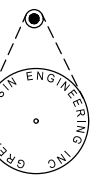


**Vicinity Map**  
(Not to Scale)

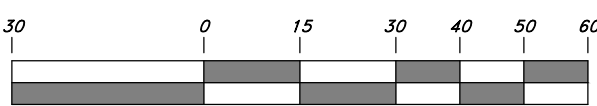
Intersection of 400 South  
and 100 West Nothing  
Found Nothing Set.

### 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
- Lot and Block Line
- Set 5/8" x 24" Long
- Rebar & Cap w/ Lathe



Scale: 1" = 30'



Graphic Scale

### NOTES

- A 10' wide front yard and 5' wide side yard Public Utility Easement (P.U.E.) and Drainage Easement as indicated by dashed lines, except as otherwise shown.

# 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

Orchard Park  
Townhomes

Intersection of 400 South  
Street and Center Street  
(Nothing Found Nothing  
Set, See Record of Survey  
filed with the County)

400 South

### LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

BSP HOLDINGS LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

### LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

AMAK LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

### LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Elgy Enterprise LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

### ACKNOWLEDGMENT

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by AMAK, LLC.

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

### ACKNOWLEDGMENT

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by BSP HOLDINGS LLC.

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

### ACKNOWLEDGMENT

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by ELGY ENTERPRISES.

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

Found Southeast  
Corner of Section  
2, T10S, R1E,  
SLB&M

2666.35' UCS

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

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



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

### 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.

Race Ostler - Owner

### ACKNOWLEDGMENT

State of Utah } ss  
County of Weber

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Race Ostler.

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

### 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

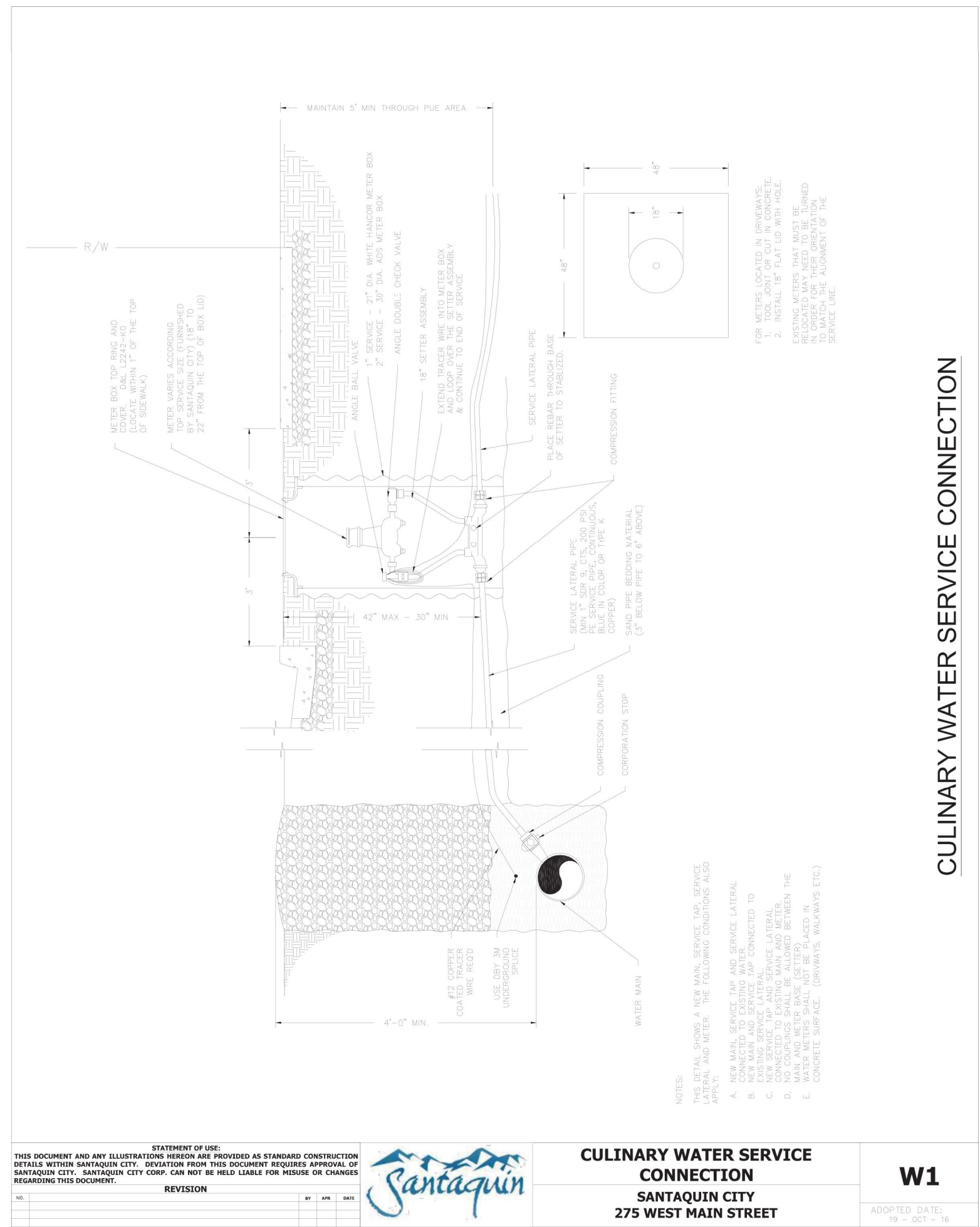
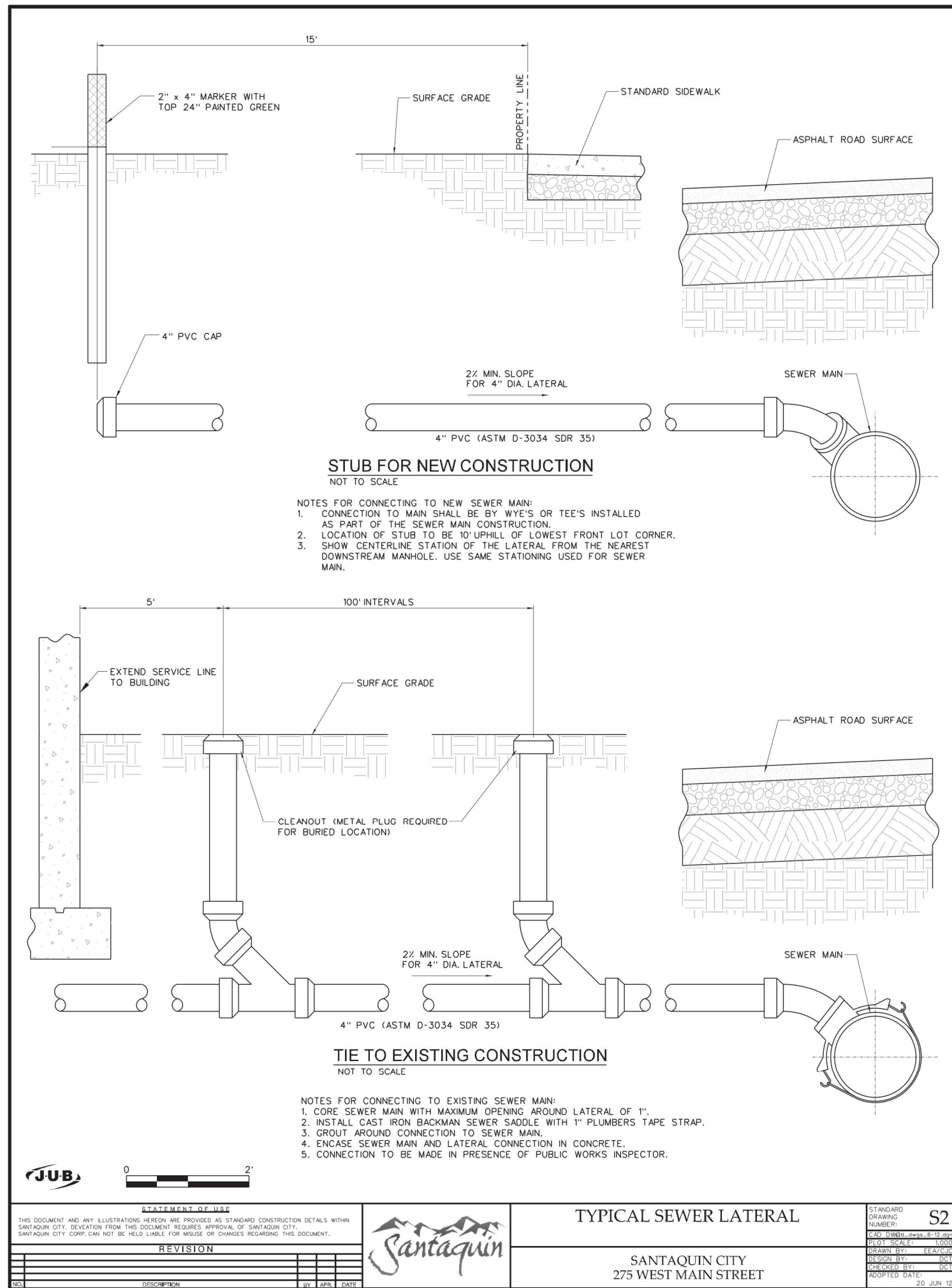
UTAH COUNTY  
RECORDER







### ***Trench backfill***

Plan No.  
**381**[illegible]

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

## Improvement Plan

***Ostler Subdivision***

Approx. 400 South and 100 West Street  
Santaquin, Utah County, Utah  
A part of Section 2, T10S. R1E, SLB&M, U.S. Survey

***Aug, 2021***

**SHEET NO**

**C1**

**21N752**