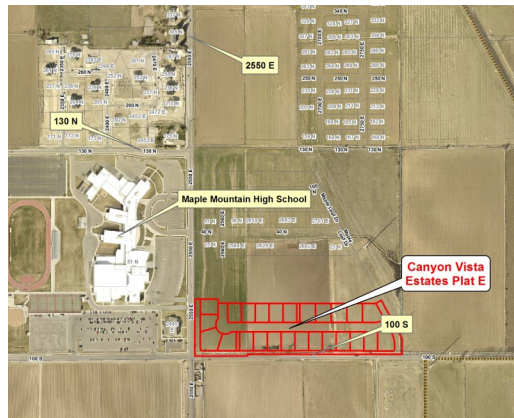




Canyon Vista Estates Plat E



VICINITY MAP

OWNER CONTACT INFO
 PUBLIC RECORDS DIVISION
 FAX: 801-865-0206
 85 WEST 200 WEST
 SALT LAKE CITY, UT 84103

SUBMITTER CONTACT INFO
 PHONE: 801-441-1040
 221 WEST STATE ROAD
 SALT LAKE CITY, UT 84103

OWNER ADDRESS
 141 WEST 100 SOUTH
 SPRINGDALE, UT 84403
 801-366-8151

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 FIBER 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.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

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 GRANANT'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANANT AND THE GRANANT'S SUCCESSORS, HEIRS AND ASSIGNS.

KEY PLAN
NTS

CURVE	RADIUS	LENGTH	CHORD	DIST.	CHORD BRG.	DELTA
C1	15.00	9.65	9.49	N 183°07'27" E	S65°21'22"	
C2	60.00	35.24	33.31	S 120°24'24" W	S44°45'03"	
C3	60.00	59.24	56.86	S 44°08'24" E	S16°34'00"	
C4	60.00	56.83	54.55	N 80°13'31" E	S43°34'48"	
C5	15.00	9.65	9.49	S 71°13'37" W	S63°32'22"	
C6	10.00	15.85	14.10	S 45°06'35" E	S89°39'33"	
C7	120.00	57.25	56.71	N 78°23'35" E	S72°20'07"	
C8	150.00	74.07	73.52	N 72°04'45" E	S65°17'39"	
C9	180.00	19.54	19.53	N 86°57'04" E	S13°30'09"	
C10	180.00	67.61	67.21	N 72°04'54" E	S19°31'11"	
C11	10.00	15.81	14.07	N 72°57'21" W	S89°26'41"	
C12	150.00	73.61	73.17	N 143°10'24" W	S26°14'30"	
C13	180.00	68.70	67.50	N 143°10'24" W	S26°14'30"	
C14	10.00	15.72	14.15	N 45°01'46" E	S60°03'39"	
C15	10.00	15.85	14.10	S 45°06'35" E	S89°39'33"	

BOUNDARY HOME SETBACKS

FRONT SETBACK-30' TO 50' TO LONG MEAS. 25' FEET TO GARAGES OF CARPORTS, AND 30' TO THE FRONT OF SIDE ENTRY GARAGE

REAR SETBACK-30'

CORNER SETBACK-30'

FRONT SETBACK-30' TO 50' TO LONG MEAS. 25' FEET TO GARAGES

REAR SETBACK-30' TO 50' TO LONG MEAS. 25' FEET TO GARAGES OF CARPORTS, AND 30' TO THE FRONT OF SIDE ENTRY GARAGE

INTERIOR SETBACK-30'

ROAD SETBACK-30' TO 50' TO LONG MEAS. 25' TO GARAGES OR CARPORTS, AND 30' TO THE FRONT OF THE SIDE ENTRY GARAGE

DETAIL-TYP. BUILDING SETBACK & EASEMENT
NTS

LEGEND

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

OWNER'S DEDICATION

I, [NAME], BEING THE UNDERSIGNED OWNER 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 I HAVE HERETO SET OUR HANDS THIS DAY OF [MONTH], A.D. 2017.

MANAGING MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH—S.S. COUNTY OF UTAH—S.S. DAY OF _____, A.D. 2017 PERSONALLY APPEARED BEFORE ME _____, whose identity is personally known to me or proven in the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the owner of the above described property and that said document was signed by him/her in behalf of said corporation by authority of its bylaws or resolution of its board of directors, and said _____ acknowledgment to me that said corporation executed the same.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, 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 _____ DAY OF _____, A.D. 2017.

APPROVED _____ APPROVED _____

CITY MANAGER _____ CITY ATTORNEY _____

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL) _____ NOTARY-RECORDER _____

APPROVED _____ APPROVED _____

COMMUNITY DEVELOPMENT DIRECTOR _____

CANYON VISTA ESTATES PLAT "E"

SPANISH FORK CITY UTAH COUNTY UTAH
CONTAINING 25 LOTS AND 9.72 ACRES
LOCATED IN THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND NORMAL UTAH COUNTY, UTAH

SURVEYOR'S SEAL _____ NOTARY PUBLIC SEAL _____ CITY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____

File Name: Canyon Vista Estates Plat E

Final Plat

Applicant: Atlas Engineering

9.72 Acres

Number of Lots: 25

File #: 14-000820

Address: 1939 East 100 South

Permit #: FP17-000011

Application Date: 03/31/2017

Application Approved: 06/21/2017