



SURVEYOR'S CERTIFICATE
 LARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6448786 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE BOARD OF SURVEYING THAT THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, & EASEMENTS, AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
 SURVEYOR (SEE SEAL BELOW) Aaron D. Thomas DATE Aug. 6, 2020

BOUNDARY DESCRIPTIONS
LOT 1
 Beginning at a point located South 88°34'55" West along section line 930.26 feet and South 306.72 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°03'25" West 250.65 feet; thence North 61.77 feet; thence North 10.00 feet; thence along the arc of a 5.00 foot radius curve to the right 7.80 feet through a central angle of 89°22'16" (chord bears North 45°16'44" West 7.03 feet); thence North 7°24'02" West 131.63 feet; thence along the arc of a 595.50 foot radius curve to the right 141.32 feet through a central angle of 15°59'10" (chord bears North 7°24'02" West 140.86 feet); thence North 7°42'14" East 157.16 feet; thence along the arc of a 585.50 foot radius curve to the right 157.16 feet through a central angle of 15°22'45" (chord bears North 7°42'14" East 156.69 feet); thence along the arc of a 47.00 foot radius curve to the left 47.63 feet through a central angle of 58°03'54" (chord bears North 7°24'02" East 45.62 feet); thence along the arc of a 101.00 foot radius curve to the left 2.02 feet through a central angle of 1°08'45" (chord bears North 7°24'02" East 2.02 feet); thence South 89°31'17" East 74.43 feet; thence South 5°44'26" East 222.13 feet; thence South 6°06'34" East 195.48 feet; thence North 0°03'25" West 228.17 feet; thence South 89°59'28" East 165.19 feet; thence South 88°34'55" West 1747.77 feet; thence South 88°34'55" West 930.26 feet; thence South 89°59'28" East 415.85 feet; thence North 0°03'25" West 227.73 feet to the point of beginning.
 Area = 4.328 Acres

PARCEL A
 Beginning at a point on the South right-of-way line of 400 South road in Springville, Utah, located South 88°34'55" West along the section line 1747.77 feet and North 711.49 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along said right-of-way the following 4 (four) courses: East along the arc of a 2268.31 foot radius non-tangent curve to the right 74.43 feet (chord bears: South 89°31'17" East 74.43 feet); thence South 42°05'48" East 36.17 feet; thence South 0°03'25" West 8.00 feet; thence South 89°56'34" East 6.00 feet to a point on the west right-of-way line of 1200 West road in Springville, Utah; thence along said right-of-way the following 4 (four) courses: South 0°03'25" West 228.17 feet; thence South 89°59'28" East 165.19 feet; thence South 88°34'55" West 1747.77 feet; thence South 89°59'28" East 165.19 feet; thence South 88°34'55" West 930.26 feet; thence South 89°59'28" East 415.85 feet; thence North 0°03'25" West 227.73 feet to the point of beginning.
 Area = 2.052 Acres

OWNER'S CERTIFICATE AND DEDICATION (LOT 1)
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, & EASEMENTS, AND DO HEREBY DEDICATE THE STREETS & EASEMENTS AS INDICATED FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____
Richard J. Child Mayor (Springville City)
Richard J. Child Mayor (Springville City)

ACKNOWLEDGMENT (LOT 1)
 STATE OF UTAH COUNTY OF UTAH S.S.
 ON THE 12 DAY OF August, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE/HEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
Marcie S. Clark ID# 25 _____ A NOTARY PUBLIC COMMISSIONED IN UTAH FRONT NAME & COMMISSION NUMBER
Marcie S. Clark MY COMMISSION EXPIRES 06/21/2022 SIGNATURE

ACKNOWLEDGMENT (PARCEL A)
 STATE OF UTAH COUNTY OF UTAH S.S.
 ON THE 11 DAY OF August, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE/HEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED. # 703499
Kimberly Osborne ID# 105474 A NOTARY PUBLIC COMMISSIONED IN UTAH FRONT NAME & COMMISSION NUMBER
Kimberly Osborne SIGNATURE COMMISSION EXPIRES 11-30-2022

OWNER'S CERTIFICATE AND DEDICATION (PARCEL A)
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, & EASEMENTS, AND DO HEREBY DEDICATE THE PUBLIC AREAS FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 11 DAY OF August, A.D. 2020
Richard J. Child Mayor (Springville City)

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF SPRINGVILLE, 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 11 DAY OF August, A.D. 2020
Richard J. Child Mayor (Springville City)
 APPROVED Richard J. Child ATTEST Kimberly Osborne
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

CITY ATTORNEY
 APPROVED THIS 11 DAY OF November, 2020
John Paul CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS 11 DAY OF March, 2022
 BY THE SPRINGVILLE CITY PLANNING COMMISSION
 N/A DIRECTOR - SECRETARY N/A CHAIRMAN, PLANNING COMMISSION

THE GALLERY
 SPRINGVILLE CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

SPRINGVILLE DRAINAGE DISTRICT
 APPROVED THIS _____ DAY OF _____, 20____
 SPRINGVILLE DRAINAGE DISTRICT

SPRINGVILLE CITY
 SURVEYOR'S SEAL: AARON D. THOMAS, LICENSE # 6448786, 8-6-2020
 CITY ENGINEER SEAL: RICHARD J. CHILD, LICENSE # 41771, 12-20-2020
 CITY RECORDER SEAL: KIMBERLY OSBORNE, LICENSE # 105474, 11-30-2022
 NOTARY SEAL: MARCIE S. CLARK, LICENSE # 25, 06-21-2022

Sec 32, T7S, R3E, S36, 5, 189, R3E T7-131, R4

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.

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