

GENERAL NOTES:

1. VERTICAL DATA BASED ON NGVD 29.
2. COORDINATE SYSTEM = NAD83
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.

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 SFON 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.

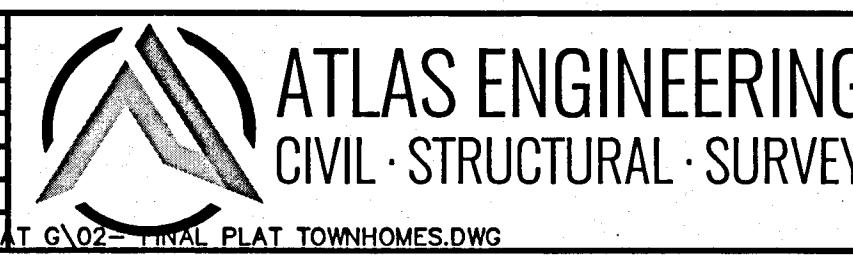
BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED N00°12'30"W 1529.71 FEET ALONG THE SECTION LINE AND EAST 1064.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N08°0'315"E 55.71 FEET; THENCE S86°57'23"E 0.14 FEET; THENCE 269.90 FEET ALONG THE ARC OF A 540.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°38'15"; THENCE 24.59 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93°55'38"; THENCE N27°45'17"E 65.70 FEET; THENCE N62°14'43"W 68.75 FEET; THENCE 20.47 FEET ALONG THE ARC OF A 58.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°59'52"; THENCE N64°14'35"W 44.96 FEET; THENCE 25.20 FEET ALONG A 8.70-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°35'39"; THENCE N80°50'13"W 163.62 FEET; THENCE N86°57'23"W 0.80 FEET; THENCE N03°02'37"E 49.00 FEET; THENCE N86°57'23"W 30.57 FEET; THENCE N03°02'37"E 72.19 FEET; THENCE N89°05'43"E 30.64 FEET; THENCE S84°23'10"W 209.83 FEET; THENCE N27°48'36"E 54.12 FEET; THENCE N30°56'44"W 71.60 FEET; THENCE N58°56'54"E 5.00 FEET; THENCE N30°56'42"W 49.29 FEET; THENCE N59°00'00"E 67.31 FEET; THENCE S30°59'58"E 50.29 FEET; THENCE N59°00'00"E 99.00 FEET; THENCE S31°00'00"E 7.21 FEET; THENCE N59°00'00"E 60.00 FEET; THENCE N31°00'00"W 2.00 FEET; THENCE 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N59°00'00"E 60.00 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N59°00'00"E 10.50 FEET; THENCE S31°00'00"E 74.33 FEET; THENCE S29°15'00"E 168.96 FEET; THENCE S67°11'22"W 147.38 FEET; THENCE 26.57 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°30'50", THE CENTER OF WHICH BEARS N71°45'32"W; THENCE S27°45'17"W 305.14 FEET; THENCE 20.98 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 80°07'33"; THENCE S37°37'44"W 55.50 FEET; THENCE 238.79 FEET ALONG THE ARC OF A 61.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°19'10", THE CENTER OF WHICH BEARS N37°37'44"E; THENCE S09°10'20"W 3.58 FEET; THENCE N80°02'26"W 177.38 FEET; THENCE N78°29'55"W 137.90; THENCE N27°45'17"E 53.12 FEET; THENCE NORTHEASTERLY 22.25 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°59'13"; THENCE NORTHWESTERLY 233.45 FEET ALONG THE ARC OF A 450.00-FOOT RADIUS COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°43'24"; THENCE N86°57'23"W 8.03 FEET; THENCE N08°03'11'E 34.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 189,049 SQUARE FEET OR 4.34 ACRES.

| CURVE TABLE | | | | | |
|-------------|---------|----------|-------------|--------------|-----------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 269.90' | 540.00' | 267.10' | S72°38'13"E | 28°38'15" |
| C2 | 24.59' | 15.00' | 21.93' | N74°43'06"E | 93°55'38" |
| C3 | 20.47' | 587.00' | 20.47' | N63°14'39"W | 1°59'52" |
| C4 | 25.20' | 87.00' | 25.11' | N72°32'24"W | 16°35'39" |
| C5 | 15.71' | 10.00' | 14.14' | N14°00'00"E | 90°00'00" |
| C6 | 23.56' | 15.00' | 21.21' | S76°00'00"E | 90°00'00" |
| C7 | 26.57' | 160.00' | 26.54' | S22°59'52"W | 9°30'50" |
| C8 | 20.98' | 15.00' | 19.31' | S121°18'30"E | 80°07'33" |
| C9 | 238.79' | 613.00' | 237.29' | S63°31'51"E | 22°19'10" |
| C10 | 22.25' | 15.00' | 20.27' | N14°44'20"W | 84°59'13" |
| C11 | 233.45' | 450.00' | 230.84' | N72°05'38"W | 29°43'24" |
| C12 | 297.90' | 501.32' | 293.54' | N69°48'44"W | 34°02'50" |
| C13 | 17.50' | 916.28' | 17.50' | N51°23'36"W | 1°05'40" |
| C14 | 18.27' | 600.00' | 18.27' | S51°29'55"E | 1°44'42" |
| C15 | 307.21' | 484.50' | 302.09' | N68°47'27"W | 36°19'46" |
| C16 | 18.67' | 613.00' | 18.67' | S51°29'55"E | 1°44'42" |
| C17 | 133.31' | 130.00' | 127.55' | N1°37'21"W | 58°45'17" |
| C18 | 102.55' | 100.00' | 98.11' | N1°37'21"W | 58°45'17" |
| C19 | 137.51' | 160.00' | 133.31' | N6°22'46"W | 49°14'28" |
| C20 | 17.25' | 600.00' | 17.25' | N63°04'08"W | 1°38'50" |
| C21 | 3.67' | 600.00' | 3.67' | N64°04'04"W | 0°21'01" |
| C22 | 28.96' | 100.00' | 28.86' | N72°32'24"W | 16°35'39" |
| C23 | 32.73' | 113.00' | 32.61' | N72°32'24"W | 16°35'39" |
| C24 | 116.74' | 1446.00' | 116.76' | N128°41'10"W | 4°31'40" |

| | | |
|-----|--------------|-------------------------|
| 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: |



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RIVER RUN PLAT "G"

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

PLAT MAP

SPANISH FORK, UTAH

#19701
202

ENT 27447-2025 Map# 19701
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 16 04:03 PM FEE 176.00 BY CS
RECORDED FOR SPANISH FORK CITY CORPORATION

SHEET
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