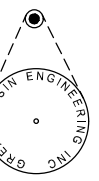


**Vicinity Map**  
(Not to Scale)

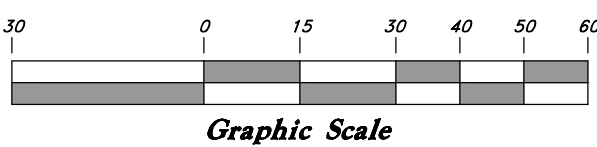
Intersection of 400 South  
and 100 West Nothing  
Found Nothing Set.

### 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/ Lotte



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  
February, 2022

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

Public Right of Way

Re-established Lot  
and Block Line (see  
Record of survey)

at West a Corner  
of Crooks  
County Cottage  
LLC

Retracement  
of Crooks  
Acres  
Subdivision

Lot 1

Crooks Acres

Lot 9

Enoch & Samuel  
Irvine

Courtney Circle  
Plat A

Lot 8

Lucia Alvario & Mikel Scott  
Alvarado

Lot 7

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

2666.35' UCS

### 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 \_\_\_\_\_, 2022

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 \_\_\_\_\_, 2022

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 \_\_\_\_\_, 2022

Elgy Enterprise LLC

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

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

### ACKNOWLEDGMENT

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
2022 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  
2022 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  
2022 by ELGY ENTERPRISES,

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

### 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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

Race Ostler - Owner

### ACKNOWLEDGMENT

State of Utah } ss  
County of Weber

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
2022 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. 2022.

## Ostler Subdivision

Santaquin, Utah County, Utah

SURVEYOR'S SEAL

CITY ENGINEER  
SEAL

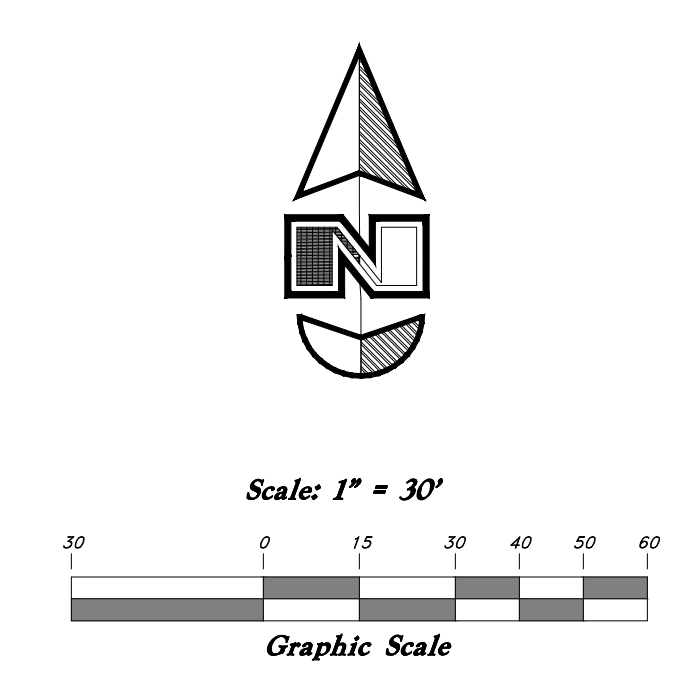
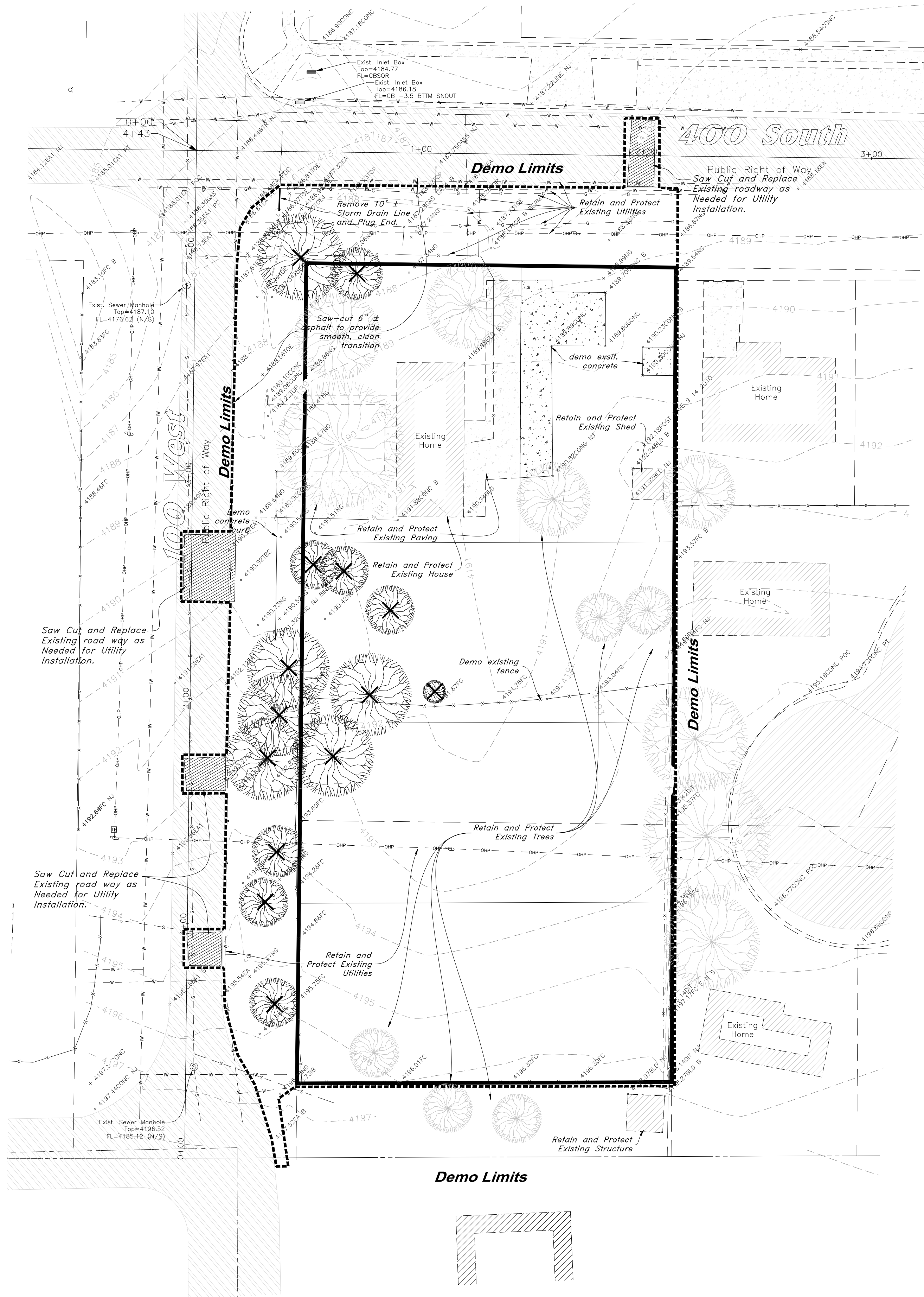
CITY RECORDER  
SEAL

UTAH COUNTY  
RECORDER



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





Legend		
(Note: All items may not appear on drawing)		
San. Sewer Manhole	⊙	TW
Water Manhole	⊙	TCN
Storm Drain Manhole	⊙	NC
Cleanout	⊙	FG
Electrical Manhole	⊙	ME
Catch Basins	⊙	FDC
Exist. Fire Hydrant	⊙	Match Existing
Fire Hydrant	⊙	Fire Department Connection
Fire Department Connection	⊙	Finished Contour
Post Indicator Valve	⊙	Exist. Contour
Exist. Water Valve	⊙	Finished Grade
Water Valve	⊙	Exist. Grade
Sanitary Sewer	—S—	Ridge Line
Culinary Water	—W—	Direction of Flow
Gas Line	—G—	Existing Asphalt
Irrigation Line	—IW—	New Asphalt
Storm Drain	—SD—	Heavy Duty Asphalt
Telephone Line	—T—	Existing Concrete
Secondary Waterline	—SW—	New Concrete
Power Line	—P—	Demo'd Road Base
Fire Line	—F—	24" High Back Curb & Gutter
Land Drain	—LD—	Demo Tree
Power pole w/guy	⊙	Tree To Remain in Place
Light Pole	⊙	
Fence	—X—X—	
Flowline of ditch	—OHP—	
Overhead Power Line	—CMP—	
Corrugated Metal Pipe	—CMP—	
Concrete Pipe	—CP—	
Reinforced Concrete Pipe	—RCP—	
Ductile Iron	—DI—	
Polyvinyl Chloride	—PVC—	
Top of Asphalt	—TA—	
Edge of Asphalt	—EA—	
Centerline	—CL—	
Flowline	—FL—	
Finish Floor	—FF—	
Top of Curb	—TC—	
Top of Wall	—TW—	
Public Utility Easement	—P.U.E.—	

- General Demolition Notes:
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
  - Refer to site improvement plans for more details on limits of removal.
  - Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
  - All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
  - All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
  - Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
  - Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
  - DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
  - If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
  - Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
  - The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
  - Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
  - Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
  - Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
  - Install traffic warning devices as needed in accordance with local standards.
  - Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

PROFESSIONAL ENGINEER  
2/7/2022  
No. 5337934  
RYAN  
BINGHAM  
STATE OF UTAH

GREAT BASIN ENGINEERING

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Demolition Plan

Ostler Subdivision

Approx. 400 South and 100 West Street  
Santiquim, Utah County, Utah  
A part of Section 2, T10S, R1E, S16&M, U.S. Survey

Feb, 2022

SHEET NO.

GO

21N752

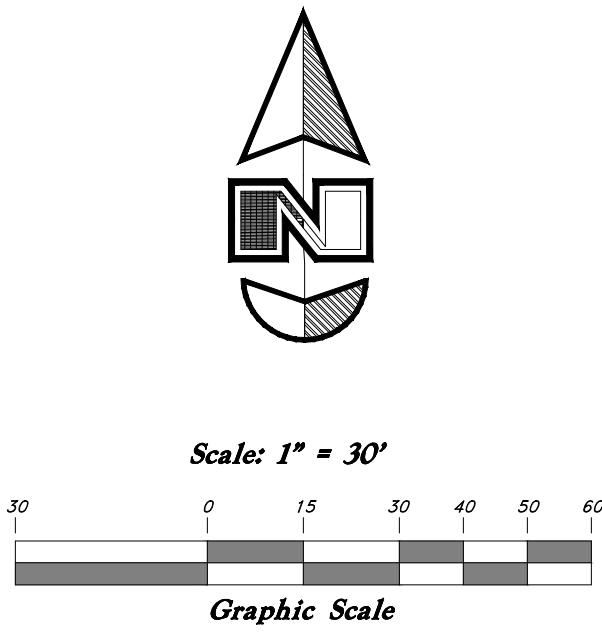
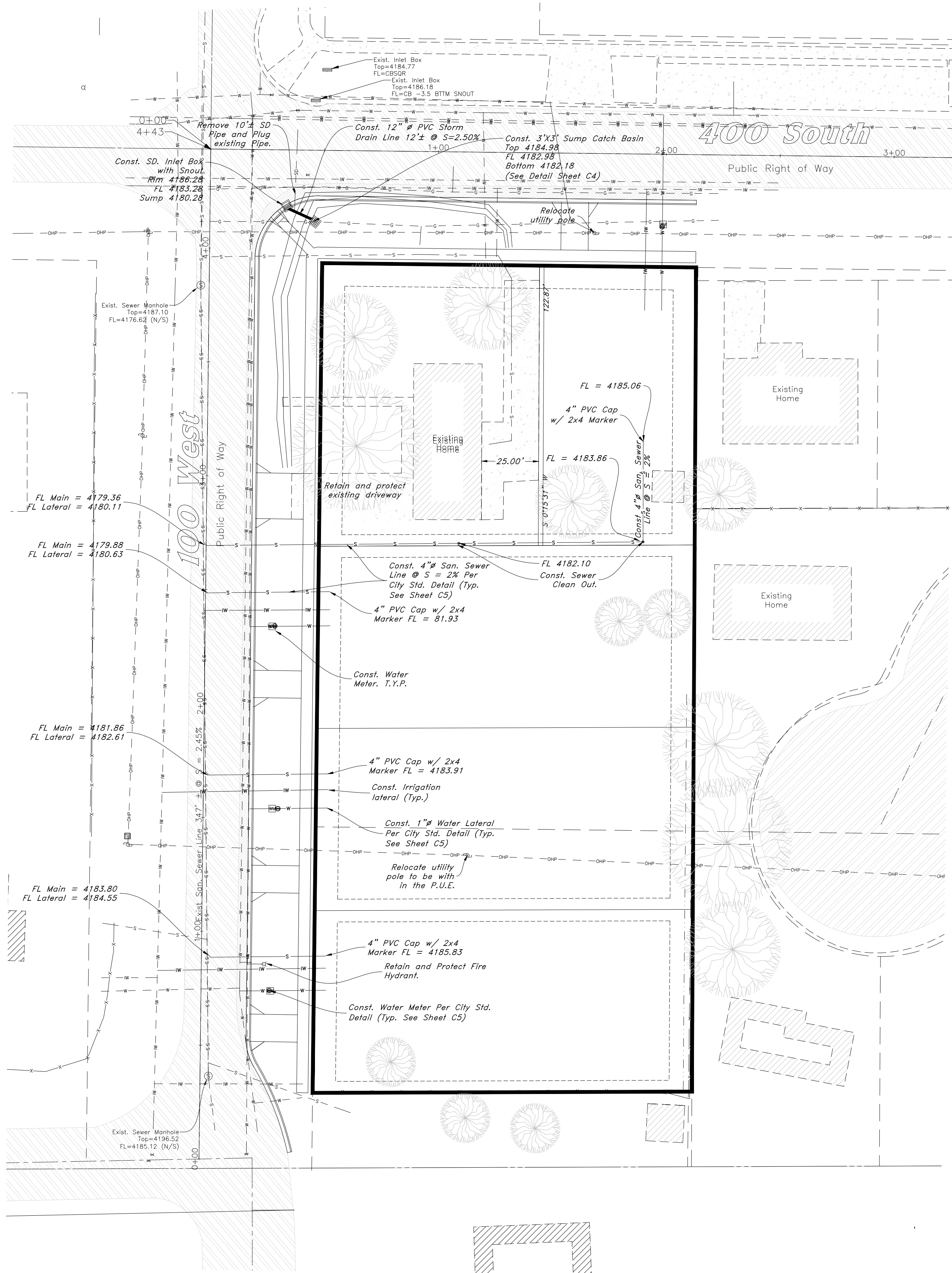












Legend		
(Note: All items may not appear on drawing)		
San. Sewer Manhole		TW
Water Manhole		TCN
Storm Drain Manhole		NC
Cleanout		FG
Electrical Manhole		ME
Catch Basins		FDC
Exist. Fire Hydrant		Finished Contour
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Fire Department Connection		Finished Grade
Post Indicator Valve		Exist. Grade
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Water Valve		Direction of Flow
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Land Drain		
Power pole w/guy		
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Overhead Power line		
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Reinforced Concrete Pipe		
Ductile Iron		
Polyvinyl Chloride		
Top of Asphalt		
Edge of Asphalt		
Centerline		
Flowline		
Finish Floor		
Top of Curb		
Top of Wall		
Public Utility Easement		

- General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
  2. Verify depth and location of all existing utilities prior to constructing any new utility lines.
  3. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
  4. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
  5. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
  6. 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.
  7. 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 discrepancies.
  8. All construction are to adhere to Santaquin City Standards Specifications and Drawings - 2019 Edition.



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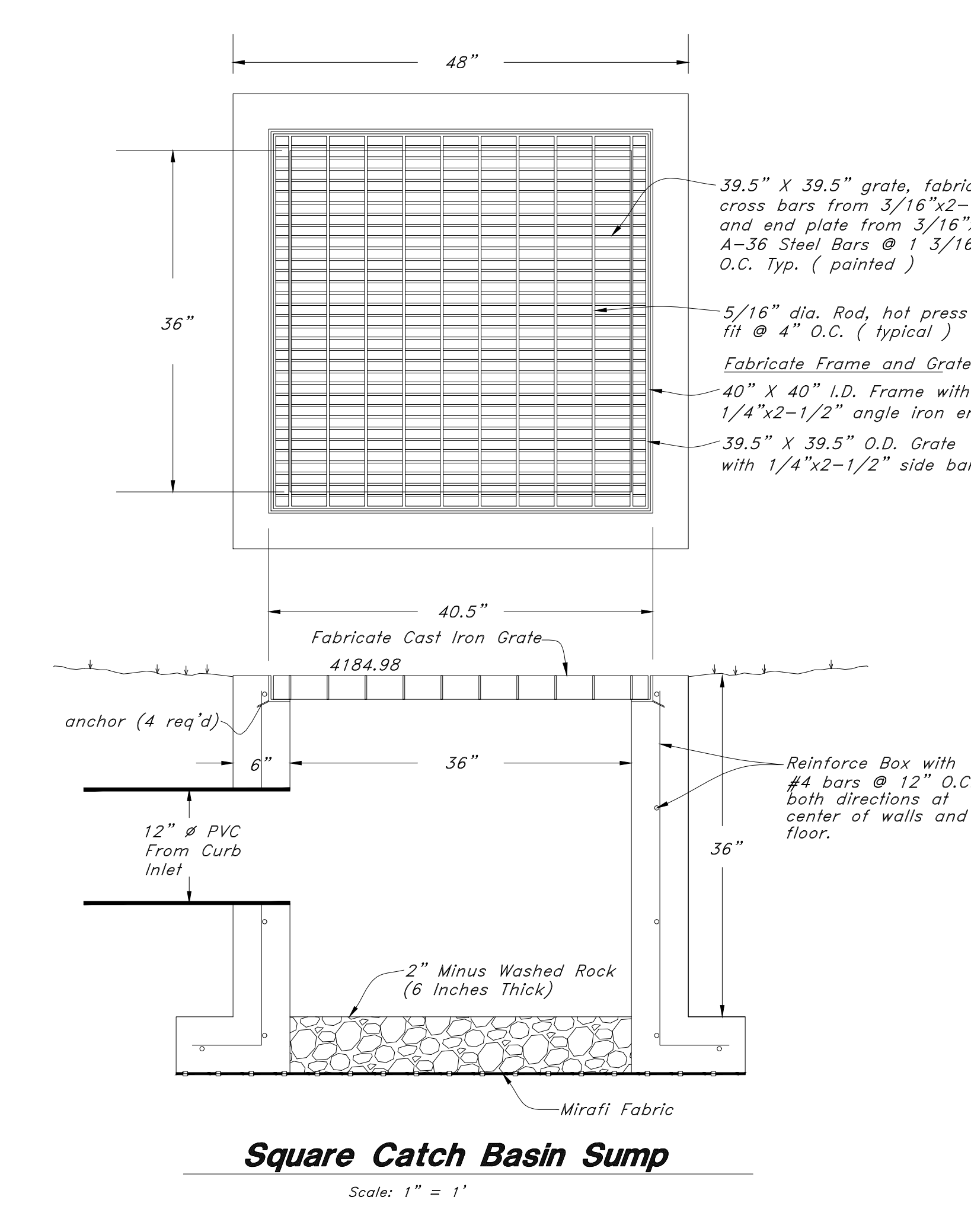
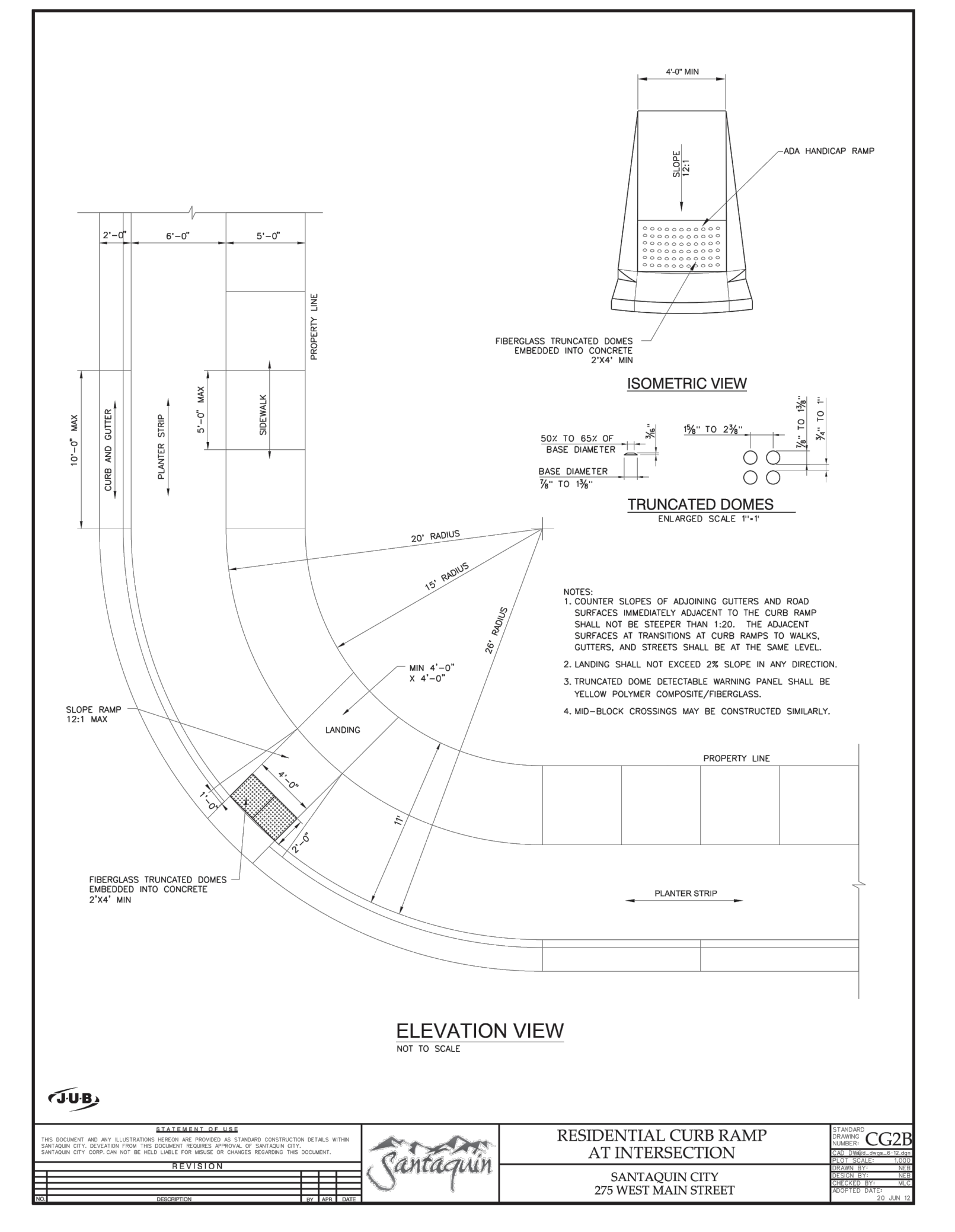
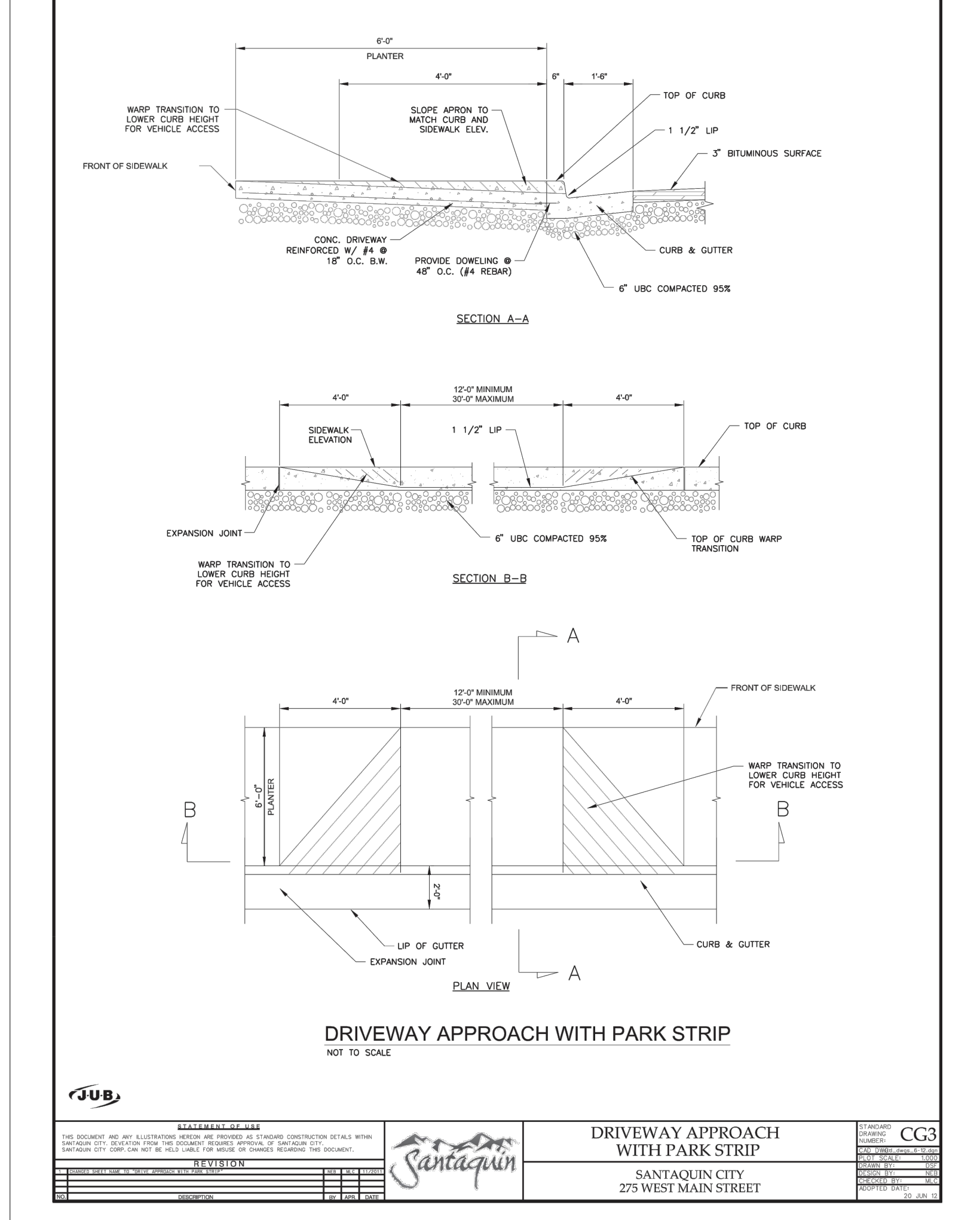
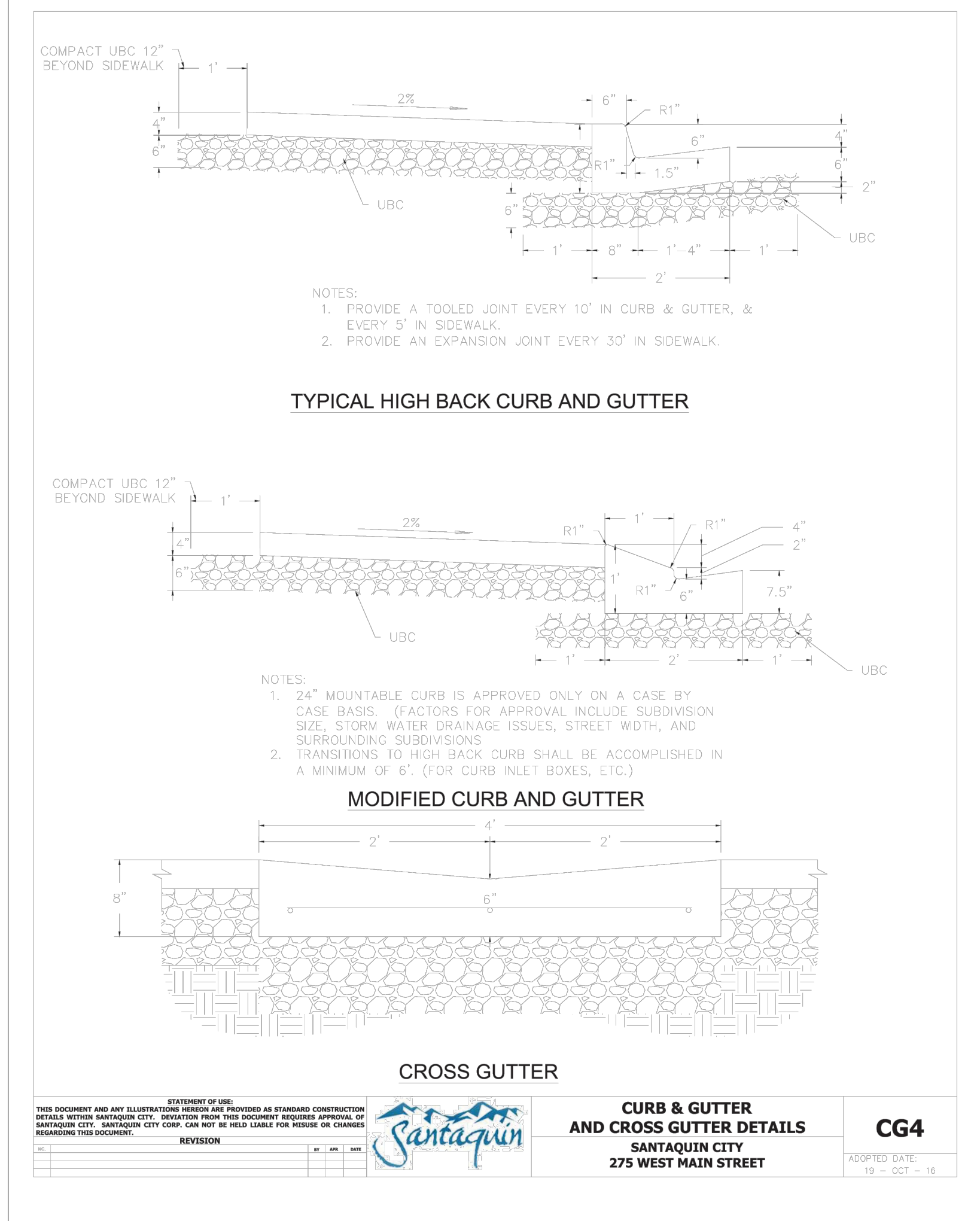
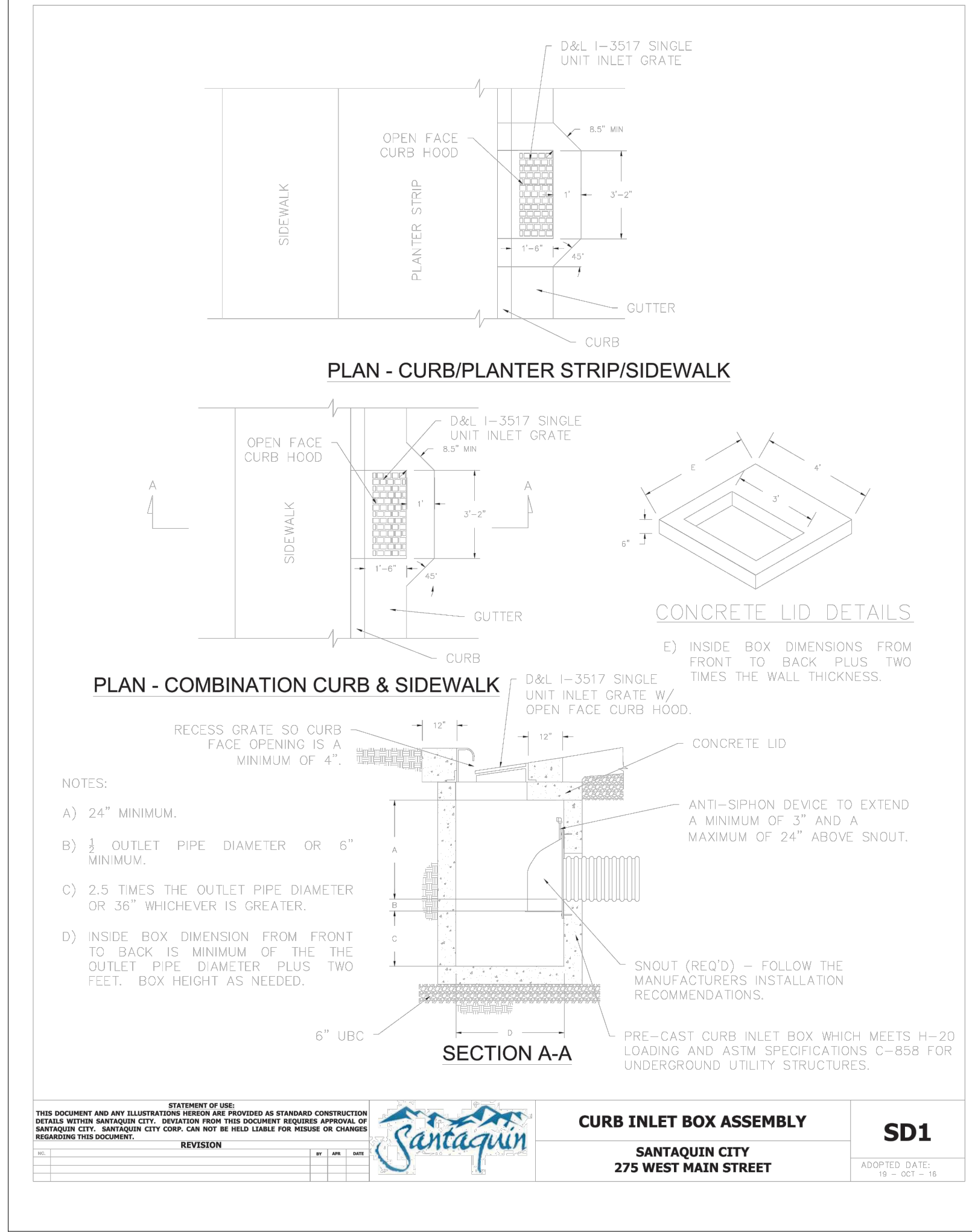
**Utility Plan**

**Ostler Subdivision**

Approx. 400 South and 100 West Street  
Santaquin, Utah County, Utah

A part of Section 2, T10S, R1E, S16&M, U.S. Survey





**Improvement Details**

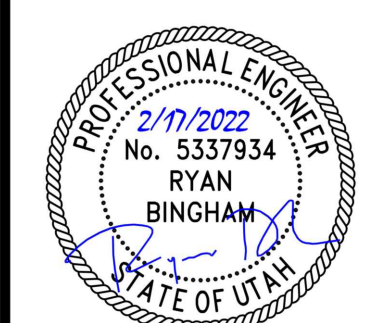
**Ostler Subdivision**  
Approx. 400 South and 100 West Street  
Santaquin, Utah County, Utah  
A part of Section 2, T10S, R1E, S16&M, U.S. Survey

**Feb, 2022**

**SHEET NO.**

**C4**

21N752



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