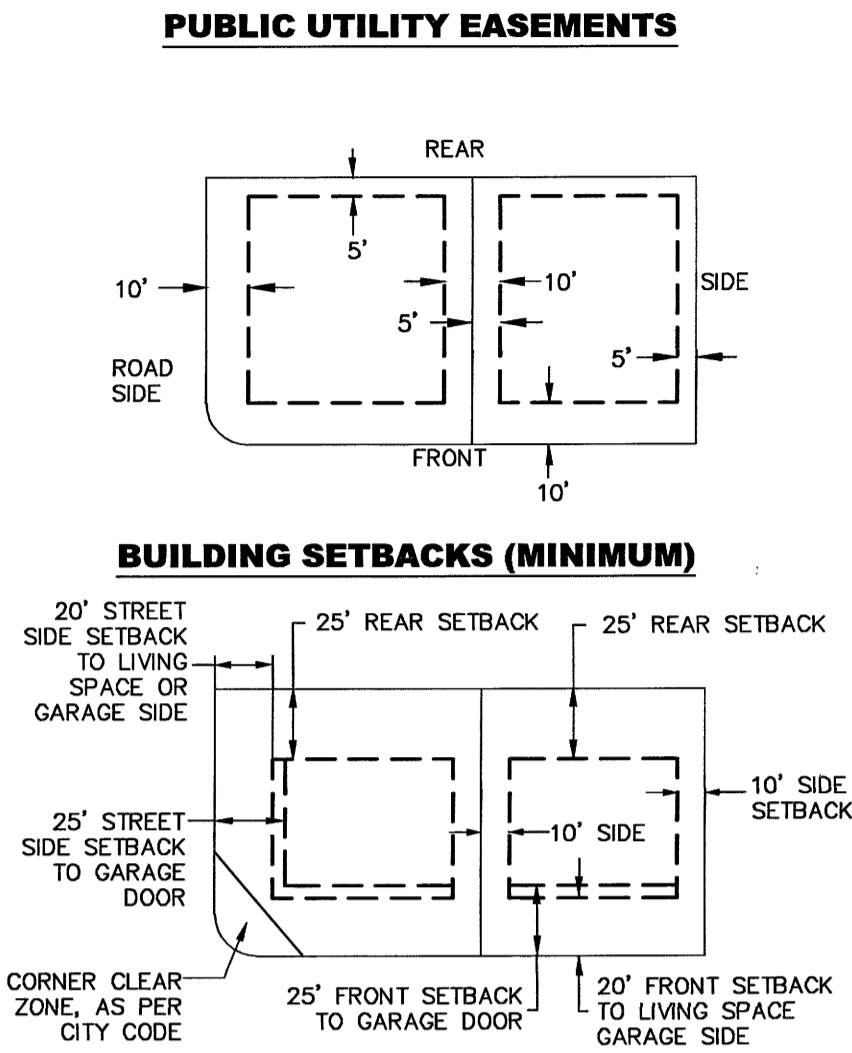
This form approved by Utah County and the municipalities therein.

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.40'	296.50'	43.36'	N50°19'24"E	8°23'13"
C2	23.65'	15.00'	21.28'	N9°20'30"E	90°21'00"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"
C7	230.85'	405.50'	227.74'	S21°05'05"E	32°37'03"
C8	283.69'	605.07'	281.10'	S19°10'50"E	26°51'47"
C9	34.01'	605.07'	34.00'	S34°13'20"E	3°13'13"
C10	86.37'	130.00'	84.79'	N85°48'34"E	38°04'06"
C11	32.33'	320.00'	32.32'	S34°04'52"E	5°47'21"
C12	363.38'	320.00'	344.17'	S1°20'40"W	65°03'44"
C13	579.15'	780.00'	565.94'	S12°36'16"W	42°32'33"
C14	62.24'	275.00'	62.11'	S2°10'58"E	12°58'06"
C15	241.02'	275.00'	233.38'	S29°24'33"W	50°12'55"
C17	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C18	45.57'	801.50'	45.56'	S32°14'49"W	3°15'27"
C19	78.06'	801.50'	78.03'	S27°49'41"W	5°34'49"
C20	81.28'	801.50'	81.24'	S22°07'58"W	5°48'37"
C21	72.72'	801.50'	72.69'	S16°37'42"W	5°11'54"
C22	79.04'	801.50'	79.00'	S11°12'15"W	5°39'00"
C23	101.17'	801.50'	101.10'	S4°45'48"W	7°13'56"
C24	95.52'	801.50'	95.47'	S2°16'02"E	6°49'43"
C25	41.76'	801.50'	41.76'	S7°10'27"E	2°59'07"
C26	37.89'	253.50'	37.85'	S4°23'08"E	8°33'46"
C27	127.49'	253.50'	126.15'	S14°18'14"W	28°48'56"
C28	114.17'	253.50'	113.21'	S41°36'51"W	25°48'19"
C29	44.43'	26.00'	39.22'	N76°31'46"W	97°54'27"
C30	81.26'	591.69'	81.20'	N23°38'21"W	7°52'09"
C31	122.85'	591.69'	122.63'	N13°45'23"W	11°53'47"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C33	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C34	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C35	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C36	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"
C37	80.99'	370.00'	80.83'	S11°02'49"E	12°32'31"
C38	87.43'	640.50'	87.36'	S9°36'11"E	7°49'15"
C39	95.41'	640.50'	95.32'	S17°46'51"E	8°32'05"
C40	89.23'	640.50'	89.16'	S26°02'22"E	7°58'56"
C41	64.87'	640.50'	64.84'	S32°55'56"E	5°48'10"
C42	62.39'	430.00'	62.34'	S46°47'54"E	8°18'48"
C43	34.58'	430.00'	34.57'	S40°20'15"E	4°36'30"
C44	29.35'	330.00'	29.34'	S49°18'17"W	5°05'46"
C45	100.15'	330.00'	99.76'	S38°03'46"W	17°23'16"
C46	116.19'	330.00'	115.59'	S19°16'55"W	20°10'26"
C47	71.20'	340.00'	71.07'	S76°13'08"W	11°59'53"
C48	3.74'	330.00'	3.74'	S8°52'15"W	0°38'55"
C49	182.32'	340.00'	180.14'	S54°51'28"W	30°43'26"
C50	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C51	30.67'	15.00'	25.60'	N81°55'50"W	117°08'54"
C52	251.23'	298.50'	243.88'	N0°45'17"E	48°13'21"
C53	90.90'	296.50'	90.54'	S37°20'50"W	17°33'54"
C54	82.65'	146.00'	81.55'	S82°59'31"W	32°26'00"
C55	23.05'	15.00'	20.85'	S65°10'37"W	88°03'48"
C56	90.14'	296.50'	89.80'	S19°51'19"W	17°25'10"
C57	52.71'	50.00'	50.30'	N81°54'37"W	60°24'08"
C58	16.10'	15.00'	15.34'	N82°28'01"W	61°30'55"
C59	31.46'	50.00'	30.94'	S49°51'56"W	36°02'47"
C60	20.89'	50.00'	20.73'	S19°52'32"W	23°56'02"
C61	45.36'	50.00'	43.82'	S18°04'55"E	51°58'52"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C62	81.63'	50.00'	72.86'	N89°09'26"E	93°32'26"
C63	43.20'	296.50'	43.16'	S4°29'34"E	8°20'54"
C64	20.44'	15.00'	18.90'	S39°21'46"E	78°05'19"
C65	69.28'	114.00'	68.21'	N84°11'03"E	34°49'03"
C66	16.10'	15.00'	15.34'	N36°01'04"E	61°30'55"
C67	32.40'	50.00'	31.84'	N23°49'25"E	37°07'37"
C68	81.47'	758.50'	81.43'	S5°35'23"E	6°09'15"
C69	75.03'	758.50'	75.00'	S0°19'17"W	5°40'04"
C70	75.03'	758.50'	75.00'	S5°59'20"W	5°40'04"
C71	121.52'	758.50'	121.39'	S13°24'45"W	9°10'46"
C72	75.03'	758.50'	75.00'	S20°50'10"W	5°40'04"
C73	75.03'	758.50'	75.00'	S26°30'14"W	5°40'04"
C74	14.94'	341.50'	14.94'	S32°37'19"W	2°30'26"
C75	60.07'	758.50'	60.06'	S31°36'24"W	4°32'17"
C76	75.15'	341.50'	75.00'	S25°03'50"W	12°36'31"
C77	75.15'	341.50'	75.00'	S12°27'19"W	12°36'31"
C78	58.57'	341.50'	58.50'	S1°14'15"W	9°49'38"
C79	55.78'	341.50'	55.72'	S8°21'20"E	9°21'32"
C80	17.99'	15.00'	16.93'	S5°08'01"W	68°43'23"
C81	96.52'	341.50'	96.20'	S21°07'55"E	16°11'37"



THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

PROFESSIONAL ENGINEER SEAL

5-22-23
No. 10427164
JON LUNDELL
STATE OF UTAH

COUNTY-RECORDER SEAL

ENT 38722:2023 Map # 18793
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 15 9:19 am FEE \$24.00 BY TR
RECORDED FOR SANTAQUIN CITY CORPORATION

This form approved by Utah County and the municipalities therein.

18793²⁰²³