

**LEGEND**

- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT 5' WIDE ALONG SIDE & REAR LOT LINES, 10' WIDE ALONG ALL ROAD R.O.W. TYPICAL
- STREET CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SECTION CORNER TIE LINE
- SECTION CORNER
- SET 3/8" x 24" IRON PIN w/CAP
- SUBDIVISION CORNER

PLAT "D"  
**SPRINGVILLE PLAZA**

**A COMMERCIAL DEVELOPMENT**

BEING A VACATION OF LOTS 14,15,16,17 AND 19  
OF SPRINGVILLE PLAZA PLAT "B" LOCATED IN THE  
SE 1/4 SEC 31, T7S, R3E, SLB&M  
AND  
THE NE 1/4 SEC 6, T8S, R3E, SLB&M

CORPORATION OF THE PRESIDING BISHOPRIC  
OF THE CHURCH OF JESUS CHRIST OF LATER-DAY SAINTS

SE CORNER OF SECTION 31,  
TOWNSHIP 7 SOUTH,  
RANGE 3 EAST  
NORTHING 665,038.83  
EASTING 1,962,164.47



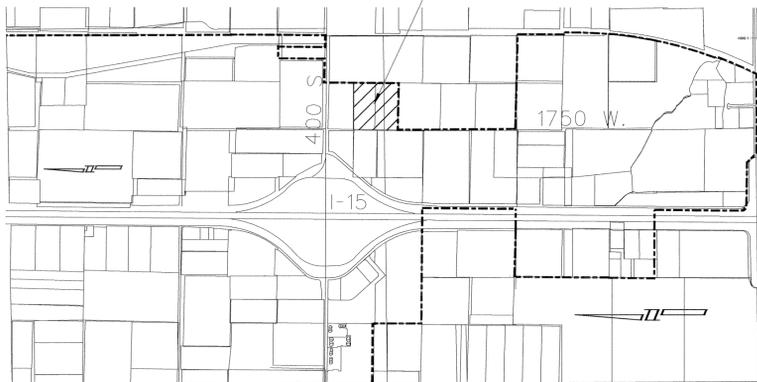
NOTES:  
1- ALL COORDINATES SHOWN ARE N.A.D. 1927 STATE PLANE VALUES, UTAH CENTRAL ZONE, USING A COMBINED FACTOR OF 0.99970. ALL DISTANCES SHOWN ARE GROUND VALUES.

**CURVE DATA CHART**

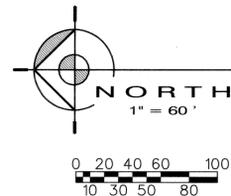
| CURVE | LENGTH | DELTA     | RADIUS  | DIRECTION   | CHORD  |
|-------|--------|-----------|---------|-------------|--------|
| C1    | 20.42' | 90°00'00" | 13.00'  | N45°18'03"E | 18.38' |
| C2    | 49.36' | 15°12'13" | 186.00' | S82°14'57"W | 49.21' |
| C3    | 56.79' | 15°12'13" | 214.00' | S82°14'57"W | 56.62' |

**STATE PLANE COORDINATES**

| COR | NORTHING   | EASTING      | COR | NORTHING   | EASTING      | COR | NORTHING   | EASTING      |
|-----|------------|--------------|-----|------------|--------------|-----|------------|--------------|
| A   | 665,115.94 | 1,960,455.33 | F   | 664,792.51 | 1,960,456.17 | K   | 665,041.03 | 1,960,569.24 |
| B   | 665,408.40 | 1,960,456.86 | G   | 664,820.50 | 1,960,456.10 | L   | 665,033.40 | 1,960,513.16 |
| C   | 665,421.33 | 1,960,469.93 | H   | 664,820.95 | 1,960,630.05 | M   | 665,033.25 | 1,960,455.54 |
| D   | 665,418.17 | 1,961,071.36 | I   | 665,047.70 | 1,960,629.46 |     |            |              |
| E   | 664,794.11 | 1,961,072.98 | J   | 665,047.66 | 1,960,617.99 |     |            |              |



VICINITY MAP N.T.S.



PREPARED BY



Engineers • Surveyors • Planners  
240 WEST CENTER ST., SUITE #200  
OREM, UT (801) 226-0393

PROJECT #50859  
MARCH 2003

**SURVEYOR'S CERTIFICATE**

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 376067 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS PLAT "D" SPRINGVILLE PLAZA, A COMMERCIAL DEVELOPMENT. I FURTHER STATE THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

*Jason D. Willes*  
SURVEYOR (SEE SEAL BELOW)

5-14-03  
DATE

**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT WHICH IS NORTH 89°11'58" EAST 946.20 FEET AND NORTH 00°08'56" WEST 101.02 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°18'03" EAST 292.56 FEET; THENCE 20.42 FEET ALONG THE ARC OF A 13.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS NORTH 45°18'03" EAST 18.38 FEET; THENCE SOUTH 89°41'57" EAST 601.62 FEET; THENCE SOUTH 00°08'56" EAST 624.25 FEET; THENCE SOUTH 89°51'04" WEST 617.00 FEET; THENCE NORTH 00°08'56" WEST 28.00 FEET; THENCE NORTH 89°51'04" EAST 174.00 FEET; THENCE NORTH 00°08'56" WEST 226.81 FEET; THENCE SOUTH 89°51'04" WEST 11.47 FEET; THENCE 49.36 FEET ALONG THE ARC OF 186.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°12'13", THE CHORD OF WHICH BEARS SOUTH 82°14'57" WEST 49.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE 56.79 FEET ALONG THE ARC OF A 214.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°12'13", THE CHORD OF WHICH BEARS SOUTH 82°14'57" WEST 56.62 FEET; THENCE SOUTH 89°51'04" WEST 57.63 FEET; THENCE NORTH 00°08'56" WEST 82.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.00 ACRES, MORE OR LESS.

BASIS OF BEARING: NORTH 89°11'58" EAST BETWEEN THE SOUTH 1/4 CORNER OF SECTION 31 AND THE SOUTHEAST CORNER OF SECTION 31.

**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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15<sup>th</sup> DAY OF May, A.D. 2003.

*Wayne Ross*  
WAYNE ROSS (GATEWAY-ART CITY COMMERCIAL L.C. SPRINGVILLE, UT. 84663)

**ACKNOWLEDGEMENT**

STATE OF UTAH } s.s.  
COUNTY OF UTAH }  
ON THE 15 DAY OF May, 2003, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

*Stacy A. Bore* 8-29-2005  
NOTARY PUBLIC MY COMMISSION EXPIRES:  
RESIDING IN UTAH COUNTY, STATE OF UTAH

FILE 91024-2003 IN LINK  
RANDALL H. COBINGTON  
UTAH COUNTY RECORDER  
2002 JUN 17 11:27 AM FEE \$2.00 BY 789  
RECORDED FOR SPRINGVILLE CITY CORPORATION



**ACCEPTANCE BY LEGISLATIVE BODY**

APPROVED THIS 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 15<sup>th</sup> DAY OF April, 2003.

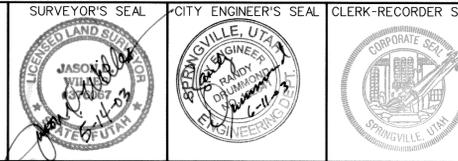
*Joan Fitzgerald* APPROVED: Joan Fitzgerald  
CITY ATTORNEY  
*Candy Drummond* APPROVED: Candy Drummond  
CITY ENGINEER  
*Jeff Evans* ATTEST: Jeff Evans  
CLERK/RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 8<sup>th</sup> DAY OF April, A.D. 2003 BY THE PLANNING COMMISSION.  
*Pamela Boyd* SECRETARY  
*Walter White* CHAIRMAN, PLANNING COMMISSION

PLAT "D"  
**SPRINGVILLE PLAZA**

A COMMERCIAL DEVELOPMENT  
BEING A VACATION OF LOTS 14,15,16,17 AND 19  
OF SPRINGVILLE PLAZA PLAT "B"  
SPRINGVILLE CITY, UTAH COUNTY, UTAH  
SCALE 1" = 60'



10036-113