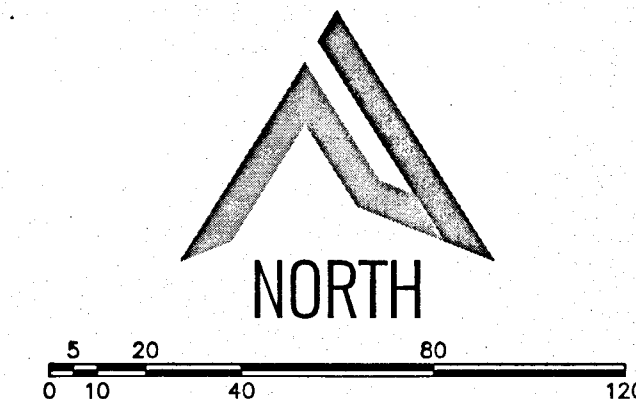
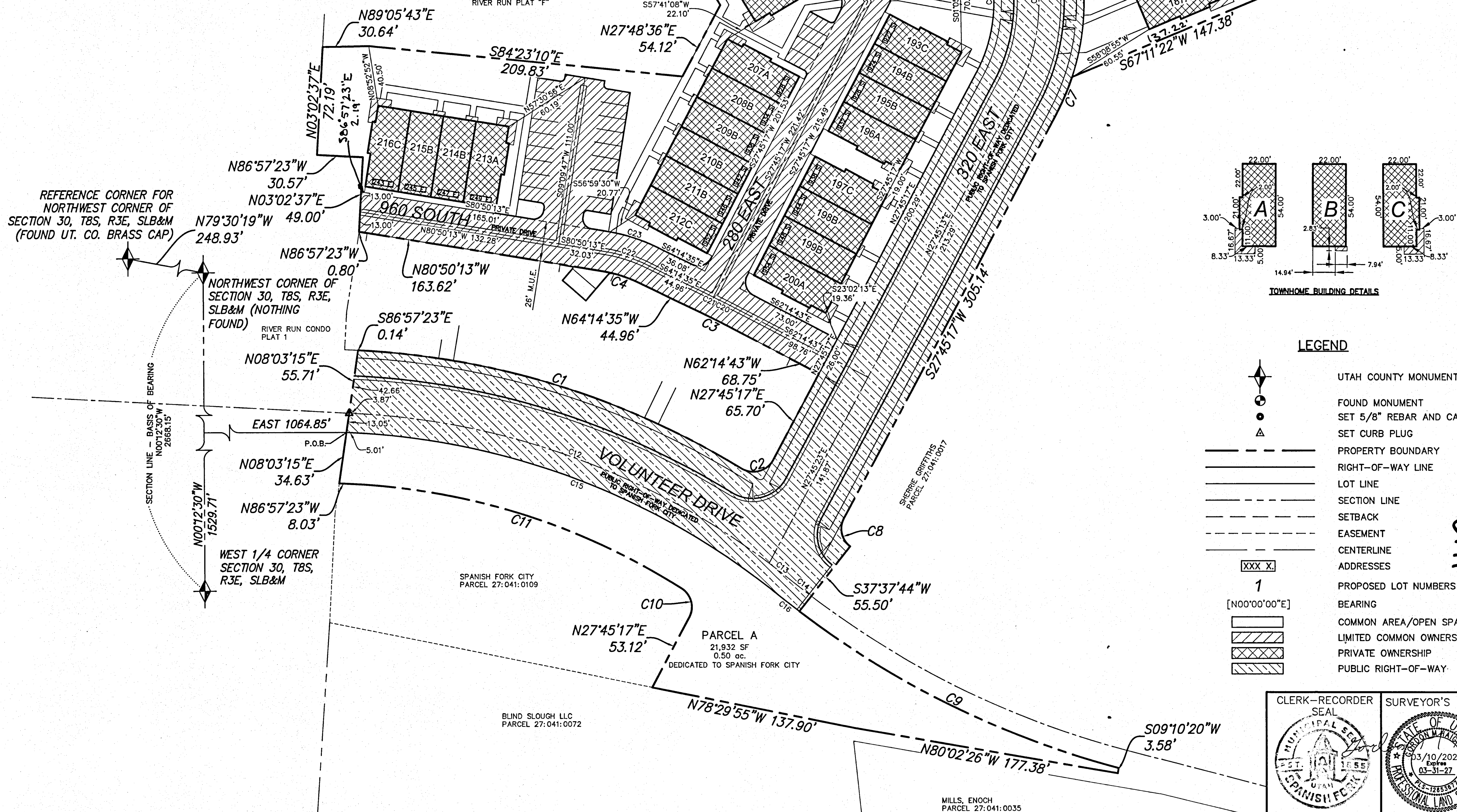


VICINITY MAP
-NTS-

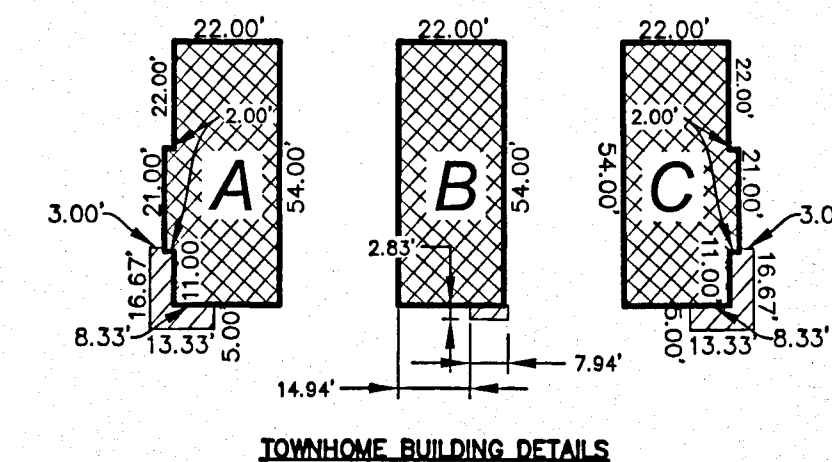
DATA TABLE
TOTAL ACREAGE= 4.34 ACRES
TOTAL # OF UNITS= 38
TOTAL ACREAGE OF UNITS= 1.05 ACRES
ACREAGE IN PUBLIC ROADS= 1.25 ACRES
ACREAGE IN PRIVATE DRIVE= 0.59 ACRES
PARCEL A= 0.50 ACRES
ACREAGE OF OPEN SPACE/PONDS= 0.95 ACRES
% OPEN SPACE= 21.89%
ZONING= R-3

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



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS
- BEARING
- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- PUBLIC RIGHT-OF-WAY

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 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.

Gordon M. Haight III
03/10/2025
DATE

OWNER'S DEDICATION

(I) WE, _____ 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 LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON 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 RIVER RUN TOWNHOME ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 460 EAST 800 NORTH, OREM, UT 84097.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11th DAY OF March, A.D. 2025.

Tyler Horan
WHITE HORSE LAND, LLC - TYLER HORAN, MANAGER

LLC ACKNOWLEDGMENT

ON THE 11th 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/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF WHITE HORSE LAND LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID LLC. BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LLC: ACKNOWLEDGED TO ME THAT SAID LLC: EXECUTED THE SAME.

728987
Commission Number
January 25, 2027
Commission Expires

Tiffany S. Mace
NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 12 DAY OF February, A.D. 2025.

APPROVED: [Signature]
CITY ENGINEER
ATTEST: [Signature]
CITY MANAGER
COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN PLAT "G"

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH
CONTAINING 38 UNITS AND 4.34 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.
SHEET 1 OF 2

CLERK-RECORDER SEAL SPANISH FORK CITY	SURVEYOR'S SEAL Gordon M. Haight III 03/10/2025	NOTARY PUBLIC SEAL Tiffany S. Mace	CITY ENGINEER SEAL SPANISH FORK CITY	COUNTY RECORDER SEAL ANDREA ALLEN UTAH COUNTY RECORDER 03/10/2025
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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 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.

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°03'15"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 587.00-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 87.00-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"E 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 613.00-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'	S12°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	116.79'	1446.00'	116.76'	N28°41'10"W	4°37'40"

#19701
2012

ENT 27447-2025 MAP# 19701
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 16 04:03 PM FEE 175.00 BY GS
RECORDED FOR SPANISH FORK CITY CORPOR

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

C:\USERS\GAVINWEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2023\23-016 PETERSON - SPANISH FORK\CADD\FINAL\PLAT G\02 - FINAL PLAT TOWNHOMES.DWG



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

RIVER RUN PLAT "G"

CONTAINING 38 UNITS AND 4.68 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.

PLAT MAP

SPANISH FORK, UTAH

SHEET
2 OF 2