



SPANISH FORK
PRIDE & PROGRESS

River Point Subdivision Phase 2

NOTES:

- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES 40 TO AND INCLUDING THE METERS, ALL SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND FIBER OPTIC COMMUNICATION SERVICE LINES UP TO THE METERS ON UNDERGROUND INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DESIGNATED TO SPANISH FORK CITY.
- 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 NOISE INHERENT WITH LIVESTOCK.
- ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
- A PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATION.
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANITORS PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANITOR AND THE GRANITOR'S SUCCESSORS, HEIRS AND ASSIGNS.

RIVER POINT SUBDIVISION PHASE 2

NEIN SECTION 26 & SEIN SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, STATE OF UTAH

LEGEND

- EXISTING VERTICAL CURVE (SLOPE)
- BOUNDARY LINE
- STREET CENTERLINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS
- PROPERTY CORNER
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT
- STREET MONUMENTS (REFER TO AMERICAN OR DAKOTA PLAT)

LINE TABLE

LINE	LENGTH	BEARING
L1	7.84	S86°04'58"E
L2	47.00	S55°29'36"E
L3	26.81	S65°51'53"E
L4	25.87	S78°17'48"E
L5	23.33	S78°17'48"E
L6	1.84	S80°53'00"E
L7	67.14	N89°22'17"E
L8	9.26	S74°17'49"E
L9	41.66	S70°24'56"E
L10	41.38	S84°11'43"E
L11	20.85	N77°17'59"E
L12	2.30	N88°58'40"W

CURVE TABLE

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	66.40	33.26	470.00	8°05'40"	66.34	S84°55'50"E
C2	10.49	5.37	20.00	30°03'30"	10.37	S65°51'15"E
C3	5.80	2.90	61.50	5°23'59"	5.79	N53°31'50"W
C4	58.73	31.82	61.50	64°43'01"	66.53	N83°35'00"W
C5	10.49	5.37	20.00	30°03'30"	10.37	N84°05'15"E
C6	33.59	17.22	61.50	31°17'33"	33.17	S41°43'54"E
C7	52.22	27.80	61.50	48°39'05"	50.67	S81°42'15"E
C8	43.59	22.76	61.50	40°36'52"	42.69	N53°36'49"E
C9	22.95	12.93	20.00	65°45'36"	21.72	S66°14'12"W
C10	75.44	37.76	534.00	8°05'40"	75.38	S84°55'50"E

BASIS OF BEARING

SINGLE FAMILY HOME SETBACKS:

INTERIOR	CORNER LOTS
FRONT SETBACK - 20'	FRONT SETBACK - 20'
REAR SETBACK - 20'	REAR SETBACK - 20'
SIDE SETBACK - 10'	INTERIOR SIDE - 10'

OWNERS:
SUNSHINE DEVELOPMENT LLC

DEVELOPER:
Blair Blair Development
David Adams
274 South 200 East, Suite 1
Alpine, UT 84004
OFFICE: 801-393-8800

ENGINEER/SURVEYOR:
Neil E. Hansen & Surveying, Inc.
Victor Hansen
42 North 200 East, Suite 1
Alpine, UT 84004
OFFICE: 801-393-8800

**NEIN SECTION 26 & SEIN SECTION 25,
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SURVEYORS CERTIFICATE:

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 17865 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY SURVEYING OF THE CORNER MARKS HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE DRAWING AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

VICTOR E. HANSEN, RES. 17865 _____ DATE _____

BOUNDARY DESCRIPTION:

A parcel of land located in the Northeast 1/4 of Section 26, and the Southeast 1/4 of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Spanish Fork, Utah County, Utah, being more particularly described as follows:

Beginning at a point which is N89°08'00"W 602.31 feet from the Northeast Corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence South 68.45 feet; thence West 88.33 feet; thence North 5.36 feet; thence West 178.87 feet; thence S79°31'31"W 141.05 feet; thence S81°15'17"W 87.87 feet; thence N18°27'14"W 103.33 feet; N19°00'00"W 60.26 feet; thence N10°24'15"E 85.26 feet; thence N82°11'05"E 84.47 feet; thence N74°37'27"E 20.17 feet; thence N32°37'27"E 78.15 feet; thence N10°00'00"E 131.30 feet; thence N2°00'00"E 26.15 feet; thence S80°24'47"E 60.38 feet; thence S80°16'42"E 113.88 feet; thence S14°28'32"E 141.88 feet; thence S70°42'44"E 66.01 feet; thence S80°22'27"E 68.48 feet; thence S00°12'26'00"W 63.48 feet; thence S00°37'31"W 83.75 feet; thence S20°08'59"W 70.69 feet; thence South 30.78 feet to the point of beginning.

Containing 3.729 acres, more or less.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE FOREVER USE OF THE PUBLIC.

I, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS _____ DAY OF _____, A.D. 20__

STATEMENT DEVELOPMENT LLC _____

BY: _____

ITS: _____ STATE OF UTAH } S.S.
COUNTY OF UTAH

ACKNOWLEDGMENT:

ON THE _____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME THE COUNTY CLERK OF THE FOREGOING JURISDICTION WHO BELIEVES AND KNOWS THAT THEY SO BELIEVE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY COUNCIL OF THE CITY OF SPANISH FORK, COUNTY OF UTAH, APPROVES THIS SURVEYING AND THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE FOREVER USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20__

CITY MANAGER: _____ **CITY ATTORNEY:** _____
ENGINEER/DEVELOPER (SEE SEAL BELOW): _____ **ATTORNEY:** _____
ENGINEER/RECORDS (SEE SEAL BELOW): _____

PLANNING COMMISSION APPROVAL:
 APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE
 PLANNING COMMISSION: _____
 CITY PLANNER: _____ CHAIRMAN, PLANNING COMMISSION

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SURVEYORS SEAL: _____ **NOTARY PUBLIC SEAL:** _____ **CITY COUNTY INGRAM SEAL:** _____ **CLERK RECORDER SEAL:** _____

File Name: River Point Subdivision Phase 2

Final Plat Re-approval

Applicant: H&H Engineering & Surveying, Inc.

3.73 Acres

Number of Lots: 9

File Number: 15-001168

Address: 1208 West 900 South

Permit Number: FP17-000007

Application Date: 02/11/2017

Application Approved: Pending