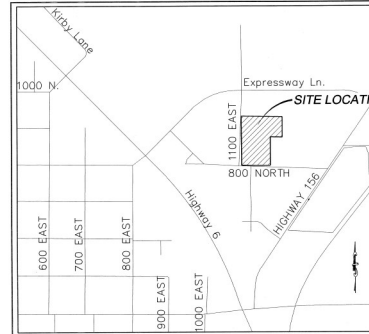
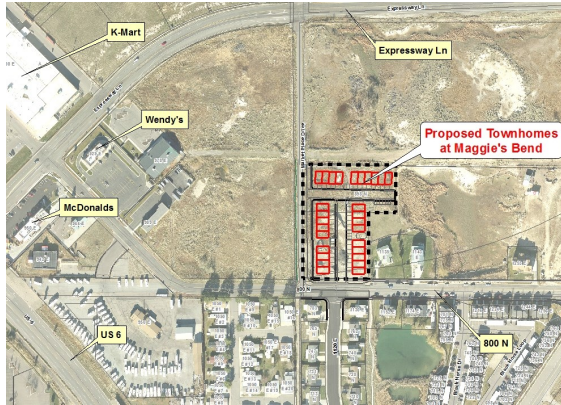




# Townhomes at Maggie's Bend



VICINITY MAP

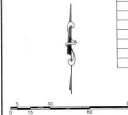
ALL PUBLIC UTILITY EASEMENTS PLATED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SEWERLINES, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE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

**NOTES:**

- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SPIN 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.
- 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.
- ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
- A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
- FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
- ALL OPEN SPACE AND COMMON AREA IS A PUE.

LINE TABLE	
LINE	BEARING
L1	5.00 WEST
L2	1.42 SOUTH

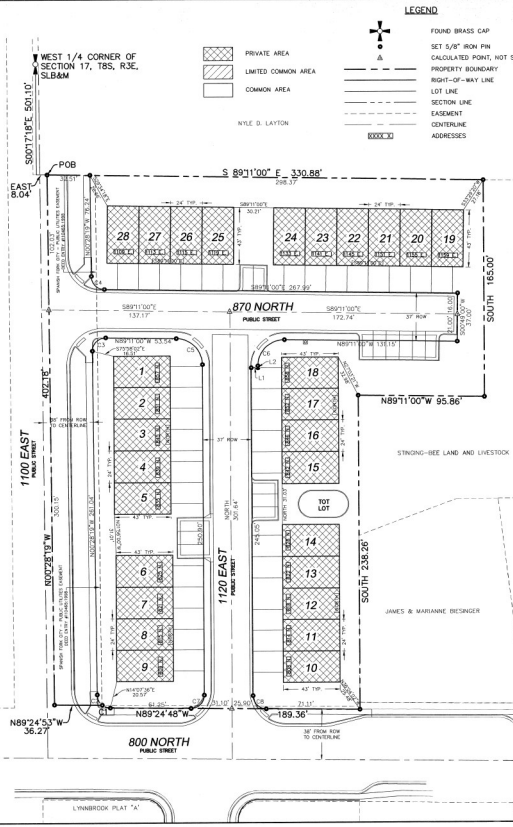
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEG.	DELTA
C1	10.00	8.53	4.41	S. 202°38'51" E. 127°01'41"	
C2	10.00	8.97	8.68	S. 261°04'43" E. 51°24'42"	
C3	10.00	15.83	14.30	S. 43°10'21" W. 91°17'39"	
C4	10.00	15.85	13.98	S. 44°49'32" E. 88°42'41"	
C5	20.00	31.13	28.08	N. 44°33'30" W. 89°11'00"	
C6	20.00	31.30	28.49	S. 45°24'30" W. 92°49'00"	
C7	10.00	15.81	14.21	N. 45°17'36" E. 90°35'12"	
C8	10.00	15.61	14.07	S. 44°42'24" E. 89°24'48"	



ENGINEER CONTACT INFO: ATLAS ENGINEERING, 801-455-0566, 80 WEST 320 NORTH, SPANISH FORK, UT 84605

SURVEYOR CONTACT INFO: BARRY FREYTHAM, 801-433-0000, 1000 W. WINDHURST LN, SALT LAKE, UT 84143

DRAWN BY: JAMES & MARIANNE BRESINGER, 801-360-0005



**SURVEYOR'S CERTIFICATE**

BARRY L. FREYTHAM 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 SUBMITTED 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.

SURVEYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE EASTERN SIDE OF 1100 EAST STREET, SPANISH FORK, UTAH, WHICH POINT LIES 5007.78 FEET ALONG THE SECTION LINE AND EAST 3.84 FEET FROM THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°10'00" E. 338.88 FEET; THENCE SOUTH 100.00 FEET; THENCE N89°11'00" W. 85.56 FEET; THENCE SOUTH 100.00 FEET; THENCE N89°24'48" W. 189.36 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 4.55 FEET (CHORD BEARING N70°50'00" E. 8.43 FEET); THENCE N89°24'53" W. 36.27 FEET; THENCE N02°19'36" W. 402.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.52 ACRES.

**OWNER'S DEDICATION**

(I), 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 HERETOFORE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015.

MEMBER: \_\_\_\_\_  
MEMBER: \_\_\_\_\_  
MEMBER: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH: \_\_\_\_\_  
COUNTY OF UTAH: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015, I, \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY KNOWN/NOTICED, DO 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 ENLAWNS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID DOCUMENT IS TRUE AND CORRECTLY KNOWN TO ME, THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

**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. 2015.

APPROVED: \_\_\_\_\_ CITY MANAGER  
APPROVED: \_\_\_\_\_ CITY ATTORNEY  
APPROVED: \_\_\_\_\_ ENGINEER (SEE SEAL) ATTEST: \_\_\_\_\_ CLERK-RECORDER

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: Atlas Engineering

Number of Lots: 28

Address: 850 North 1100 East

Application Date: 06/10/2015

Final Plat

2.52 Acres

File #: 14-000904

Permit #: FP15-000015

Application Approved: 07/15/2015