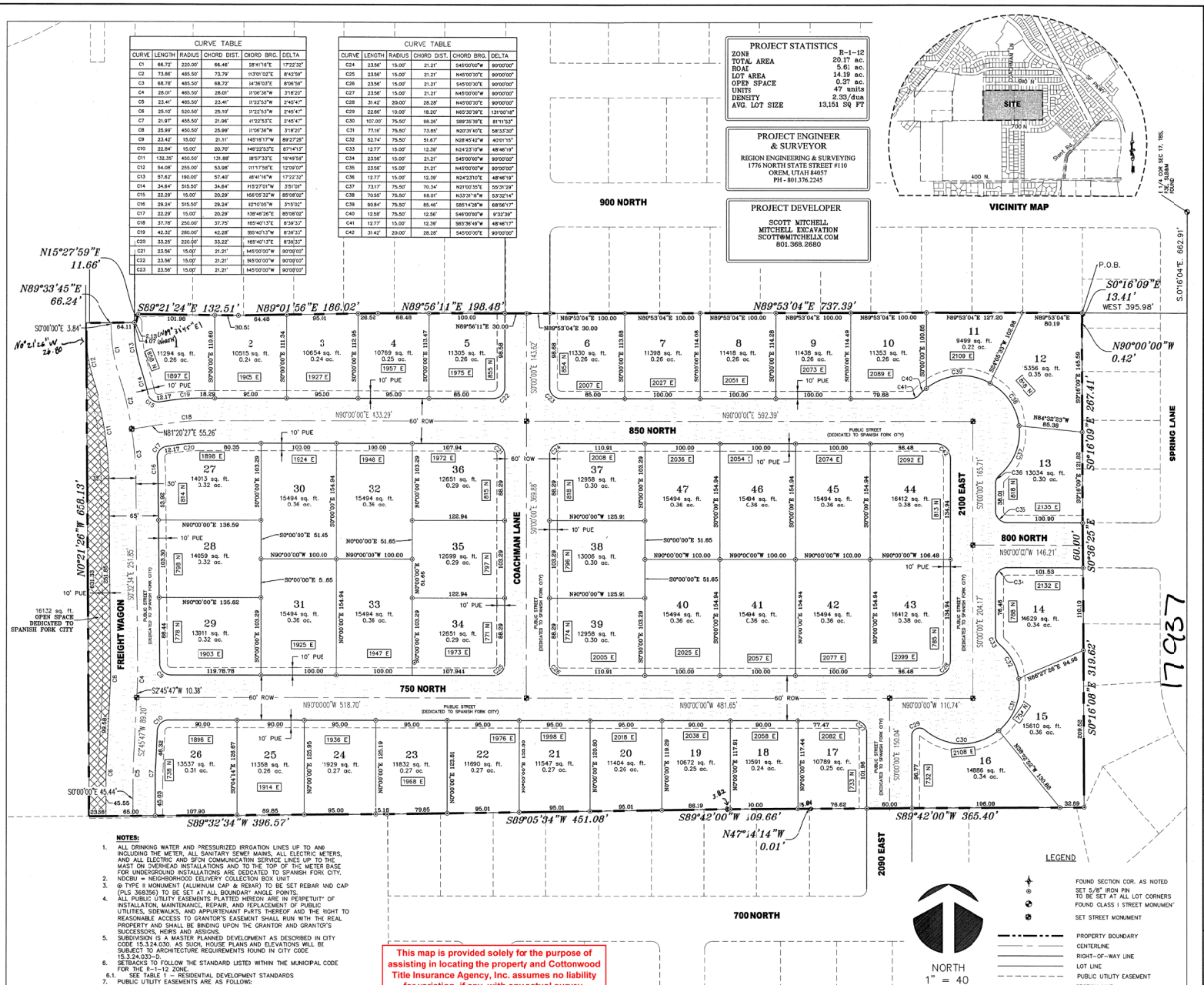

NOTES:

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 SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. NDCBU = NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT
3. ⊕ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET REBAR AND CAP (PLS 368356) TO BE SET AT ALL BOUNDARY ANGLE POINTS.
4. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
5. SUBDIVISION IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030, AS SUCH, HOUSE PLANS AND ELEVATIONS WILL BE SUBJECT TO ARCHITECTURE REQUIREMENTS FOUND IN CITY CODE 15.3.24.033-D.
6. SETBACKS TO FOLLOW THE STANDARD LISTED WITHIN THE MUNICIPAL CODE FOR THE R-1-12 ZONE.
   6.1. SEE TABLE 1 - RESIDENTIAL DEVELOPMENT STANDARDS
7. PUBLIC UTILITY EASEMENTS ARE AS FOLLOWS:
   7.1. STREET SIDE/FRONT - 10'

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.

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT ON THE SOUTH SIDE OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT C4-C THAT IS S.0°16'04"E. ALONG THE SECTION LINE 662.91' AND WEST 395.98' FROM THE EAST ¼ CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;

THENCE ALONG SAID SUBDIVISION S.0°16'09"E. 13.41' TO THE CORNER OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 5A; THENCE ALONG SAID PLAT 5A THE FOLLOWING 4 COURSES: WEST 0.42'; THENCE S.0°16'09"E. 267.41; THENCE S.0°36'25"E. 60.00'; THENCE S.0°16'08"E. 319.62' TO THE NORTH SIDE OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 2A; THENCE ALONG SAID PLAT 2A S.89°42'00"W. 365.40'; THENCE N.47°14'14"W. 0.01' TO THE NORTHWEST CORNER OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 13A; THENCE ALONG SAID PLAT 13A THE FOLLOWING 2 COURSES: S.89°42'00"W. 109.66'; THENCE S.89°05'34"W. 451.08'; THENCE S.89°32'34"W. ALONG A FENCE LINE AND CONCRETE CANAL BANK 396.57'; THENCE N.0°21'26"W. 658.13'; THENCE ALONG THE SOUTH SIDE OF LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT C8 THE FOLLOWING 5 COURSES: N.89°33'12"E. 66.24'. THENCE N.15°27'59"E. 11.66'; THENCE S.89°21'24"E. 132.51'; THENCE N.89°01'56"E. 186.02'; THENCE N.89°56'11"E. 198.48' TO THE SOUTHWEST CORNER OF SAID PLAT C4-C; THENCE N.89°53'04"E. 737.39' TO THE POINT OF BEGINNING.

CONTAINING 20.17 ACRES OF LAND.

No. 368356 ROBBIN J. MULLEN 9/06/2021

9/06/2021
DATE

SURVEYOR

OWNERS 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, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23rd DAY OF September, A.D. 20 21

R. Scott Mitchell, Manager of Dirt Road Dudes LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 23rd DAY OF September 20 21 PERSONALLY APPEARED BEFORE ME R. Scott Mitchell WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE Manager OF Dirt Road Dudes, LLC 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 ACKNOWLEDGEMENT TO ME THAT SAID CORPORATON EXECUTED THE SAME.

MY COMMISSION EXPIRES September 26th 2024

A NOTARY PUBLIC COMMISSIONED IN UTAH

Shelby L. Hendrickson
PRINTED FULL NAME OF NOTARY

348 main SP UT 84660
NOTARY PUBLIC ADDRESS

ACCEPTANCE BY LEGISLATIVE BODY

SPANISH FORK CITY 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 12th DAY OF January, A.D. 20 21

APPROVED BY CITY MANAGER

APPROVED BY CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR

/ENGINEER (See Seal Below)

ATTEST CLERK-RECORDER (See Seal Below)

ENT 168748:2021 Fee $ 17937
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 30 4:23 pm FEE 144.00 BY SA
RECORDED FOR SPANISH FORK CITY CORPORAT

HAYMAKER – PLAT 'A'
A RESIDENTIAL DEVELOPMENT

LOCATED IN EAST QUARTER OF SECTION 17
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
		City Recorder

This form approved by Utah County and the municipalities therein.

17937

Sec 17 T8 3E TU150 RT