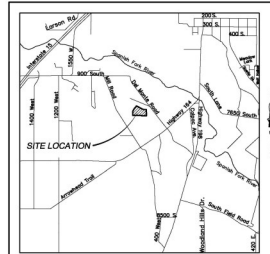


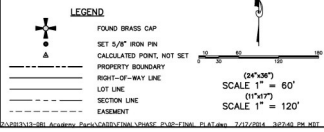


Academy Park- Phase 2



VICINITY MAP

CURVE	RADIUS	LENGTH	CHORD	DIST	CHORD BRG.	DELTA
C1	330.00	19.61	19.61	S. 58°48'11" E	207°12'	
C2	300.00	159.33	158.66	N. 50°44'02" W	181°23'0"	
C3	300.00	38.04	38.01	S. 42°41'13" E	213°33'	
C4	300.00	185.60	182.66	S. 66°35'35" E	352°28'30"	
C5	150.00	72.99	72.28	N. 77°22'33" E	212°35'30"	
C6	150.00	23.28	23.26	S. 33°32'47" W	83°33'37"	
C7	200.00	15.46	15.45	N. 30°46'44" E	426°42'	
C8	200.00	119.43	117.67	N. 18°22'27" E	242°23'0"	
C9	160.00	56.85	56.55	S. 09°31'45" W	202°13'0"	
C10	330.00	100.63	100.48	S. 50°18'14" E	102°24'47"	
C11	330.00	48.65	48.64	N. 44°14'02" W	212°33'	
C12	270.00	53.74	53.65	S. 47°18'28" E	11241'3"	
C13	270.00	115.46	114.59	S. 60°15'30" E	243°00'0"	
C14	270.00	32.07	32.05	S. 80°34'51" E	848°17'	
C15	180.00	80.05	79.40	N. 71°34'33" E	262°28'56"	
C16	2.50	4.31	3.79	N. 71°47'56" E	584338"	
C17	170.00	68.49	68.62	N. 103°33'28" E	2320427"	
C18	190.00	61.88	61.60	S. 08°40'47" W	1833924"	
C19	470.00	120.19	119.86	N. 52°32'14" W	1143905"	
C20	15.00	28.77	23.35	N. 00°24'03" E	1027439"	
C21	60.00	60.04	57.57	S. 28°21'23" W	572010'	
C22	80.74	57.85	55.68	S. 27°45'31" E	5433245"	
C23	82.43	12.01	12.00	S. 62°14'28" E	820005'	
C24	60.00	83.60	84.39	N. 68°19'44" E	8922241'	
C25	15.00	25.01	22.21	S. 71°34'33" E	8013177'	
C26	330.00	25.55	25.54	S. 63°53'13" E	429598"	
C27	330.00	109.69	109.19	S. 74°47'38" E	1292243"	
C28	120.00	51.73	51.53	N. 71°37'58" E	2415205"	
C29	2.50	4.28	3.76	N. 107°48'40" W	8733630"	
C30	180.00	27.94	27.91	S. 33°32'47" W	833337"	
C31	120.00	18.63	18.61	S. 33°32'47" W	833337"	
C32	230.00	7.63	7.63	N. 37°00'19" E	138630"	
C33	230.00	109.85	108.81	N. 22°00'07" E	21221343"	
C34	230.00	37.34	37.30	N. 04°00'05" E	218110"	
C35	330.00	51.87	51.52	N. 107°48'47" W	22201343"	



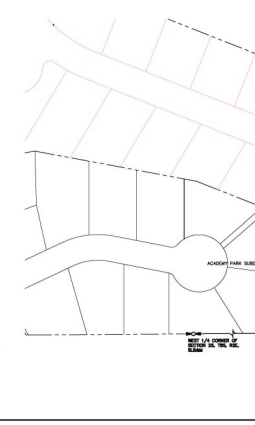
SINGLE FAMILY HOME SETBACKS
 REAR SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 FRONT SETBACK-10'
 CORNER LOTS
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 IN-TOWN SIDE-TO-ROAD SIDE-10' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)

UTILITIES CONTACT INFO:
 PUBLIC UTILITIES DEPARTMENT: 325 SOUTH MAIN, SPANISH FORK, UT 84406
 PHONE: 435-666-2000
 FAX: 435-666-2000
 WWW: WWW.PUD.UTAH.GOV

UTILITIES CONTACT INFO:
 UTILITY SERVICE: 325 SOUTH MAIN, SPANISH FORK, UT 84406
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LINE	LENGTH	BEARING
L1	28.01	S. 50°26'07" E
L2	7.56	N. 23°05'58" E
L3	78.32	N. 37°59'35" E
L4	20.27	N. 00°39'00" W
L5	20.27	S. 00°39'00" E
L6	58.31	S. 37°59'35" W
L7	24.53	S. 29°05'58" W
L8	4.57	N. 18°32'15" W
L9	22.44	S. 18°32'15" E
L10	15.08	N. 29°05'58" E
L11	78.32	N. 37°59'35" E
L12	20.27	N. 00°39'00" W
L13	31.10	N. 34°14'48" E
L14	31.59	N. 19°06'27" W
L15	34.47	N. 82°35'32" E
L16	15.42	N. 82°35'32" E



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 STEN 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 INEVITABLE 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. LOT A DEDICATED TO SPANISH FORK CITY FOR A PUBLIC TRAIL.

ALL PUBLIC UTILITY EASEMENTS PLATED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SEWERLINES, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANITOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANITOR AND THE GRANITOR'S SUCCESSORS, HEIRS AND ASSIGNS.

SURVEYOR'S CERTIFICATE
 I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 164406 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 HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 Beginning at a point which lies North 89°30'32" East 1207.02 feet along the Quarter Section Line from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 200.27 feet; thence North 3078°13' East 194.72 feet; thence along the arc of 530.00 foot radius curve to the right 19.61 feet (chord bearing South 58°48'11" East 19.61 feet); thence North 3202°07' East 156.90 feet; thence South 62°17'33" East 363.73 feet; thence South 80°57'24" East 611.10 feet; thence South 84°48'50" East 110.04 feet; thence South 00°39'00" East 300.00 feet; thence South 89°07'22" West 235.81 feet; thence North 18°32'15" West 27.01 feet; thence South 89°30'32" West 433.23 feet to the point of beginning. Area = 5.47 acres.

OWNER'S DECLARATION
 I, WE, _____ BEING MEMBERS OF _____ HERINAFTER REFERRED TO AS 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.

I, IN WITNESS WHEREOF WE HAVE HEREONTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2014.

MANAGING MEMBER: _____
 MEMBER: _____
 MEMBER: _____
 MEMBER: _____

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH, _____ S.S.
 COUNTY OF UTAH, _____
 ON THIS _____ DAY OF _____, A.D. 2014 PERSONALLY APPEARED BEFORE ME _____ 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 _____ OF _____ 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 _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION ACCEPTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
 THE _____ OF _____ 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 _____ DAY OF _____, A.D. 2014.

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

COMMUNITY DEVELOPMENT DIRECTOR _____

ACADEMY PARK SUBDIVISION PHASE 2
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 11 LOTS AND 3.47 ACRES
 LOCATED IN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

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

File Name: Academy Park- Phase 2
 Applicant: Scott Peterson
 Number of Lots: 11
 Address: 1255 South Mill Road
 Application Date: 7/8/2014

Final Plat Application
 4.99 Acres
 File #: 14-000523
 Permit #: FP14-000017
 Application Approved: 7/30/2014