

Springville Power Notes

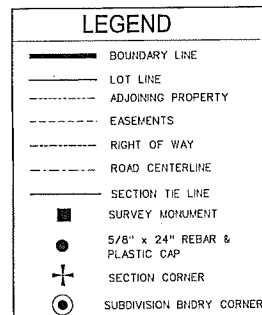
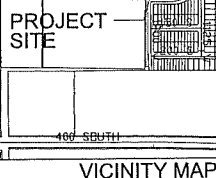
Developer shall coordinate all power design and installation with the Electrical Department by emailing Melissa Lasso at mlasso@springville.org or calling 801-489-2750 ext. 4024

Developer shall protect all existing electrical facilities and operating clearance requirements

All existing Public Utility Easements (PUE) and existing electrical facilities shall be preserved by the developer.

Developer shall install electrical system as per Springville City Power Dept. Specification Manual (<https://www.springville.org/power/electrical-manual/>)

Developer shall provide (PUE) on all sides of property.



NOTE:

- NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.
- DETENTION IS IN THE REGIONAL STORMWATER BASIN.

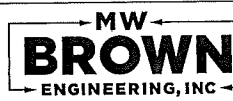
50' RADIUS TEMPORARY ASPHALT TURNAROUND WITH APPROPRIATE ROAD BASE. NO PARKING SIGNS INSTALLED AND NO ABOVE GROUND UTILITIES ALLOWED IN TURNAROUND AREA.

NW CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING = NAD 83
N00°12'27"W (ALONG THE SECTION LINE) 2666.07'
166.22'

WEST 1/4 CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

DESCRIPTION	ACRES
TOTAL ACRES OF AREA PROPOSED	4.977 ACRES
TOTAL # OF UNITS AND TOTAL ACRES IN LOTS	21 / 3,850 AC
TOTAL ACRES IN ROADWAY	1.127 AC
LANE MILES OF ROAD	0.242 MILES
ZONING: R1-10 & WF-1	



Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 710 North, Orem UT 84097

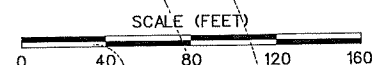
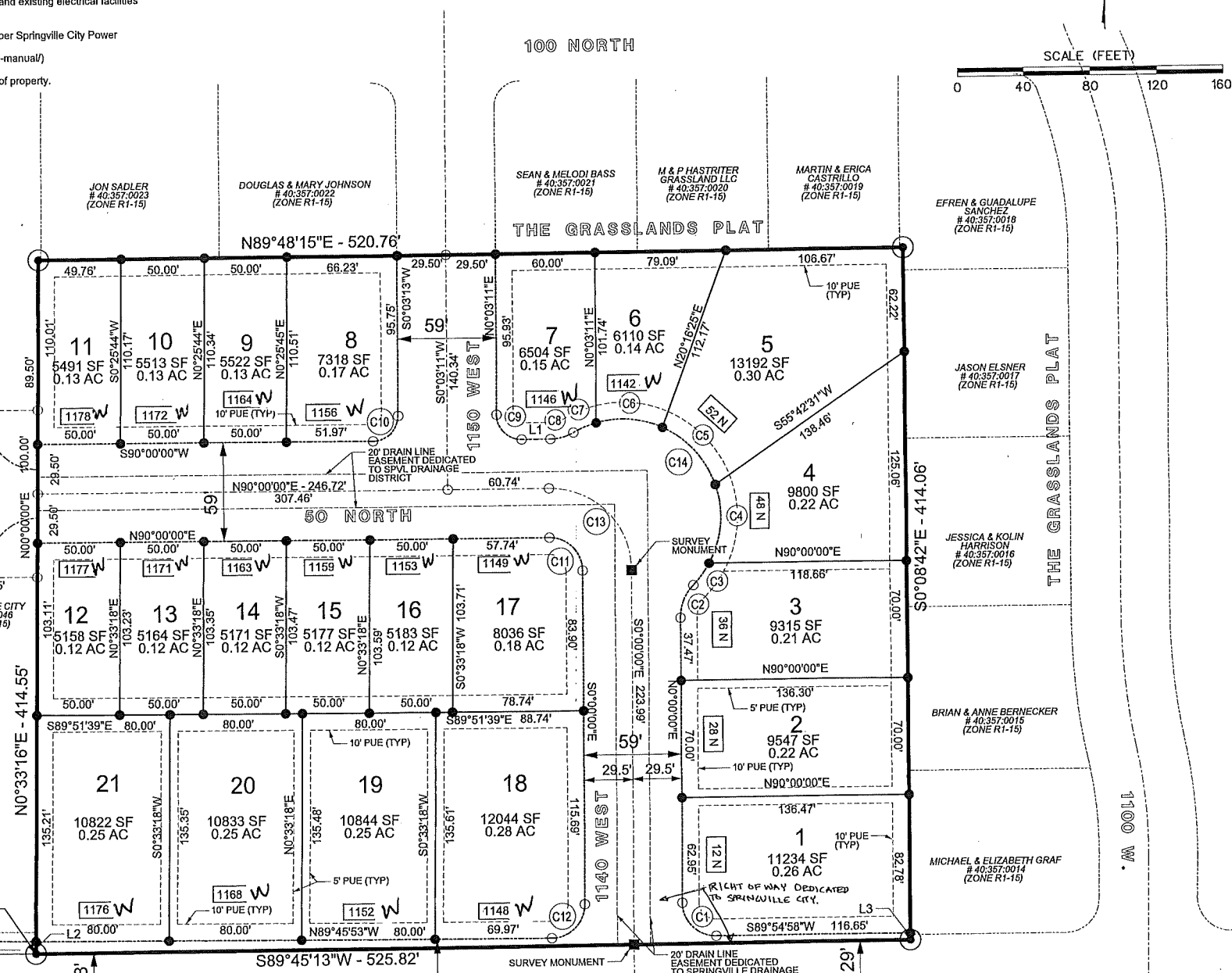
Name	Length	Direction
L1	17.44	N 89°59'59" W
L2	7.23	N 00°33'16" E
L3	4.00	S 00°08'42" E

Name	Delta	Radius	Length	Chord	Chord BRG
C1	90°05'02"	20.00	31.45	28.30	N 45°02'31" W
C2	44°07'32"	28.00	21.56	21.03	N 22°03'46" E
C3	15°44'59"	59.00	16.22	16.17	N 36°15'02" E
C4	47°09'58"	59.00	48.57	47.21	N 4°47'34" E
C5	46°36'49"	59.00	48.00	46.69	N 42°05'49" W
C6	40°05'16"	59.00	41.28	40.44	N 85°26'52" W
C7	14°21'55"	59.00	14.79	14.75	S 67°19'33" W
C8	29°51'25"	28.00	14.59	14.43	S 75°04'18" W
C9	90°03'05"	15.00	23.58	21.22	N 44°58'23" W
C10	89°58'43"	15.00	23.55	21.20	S 45°01'34" W
C11	90°00'00"	20.00	31.42	28.28	S 45°00'00" E
C12	90°12'00"	20.00	31.49	28.33	S 45°08'06" W
C13	90°00'00"	49.50	77.75	70.00	S 45°00'00" E
C14	163°58'56"	59.00	168.86	419.34	S 37°51'56" E

SADDLE BROOK ACRES

RESIDENTIAL SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 32
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 27th DAY OF August, 2021.

BY: *[Signature]* Pre-Construction Rep
TITLE: _____

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°12'27" West along the section line 166.22 feet and East 1110.26 feet from the West Quarter Corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence N 0°33'16" E along a fence line 414.55 feet to the boundary line of The Grasslands Subdivision Plat A; thence N 89°48'15" E along said boundary line 520.76 feet; thence S 0°08'42" E along said boundary line 414.06 feet; thence S 89°45'13" W 525.82 feet to the POINT OF BEGINNING.

Area = 4,977 acres (216,792 sq. ft.)

8/26/2021

DATE

[Signature]
ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREDON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 30th DAY OF August, A.D. 2021.

CAMBERLANGO DEVELOPMENT GROUP, LLC BY: *[Signature]* (MANAGER)
MIKE CAMBERLANGO (MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

STATE OF UTAH }
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August 2021, BY *Mike Camberlango*, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE *Manager* OF *Camberlango Development Group* A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS *Manager* OF *Camberlango Development Group* LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER 700225 *Marci S. Clark*
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES 06/21/2022 *Marci S. Clark*
PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPRINGVILLE, 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 1st DAY OF June, A.D. 2021.

[Signature]
MAYOR
[Signature]
APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST CLERK-RECORDER (SEE SEAL BELOW)

CITY ATTORNEY APPROVAL

APPROVED THIS 28th DAY OF Sept, A.D. 2021, BY THE CITY ATTORNEY.
[Signature]
CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 27th DAY OF April, A.D. 2021, BY THE SPRINGVILLE CITY PLANNING COMMISSION

COUNTY RECORDER

17946
17946
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 06 01 12:23 PM FEE \$2.00
RECORDED FOR SPRINGVILLE CITY

PLAT "A" SADDLE BROOK ACRES RESIDENTIAL SUBDIVISION

SPRINGVILLE CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

17946

SS Sec. 32, T. 7S, R. 3E
TU 131