# Springville Marketplace Plat C

## Amending Lot 6 of Springville Marketplace

**A Part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East, SLB&M and A Part of the Northwest Quarter of Section 5, Township 8 South, Range 3 East, SLB&M, U.S. Survey**

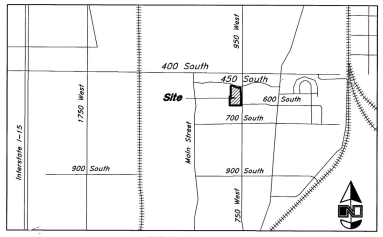
**Springville City, Utah County, Utah**

**April 2021**

20-121sub

### Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"




**Vicinity Map**
Not to Scale

### Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements contained in the following recorded documents, records of Utah County, Utah:

Patent recorded November 15, 1877 in Book I at Page 112 of Official Records.

Restrictive Covenant Agreement recorded January 14, 2016 as Entry No. 3747-2016 and Corrective Affidavit recorded June 29, 2016 as Entry No. 59216-16 of Official Records.

Declaration of Restrictions recorded as Entry No. 59811-2016 of Official Records.

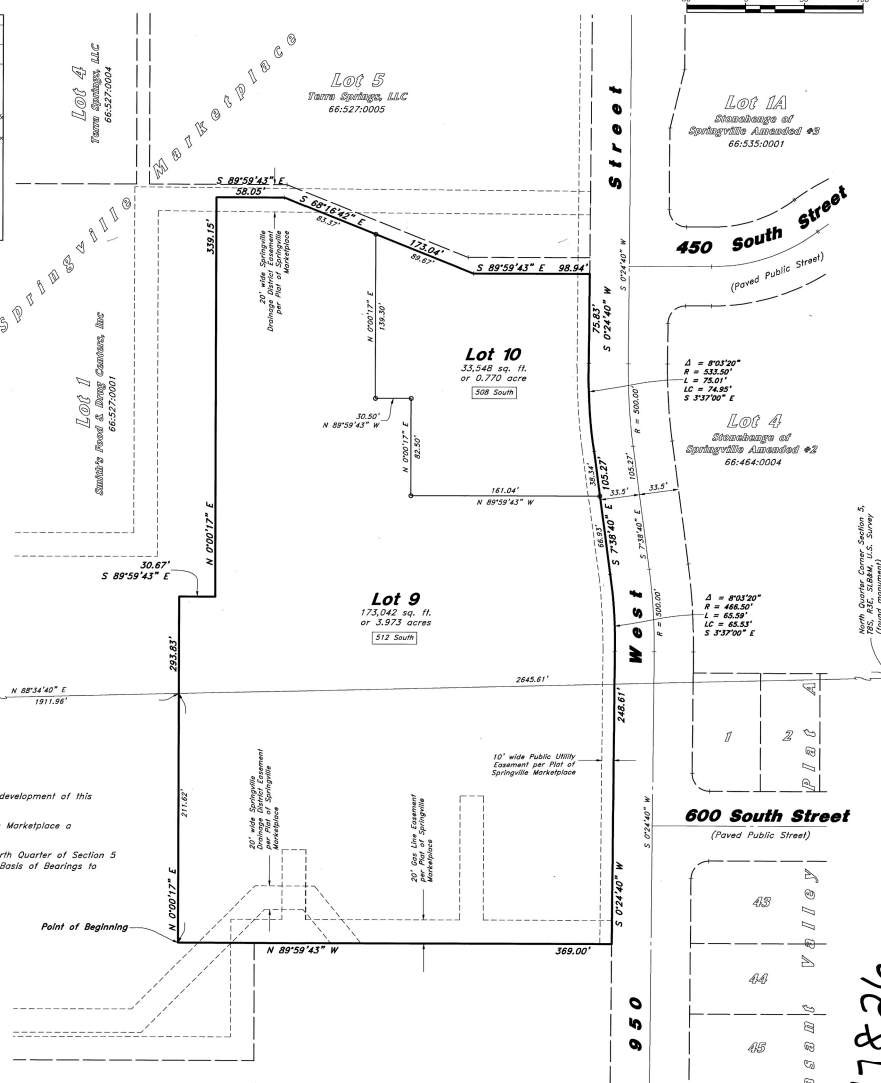
Unified Sign Agreement recorded August 2, 2016 as Entry No. 71733-2016 of Official Records.

### Narrative

This Subdivision was requested by Terra Basin, LLC prerequisite to development of this property.

This Suvdivision retraces and honors the underlying 2015 Springville Marketplace a Commercial Subdivision.

A line between monuments found for Northwest Corner and the North Quarter of Section 5 was assigned the Utah County bearing of South 89°11'49" West as the Basis of Bearings to retrace the underlying plat.




17826

### Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Springville Marketplace Plat C.

### Boundary Description

All of Lot 6, Springville Marketplace, recorded as Entry No. 47132:2016 and as Map No. 15067, Official Records of Utah County, Utah, located in the Southwest Quarter of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, and the Northwest Quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, in Springville City, Utah County, Utah:

Beginning at a Southeasterly Corner of Lot 1 of said Subdivision, located 1911.96 feet North 88°34'40" East along the North Line of said Section 5; and 211.62 feet South 0°00'17" West along the Easterly Line of said Lot 1 from a Brass Cap Monument found marking the Northwest Corner of said Section 5; and running thence along the Easterly and Southerly Lines of said Lot 1 the following six courses: North 0°00'17" East 293.83 feet; South 89°59'43" East 30.67 feet; North 0°00'17" East 339.15; South 89°59'43" East 58.05 feet; South 88°16'42" East 173.04 feet; and South 89°59'43" East 98.94 feet to the Westerly Line of 950 West Street as it exists at 33.50 foot half-width; thence along said Westerly Line the following five courses: South 0°24'40" West 75.83 feet to a point of curvature; Southerly along the arc of a 533.50 foot radius curve to the left a distance of 75.01 feet (Central Angle equals 8°03'20" and Long Chord bears South 3°37'00" East 74.95 feet) to a point of tangency; South 7°38'40" East 105.27 feet to a point of curvature; Southerly along the arc of a 466.50 foot radius curve to the right a distance of 65.59 feet (Central Angle equals 8°03'20" and Long Chord bears South 3°37'00" East 65.53 feet) to a point of tangency; and South 0°24'40" West 248.61 feet; thence North 89°59'43" West 369.00 feet to and along a Northerly Line of said Lot 1 to said Southeasterly Corner thereof and the point of beginning.

Contains 206,590 sq. ft.
or 4.743 acres
2 Lots

2 June 2021
Date

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

### Owner's Dedication

Know all men by these presents that we, all of 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 and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public

In witness whereof we have hereunto set our hands this 18th, day of June, A.D. 2021.

Terra Springs, LLC

By: J. Stuart Adams
Its: Manager

### Acknowledgment

State of Utah
County of Salt Lake } ss

On the 18th day of June, 2021, personally appeared before me, the undersigned Notary Public, J. Stuart Adams, who being by me duly sworn did say that he is the Manager of Terra Springs, LLC, and that said instrument was signed in behalf of said institution by a resolution of its Members and he acknowledged to me that said institution executed the same.

Notary Public Full Name: Katherine Tempfer
Commission Number: 700721
My Commission Expires: June 5, 2022
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

#132090:2021

ENT 132090:2021 Ffee # 17826
ANDREA ALLEN
UTAH COUNTY, RECORDER
2021 Jul 15 03:18 pm FEE 54.00 BY AG
RECORDED FOR SPRINGVILLE CITY CORPORATIO

### Acceptance by the City of Springville

The City of Springville, County of Utah, Accepts this Subdivision of Springville Marketplace Plat C

This 11 Day of May A.D. 2021.

Approved — City Attorney
Approved — Mayor
Approved N/A — Planning Commission Chair
Approved — City Engineer (See Seal Below)
Attest — CITY RECORDER (See Seal Below)

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**A Part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East, SLB&M and A Part of the Northwest Quarter of Section 5, Township 8 South, Range 3 East, SLB&M, U.S. Survey**
**Springville City, Utah County, Utah**

| Surveyors Seal | Notary Public Seal | City Engineer Seal | Clerk-Recorder Seal |
|---|---|---|---|
| | | SPRINGVILLE UTAH CITY ENGINEER 7/15/21 ENGINEERING DEPT | CORPORATE SEAL |

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

AMEND LOT 6 SPRINGVILLE MARKETPLACE
32-7-3W S-8-3E TN 131-RM