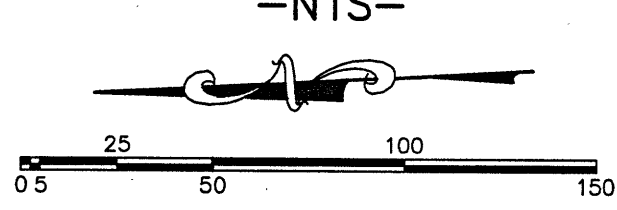


**VICINITY MAP**  
-NTS-



(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	23.04	36.11	32.53	S 41°57'23" E	89°47'02"
C2	10.00	15.71	14.14	S 41°57'23" E	90°00'00"

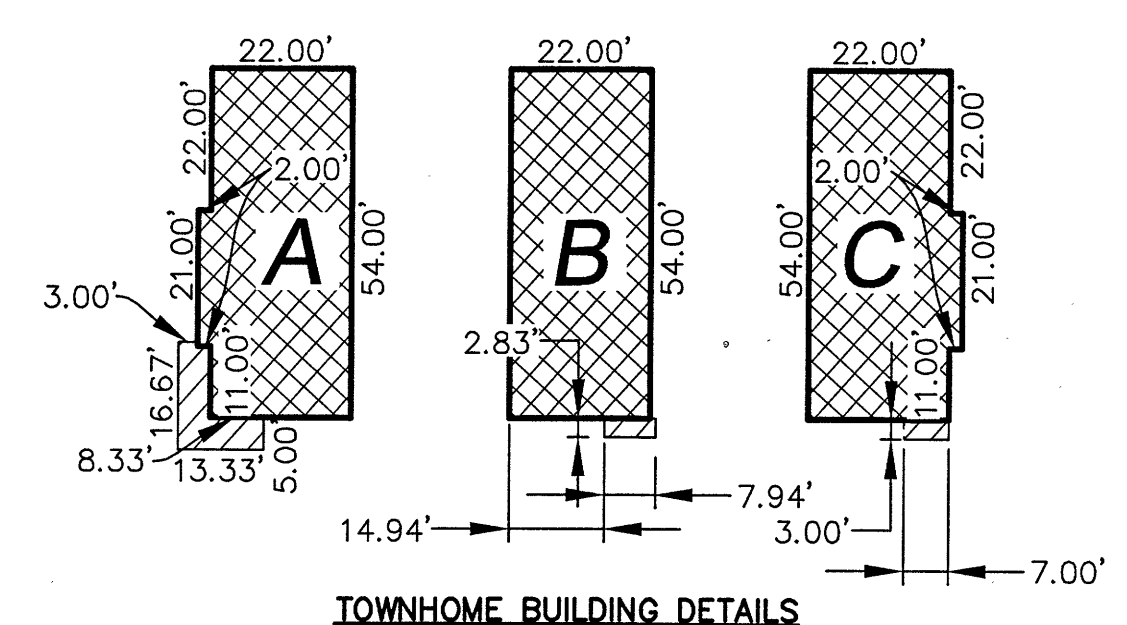
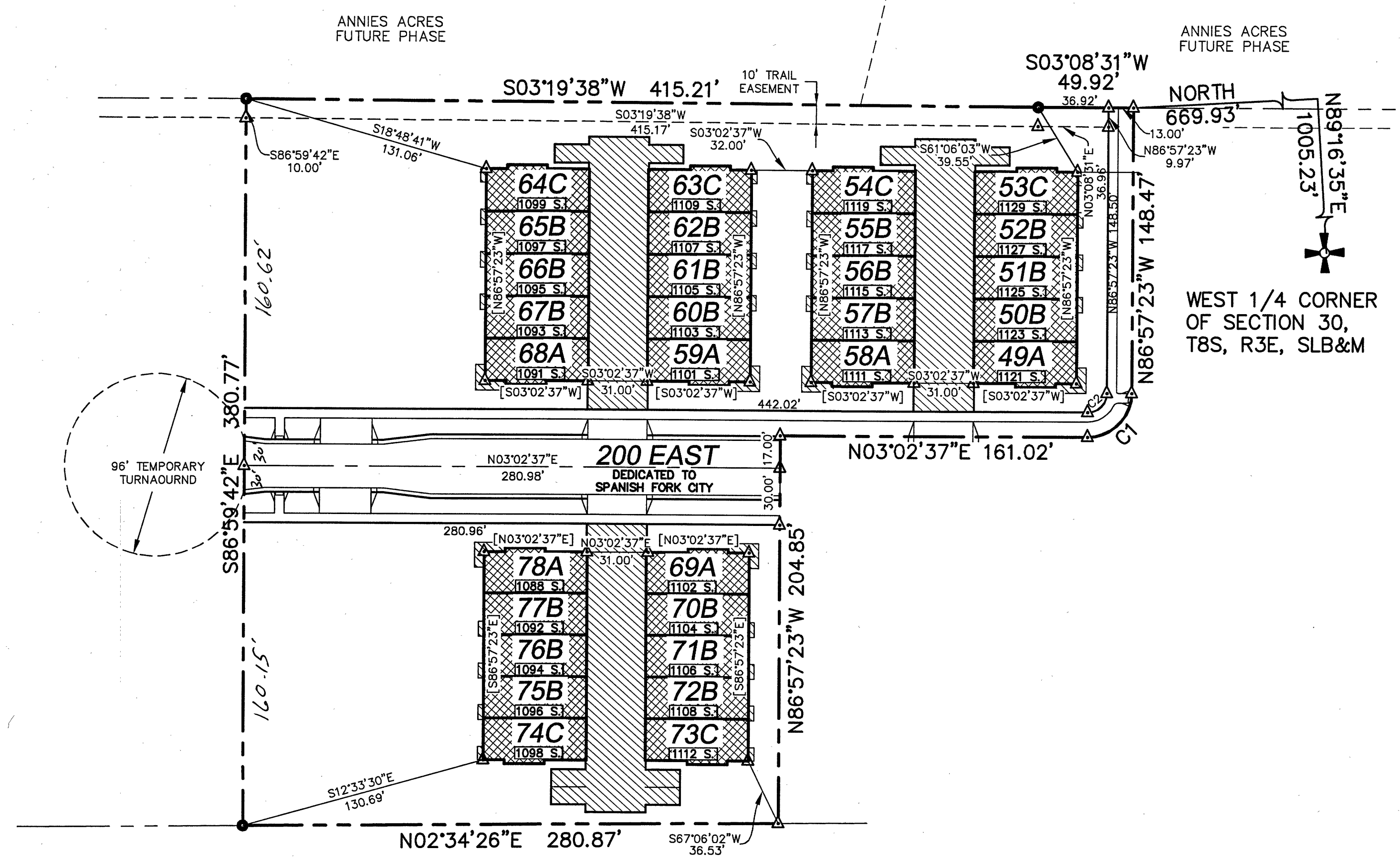
**OWNER/DEVELOPER**  
WHITE HORSE DEVELOPERS  
Tyler Horan  
Tyler@whitehorsedevelopers.com  
801-330-2140

**DATA TABLE**  
TOTAL ACREAGE=3.17  
TOTAL # OF LOTS=30  
ACREAGE IN ROADS=0.49 ACRES  
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.11  
% OF OPEN SPACE=35.02%  
ZONING=R-3

**GENERAL NOTES**  
1. VERTICAL DATA BASED ON NAVD 29.  
2. COORDINATE SYSTEM = NAD83  
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.  
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.  
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.  
6. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.  
7. PROPOSED ZONING R-3.  
  
ALL PUBLIC 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.

**DOMINION ENERGY EASEMENT NOTE:**  
UNITS 49-78 CRAWLSPACES ARE A GAS EASEMENT IN FAVOR OF DOMINION ENERGY.

**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, COMMON AREA, AND LIMITED COMMON AREA IS A PUE.  
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.  
6. REFER TO AFFIDAVIT OF CORRECTION FOR PROOF OF OWNERSHIP.



**LEGEND**

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- PRIVATE AREA
- LIMITED COMMON
- COMMON AREA
- [NE] BEARING OF BUILDING
- [XXX] ADDRESSES

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT IN AN EXISTING FENCE, WHICH POINT LIES N89°16'35"E 1005.23 FEET ALONG THE QUARTER SECTION LINE AND NORTH 669.93 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EXISTING BOUNDARY OF RIVER RUN TOWNHOMES PLAT "A" THE FOLLOWING 4 COURSES TO WIT: (1) N86°57'23"W 148.47 FEET, (2) NORTHWESTERLY 36.11 FEET ALONG THE ARC OF A 23.04 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 89°47'02", THE CHORD BEARS N41°57'23"W 32.53 FEET, (3) N03°02'37"E 161.02 FEET, (4) N86°57'23"W 204.85 FEET; THENCE N02°34'26"E 280.87 FEET; THENCE S86°59'42"E 380.77 FEET; THENCE S03°19'38"W 415.21; THENCE S03°08'31"W 49.92 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3.17 ACRES.

**SURVEYOR'S CERTIFICATE**  
I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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 BUILDING UNITS, STREETS, EASEMENTS, COMMON AREAS, AND LIMITED COMMON AREAS 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.  
  
\_\_\_\_\_  
SURVEYOR  
06-02-23  
DATE

**OWNER'S DEDICATION**  
(I) WE, River Run SF, LLC 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 ADVANTAGE MANAGEMENT HOME OWNER 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 20 DAY OF June, A.D. 2023.  
  
\_\_\_\_\_  
RIVER RUN SF, LLC - MIKE HORAN, MANAGER

**LLC ACKNOWLEDGMENT**  
STATE OF UTAH >S.S.  
COUNTY OF UTAH  
ON THE 20 DAY OF June, A.D. 2023 PERSONALLY APPEARED BEFORE ME Mike 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/SHE IS THE Manager OF River Run SF, 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 Mike Horan ACKNOWLEDGMENT TO ME THAT SAID LLC EXECUTED THE SAME.  
  
January 25, 2027  
MY COMMISSION EXPIRES  
245 E 100 S, Lehi, UT. 84043  
NOTARY ADDRESS  
Commission number 728987

\_\_\_\_\_  
Tiffanie S. Mace  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE Development Review OF Spanish Fork City, 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 19th DAY OF April, A.D. 2023.  
  
APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
CITY MANAGER CITY ATTORNEY  
  
APPROVED \_\_\_\_\_ ATTEST Tara Sibrew  
ENGINEER (SEE SEAL) CLERK-RECORDER  
  
APPROVED \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

**RIVER RUN TOWNHOMES PLAT "B"**  
AN EXPANDABLE PLANNED UNIT DEVELOPMENT  
SPANISH FORK, UTAH COUNTY, UTAH  
CONTAINING 30 TOWNHOME LOTS AND 3.17 ACRES.  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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