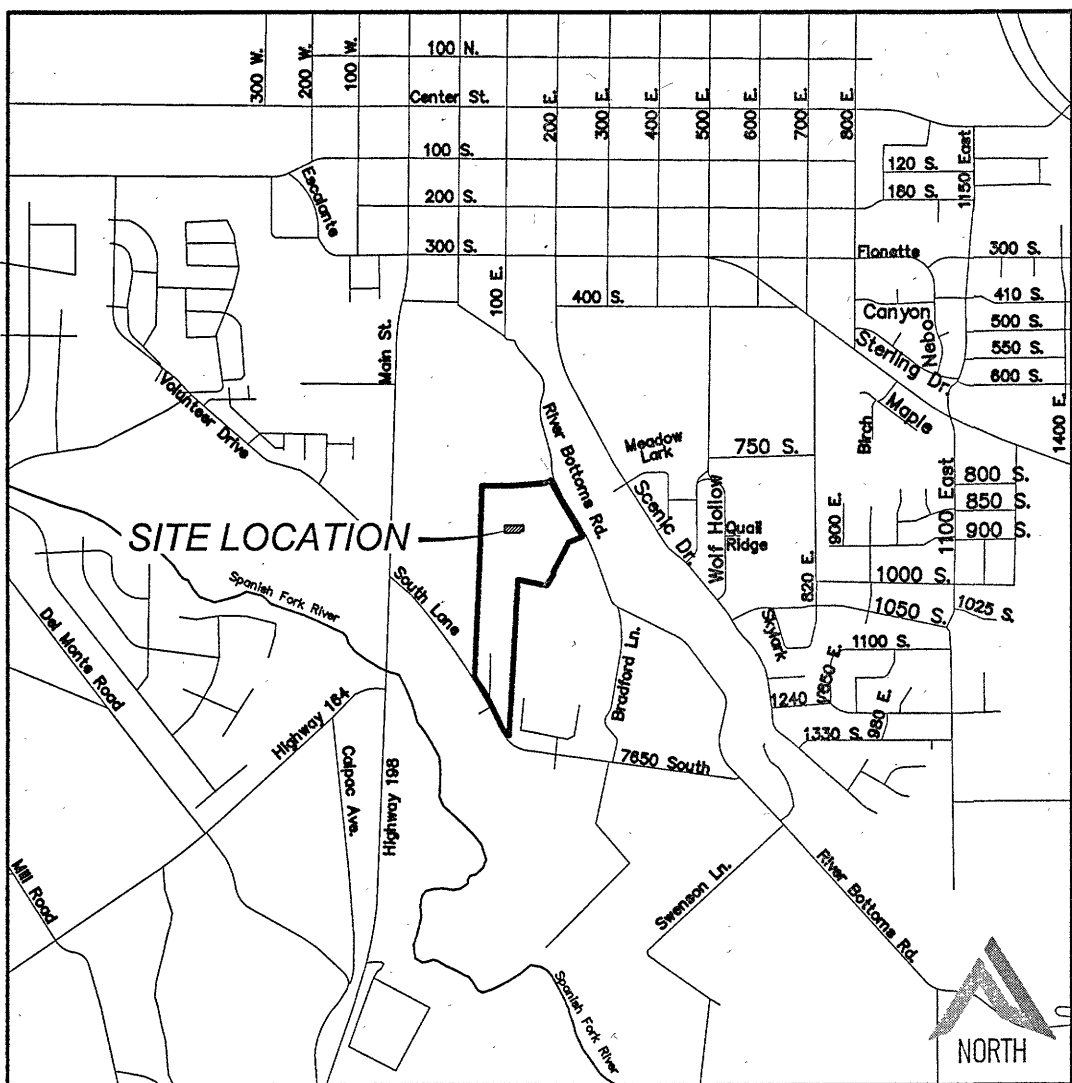




VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	15.18'	10.00'	13.76'	N46°31'18"E	86°57'23"
C2	33.22'	160.00'	33.16'	N84°03'10"E	11°53'39"
C3	4.70'	3.00'	4.24'	S44°54'32"W	89°49'03"

REFERENCE CORNER FOR
NORTHWEST CORNER OF
SECTION 30, T8S, R3E,
SLB&M (FOUND UT. CO.
BRASS CAP)

NORTHWEST CORNER
OF SECTION 30, T8S,
R3E, SLB&M
(NOTHING FOUND)

N79°30'19"W
248.93'

SECTION LINE
BASIS OF BEARING
N00°12'30"W 2668.15'

N00°12'30"W
1907.86'

WEST 1/4 CORNER
SECTION 30, T8S,
R3E, SLB&M

EAST
918.53'

200 EAST
PUBLIC RIGHT-OF-WAY DEDICATED
TO SPANISH FORK CITY

850 SOUTH
PUBLIC RIGHT-OF-WAY DEDICATED
TO SPANISH FORK CITY

RIVER RUN PLAT "E"

EAST 145.17'

OPEN SPACE
5,815 SF

BUILDING 6
10 UNITS
6,292 SF
(216 E)

WEST 158.57'

LIMITED COMMON
1,400 SF

WEST 30.00'

SOUTH 15.00'

N17°54'42"E
22.08'

C2

SOUTH 59.44'

N57°51'00"W
21.09'

C1

N03°02'37"E 64.62'

P.O.B.

NORTH

2 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

19539154

GENERAL NOTES

1. VERTICAL DATA BASED ON NGVD 29.
2. COORDINATE SYSTEM = NAD83
3. ALL COMMON AREAS TO BE DEDICATED MUNICIPAL UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
6. ZONING R-3.

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 PUE.
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.

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 BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS PLAT IS BASED ON RIVER RUN "E" SUBDIVISION A SUBDIVISION OF LAND RECORDED WITHIN THE OFFICE OF THE UTAH COUNTY RECORDER AS SHOWN ON THIS CONDOMINIUM PLAT OF RIVER RUN CONDO PLAT 6 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

Gordon M. Haight III

11/26/2024
DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1907.86 FEET ALONG THE SECTION LINE AND EAST 918.53 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 03°02'37" EAST 64.62 FEET; THENCE 15.18 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N46°31'18"E 13.76 FEET); THENCE EAST 145.17 FEET; THENCE 33.22 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N84°03'10"E 33.16 FEET); THENCE SOUTH 59.44 FEET; THENCE WEST 30.00 FEET; THENCE SOUTH 15.00 FEET; THENCE 4.70 FEET ALONG THE ARC OF A 3.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S44°54'32"W 4.24 FEET); THENCE WEST 158.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

RIVER RUN CONDO PLAT 6 AMD.

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AS INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF December, A.D. 2024.

Tyler Horan
RIVER RUN SF, LLC - TYLER HORAN, MANAGER

LLC ACKNOWLEDGMENT

ON THE 3rd DAY OF December, A.D. 2024 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/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 Tyler Horan 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 1st DAY OF May, A.D. 2024.

APPROVED Tyler Horan City Manager
ATTEST Tiffany S. Mace City Engineer
CLERK-RECORDER
COMMUNITY DEVELOPMENT DIRECTOR

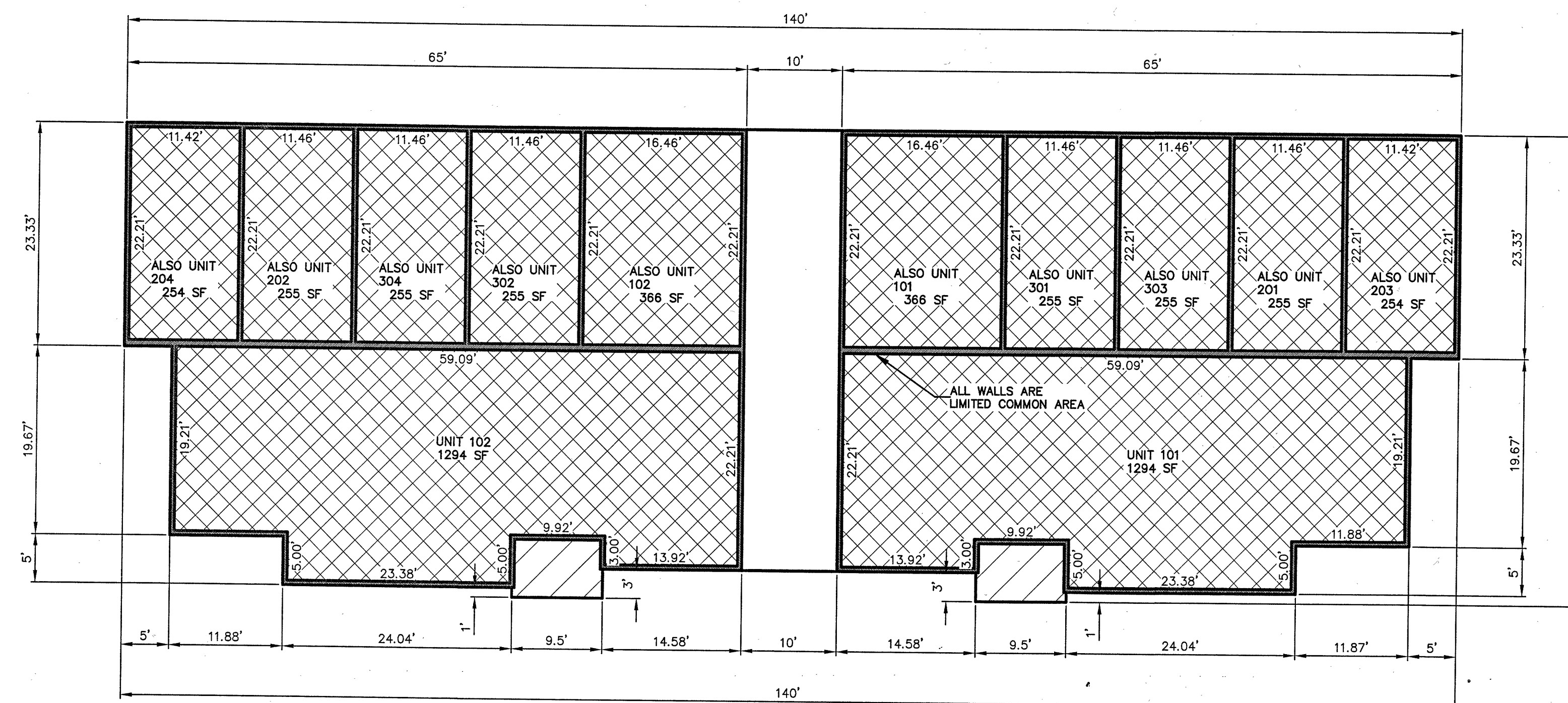
RIVER RUN CONDO PLAT 6 AMD.

VACATING, SUPERSEDING, AND REPLACING THE RIVER RUN CONDO PLAT 6 A UTAH CONDOMINIUM SUBDIVISION PLAT RECORDED ON OCTOBER 30, 2024 AS ENTRY NO. 75437-2024
A CONDOMINIUM SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 10 UNITS AND 0.31 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

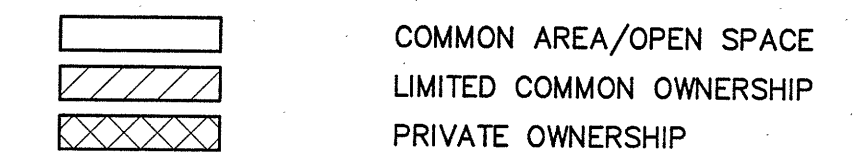
SHEET 1 OF 4

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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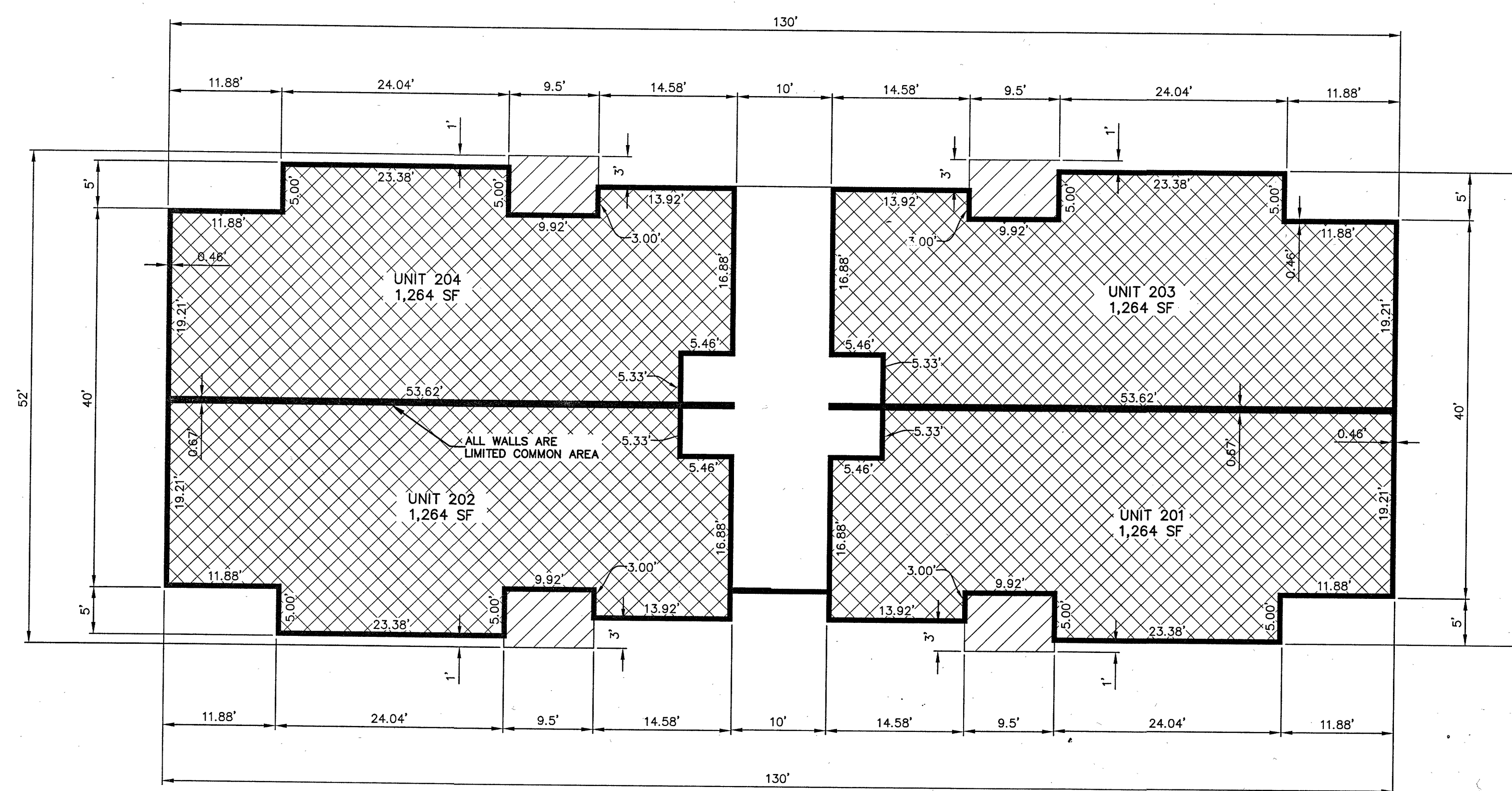
Sec. 30, T8S R3E SLB&M T150 D4



LEGEND

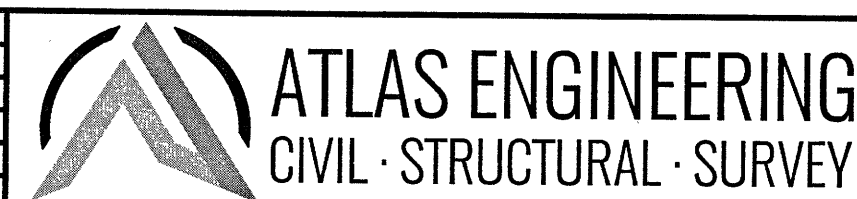


(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



SECOND FLOOR

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:
				DATE:



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

RIVER RUN CONDO PLAT 6 AMD.

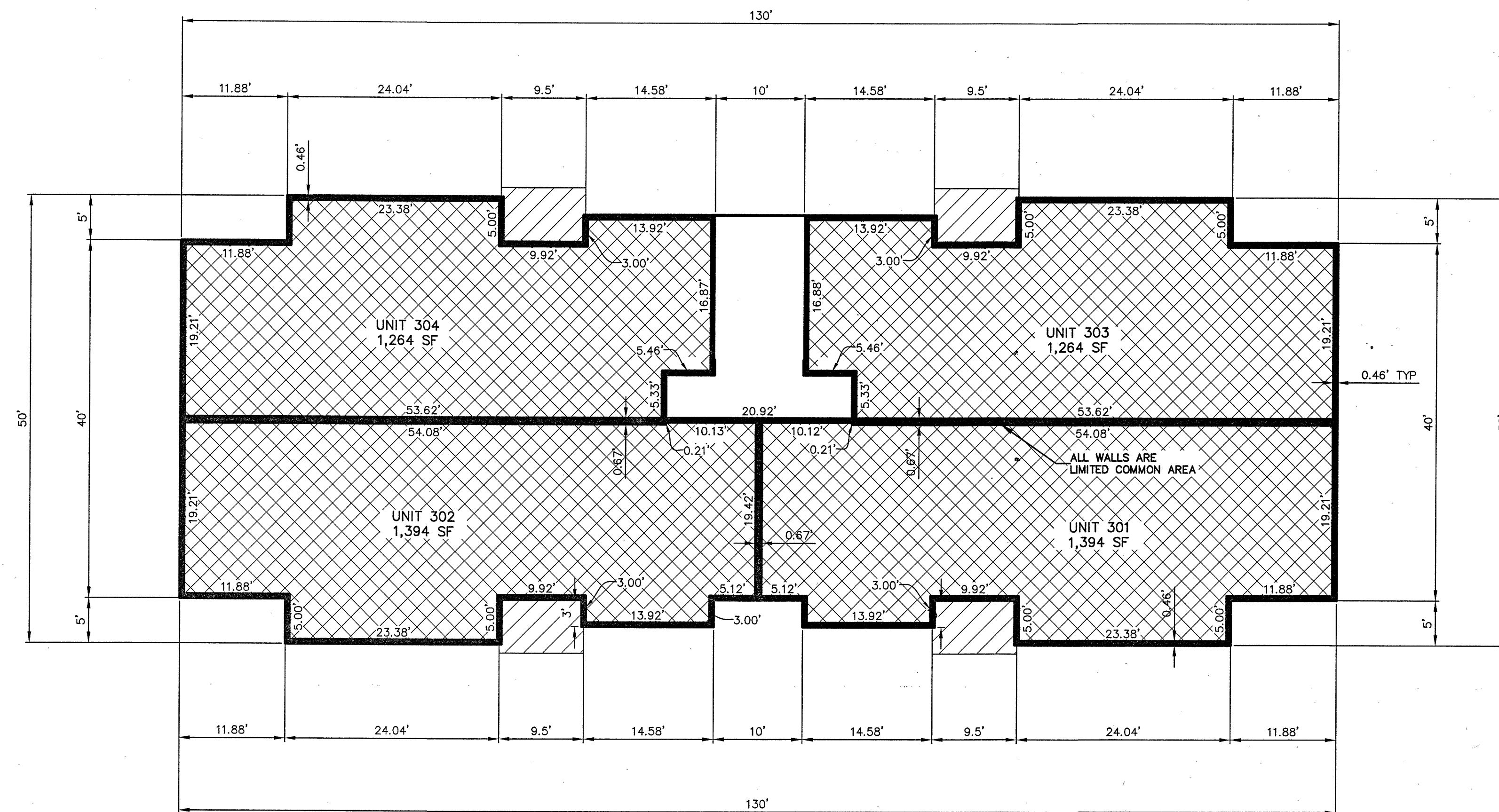
CONTAINING 10 UNITS AND 0.31 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

BUILDING DETAILS

SPANISH FORK, UTAH

SHEET
2 OF 4

19539 2044



LEGEND

COMMON AREA/OPEN SPACE
LIMITED COMMON OWNERSHIP
PRIVATE OWNERSHIP



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

195393064

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COCO FILE:	DATE:
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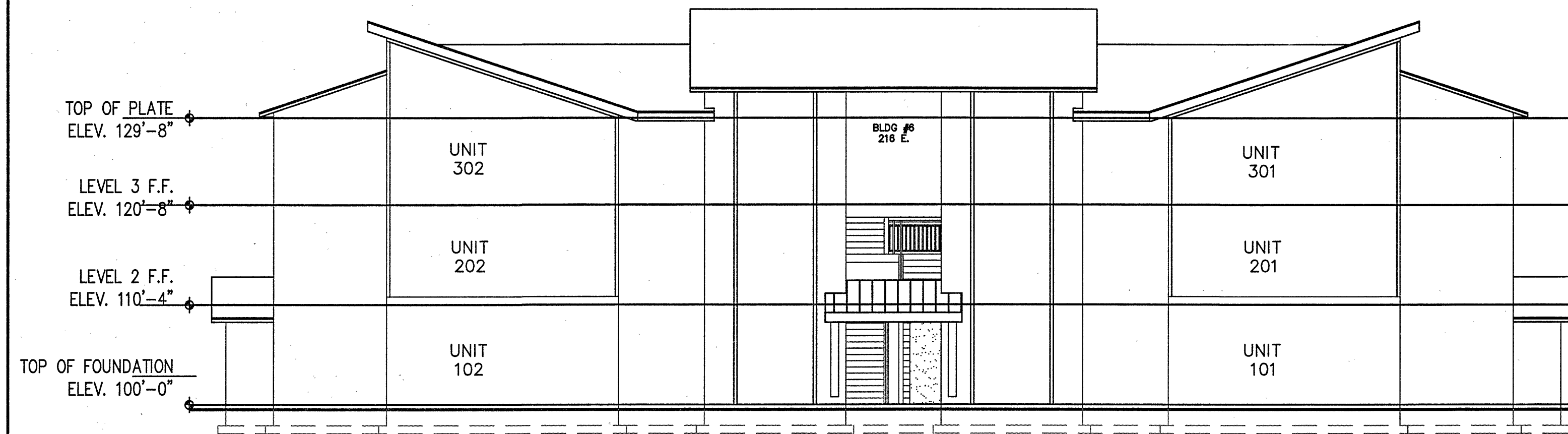


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ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

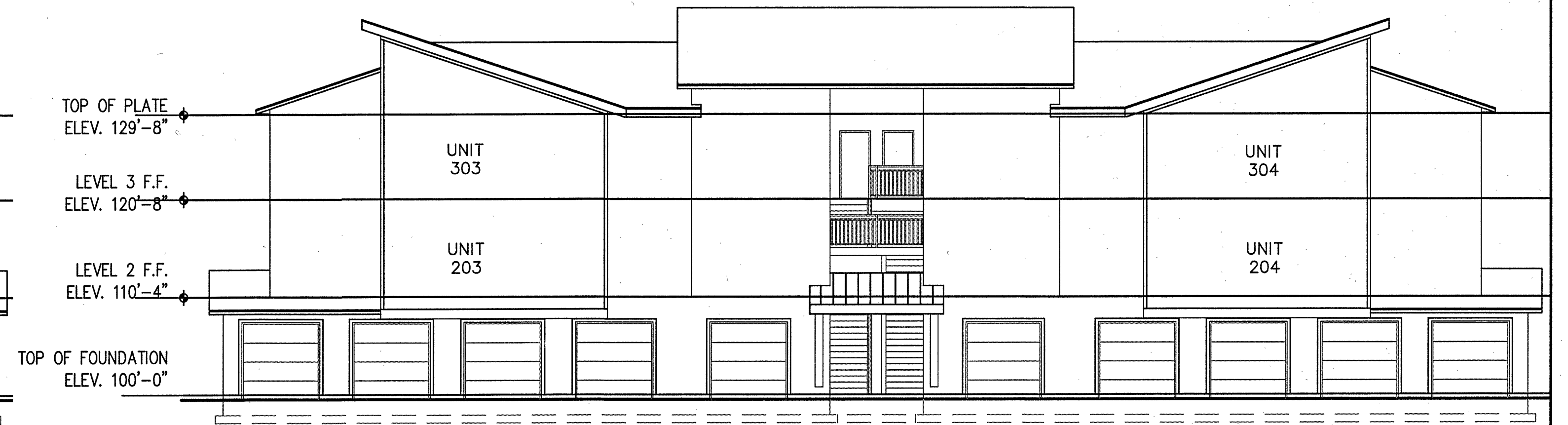
RIVER RUN CONDO PLAT 6 AMD.
CONTAINING 10 UNITS AND 0.31 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

BUILDING DETAILS
SPANISH FORK, UTAH

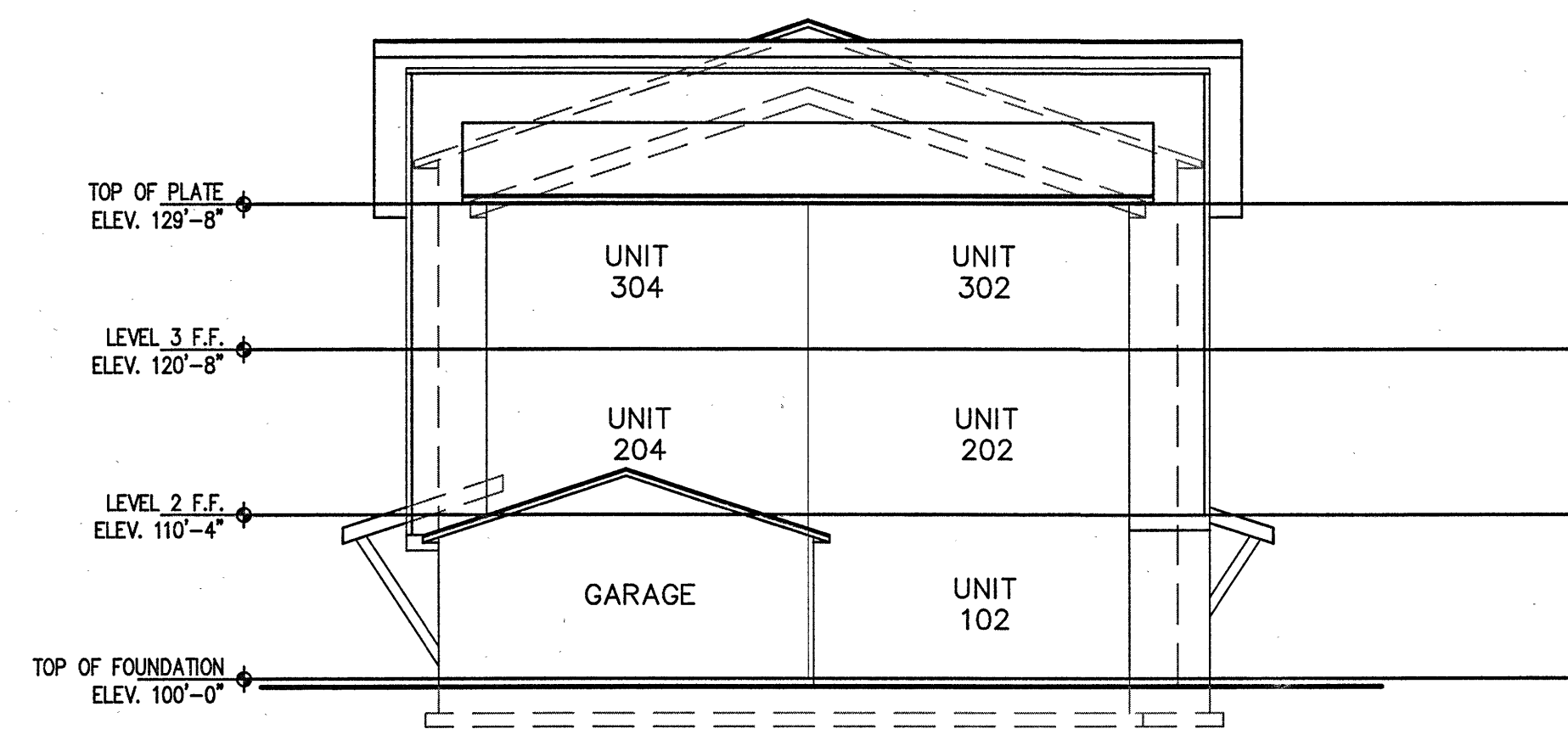
**SHEET
3 OF 4**



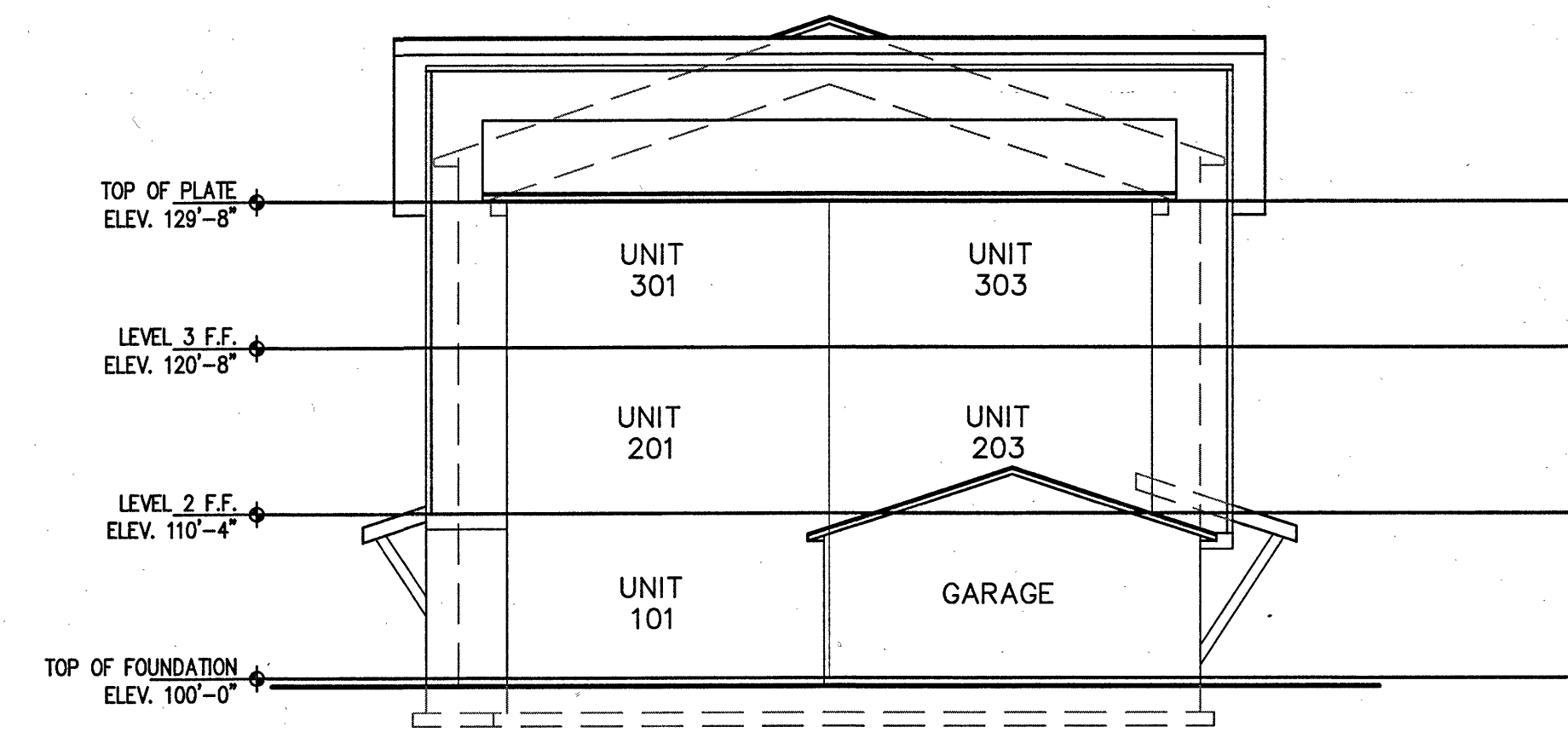
FRONT ELEVATION



REAR ELEVATION

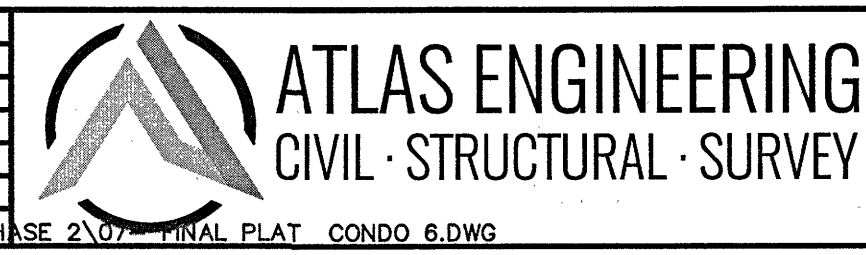


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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:	DATE:



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

RIVER RUN CONDO PLAT 6 AMD.

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

BUILDING DETAILS
SPANISH FORK, UTAH

SHEET
4 OF 4

19539404