



Old Mill Plat C



SITE LOCATION

NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND STON COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE, FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.

OWNER
CM MANAGEMENT
 8071 S. 1300 W. SUITE 201
 WEST JORDAN, UT 84088
 801-567-0502

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES SOUTH 02°07'15" EAST 105.70 FEET ALONG THE SECTION LINE AND EAST 1929.77 FEET FROM THE WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN

THENCE N88°04'45"E 116.88 FEET; THENCE S40°00'00"W 88.08 FEET; THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT 58.88 FEET (CORDED BEARING S45°30'21"E 58.31 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 2.50 FOOT RADIUS CURVE TO THE RIGHT 4.0 FEET (CORDED BEARING S20°27'24"E 3.90 FEET); THENCE S26°19'47"E 61.07 FEET; THENCE S03°08'42"W 178.43 FEET; THENCE WEST 49.88 FEET; THENCE N67°15'21"W 113.13 FEET; THENCE S88°44'45"E 47.12 FEET; THENCE WEST 130.36 FEET; THENCE N01°15'21"W 117.14 FEET; THENCE N88°44'45"E 6.08 FEET; THENCE N01°15'21"W 122.53 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION

THE UNDERSIGNED, BEING MEMBERS OF OLD MILL CAPITAL, LLC, HEREINAFTER REFERRED TO AS OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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. 2013.

MANAGING MEMBER: _____
 MEMBER: _____
 MEMBER: _____

ACKNOWLEDGMENT

STATE OF UTAH _____
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, A.D. 2013,
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THE 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. 2013.

APPROVED: _____ APPROVED: _____
 CITY MANAGER CITY ATTORNEY
 APPROVED: _____ APPROVED: _____
 ENGINEER (SEE SEAL) ATTEST CLERK-RECORDER
 APPROVED: _____ APPROVED: _____
 COMMUNITY DEVELOPMENT DIRECTOR

OLD MILL ESTATES AT SPANISH FORK PLAT "C"
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 3 LOTS AND 1.40 ACRES
 LOCATED IN THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL: _____ NOTARY PUBLIC SEAL: _____ CLERK-RECORDER SEAL: _____

VICINITY MAP

KEY PLAN

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEG.	DELTA
C1	2693.00	56.41	56.31	S. 45°36'26" E	11.37°11'
C2	2.50	4.31	3.90	S. 62°31'21" E	28°01'31"
C3	120.00	87.63	85.69	N. 87°44'35" E	41°50'13"
C4	150.00	116.53	113.82	N. 89°22'27" E	84°50'35"
C5	180.00	132.68	129.70	N. 87°35'05" E	67°14'00"
C6	180.00	12.70	12.70	N. 88°44'45" E	45°02'39"
C7	48.00	230.35	0.33	N. 53°30'34" W	127°42'10"

GERARD J. & CHARLENE L. VORAN
 25.025.0008

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANITOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

OWNER CONTACT INFO:
 ATLAS ENGINEERING
 PUBLIC WORKS DEPT
 702 WEST 1500 WEST
 JORDAN, UT 84088

SURVEYOR CONTACT INFO:
 BRUCE PETERSON
 205 WEST 1500 WEST
 SALT LAKE, UT 84088

File Name: Old Mill Plat C

Applicant: Atlas Engineering

Number of Lots: 3

Address: 1550 South Mill Road

Application Date: 2/20/2013

Final Plat Application

1.4 Acres

File #: 13-000130

Permit #: FP13-000008

Application Approved: 2/26/2014