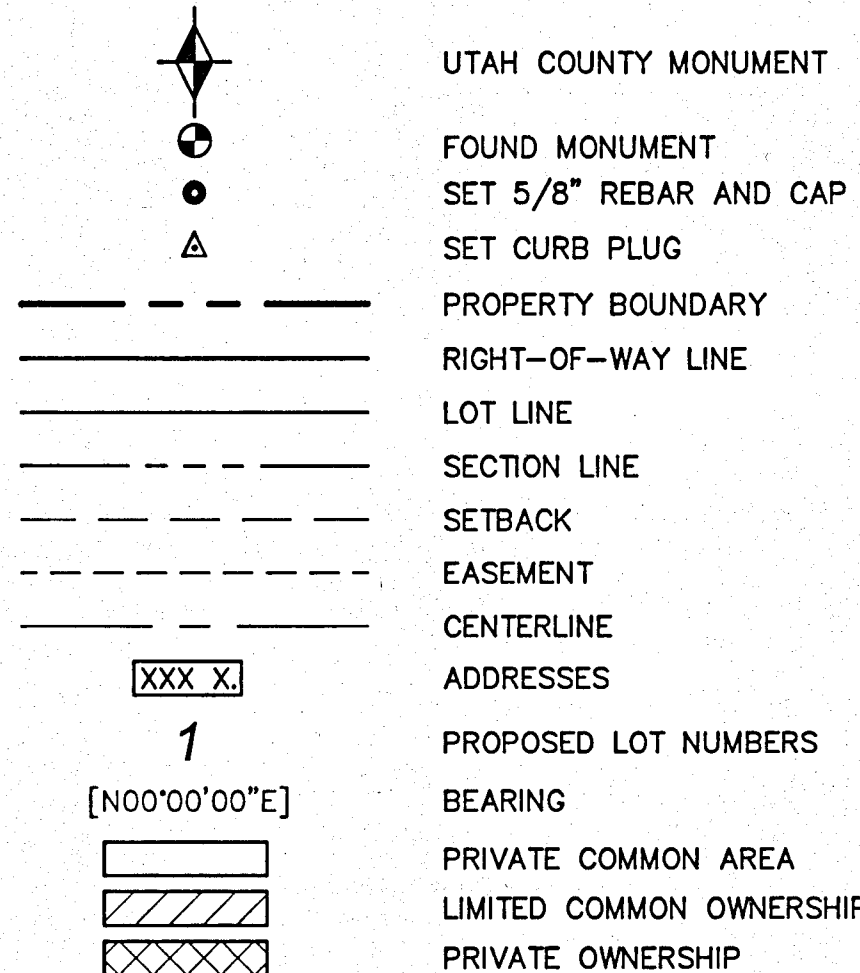


LEGEND



DATA TABLE

TOTAL ACREAGE= 0.28 ACRES  
TOTAL # OF UNITS= 10 UNITS  
ACREAGE OF OPEN SPACE= 0.11 ACRES  
% OPEN SPACE= 39.29%  
ZONING= R-3

OWNER/DEVELOPER

WHITE HORSE LAND, LLC  
TYLER HORAN  
801-330-214  
tyler@whitehorseland.com

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC  
(801) 655-0566  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

NOTES

1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. ALL COMMON AREAS TO BE DEDICATED MUNICIPAL UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHT POLES AND SECTIONALIZERS.
6. ZONING IS R-3.

ALL MUNICIPAL 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. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
4. ALL OPEN SPACE AND COMMON AREA IS A M.U.E.
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
6. COMMON AREA DEDICATED TO RIVER RUN TOWNHOMES OWNERS ASSOCIATION, A UTAH NON-PROFIT CORP.

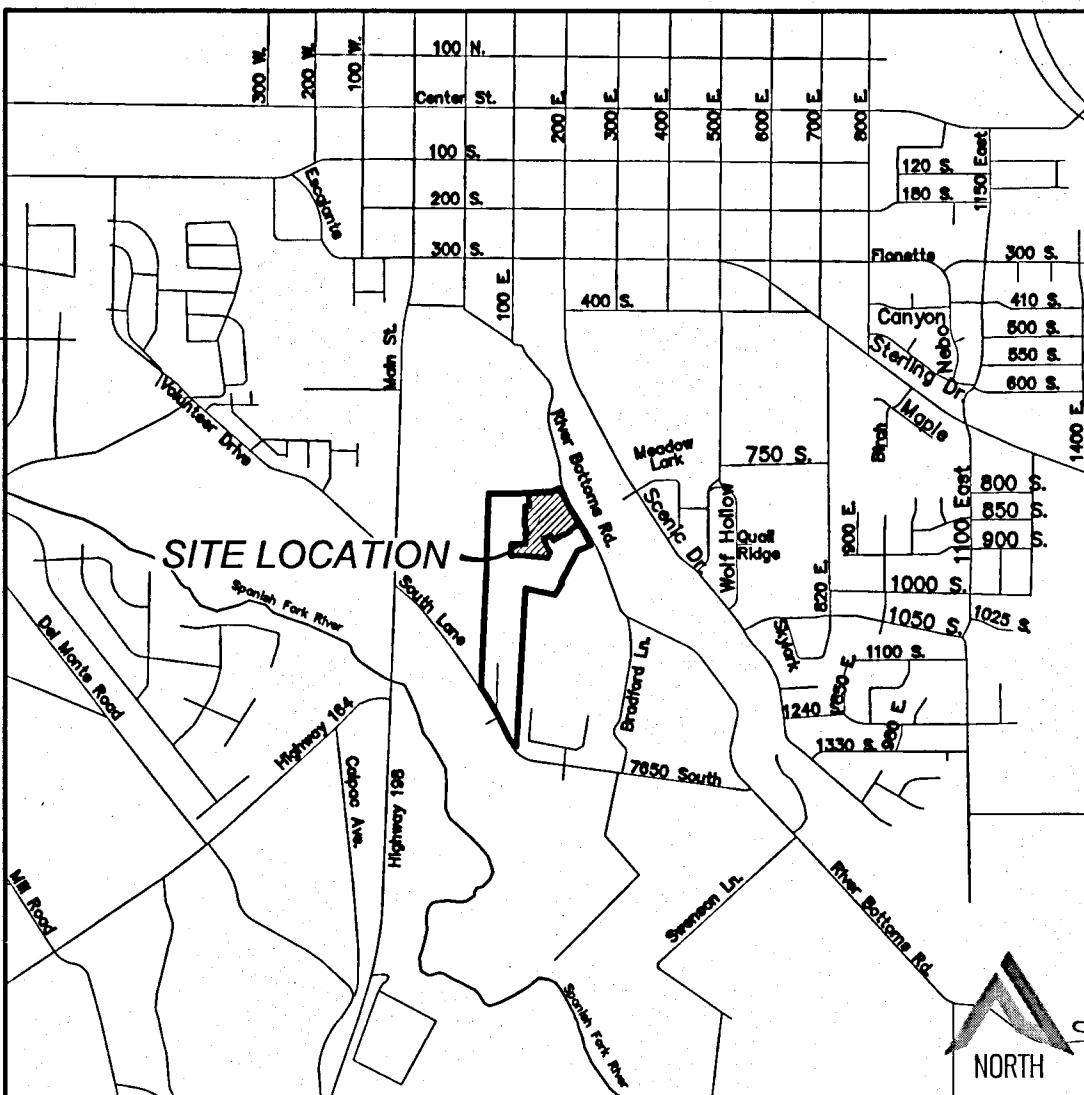
Common Area will be managed and maintained by the HOA.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	53.35'	160.00'	53.11'	N68°33'10"E	19°06'21"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N90°00'00"W	30.97'



VICINITY MAP

-NTS-

REFERENCE CORNER FOR  
NORTHWEST CORNER OF  
SECTION 30, T8S, R3E,  
SLB&M (FOUND UT. CO.  
BRASS CAP)

N79°30'19"W  
248.93'

NORTHWEST CORNER  
OF SECTION 30, T8S,  
R3E, SLB&M  
(NOTHING FOUND)

EAST  
1110.38'

POINT OF BEGINNING

WEST 1/4 CORNER  
SECTION 30, T8S,  
R3E, SLB&M

SURVEYOR'S CERTIFICATE

I, GORDON M. HAIGHT III DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS PLAT IS BASED ON RIVER RUN "E" SUBDIVISION A SUBDIVISION OF LAND RECORDED WITHIN THE OFFICE OF THE UTAH COUNTY RECORDER AS SHOWN ON THIS CONDOMINIUM PLAT OF RIVER RUN CONDO PLAT 7 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

Gordon M Haight III

11/19/2024  
DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°12'30"W 1985.29 FEET ALONG THE SECTION LINE AND EAST 1110.38 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 53.35 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N68°33'10"E 53.11 FEET); THENCE N59°00'00"E 84.93 FEET; THENCE S31°00'05"E 73.51 FEET; THENCE S59°00'00"W 150.64 FEET; THENCE WEST 30.97 FEET; THENCE NORTH 77.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

RIVER RUN CONDO PLAT 7

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AS INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF March, A.D. 2025.

WHITE HORSE LAND, LLC - TYLER HORAN, MANAGER

LLC ACKNOWLEDGMENT

ON THE 4th DAY OF March, A.D. 2025 PERSONALLY APPEARED BEFORE ME Tyler Horan 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 White Horse Land LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Tyler Horan ACKNOWLEDGMENT TO ME THAT SAID LLC EXECUTED THE SAME.

728987

Commission number

January 25, 2027

Commission expires

NOTARY PUBLIC COMMISSIONED IN UTAH

Tiffanie S. Mace

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE DRC OF Spanish Fork 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 9 DAY OF October A.D. 2025

City Engineer  
City Manager

APPROVED

CITY ATTORNEY

ATTEST

CLERK-RECORDER

COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN CONDO PLAT 7

A CONDOMINIUM SUBDIVISION IN

SPANISH FORK, UTAH

CONTAINING 10 UNITS AND 0.28 ACRES.

LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER

SEAL

SURVEYOR'S SEAL

SEAL

NOTARY PUBLIC

SEAL

CITY ENGINEER

SEAL

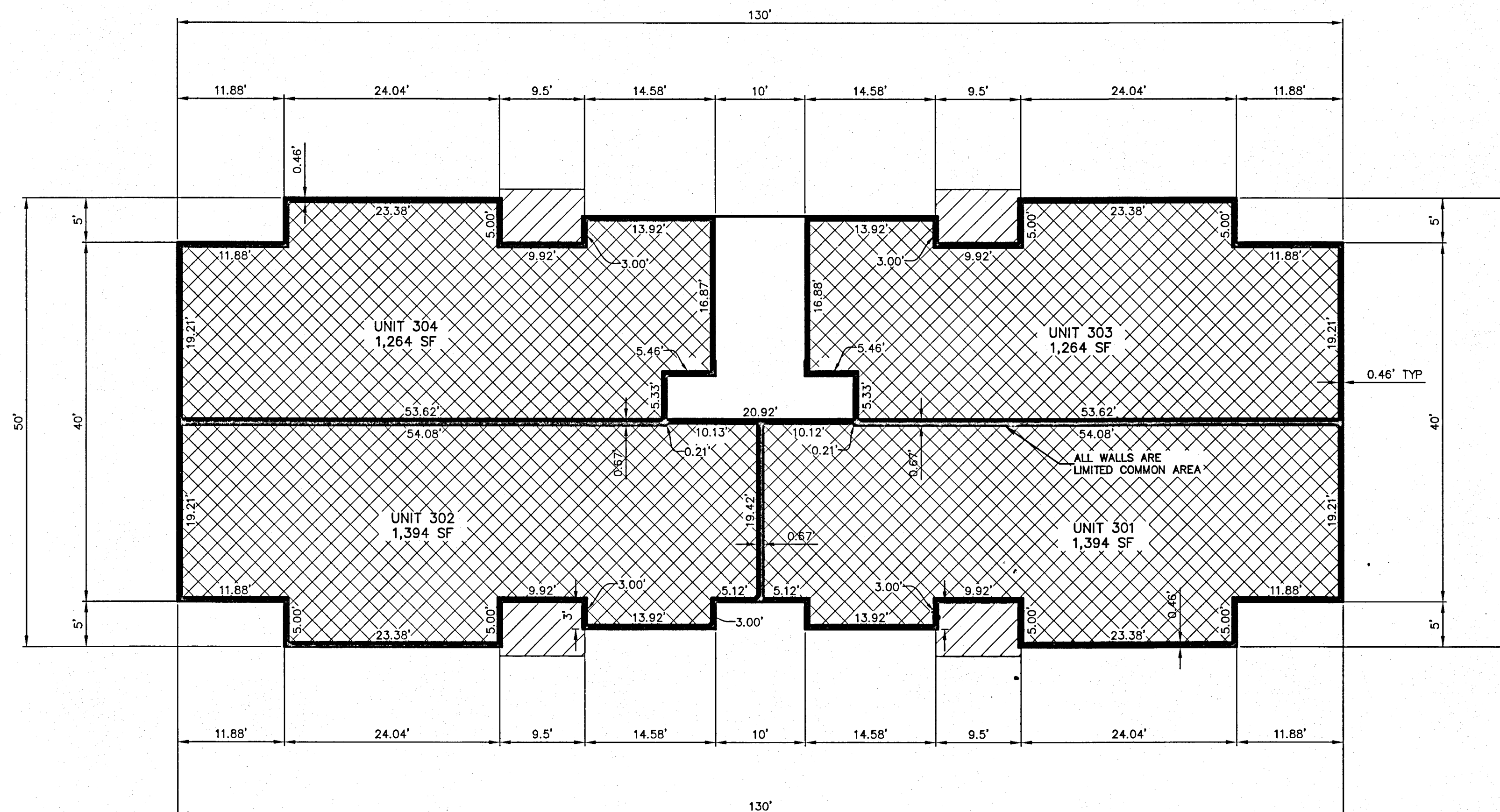
COUNTY

RECORDER SEAL

ENT 24149:2025 MAP# 19688  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jan 4 1:15 PM FEE \$20.00 BY AC  
RECORDED FOR SPANISH FORK CITY







THIRD FLOOR

LEGEND

- COMMON AREA/OPEN SPACE  
LIMITED COMMON OWNERSHIP  
PRIVATE OWNERSHIP



(24"x36")  
SCALE 1" = 10'  
(11"x17")  
SCALE 1" = 20'

ENT 24149-2025 MAP# 19688  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 APR 4 11:56 AM FEE 220.00 BY AC  
RECORDED FOR SPANISH FORK CITY

19688 3054

5			DESIGNED BY:		DATE:
4			DRAWN BY:		DATE:
3			CHECKED BY:		DATE:
2			APPROVED:		DATE:
1			COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



ENGINEER CONTACT INFO:  
ATLAS ENGINEERING  
PHONE: 801-655-0566  
946 EAST 800 NORTH SUITE A  
SPANISH FORK, UT 84660

RIVER RUN CONDO PLAT 7

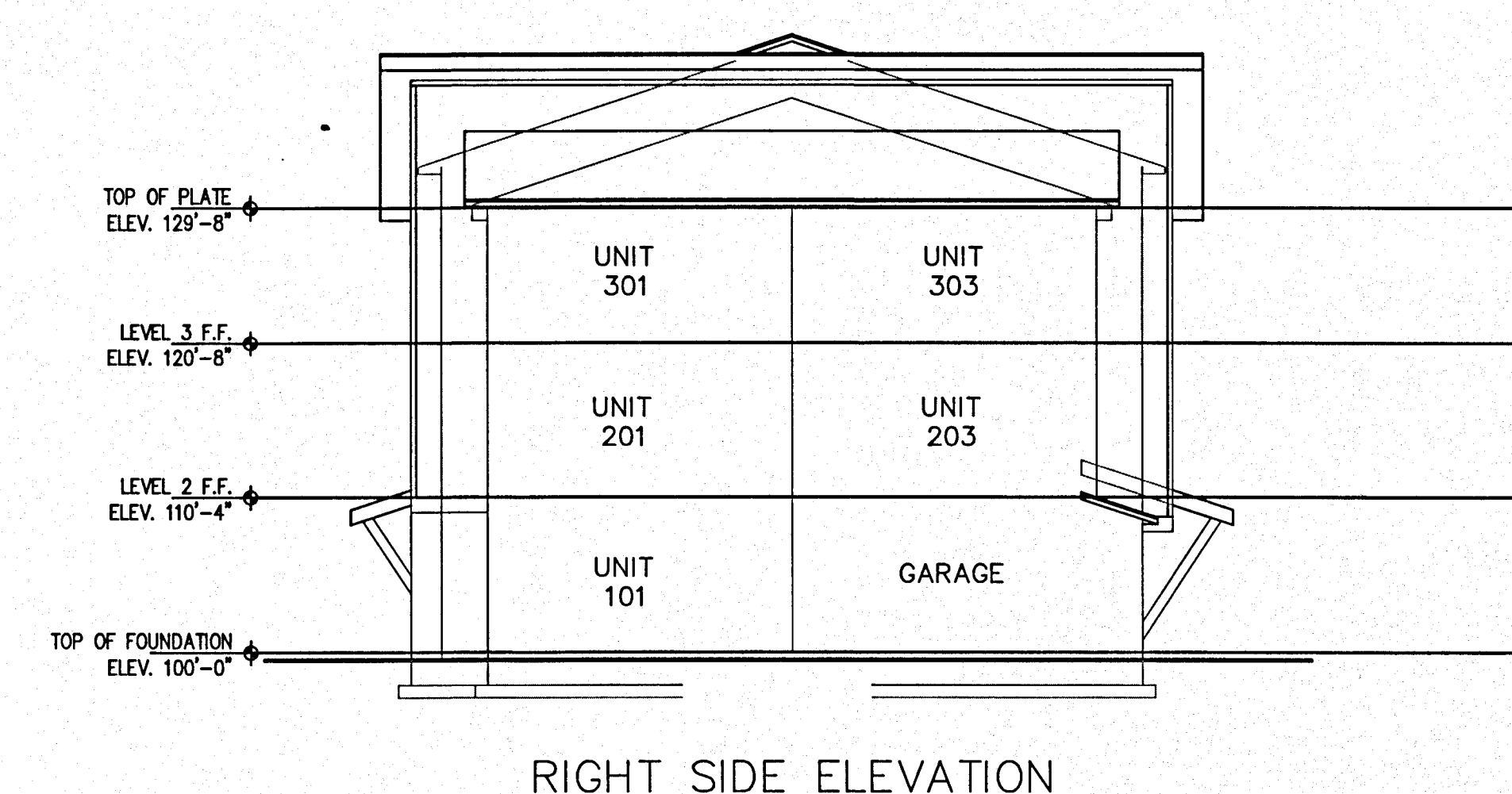
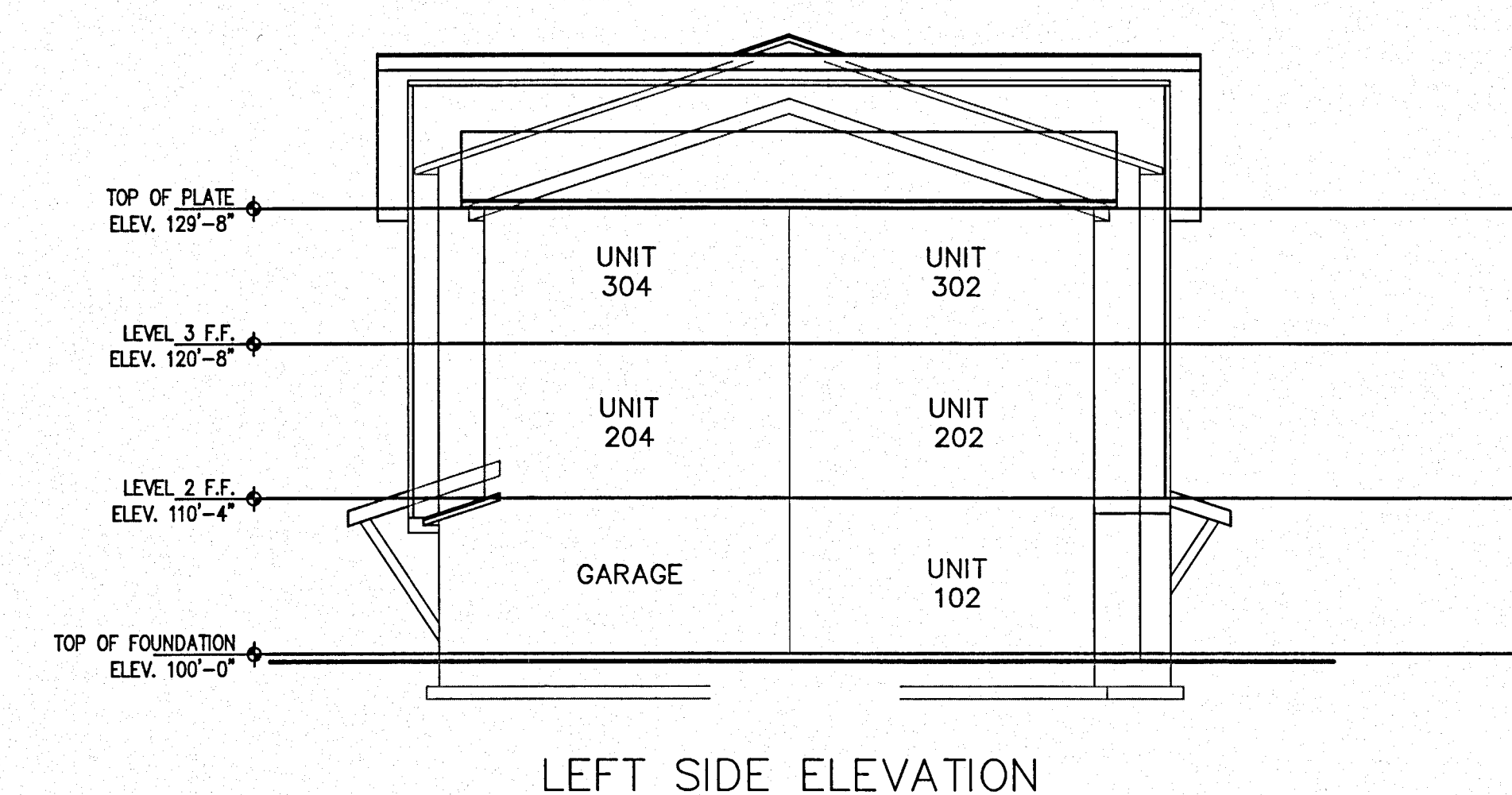
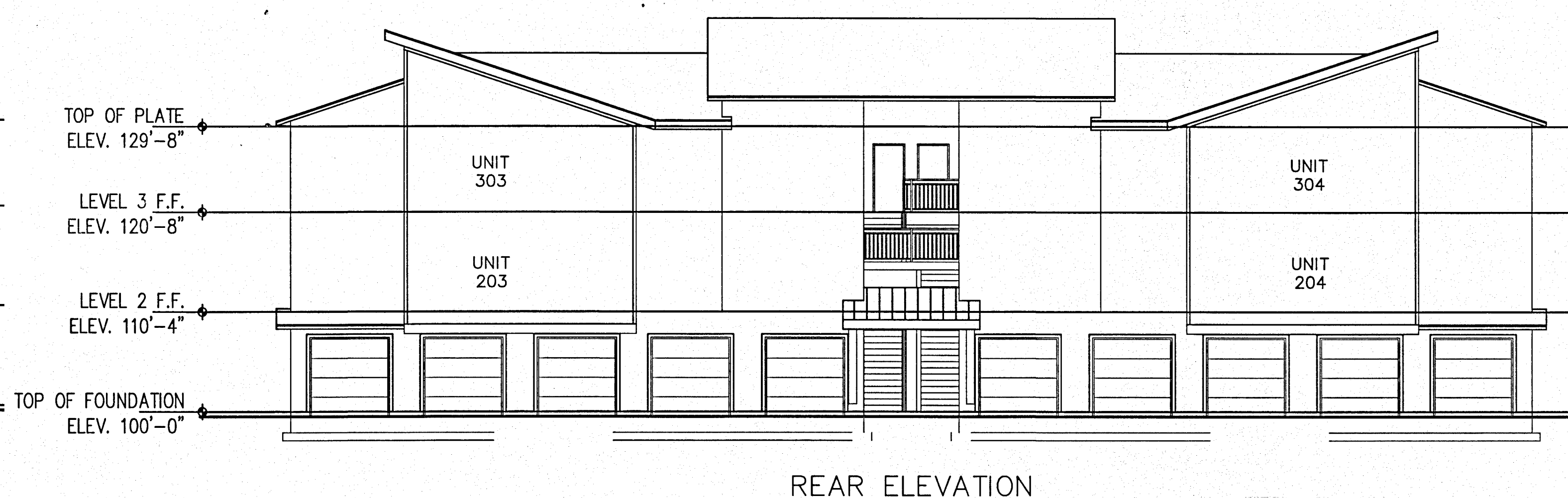
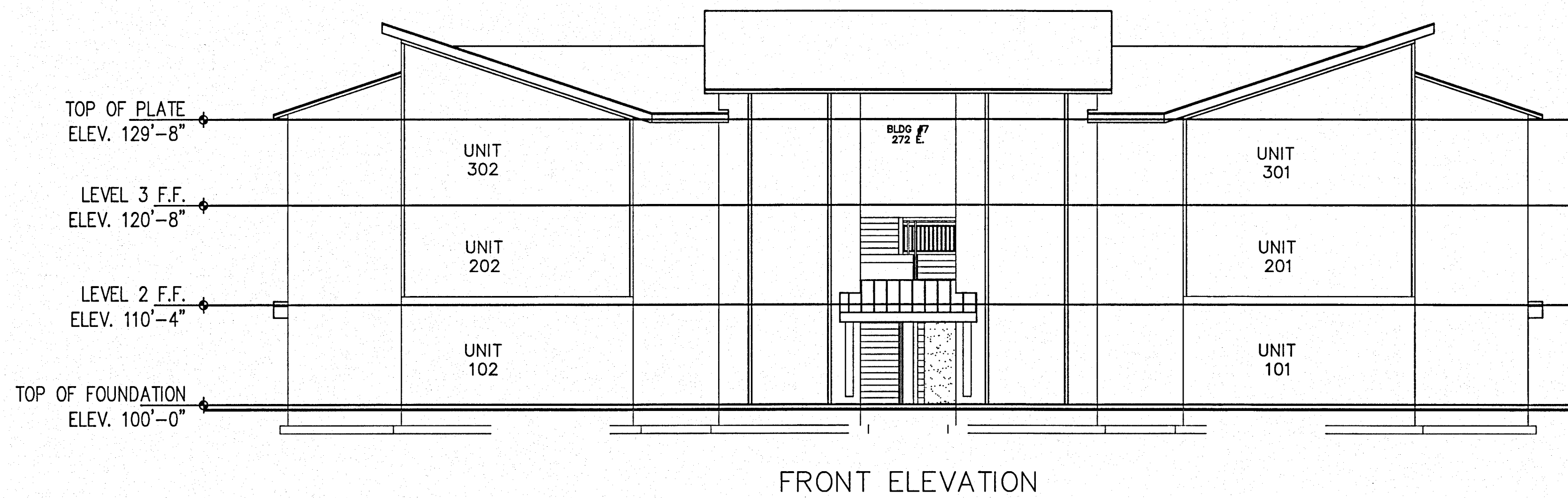
CONTAINING 10 UNITS AND 0.28 ACRES.  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, OF TOWNSHIP 8 SOUTH,  
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

BUILDING DETAILS

SPANISH FORK, UTAH

SHEET  
3 OF 4





ENT 24149-2025 MAP# 19688  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2025 APR 4 11:56 AM FEE 220.00 BY AC  
 RECORDED FOR SPANISH FORK CITY

0 5 10 20 30

(24"x36")  
 SCALE 1" = 10'  
 (11"x17")  
 SCALE 1" = 20'

19688 4044