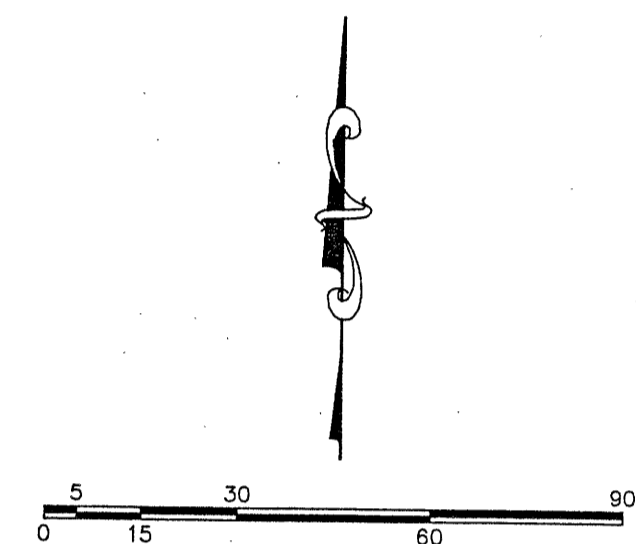


VICINITY MAP
-NTS-



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- CURB PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA
- BEARING OF BUILDING

DEVELOPER
JKJ LLC
391 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=1.69
TOTAL # OF UNITS=9
ACREAGE IN ROADS=0.00 ACRES
ZONING=C-2

- GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 83.
 2. COORDINATE SYSTEM = NAD27
 3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
 4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
 5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
 6. ALL COMMON AREAS TO BE PUE'S.
 7. ZONING C-2.

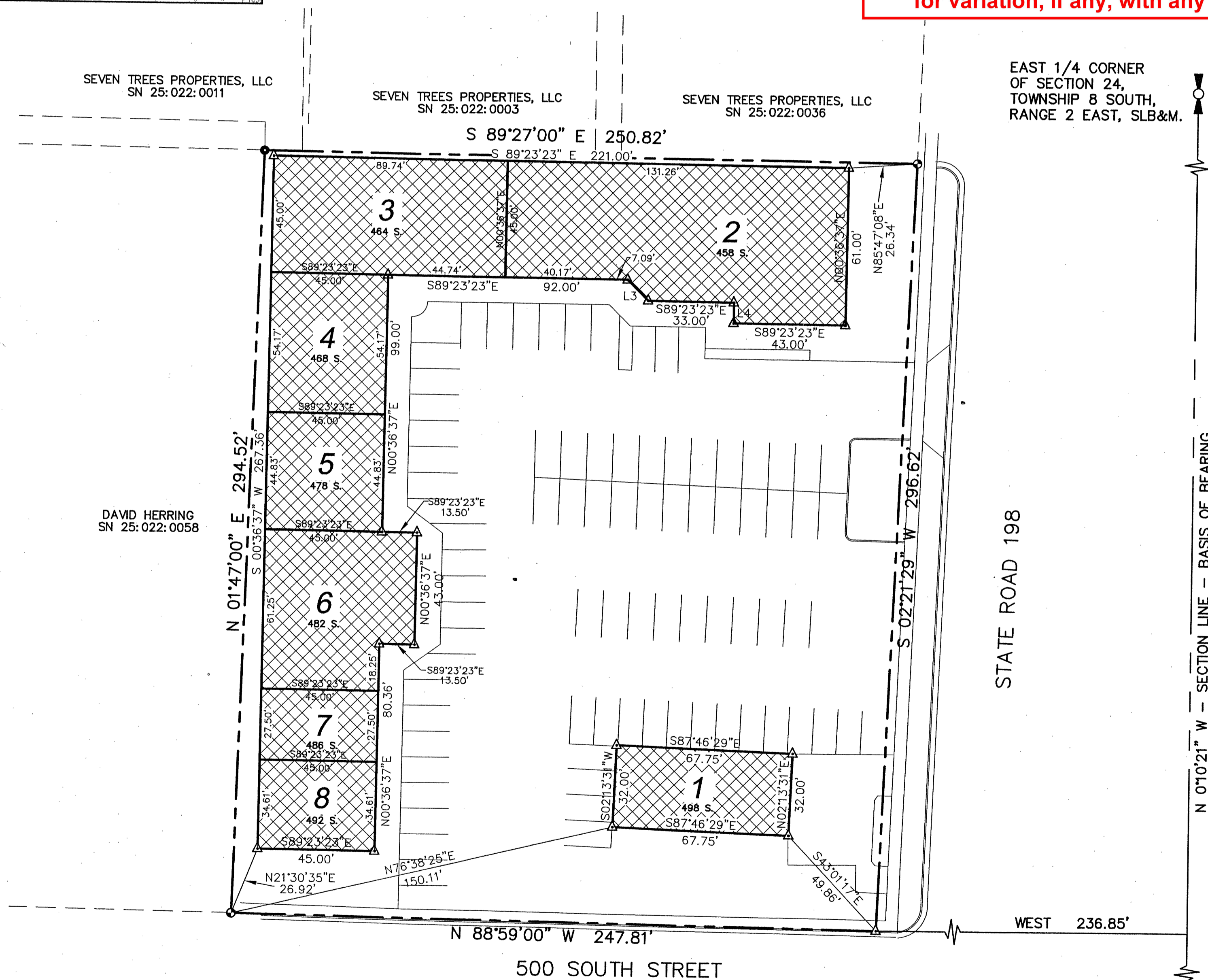
2022\21-029 Smiley Condo Plat\CADD\FINAL\Condo Plat.dwg 12/1/2022 10:03:35 AM MST

LINE	LENGTH	BEARING
L1	13.50	S 89°23'23" E
L2	13.50	N 89°23'23" W
L3	11.31	S 44°23'23" E
L4	8.00	S 00°36'37" W

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

- 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. 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 RISKS INHERENT WITH LIVESTOCK.
 3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
 4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
 5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
 6. ALL OPEN SPACE AND COMMON AREA IS A PUE.

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.



18323

CLERK-RECORDER SEAL 	SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER SEAL 	COUNTY RECORDER'S SEAL
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SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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.

Barry L. Prettyman March 29, 2022
SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF 500 SOUTH STREET, WHICH POINT LIES NORTH 779.37 FEET AND WEST 236.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°59'00" WEST 247.81 FEET ALONG SAID STREET; THENCE NORTH 1°47'00" EAST 294.52 FEET; THENCE SOUTH 89°27'00" EAST 250.82 FEET TO THE WEST LINE OF STATE ROAD 198; THENCE SOUTH 02°21'29" WEST 296.62 ALONG SAID STREET TO THE POINT OF BEGINNING. (CONTAINING 1.69 ACRES)

OWNER'S DEDICATION

(I) WE JKJ, LLC BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO THE UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE TIMBERCREEK CONDOMINIUM UNIT OWNER'S ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 391 N. MAIN, SPANISH FORK, UTAH 84660.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS 4th DAY OF April, A.D. 2022.
John D. Smiley, member for JKJ, LLC, a Utah Limited Liability Company
John D. Smiley 4.4.22

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH - S.S. COUNTY OF UTAH - ON THE 4th DAY OF April, A.D. 2022 PERSONALLY APPEARED BEFORE ME John D. Smiley 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 THEY ARE THE member OF JKJ, LLC, a Utah limited liability company AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID member ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

Susan Pearl
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
#712319 / 6/12/2024 Susan Pearl
NOTARY ADDRESS / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE DRC OF SEC 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 8 DAY OF December, A.D. 2022.

APPROVED [Signature] APPROVED [Signature]
CITY MANAGER CITY ATTORNEY
APPROVED [Signature] ATTEST Tara S. Shea
ENGINEER (SEE SEAL) CLERK-RECORDER
APPROVED [Signature]
COMMUNITY DEVELOPMENT DIRECTOR

TIMBERCREEK CONDOMINIUMS PLAT "A"

COMMERCIAL DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 9 UNITS AND 1.69 ACRES.
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

24-8-26 T4169-AM