#### 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 October 2021 LENDER CONSENT The Undersigned Beneficiary hereby consents to the recording Orchard Park of this plat for the herein described property and the dedications provided here in. Dated this\_\_\_\_\_day of\_\_\_\_\_\_, 2021 BSP HOLDINGS LLC Vicinity Map Intersection of 400 South Street and Center Street (Nothing Found Nothing Intersection of 400 South Set, See Record of Survey and 100 West Nothing filed with the County) **LEGEND** Found Nothing Set. LENDER CONSENT S 89°20'05" E Found Public Land Monument The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in. Calculated Section Position Record Dated this\_\_\_\_\_day of\_\_\_\_\_\_\_, 2021 (UCS) Utah County Surveyor AMAK LLC Centerline Road Re-established Lot Existing Parcel Line and Block Line (see -Survey Monument Line Record of survey\_ *S 89°20'05" E* Easement Line 164.14' Lot Line Boundary Line — Lot and Block Line 61 West a Series Retracement Set 5/8"x 24" Long of Crooks of Grandma's Rebar & Cap w/ Lathe LENDER CONSENT Country Cottage The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the 11,843 sq.ft. dedications provided here in. Dated this\_\_\_\_\_day of\_\_\_\_\_\_\_, 2021 Elgy Enterprise LLC Existing **ACKNOWLEDGMENT** County of Utah Lot 9 The foregoing instrument was acknowledged before me this\_\_\_\_\_ day of AMAK, LLC , Residing At: A Notary Public commissioned in Utah 13,215 sq.ft. Commission Number: Graphic Scale Enoch & Serenal 10.00' Commission Expires: P.U.E. //rvime Print Name 1. A 10' wide front yard and 5' wide side **ACKNOWLEDGMENT** yard Public Utility Easement (P.U.E) and S 89°48'09" W State of Utah Drainage Easement as indicated by dashed County of Utah lines, except as otherwise shown. The foregoing instrument was acknowledged before me this\_\_\_\_\_ 2021 by <u>BSP HÖLDINGS LLC</u>, Residing At: A Notary Public commissioned in Utah Commission Number: Commission Expires: Print Name **ACKNOWLEDGMENT** State of Utah County of Utah **5** 13,298 sq.ft. The foregoing instrument was acknowledged before me this\_\_\_\_\_ \_ 2021 by \_\_\_\_\_ELGY\_ENTERPRISES \_\_\_\_, Lucia Maria & Milkel Scott Mendenhall Residing At:\_ A Notary Public commissioned in Utah Commission Number: Commission Expires: 166.50 South Quarter S 89°48'24" W Print Name Corner of Section Found Southeast 1, T10S, R1W, established by Morley -Corner of Section and Block Line 2, T10S, R1E, SLB&M. (Calculated SLB&M Position) 314.05 2667.21' (2667.19' UCS) S 87°07'54" E Basis of Bearing - S 89°48'24" E Jeremy & Andrea Smith 2666.35' UCS Found South Quarter Corner of Section 1, T10S, R1E, SLB&M GREAT BASIN 0 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 21N752 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

## 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 \_\_\_\_\_\_, 2021.

6242920 License No. Andy Hubbard

### AS-SURVEYED DESCRIPTION

A parcel of land being apart of Section 2 Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Said parcel of land being apart 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

#### SURVEYOR'S NARRATIVE

This Subdivision was requested by Race Ostler for the purpose of Subdividing the 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 _				, 2021.	, 2021.	
		Race	Ostler	-	Owner		
		ACF	KNOU	/LED	GMENT		
State of Utah County of Weber	} ss						
The foregoing	instrumen _ 2021 by	t was	acknowi Race	ledged Ostle	before me r <u>,</u>	this day of	
Residing At <u>:</u>					A Malauri		
Commission Number:_					A Notary F	Public commissioned in Utah	
Commission Expires:_	Print Name						
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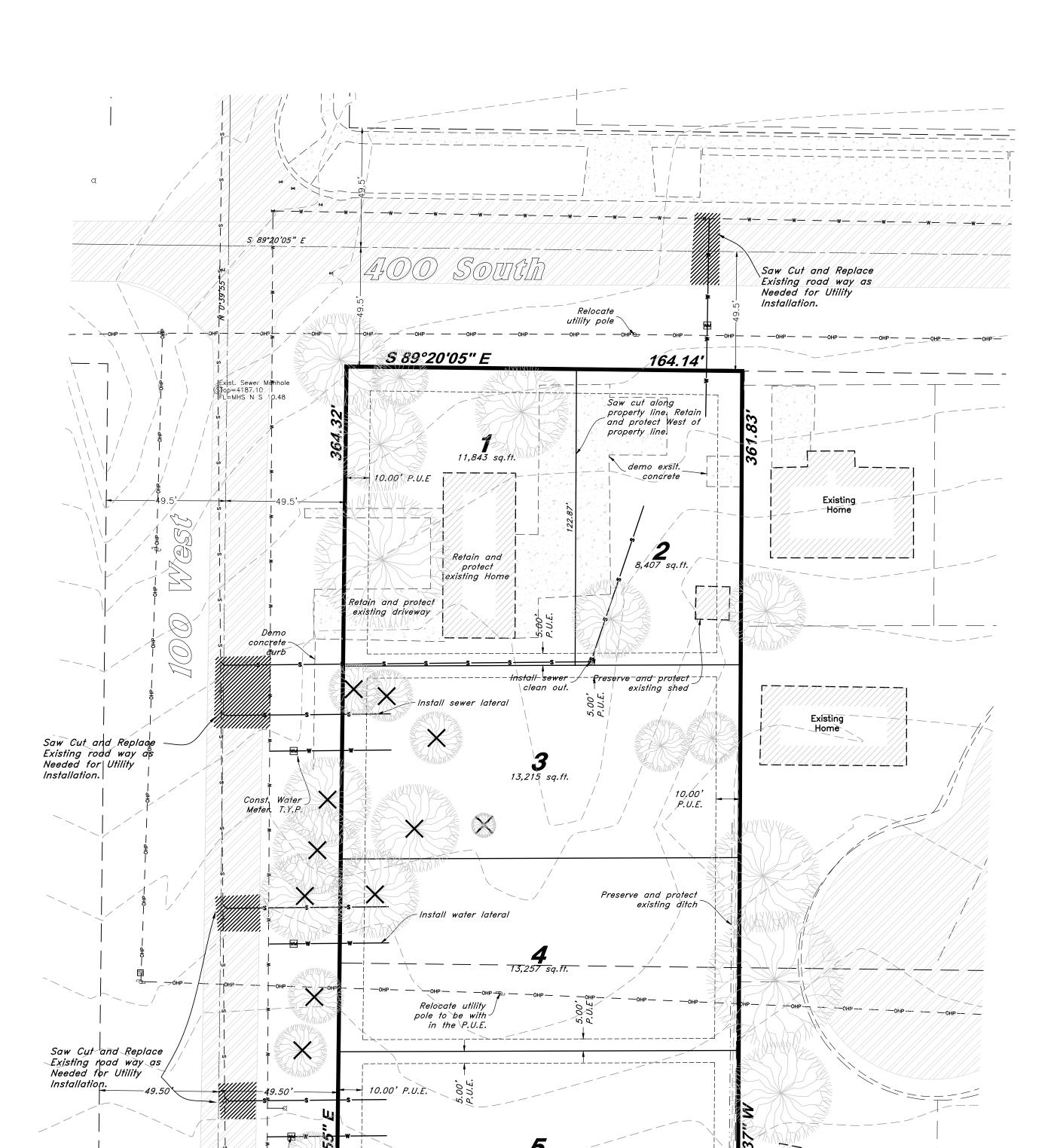
## ACCEPTANCE BY LEGISLATIVE BODY

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. 2021.

# Ostler Subdivision

Santaquin, Utah County, Utah

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL	UTAH COUNTY RECORDER



S 89°48′24″ ₩

Top= 196.52 FL=MHS N \$ 11.4

166.50'



San. Sewer Manhole Water Manhole Storm Drain Manhole Cleanout Electrical Manhole Catch Basins Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection Post Indicator Valve Exist. Water Valve Existing Asphalt Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain New Asphalt — /W— —SD— — 7— Heavy Duty Asphalt Telephone Line Secondary Waterline —SW— — P— Power Line Fire Line Land Drain Power pole Existing Concrete New Concrete Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line
Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe Demo'd Road Base -<del>x x x</del>-— ОНР— СМР Demo Tree

Scale: 1" = 30'

Graphic Scale

--90--**95.33TA** --R--Reminored Concre.
Routile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline Finish Floor Top of Curb Top of Wall Tree To Remain in Place

General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.

7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.

8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade. 9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any

Coordinate an utility connections to building with plumbing plans and building contractor.
 Verify depth and location of all existing utilities prior to constructing any new utility lines.
 Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.

10. All construction are to adhere to Santaquin City Standard Specifications and Drawings — 2019

Plan vement *Impro* 

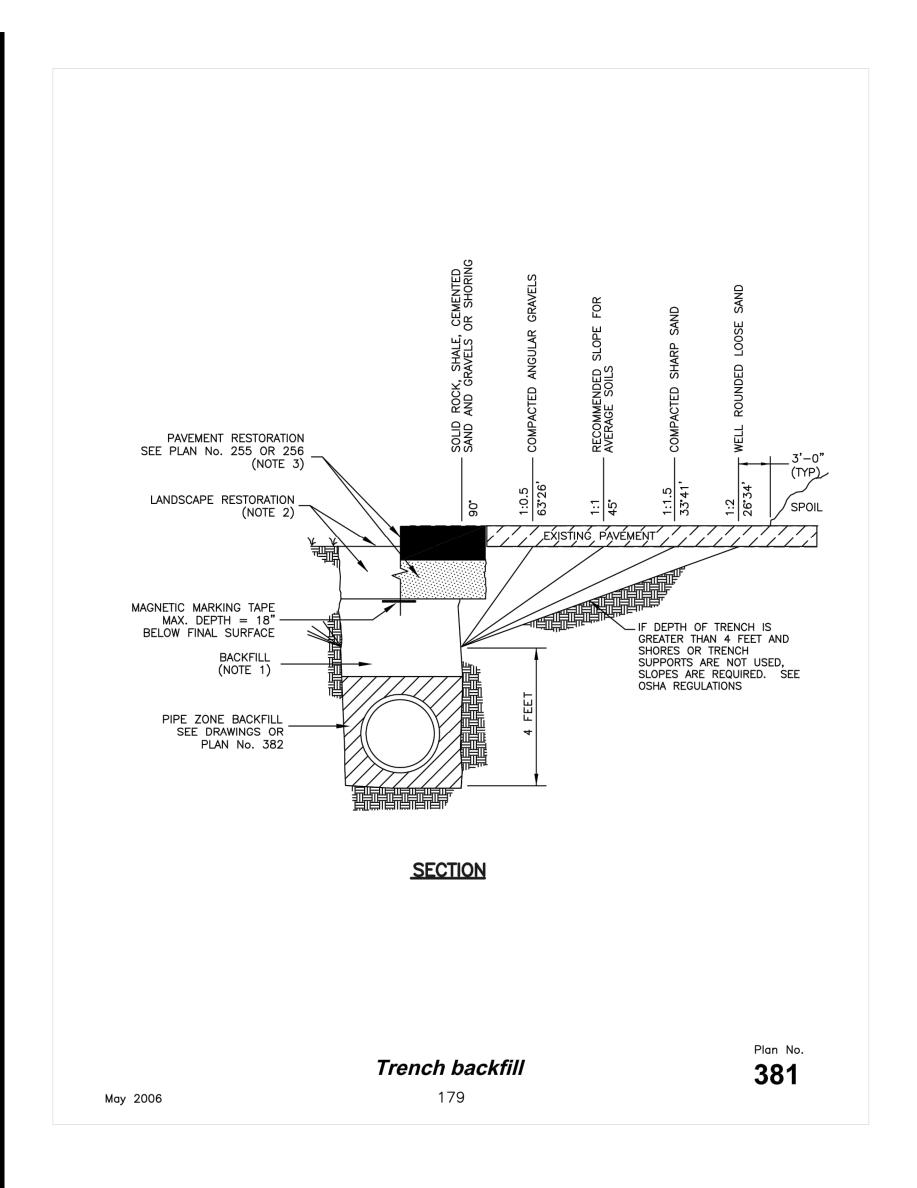
Ostler

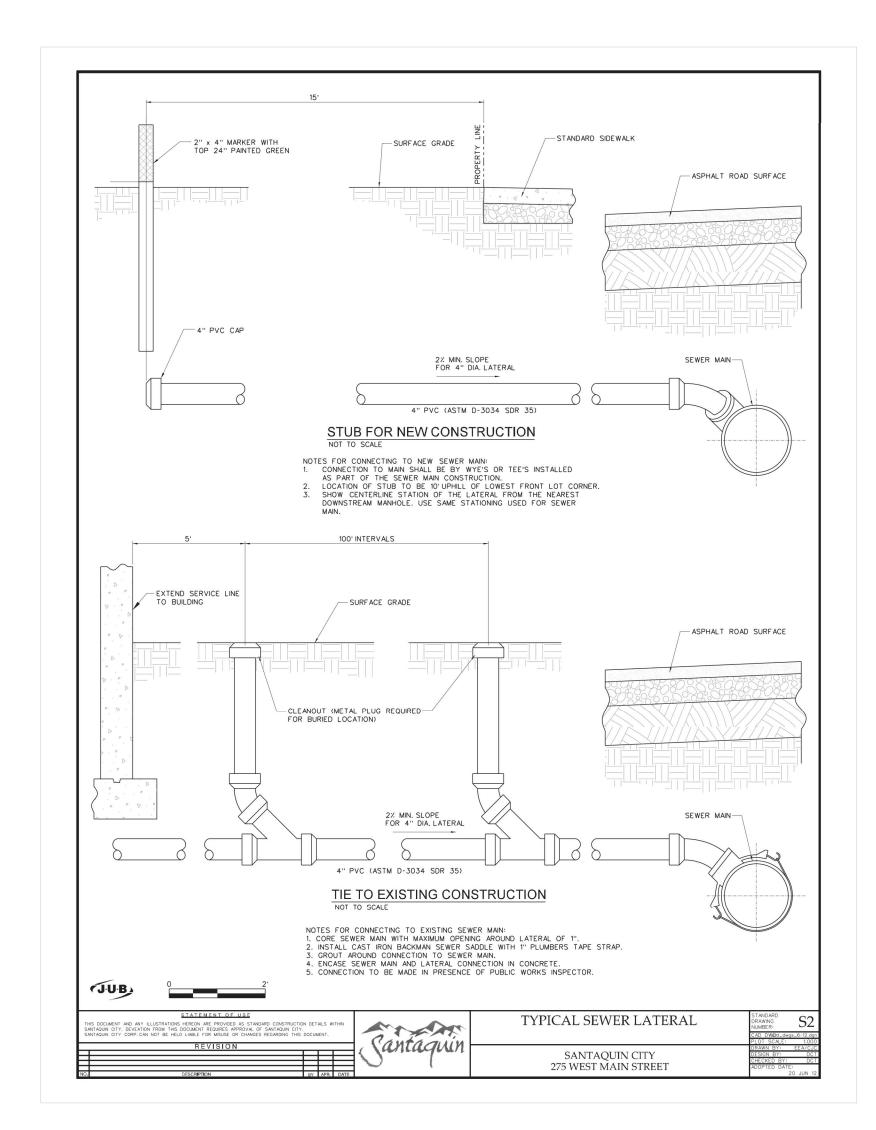
Aug, 2021

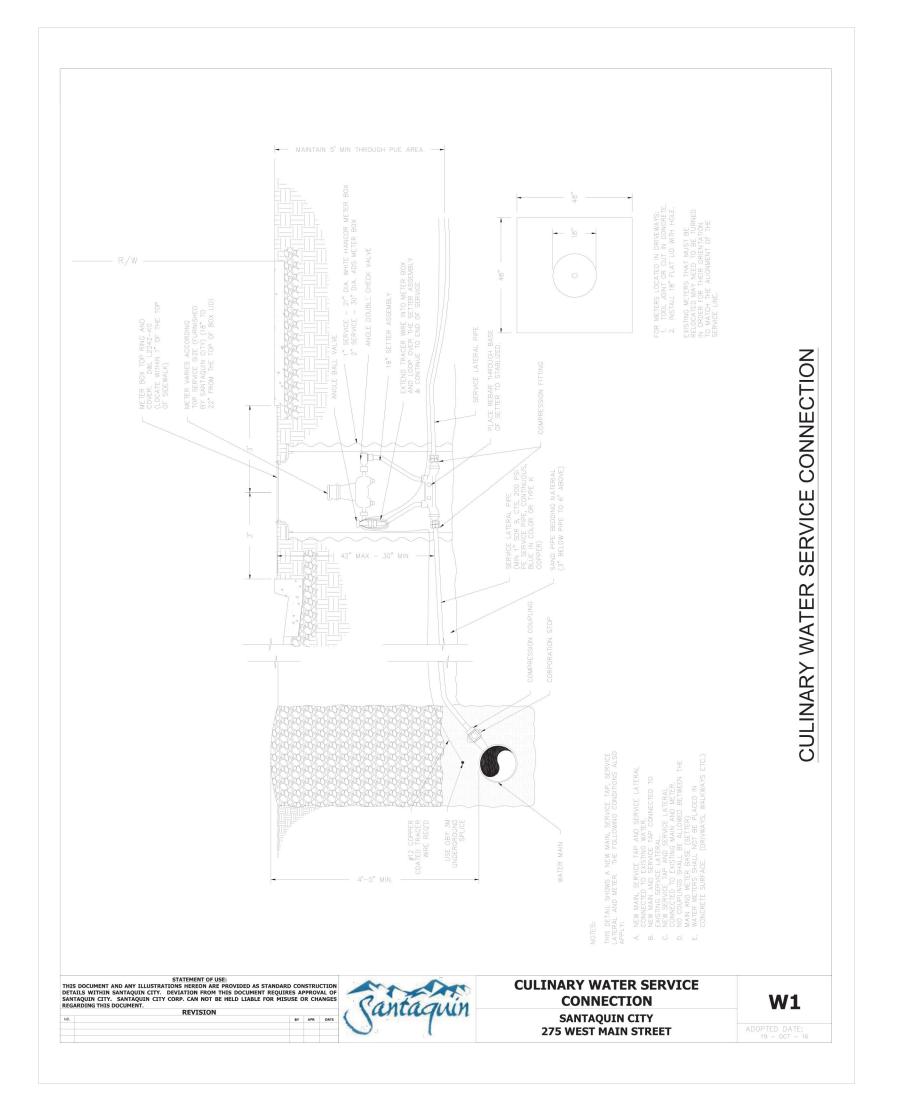
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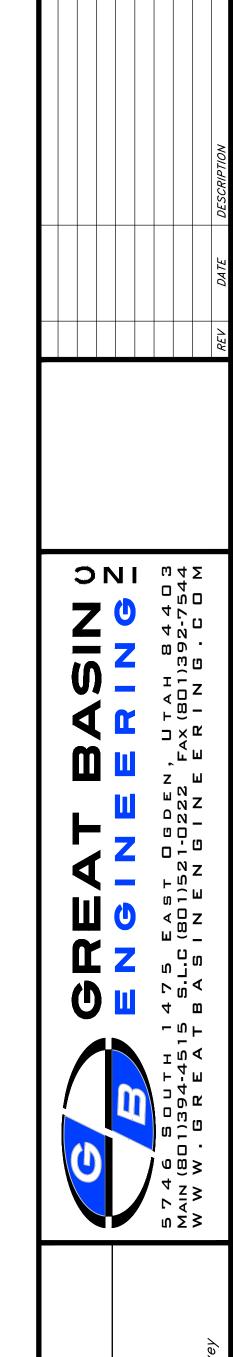
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Improvement Plan

Ostler Subdivis

Aug, 2021

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