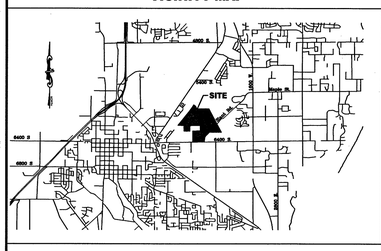
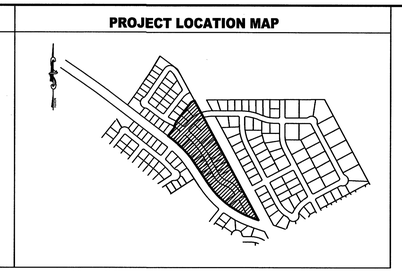
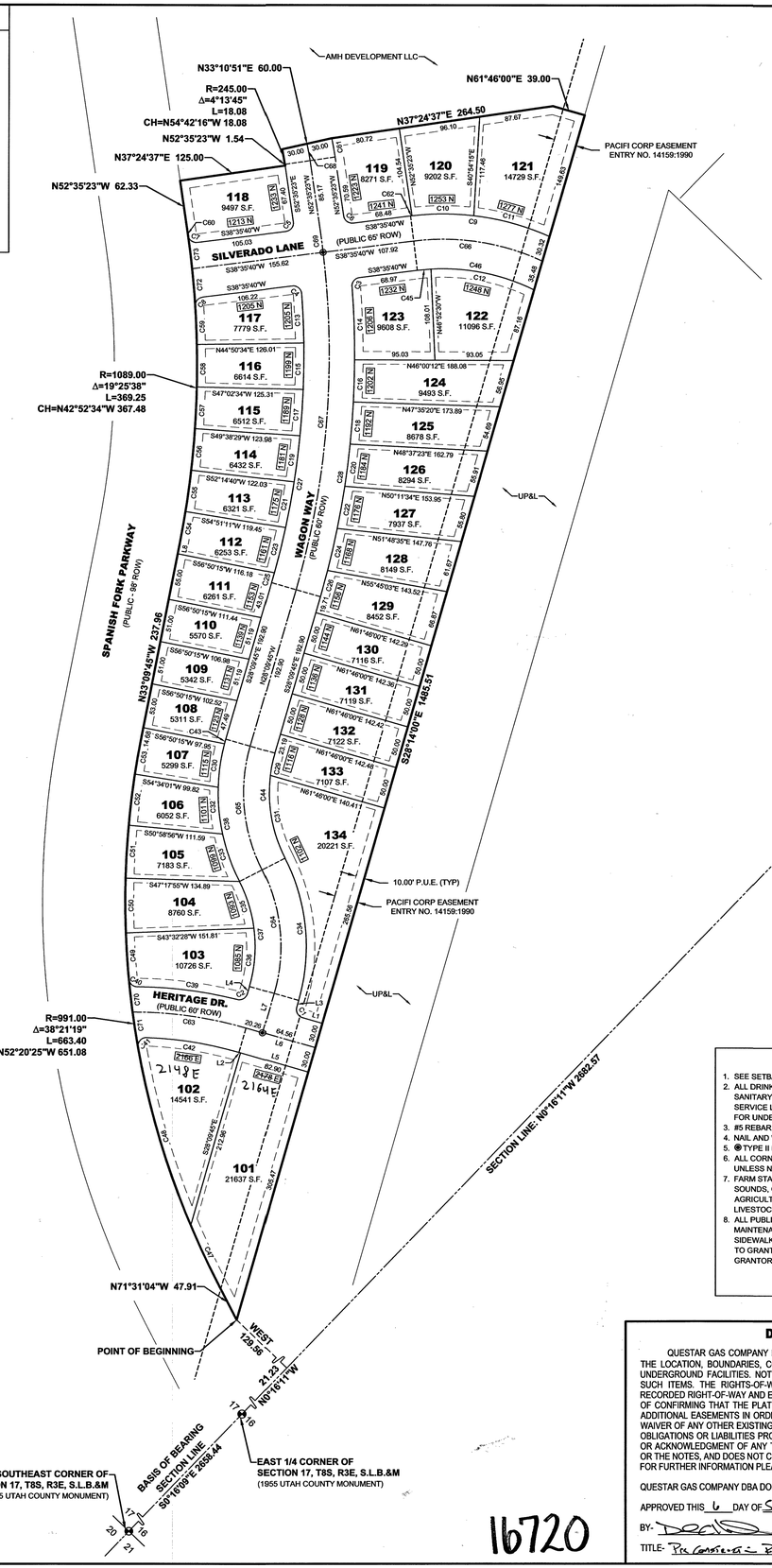
VICINITY MAP



PROJECT LOCATION MAP





SCALE: 1" = 80'

80 40 0 80

NORTHEAST CORNER OF
SECTION 17, T8S, R3E S.L.B.&M
(1955 UTAH COUNTY MONUMENT)

16720

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	10.00	90°00'00"	15.71	S73°09'45"E 14.14
C2	10.00	87°49'29"	15.33	N15°45'00"E 13.87
C3	10.00	87°25'03"	15.26	S5°06'52"E 13.82
C4	10.00	92°47'52"	16.20	S84°59'36"W 14.48
C5	10.00	91°11'03"	15.91	N6°59'52"W 14.29
C6	10.00	88°48'57"	15.50	N83°00'08"E 14.00
C7	10.00	88°58'01"	15.53	N83°04'40"E 14.01
C8	10.00	86°35'59"	15.11	S4°42'20"E 13.72
C9	310.00	31°06'44"	168.33	S54°09'02"W 166.27
C10	310.00	13°32'10"	73.24	S45°39'49"W 73.07
C11	310.00	17°16'29"	93.47	S61°04'09"W 93.11
C12	245.00	29°26'08"	125.87	S57°06'54"W 124.49
C13	970.00	3°27'02"	58.42	N46°52'57"W 58.41
C14	1030.00	4°49'35"	86.77	N46°24'36"W 86.74
C15	970.00	3°15'02"	55.03	N43°31'55"W 55.02
C16	1030.00	2°46'57"	50.02	N42°36'20"W 50.01
C17	970.00	3°15'10"	55.07	N40°16'50"W 55.06
C18	1030.00	2°47'21"	50.14	N39°49'11"W 50.13
C19	970.00	3°15'17"	55.10	N37°01'36"W 55.09
C20	1030.00	2°48'08"	50.38	N37°01'27"W 50.37
C21	970.00	3°15'25"	55.14	N33°46'15"W 55.13
C22	1030.00	2°49'22"	50.74	N34°12'41"W 50.74
C23	970.00	3°15'35"	55.19	N30°30'45"W 55.18
C24	1030.00	2°51'02"	51.24	N31°22'30"W 51.24
C25	970.00	0°43'12"	12.19	N28°31'21"W 12.19

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C26	1030.00	1°47'14"	32.13	N29°03'22"W 32.13
C27	970.00	20°26'43"	346.13	N38°23'07"W 344.30
C28	1030.00	20°39'38"	371.41	N38°29'34"W 369.41
C29	170.00	9°04'24"	26.92	S32°41'57"E 26.89
C30	230.00	12°59'45"	52.17	S36°04'52"E 52.06
C31	170.00	34°06'46"	101.22	S54°17'33"E 99.73
C32	230.00	13°53'53"	55.79	S49°31'41"E 55.65
C33	230.00	14°52'18"	59.70	S63°54'47"E 59.53
C34	230.00	43°11'11"	173.36	N49°45'20"W 169.29
C35	170.00	19°40'45"	58.39	N61°30'33"W 58.10
C36	170.00	23°30'25"	69.75	N39°54'58"W 69.26
C37	170.00	43°11'11"	128.14	N49°45'20"W 125.12
C38	230.00	43°11'11"	173.36	S49°45'20"E 169.29
C39	510.00	13°27'03"	119.73	N52°56'13"E 119.45
C40	10.00	84°09'52"	14.69	N88°17'38"E 13.40
C41	10.00	102°04'15"	17.81	S3°19'10"E 15.55
C42	450.00	14°07'18"	110.91	S54°46'36"W 110.63
C43	230.00	1°25'15"	5.70	S28°52'22"E 5.70
C44	170.00	43°11'11"	128.14	S49°45'20"E 125.12
C45	245.00	3°48'10"	16.26	S40°29'45"W 16.26
C46	245.00	33°14'18"	142.13	S55°12'49"W 140.14
C47	991.00	4°25'44"	76.60	S69°18'12"E 76.58
C48	991.00	12°44'02"	220.25	S60°43'19"E 219.80
C49	991.00	3°09'54"	54.74	S48°02'29"E 54.73
C50	991.00	3°45'28"	65.00	S44°34'48"E 64.98

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C51	991.00	3°37'32"	62.71	S40°53'18"E 62.70
C52	991.00	3°31'36"	61.00	S37°18'44"E 60.99
C53	991.00	2°23'11"	41.27	S34°21'20"E 41.27
C54	1089.00	1°59'04"	37.72	N34°09'17"W 37.71
C55	1089.00	2°36'31"	49.58	N36°27'04"W 49.58
C56	1089.00	2°36'11"	49.47	N39°03'25"W 49.47
C57	1089.00	2°35'56"	49.40	N41°39'29"W 49.39
C58	1089.00	2°38'28"	50.20	N44°16'41"W 50.20
C59	1089.00	2°24'24"	45.74	N46°48'07"W 45.74
C60	1089.00	0°09'04"	2.87	N52°30'51"W 2.87
C61	305.00	4°13'46"	22.51	N54°42'16"W 22.51
C62	310.00	0°18'04"	1.63	S38°44'42"W 1.63
C63	480.00	16°14'38"	136.09	S53°42'56"W 135.63
C64	200.00	43°11'11"	150.75	N49°45'20"W 147.21
C65	200.00	43°11'11"	150.75	N49°45'20"W 147.21
C66	280.00	31°58'10"	156.23	S54°34'45"W 154.21
C67	1000.00	23°08'12"	403.81	N39°43'51"W 401.07
C68	275.00	4°13'46"	20.30	N54°42'16"W 20.29
C69	1000.00	1°24'34"	24.60	N52°00'14"W 24.60
C70	991.00	2°16'21"	39.30	S50°45'36"E 39.30
C71	991.00	2°27'31"	42.52	S53°07'32"E 42.52
C72	1089.00	2°20'18"	44.44	N49°10'28"W 44.44
C73	1089.00	2°05'43"	39.82	N51°23'28"W 39.82

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N61°50'15"E	24.52
L2	S61°50'15"W	1.96
L3	S28°09'45"E	8.45
L4	N28°09'45"W	8.82
L5	N61°50'15"E	84.86
L6	S61°50'15"W	84.82
L7	N28°09'45"W	48.45
L8	N33°09'45"W	13.28

TABULATIONS

TOTAL AREA:	9.14 ACRES
LOT ACREAGE:	6.87 ACRES
LOTS:	34
DENSITY:	3.72 UNITS/ACRE
ROADWAY:	2.27 ACRES

PUBLIC UTILITY & DRAINAGE EASEMENT TABLE

FRONT P.U.E.	10'
REAR P.U.E. & DRAINAGE EASEMENT	10'
SIDE P.U.E. & DRAINAGE EASEMENT	5'

LOT SETBACK TABLE

	50'-70' FRONTAGE	71'-80' FRONTAGE	81' + FRONTAGE
GARAGE FRONT SETBACK	25'	25'	25'
PORCH, LIVING SPACE & SIDE ENTRY GARAGE SETBACK	15'	15'	15'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (MINIMUM*, OVERALL TOTAL)	5/10'	5/15'	10'/20'

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOTES:

1. SEE SETBACK TABLE FOR BUILDING SETBACKS
2. 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.
3. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. ⊕ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
6. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
7. FARM STATEMENT (FOR AREAS NEAR FARMLAND): "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".
8. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 6 DAY OF September, 20 19

BY- [signature]

TITLE- Pipeline Corridor - Rep

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 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

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN SPANISH FORK, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SPANISH FORK PARKWAY DESCRIBED AS PARCEL B, MINOR ARTERIAL ROAD, TRAILS, OPEN SPACE & PARK SPACE DEDICATION PLAT, SAID POINT BEING LOCATED N0°16'11"W ALONG THE SECTION LINE 21.23 FEET AND WEST 129.56 FEET FROM THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING: S0°16'09"E BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 17); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SPANISH FORK PARKWAY THE FOLLOWING FIVE (5) COURSES: N71°31'04"W 47.91 FEET; THENCE ALONG THE ARC OF A 991.00 FOOT RADIUS CURVE TO THE RIGHT 663.40 FEET THROUGH A CENTRAL ANGLE OF 38°21'19" (CHORD: N52°20'25"W 651.08 FEET); THENCE N33°09'45"W 237.96 FEET; THENCE ALONG THE ARC OF A 1089.00 FOOT RADIUS CURVE TO THE LEFT 369.25 FEET THROUGH A CENTRAL ANGLE OF 19°25'38" (CHORD: N42°52'34"W 367.48 FEET); THENCE N52°35'23"W 62.33 FEET; THENCE N37°24'37"E 125.00 FEET; THENCE N52°35'23"W 1.54 FEET; THENCE ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT 18.08 FEET THROUGH A CENTRAL ANGLE OF 4°13'45" (CHORD: N54°42'16"W 18.08 FEET); THENCE N33°10'51"E 60.00 FEET; THENCE N37°24'37"E 264.50 FEET; THENCE N61°46'00"E 39.00 FEET TO THE WEST LINE OF THE UP&L PROPERTY; THENCE S28°14'00"E ALONG SAID WEST LINE 1485.51 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.14 ACRES

9-5-19
DATE

[signature]
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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6 DAY OF September A.D. 2019

SHANE FREY, Construction Manager of AMH Development LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS 6th DAY OF Sept, A.D. 2019. PERSONALLY APPEARED BEFORE ME SHANE FREY THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE CONSTRUCTION MGR OF AMH DEVELOPMENT, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

[signature]

SUSAN BRICKSON
Notary Public - State of Utah
Comm. No. 695352
My Commission Expires on
Jan 15, 2021

NOTARY PUBLIC FULL NAME: SUSAN BRICKSON
COMMISSION NUMBER: 695352
MY COMMISSION EXPIRES: JUNE 15 2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

ENT 94800:2019 Map # 16720
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 24 10:24 am FEE 118.00 BY MA
RECORDED FOR SPANISH FORK CITY CORPORATI

ACCEPTANCE BY LEGISLATIVE BODY

THE ORC OF SFC
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 6th DAY OF August A.D. 2019

APPROVED BY ~~MAYOR~~ City Manager

ATTEST Kent R. Clark
CLERK-RECORDER
(See Seal Below)

APPROVED
ENGINEER
(See Seal Below)

PLAT "E-1"

LegacyFarms
AT SPANISH FORK

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 80'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
STATE OF UTAH RYAN W. HALL No. 6310734 9-5-19 PROFESSIONAL LAND SURVEYOR		EST. 1855 CITY SURROUND Spanish Fork UTAH FOURSELF ENGINEER	MUNICIPAL SEAL EST. 1855 UTAH SPANISH FORK

This form approved by Utah County and the municipalities therein.

17-B-3E-T1/90-CN