



Canyon Vista Estates Plat A



VICINITY MAP
-NTS-

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

KEY PLAN
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 176048 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.

SURVEYOR: _____ DATE: _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89°47'27"E 1320.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 654.80 FEET FROM THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°56'21"E 148.08 FEET; THENCE S00°16'48"E 22.00 FEET; THENCE S89°56'21"E 421.01 FEET; THENCE N00°16'48"E 121.00 FEET; THENCE S89°56'21"E 59.00 FEET; THENCE N00°16'48"E 100.00 FEET; THENCE N89°56'21"E 480.00 FEET; THENCE S00°16'48"E 104.81 FEET; THENCE S00°16'48"E 148.08 FEET; THENCE SOUTH 245.72 FEET TO THE POINT OF BEGINNING, CONTAINS 3.76 ACRES.

OWNER'S DEDICATION

(I/WE, 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 HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2016.

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH) DAY OF _____ A.D. 2016 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 EXECUTED 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. 2016.

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

COMMUNITY DEVELOPMENT DIRECTOR

CANYON VISTA ESTATES PLAT "A"

SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 10 LOTS AND 3.76 ACRES
LOCATED IN THE NORTHWEST CORNER OF SECTION 21, 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: _____

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 SF6N COMMUNICATION SERVICE LINES UP TO THE MASTS 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 LOCATION.
- FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	10.00	15.65	14.10	S. 42°06'30" E	89°20'13" E
C2	10.00	15.77	14.18	N. 44°33'25" E	89°20'21" E
C3	10.00	15.65	14.10	S. 42°06'30" E	89°20'13" E
C4	10.00	15.77	14.18	S. 44°33'25" W	89°20'21" E
C5	10.00	15.65	14.10	N. 45°06'55" W	89°20'13" E
C6	10.00	15.77	14.18	S. 44°33'25" W	89°20'21" E

File Name: Canyon Vista Estates Plat A

Applicant: Atlas Engineering

Number of Lots: 10

Address: 1939 East 6800 South

Application Date: 10/20/2015

Final Plat

3.76 Acres

File #: 15-001020

Permit #: FP15-000024

Application Approved: 02/17/2016