



BASIS OF BEARINGS  
60° 27' 58" W 5319.09'  
3380.78'

## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	9.42'	40.00'	13°29'45"	S32° 00' 50"W	9.40'
C2	14.13'	60.00'	13°29'45"	S32° 00' 50"W	14.10'
C3	30.80'	20.00'	88°13'17"	S69° 22' 36"W	27.84'
C4	74.18'	176.00'	24°08'57"	S78° 35' 13"E	73.63'
C5	102.00'	242.00'	24°08'57"	N78° 35' 13"W	101.24'
C6	88.09'	209.00'	24°08'57"	S78° 35' 13"E	87.44'
C7	32.04'	20.00'	91°46'43"	S20° 37' 24"E	28.72'
C8	22.76'	20.00'	65°12'02"	S57° 51' 59"W	21.55'
C9	11.56'	60.00'	11°02'21"	S30° 47' 09"W	11.54'
C10	7.71'	40.00'	11°02'21"	S30° 47' 09"W	7.69'

10.00' P.U.  
(TYPICAL)

US 89

**LEGEND:**

- DENOTES 5/8" DIAMETER BY 20" REBAR WITH A YELLOW PLASTIC CAP STAMPED PLATT & PLATT, INC. L.S. #164659.
- OTHER CORNERS ARE AS NOTED HERON.

(290 E) PARCEL ADDRESS

**CERTIFICATE OF RECORDING:**

I, \_\_\_\_\_, COUNTY RECORDER OF SANPETE COUNTY, UTAH, DO HEREBY  
CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

SANPETE COUNTY RECORDER

Entry # 333553  
03/20/2025 12:20:44 PM FEE \$106.00 Pages: 2  
nsp For: MANTI CITY  
Talisha Johnson, Sanpete Recorder

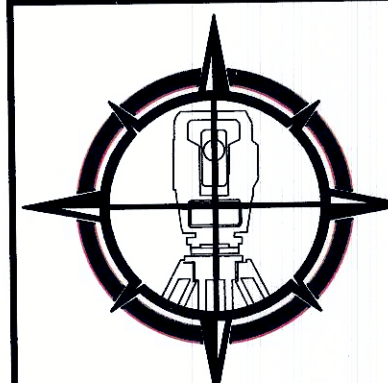
**P**  
**PLATT**  
**&**  
**P**  
**PLATT, INC**

**CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS**

195 N. 100 E.  
CEDAR CITY, UT 84720

TEL: (435) 586-6151  
FAX: (435) 586-8567

EMAIL:  
PLATT@INFOWEST.COM



DESCRIPTION	
DATE:	
DATE:	
DATE:	
DATE:	

FINAL PLAT FOR  
**RKF MANTI SUBDIVISION**  
WITHIN THE NW1/4 OF SECTION 6, T. 18 S., R. 3 E., SB&M  
MANTI, SANPETE COUNTY, UTAH

DRAWN BY:  
H.K. HULET

CHECKED BY  
R.B. PLATT

DATE: Mar 19, 2025

SCALE: 1" = 40'

PAGE: 1 OF 2



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.

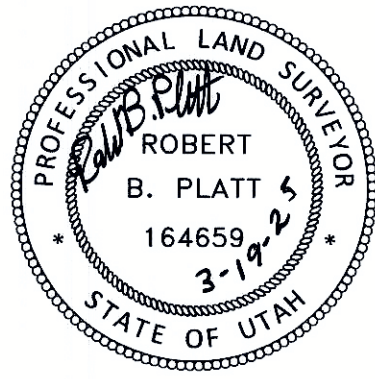
FINAL PLAT FOR  
RKF MANTI SUBDIVISION  
WITHIN THE NW1/4 OF SECTION 6, T. 18 S., R. 3 E., SLB&M  
MANTI, SANPETE COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTIES DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

Robert B. Platt  
ROBERT B. PLATT  
UTAH P.L.S. #164659

3-19-2025  
DATE:



LEGAL DESCRIPTIONS:

RKF MANTI SUBDIVISION BOUNDARY:

BEGINNING S.0°27'58"W. ALONG THE SECTION LINE 1938.31 FEET AND N.90°00'00"E. 444.34 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 3 EAST, SLB&M; THENCE N.89°20'18"E. 415.11 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 242.00 FEET A DISTANCE OF 102.00 FEET (THE CHORD OF SAID CURVE BEARS S.78°35'13"E. 101.24 FEET), THENCE S.66°30'45"E. 25.38 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 30.80 FEET (THE CHORD OF SAID CURVE BEARS N.69°22'39"E. 27.84 FEET), THENCE N.25°15'58"E. 54.75 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET A DISTANCE OF 14.13 FEET (THE CHORD OF SAID CURVE BEARS N.32°00'50"E. 14.10 FEET), THENCE N.38°45'43"E. 39.59 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 9.42 FEET (THE CHORD OF SAID CURVE BEARS N.32°00'50"E. 9.40 FEET) TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US 89, THENCE S.25°15'58"W. ALONG SAID RIGHT-OF-WAY LINE 239.56 FEET, THENCE S.22°22'17"W. 357.32 FEET, THENCE S.0°00'00"E. 1.94 FEET, THENCE N.90°00'00"W. 20.87 FEET, THENCE S.25°15'58"W. 14.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 850 NORTH STREET, THENCE N.89°32'00"W. ALONG SAID RIGHT-OF-WAY LINE 360.01 FEET, THENCE N.0°07'24"E. 474.42 FEET TO THE POINT OF BEGINNING CONTAINS 5.25 ACRES.

900 NORTH STREET:

BEGINNING S.0°27'58"W. ALONG THE SECTION LINE 2145.19 FEET, N.90°00'00"E. 445.58 FEET, AND N.0°07'24"E. 140.86 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 3 EAST, SLB&M; THENCE N.0°07'24"E. 66.00 FEET, THENCE N.89°20'18"E. 415.11 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 242.00 FEET A DISTANCE OF 102.00 FEET (THE CHORD OF SAID CURVE BEARS S.78°35'13"E. 101.24 FEET), THENCE S.66°30'45"E. 25.38 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 30.80 FEET (THE CHORD OF SAID CURVE BEARS N.69°22'39"E. 27.84 FEET), THENCE N.25°15'58"E. 54.75 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET A DISTANCE OF 14.13 FEET (THE CHORD OF SAID CURVE BEARS N.32°00'50"E. 14.10 FEET), THENCE N.38°45'43"E. 39.59 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 9.42 FEET (THE CHORD OF SAID CURVE BEARS N.32°00'50"E. 9.40 FEET) TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US 89, THENCE S.25°15'58"W. ALONG SAID RIGHT-OF-WAY LINE 222.27 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE 32.04 FEET (THE CHORD OF SAID CURVE BEARS N.20°37'24"W. 28.72 FEET), THENCE N.66°30'45"W. 34.10 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 176.00 FEET A DISTANCE OF 74.18 FEET (THE CHORD OF SAID CURVE BEARS N.78°35'13"W. 73.63 FEET), THENCE S.89°20'18"W. 416.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.88 ACRE OF LAND.

US 89 DEDICATION:

BEGINNING S.0°27'58"W. ALONG THE SECTION LINE 2145.19 FEET AND N.90°00'00"E. 445.58 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 3 EAST, SLB&M; THENCE S.0°07'24"W. 267.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 850 NORTH STREET, THENCE S.89°32'00"E. ALONG SAID RIGHT-OF-WAY LINE 334.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 22.76 FEET (THE CHORD OF SAID CURVE BEARS N.57°51'59"E. 21.55 FEET), THENCE N.25°15'58"E. 49.44 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET A DISTANCE OF 11.56 FEET (THE CHORD OF SAID CURVE BEARS N.30°47'09"E. 11.54 FEET), THENCE N.36°18'19"E. 53.01 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 7.71 FEET (THE CHORD OF SAID CURVE BEARS N.30°47'09"E. 7.69 FEET), THENCE N.25°15'58"E. 254.15 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US 89, THENCE S.22°22'17"W. 357.32 FEET, THENCE S.0°00'00"E. 1.94 FEET, THENCE N.90°00'00"W. 20.87 FEET, THENCE S.25°15'58"W. 14.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 850 NORTH STREET, THENCE N.89°32'00"W. ALONG SAID RIGHT-OF-WAY LINE 26.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 4.516 SQUARE FEET (0.10 ACRE) OF LAND.

SURVEY NARRATIVE:

THIS FINAL PLAT OF RKF MANTI SUBDIVISION HAS BEEN PREPARED AT THE REQUEST OF RKF MANTI, LLC, THE OWNER OF THE PARCEL DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THE PURPOSE OF THE FINAL PLAT IS TO DIVIDE THE EXISTING PARCEL INTO THE THREE PARCELS AS SHOWN HEREON.

BASIS OF BEARINGS FOR THIS FINAL PLAT IS PER THE ALTA-NSPS LAND TITLE SURVEY COMPLETED ON THIS PARCEL BY ELEVATE ENGINEERING DATED FEBRUARY 9, 2023, AND MORE SPECIFICALLY, S.0°27'58"W. 5319.09 FEET BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 3 EAST, SLB&M.

OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED RYAN W. FORSYTH, MEMBER OF RKF MANTI, LLC, A UTAH LIMITED LIABILITY COMPANY, ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE TO BE PLATTED AND DIVIDED INTO LOTS, STREETS, AND EASEMENTS.

BE IT FURTHER KNOWN, THE OWNERS DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAY SHOWN HEREON, THAT OWNERS ALSO DO HEREBY GRANT AND CONVEY TO MANTI CITY CORPORATION ALL PUBLIC UTILITY EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

Ryan W. Forsyth  
RYAN W. FORSYTH, MEMBER  
RKF MANTI, LLC  
A UTAH LIMITED LIABILITY COMPANY

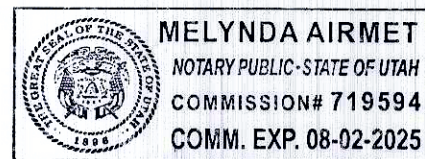
3-19-2025  
DATE:

ACKNOWLEDGEMENT:

ON THIS THE 19 DAY OF March, 2025., PERSONALLY APPEARED BEFORE ME RYAN W. FORSYTH, MEMBER OF RKF MANTI, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

Mantimark  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/21/25



OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, MAYOR OF MANTI, UTAH, ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE TO BE PLATTED AND DIVIDED INTO LOTS, STREETS, AND EASEMENTS.

BE IT FURTHER KNOWN, THE OWNERS DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAY SHOWN HEREON, THAT OWNERS ALSO DO HEREBY GRANT AND CONVEY TO MANTI CITY CORPORATION ALL PUBLIC UTILITY EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

AC Bigler  
MAYOR  
MANTI, UTAH

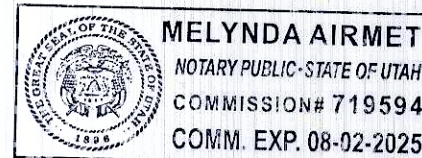
3-19-2025  
DATE:

ACKNOWLEDGEMENT:

ON THIS THE 19 DAY OF March, 2025., PERSONALLY APPEARED BEFORE ME AC Bigler, MAYOR OF MANTI, UTAH, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE OWNERS CERTIFICATE HEREON FREELY AND VOLUNTARILY FOR THE PURPOSES STATED THEREIN.

Mantimark  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/21/25



PLANNING COMMISSION APPROVAL:

David S. Tibbs, CHAIRPERSON OF THE MANTI CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF RKF MANTI SUBDIVISION WAS APPROVED BY SAID COMMISSION ON THIS THE 20 DAY OF March, 2025.

David S. Tibbs  
CHAIRPERSON

CITY ATTORNEY APPROVAL:

Eric Johnson, CITY ATTORNEY FOR MANTI CITY, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF RKF MANTI SUBDIVISION WAS EXAMINED AND ACCEPTED BY ME ON THIS THE 19 DAY OF March, 2025.

E. Johnson  
CITY ATTORNEY

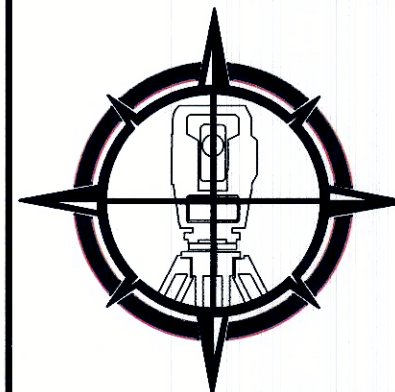
CERTIFICATE OF ACCEPTANCE:

AC Bigler, MAYOR OF THE MANTI CITY, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF RKF MANTI SUBDIVISION HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE SANPETE COUNTY RECORDER ON THIS THE 19 DAY OF March, 2025.

AC Bigler  
MAYOR

Ann Otten  
CITY RECORDER

PLATT  
&  
PLATT, INC  
CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS  
195 N. 100 E.  
CEDAR CITY, UT 84720  
TEL: (435) 586-6151  
FAX: (435) 586-8567  
EMAIL:  
PLATT@INFOWEST.COM



REVISION:	DATE:	DATE:	DATE:	DATE:
DESCRIPTION				

FINAL PLAT FOR  
RKF MANTI SUBDIVISION  
WITHIN THE NW1/4 OF SECTION 6, T. 18 S., R. 3 E., SLB&M  
MANTI, SANPETE COUNTY, UTAH

DRAWN BY:  
H.K. HULET  
CHECKED BY:  
R.B. PLATT  
DATE: Mar 19, 2025  
SCALE: N.T.S.