



Townhomes at Maggie's Bend



VICINITY MAP

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.

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 SF60 COMMUNICATION SERVICE LINES UP TO THE MAST OR 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. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
6. ALL OPEN SPACE AND COMMON AREA IS A PUE.

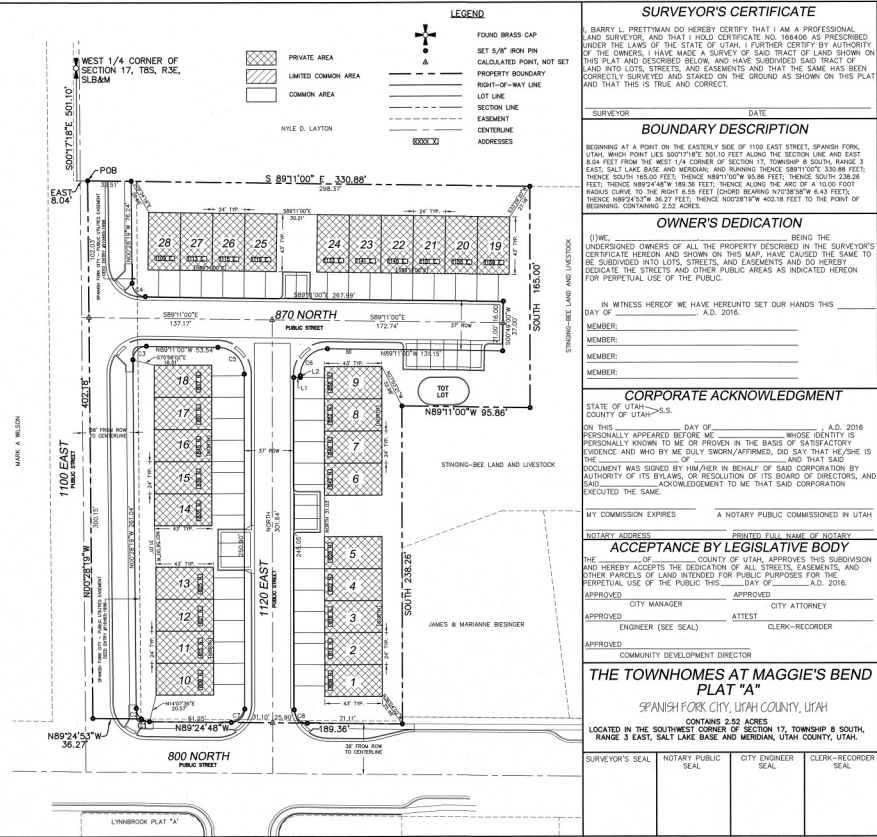
LINE	LENGTH	BEARING
L1	5.00	WEST
L2	1.42	SOUTH

CURVE	RADIUS	LENGTH	CHORD	DIST.	CHORD BRG.	DELTA
C1	10.00	6.55	6.43	S 70°26'58" E	37°31'41"	
C2	10.00	8.97	8.68	S 28°10'43" E	31°24'48"	
C3	10.00	15.93	14.30	S 45°10'21" W	81°17'19"	
C4	10.00	13.48	13.08	S 44°42'39" E	88°50'47"	
C5	20.00	31.13	28.08	N 44°35'30" W	88°11'00"	
C6	20.00	31.70	28.49	S 45°24'30" W	80°48'00"	
C7	10.00	15.81	14.21	N 45°17'36" E	80°53'12"	
C8	10.00	15.61	14.07	S 44°42'24" E	88°24'48"	

OWNER CONTACT INFO: DAVIS ENGINEERING, 1111 WEST STATE ROAD, SPANISH FORK, UT 84606, PHONE: 801-425-0200, FAX: 801-425-0218, WWW.DAVIS-ENG.COM

OWNER CONTACT INFO: BERRY CONSULTING, 201 WEST STATE ROAD, SPANISH FORK, UT 84606, PHONE: 801-425-0200, FAX: 801-425-0218, WWW.BERRYCONSULTING.COM

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LEGEND

- FOUND BRASS CAP
- SET SURV. MON. PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTRINE
- ADDRESSES

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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 LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR: _____ DATE: _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERY SIDE OF 1000 EAST STREET, SPANISH FORK, UTAH, WHICH POINT LIES 8077.17E 00.10 FEET ALONG THE SECTION LINE AND EAST 8.84 FEET FROM THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S88°11'00"E 330.88 FEET; THENCE SOUTH 88.00 FEET; THENCE N89°10'00"W 65.80 FEET; THENCE SOUTH 238.25 FEET; THENCE N89°24'48"W 189.36 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 6.55 FEET (CHORD BEARING N07°08'16"W 6.43 FEET); THENCE N89°24'51"W 38.27 FEET; THENCE N02°28'19"W 402.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.52 ACRES.

OWNER'S DEDICATION

I (WE) _____ 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.

IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS THIS _____ DAY OF _____ A.D. 2016.

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____ A.D. 2016, I, _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DO SAY THAT HE/SHE IS THE _____ OF _____ COUNTY OF UTAH, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID CORPORATION HAS EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS: _____
PRINTED FULL NAME OF NOTARY: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBMISSION 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 _____ DAY OF _____ A.D. 2016.

APPROVED: _____ CITY MANAGER
APPROVED: _____ CITY ATTORNEY
APPROVED: _____ ENGINEER (SEE SEAL)
APPROVED: _____ CLERK-RECORDER

APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR

THE TOWNHOMES AT MAGGIE'S BEND PLAT "A"

SPANISH FORK CITY, UTAH COUNTY, UTAH

CONTAINS 2.52 ACRES
LOCATED IN THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL: _____ NOTARY PUBLIC SEAL: _____ CITY ENGINEER SEAL: _____ CLERK-RECORDER SEAL: _____

File Name: Townhomes at Maggie's Bend

Applicant: Carpenter's Hand

Number of Lots: 28

Address: 898 North 1100 East

Application: 03/14/2016

Final Plat Re-approval

2.52 Acres

File #: 16-000103

Permit #: RFP16-00001

Application Approved: 03/23/2016