

PROJECT SUMMARY

LOTS	6 LOTS
LANE MILES	0.38 MILES
AREA IN LOTS	18.1± ACRES
AREA IN ROADS	2.18± ACRES
OPEN SPACE	0.00± ACRES
TOTAL AREA	20.26± ACRES

NOTES

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN CURB & PROJECTION OF SIDE LOT LINES.
- @ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
- ALL LINEAR DIMENSIONS ON THIS PLAT ARE IN FEET.
- THIS PROPERTY LIES WITH FLOOD ZONE 4A (AREA OF 100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION 4495 FT. PER FEMA MAP #4801630005D DATED FEBRUARY 15, 1985. ROADWAY AREAS WILL BE FILLED TO A MINIMUM ELEVATION OF 4495 FT. BUILDINGS WILL BE FILLED TO A MINIMUM FINISHED FLOOR OF 4495 FT.
- SUBJECT TO TERMS & CONDITIONS OF AN NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "FRONTAGE ROAD NEIGHBORHOOD DEVELOPMENT PLAN" AND DATED NOVEMBER 20, 1999, RECORDED JANUARY 4, 2000, AS ENTRY NO. 525:2000 OF OFFICIAL RECORDS.
- SUBJECT TO TERMS & CONDITIONS OF AN RIGHT-OF-WAY FOR DITCHES OR CANALS AS RESERVED BY THE UNITED STATES OF AMERICA, RECORDED AS ENTRY NO. 43403, IN BOOK 2472, AT PAGE 75 OF OFFICIAL RECORDS. (NO DITCHES OR CANAL ON PROPERTY) LOTS 1, 4A, 4B, & 4C ARE ALLOWED TO DISCHARGE UN-DETAINED FLOWS INTO THE 1150 NORTH STORM DRAIN LINE. LOTS 2 & 3 MUST DETAIN FLOWS PRIOR TO DISCHARGE WITH A RELEASE RATE OF 0.15 CFS/ACRE.

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY

BY- _____

TITLE- _____

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT POINT LOCATED NORTH 2971.81 FEET AND WEST 391.09 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

COURSE	DISTANCE	REMARKS
N89°26'30" W	1351.00	
N0°07'10" W	140.99	
N1°01'48" W	505.84	
EAST	1350.70	
S1°01'48" E	519.01	
S0°07'10" E	140.99	TO THE POINT OF BEGINNING

CONTAINING 20.26± ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

JULY 10, 2017
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF July, A.D. 2017.

SAM DEXY PROPERTIES, LLC.
Douglas J. Fowles
MANAGER

ENT 76244/2017 Rep # 15654
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 REP OF 1553 on Fee 35.00 BY SA
RECORDED FOR SPRINGVILLE CITY CORPORATIO

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 10th DAY OF July, 2017, PERSONALLY APPEARED BEFORE ME DOUGLAS J. FOWLES, 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 SAM DEXY PROPERTIES, LLC. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 06-21-2018

110 S. Main Springville, UT 84403
NOTARY ADDRESS

Marcie S. Clark
A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Springville, 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 14 DAY OF March, A.D. 2017.

APPROVED BY MAYOR

APPROVED
(See Seal Below)

ATTEST
(See Seal Below)

CITY ATTORNEY

APPROVED AS TO FORM

31 July 2017
DATE

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 14 DAY OF March, A.D. 2017, BY THE Springville City PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "A"
(AMENDED)

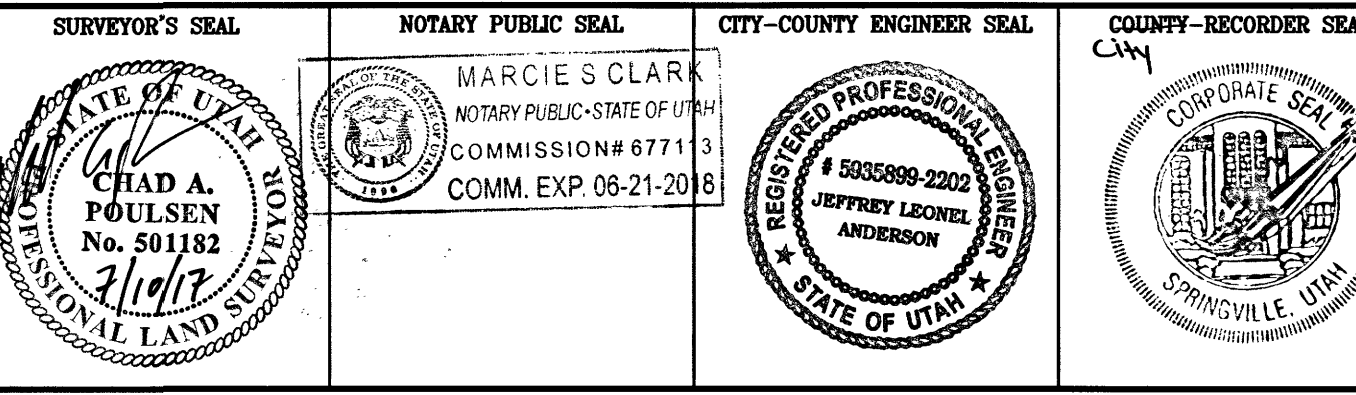
SAM DEXY

SUBDIVISION

SPRINGVILLE

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET



This form approved by Utah County and the municipalities therein.