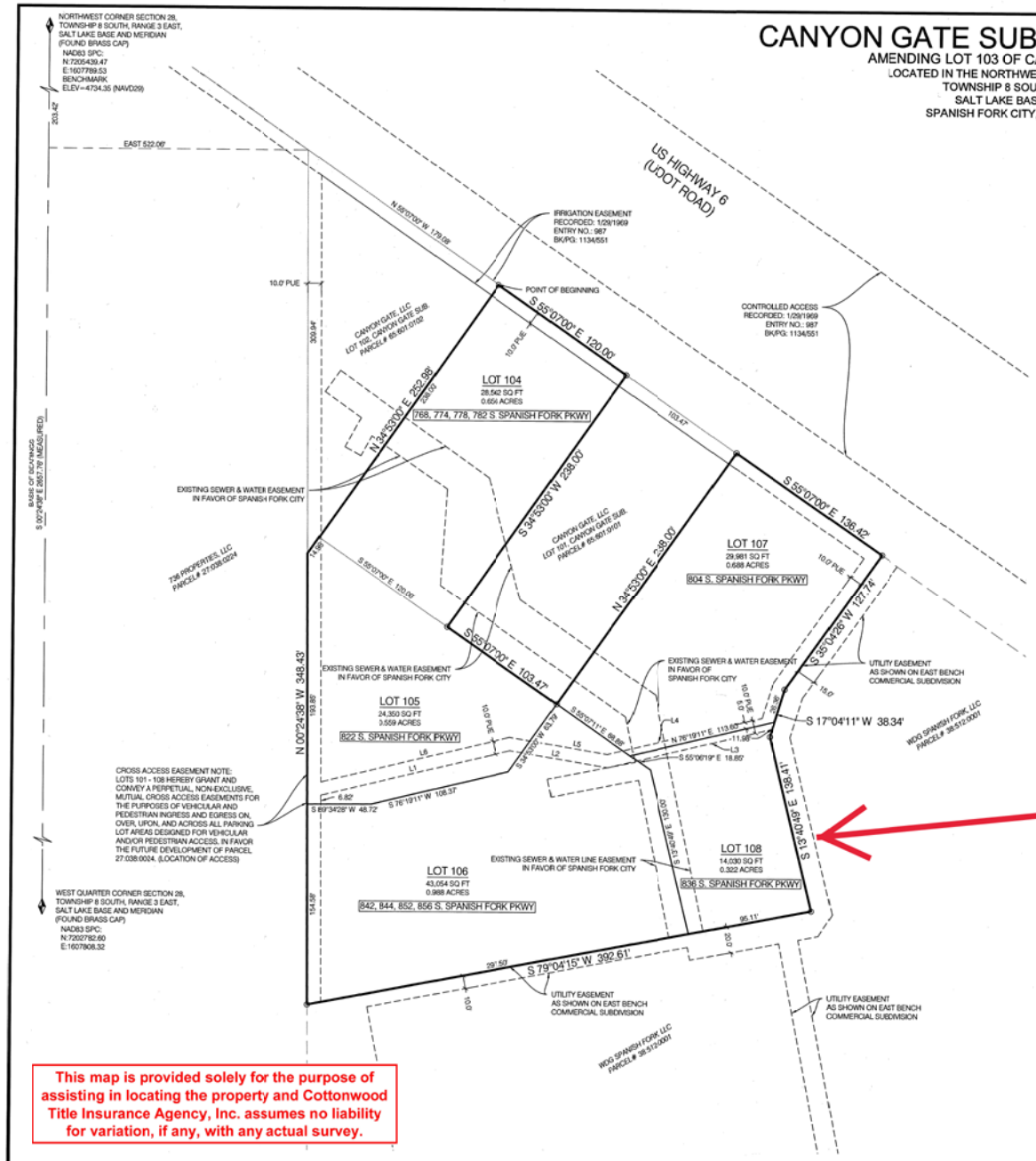
CANYON GATE SUBDIVISION AMENDED

AMENDING LOT 103 OF CANYON GATE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40ft.

TOTAL ACREAGE	3.213 ACRES
TOTAL SQUARE FOOTAGE	139,977 SQ. FT.
NUMBER OF LOTS	5
DENSITY (LOT/ACRE)	0.643

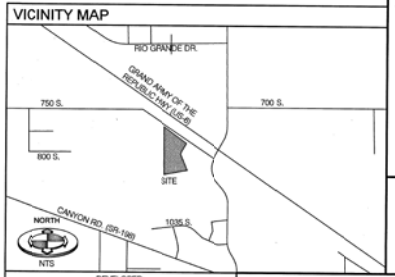
CROSS ACCESS EASEMENT NOTE: LOTS 101 - 108 HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENTS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON, AND ACROSS ALL PARKING LOT AREAS DESIGNED FOR VEHICULAR AND/OR PEDESTRIAN ACCESS. IN FAVOR OF SAID LOTS 101-108.

17120

LEGEND

- SECTON CORNER
- BOUNDARY CORNER (SET ½" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED "BENCHMARK ENG.")
- SECTON LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTNG STREET CENTERLINE
- EASEMENT LINE
- LOT LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I 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 HEREAFTER TO BE KNOWN AS:

CANYON GATE SUBDIVISION AMENDED
AMENDING LOT 103 OF CANYON GATE SUBDIVISION

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPANISH FORK CITY, UTAH COUNTY, STATE OF UTAH, ALSO BEING LOT 103, CANYON GATE SUBDIVISION, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 6, SAID POINT BEING SOUTH 00°24'38" EAST 203.42 FEET ALONG THE SECTION LINE AND EAST 522.06 FEET AND SOUTH 55°07'00" EAST 179.08 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 55°07'00" EAST 120.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 34°53'00" WEST 238.00 FEET; THENCE SOUTH 55°07'00" EAST 103.47 FEET; THENCE NORTH 34°53'00" EAST 238.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 55°07'00" EAST 136.42 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 35°04'26" WEST 127.74 FEET; THENCE SOUTH 17°04'11" WEST 38.34 FEET; THENCE SOUTH 13°40'49" EAST 138.41 FEET; THENCE SOUTH 79°04'15" WEST 392.61 FEET; THENCE NORTH 00°24'38" WEST 348.43 FEET; THENCE NORTH 34°53'00" EAST 252.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 139,977 SQ FT OR 3.213 ACRES

5 LOTS

OWNER'S DEDICATION

KNOW ALL MENBY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS THE

CANYON GATE SUBDIVISION AMENDED
AMENDING LOT 103 OF CANYON GATE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY I HAVE HEREUNTO SET FORTH THIS 15TH DAY OF MAY A.D., 20 20

BY: PAUL JENSEN
ITS: MANAGER

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE 15 DAY OF May A.D. 2020 PERSONALLY APPEARED BEFORE ME Ryan Lowesand WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF CANYON GATE, LLC, A UTAH LIMITED LIABILITY COMPAN*, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID CANYON GATE, LLC, AND SAID Manager ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Ryan Lowesand COMMISSION NUMBER: 710597
A NOTARY PUBLIC COMMISSIONED IN UTAH MY COMMISSION EXPIRES: 2/12/24

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPANISH FORK, 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 19th DAY OF February A.D. 20 20

CITY MANAGER
CITY ATTORNEY
COMMUNITY DEVELOPMENT DIRECTOR
APPROVED
ATTEST
City Recorder

DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS PLAT SORELY FOR THE PURPOSE OF VCONFIRMING THAT THE PLAT CONTIANS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER ELEMNTES IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTINED IN THE PLAT, INCLUDING THSOE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGYS RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS _____ DAY OF _____, A.D. 20____

DOMINION ENERGY COMPANY

BY: _____

ITS: _____

ENT 87345:2020 Bk 0 17120
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jun 24 10:26 am FEE 61.00 BY TA
RECORDED FOR SPANISH FORK CITY CORPORATI

CANYON GATE SUBDIVISION AMENDED
AMENDING LOT 103 OF CANYON GATE SUBDIVISION

LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

DEVELOPER:
SANDY MCCLEVE
PMJ COMPANIES
5284 S. COMMERCE DR. STE #C-274
MURRAY, UT 84107
(801)568-0900
SANDY@PMJCOMPANIES.COM

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 103
SANDY, UTAH 84070 (801) 542-7102
www.benchmarkcivil.com

SURVEYORS SEAL | CITY ENGINEERS SEAL | CLERK - RECORDER SEAL

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SEC 28 T8S R3E SLB&M TU (SD (Canyon Gate 2nd Amd)

RM