



Skyhawk Condominiums



SITE LOCATION

VICINITY MAP
-NTS-

UTILITY DEDICATION

THE OWNERS OF THE PARCELS OF LAND WHICH IS SHOWN UPON THE PLAT OF SKYHAWK CONDOMINIUMS, AN CONDOMINIUM PROJECT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THE U.S. POSTAL SERVICE AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THE PLAT, AS WELL AS PRIVATE STREETS FOR CONSTRUCTION AND MAINTENANCE OF SURBERGIAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THEREIN.

RESERVATION OF COMMON AREA

THE OWNERS IN RECORDING THIS PLAT OF SKYHAWK CONDOMINIUMS, AN EXPANDABLE COMMONUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE COMMERCIAL OWNERS IN SKYHAWK CONDOMINIUMS FOR INDICES, EGRESS, RECEPTION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE COMMERCIAL OWNERS IN WEST GROVE PLAZA, AS MORE FULLY PROVIDED IN THE DECLARATION OF THE COMMERCIAL DEVELOPMENT OF SKYHAWK CONDOMINIUMS, A COMMERCIAL DEVELOPMENT PROJECT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDEMENT WITH THE UTAH COUNTY RECORDER.

GENERAL NOTES:

1. SHARED PARKING PLEASE REFER TO RECORDED PARKING AGREEMENT WITH SPANISH FORK CITY.
2. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

LEGEND

- FOUND BRASS CAP
- 5/8" REBAR MARKED RLS 105450
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)

BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 75, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 75, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS, WHICH POINT ALSO LIES WITHIN THE WEST 30.00 FEET ALONG THE SECTION 16E AND EAST 11.00 FEET FROM THE NORTHWEST CORNER OF SECTION 16E, TOWNSHIP 8 NORTH, RANGE 5 EAST, 111E (106 BASE AREA), MERIDIAN AND RUNNING THENCE NORTH 75° 00' 00" EAST 139.30 FEET ALONG THE WEST LINE OF SAID BLOCK 75, THENCE SOUTH 89°41'00" EAST 199.38 FEET TO THE EAST LINE OF LOT 9 OF SAID BLOCK 75, THENCE SOUTH 89°41'00" WEST 139.30 FEET ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 89°41'00" WEST 199.38 FEET ALONG THE SOUTH LINE OF SAID BLOCK 75, TO THE POINT OF BEGINNING, CONTAINS 0.639 ACRES.

OWNER'S DEDICATION

(I/WE, _____ BEING MEMBERS OF SKYHAWK INVESTMENTS 2, LLC, HEREINAFTER 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2013.

MANAGING MEMBER: _____

MEMBER: _____

MEMBER: _____

MEMBER: _____

ACKNOWLEDGMENT

STATE OF UTAH: _____ COUNTY OF UTAH: _____

ON THE _____ DAY OF _____, A.D. 2013, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE 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. 2013.

APPROVED: _____ CITY MANAGER APPROVED: _____ CITY ATTORNEY

APPROVED: _____ ENGINEER (SEE SEAL) APPROVED: _____ CLERK-RECORDER

APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR

SKYHAWK CONDOMINIUMS

SPANISH FORK CITY, UTAH COUNTY, UTAH

CONTAINING 10 LOTS AND 0.64 ACRES

PART OF LOT 2, BLOCK 75, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS

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

File Name: Skyhawk Condominiums

Applicant: Julie smith

Number of Lots: 9

Address: 300 North Main Street

Application Date: 1/7/2014

Final Plat Application

0.639 Acres

File #: 13-000869

Permit #: FP14-00001

Application Approved: 1/15/2014