

# 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

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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."

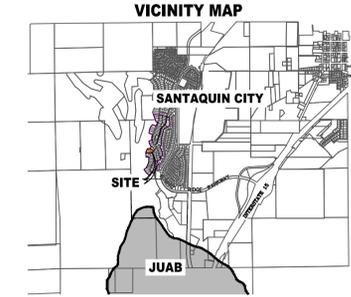
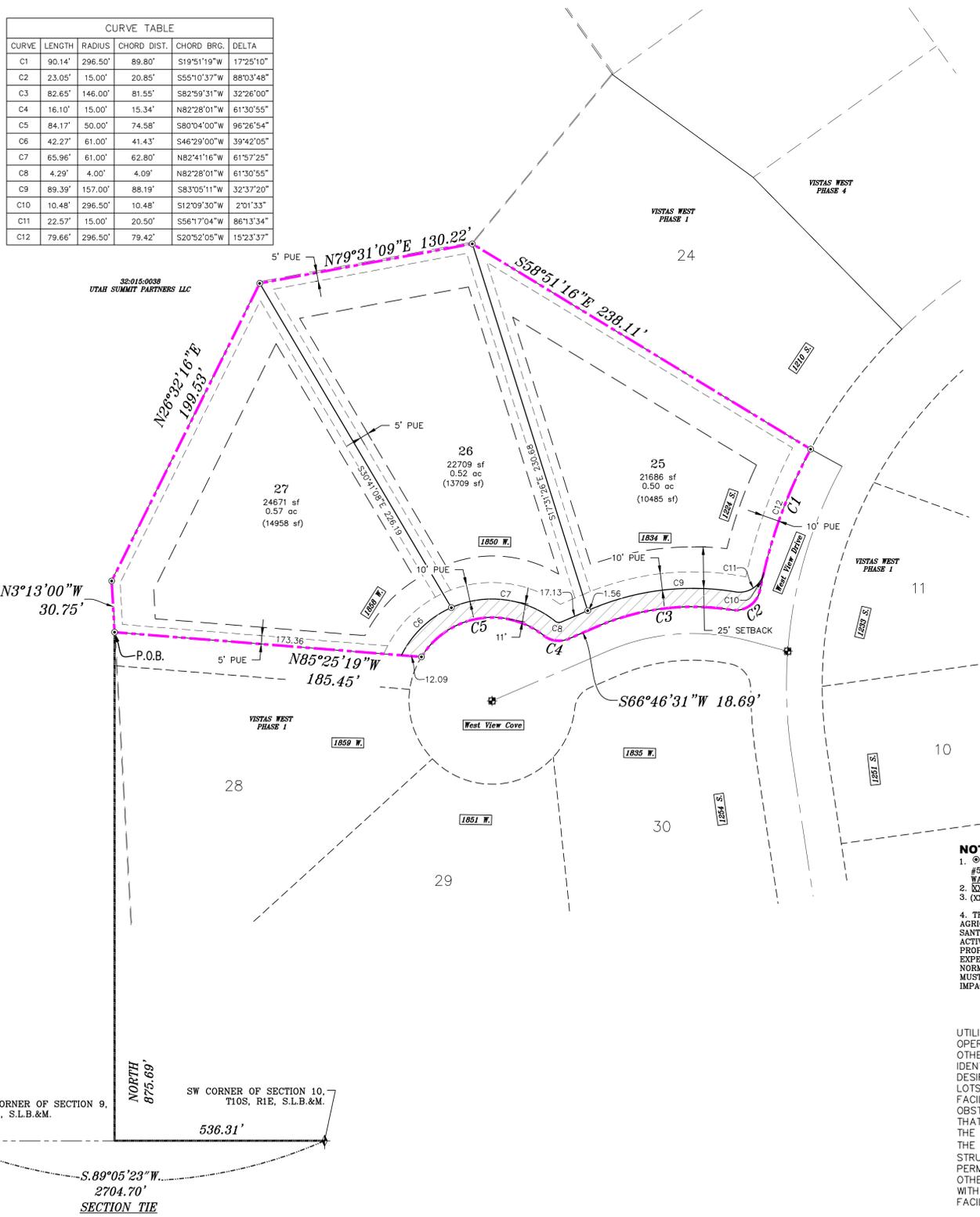
**Attachments:**

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

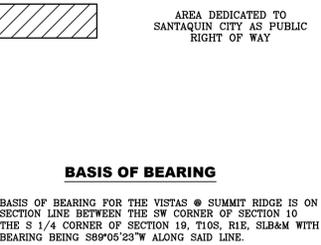
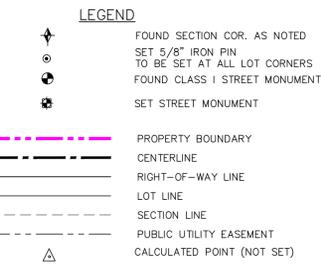
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	90.14'	296.50'	89.80'	S19°51'19"W	17°25'10"
C2	23.05'	15.00'	20.85'	S55°10'37"W	88°03'48"
C3	82.65'	146.00'	81.55'	S82°59'31"W	32°26'00"
C4	16.10'	15.00'	15.34'	N82°28'01"W	61°30'55"
C5	84.17'	50.00'	74.58'	S80°04'00"W	96°26'54"
C6	42.27'	61.00'	41.43'	S48°29'00"W	39°42'05"
C7	65.96'	61.00'	62.80'	N82°41'16"E	61°57'25"
C8	4.29'	4.00'	4.09'	N82°28'01"W	61°30'55"
C9	89.39'	157.00'	88.19'	S83°05'11"W	32°37'20"
C10	10.48'	296.50'	10.48'	S12°09'30"W	2°01'33"
C11	22.57'	15.00'	20.50'	S56°17'04"W	86°13'34"
C12	79.66'	296.50'	79.42'	S20°52'05"W	15°23'37"



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  
GLI Homes, Inc. | Land Development Manager, UT  
Email: michael.house@glihomes.com  
Cell: 702-347-0640

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



**NOTES:**

- ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- XXXX - PROPOSED RESIDENTIAL ADDRESS
- (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- 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 MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_

**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 86° 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**

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 HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**LIMITED COMPANY ACKNOWLEDGEMENT**

STATE OF UTAH  
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 \_\_\_\_\_ 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. 20\_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ENGINEER (See Seal Below) \_\_\_\_\_ ATTEST: CLERK-RECORDER (See Seal Below) \_\_\_\_\_

**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 6**

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

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

VICINITY MAP

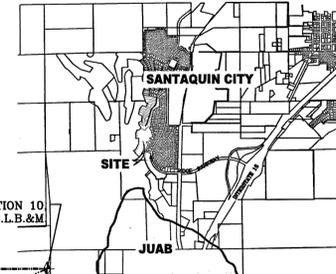
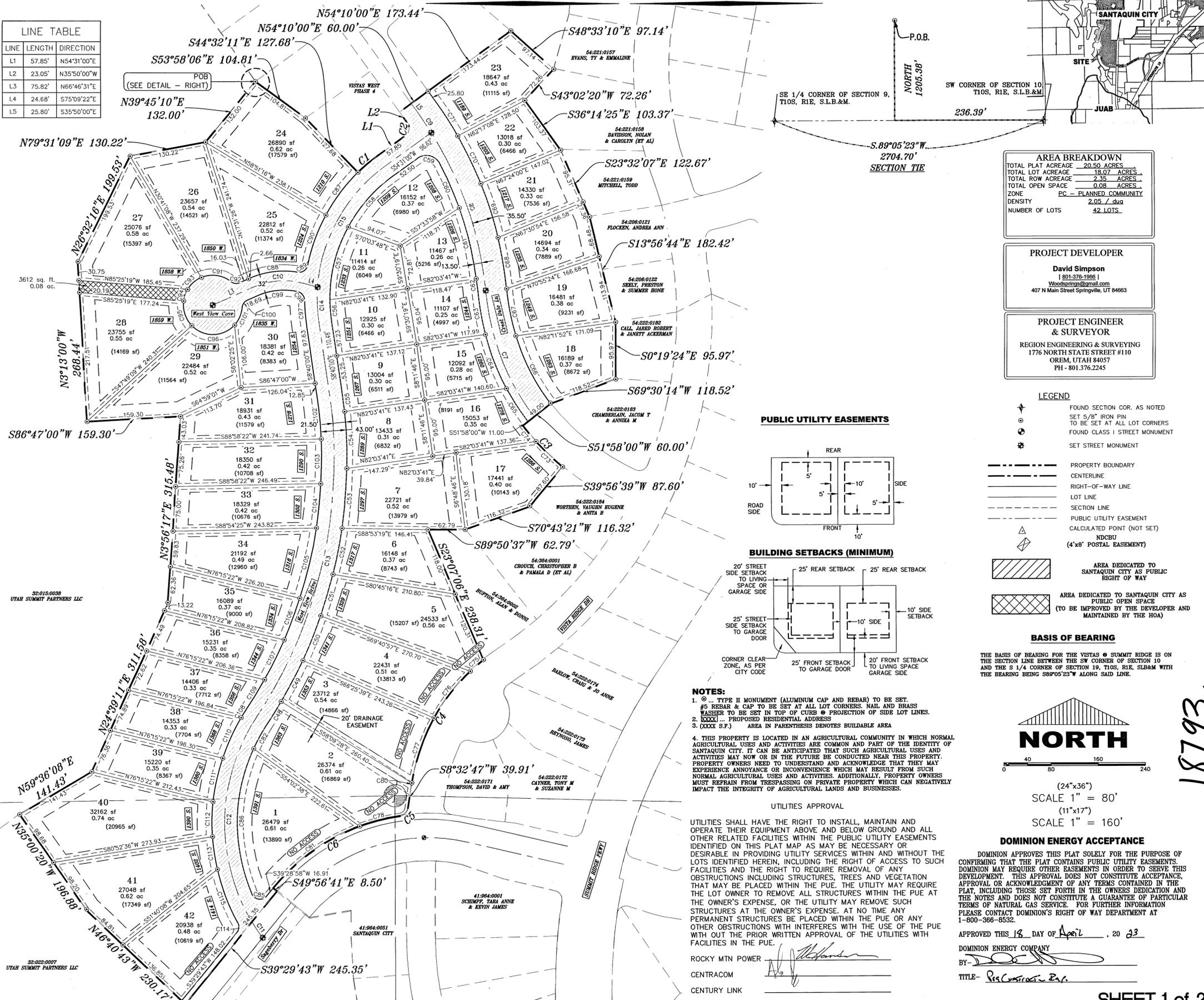


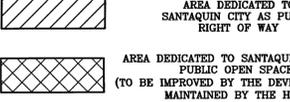
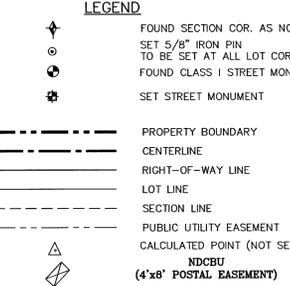
Table with 3 columns: LINE, LENGTH, DIRECTION. Lists line segments L1 through L5 with their respective lengths and bearings.



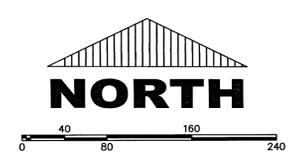
AREA BREAKDOWN table showing: TOTAL PLAT ACREAGE 20.50 ACRES, TOTAL LOT ACREAGE 18.07 ACRES, TOTAL ROW ACREAGE 2.35 ACRES, TOTAL OPEN SPACE 0.08 ACRES, ZONE PC - PLANNED COMMUNITY, DENSITY 2.05 / ACR, NUMBER OF LOTS 42 LOTS.

PROJECT DEVELOPER: David Simpson, 801-376-1966, Woodsprings@gmail.com, 407 N Main Street Springville, UT 84663.

PROJECT ENGINEER & SURVEYOR: REGION ENGINEERING & SURVEYING, 1776 NORTH STATE STREET #110, OREM, UTAH 84057, PH - 801.376.2245.



DOMINION ENERGY ACCEPTANCE: DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS...



UTILITIES APPROVAL: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND...

NOTES: 1. 9\"/>

ROCKY MTN POWER, CENTRACOM, CENTURY LINK.

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...

Boundary Description

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23\"/>



DATE: 03/24/2023, SURVEYOR: Robbin J. Mullen.

OWNERS DEDICATION: 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...

IN WITNESS WHEREOF WE HAVE HERETOBY SET OUR HANDS THIS 24th DAY OF April, A.D. 2023.

Witness signatures: Chad Carter, Vice President Construction, Utah; Adam Archer, LGT HOMES-UTAH, LLC.

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF UTAH, ON THIS 17 DAY OF April, A.D. 2023, PERSONALLY APPEARED BEFORE ME ALEC BOATTE, the SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE DESIGNER OF LOT HOMES - Utah, LLC...

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.

APPROVED MAYOR OF SANTAQUIN: David M. Olson. Attest: ALEC BOATTE, Notary Public, State of Utah, My Commission Expires on Apr 26, 2024.

THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

Notary Public Seal, City-County-Engineer Seal, County-Recorder Seal. Includes signature of Jon Lundell, Notary Public, State of Utah.

18793

Section 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

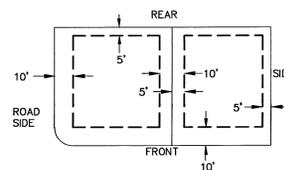
# THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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'	S12°02'40"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"

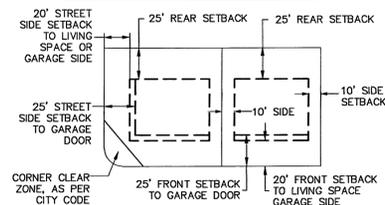
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C33	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C34	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C35	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C36	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"
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'	S47°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"

### PUBLIC UTILITY EASEMENTS



### BUILDING SETBACKS (MINIMUM)



## THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY-ENGINEER SEAL  JON LUNDELL No. 10427164 STATE OF UTAH	COUNTY-RECORDER SEAL ENT 38722:2023 Map # 18793 ANDREA ALLEN UTAH COUNTY RECORDER 2023 JUN 15 9:19 AM FEE 184.00 BY TR RECORDED FOR SANTAQUIN CITY CORPORATION
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This form approved by Utah County and the municipalities therein.

18793<sup>2023</sup>