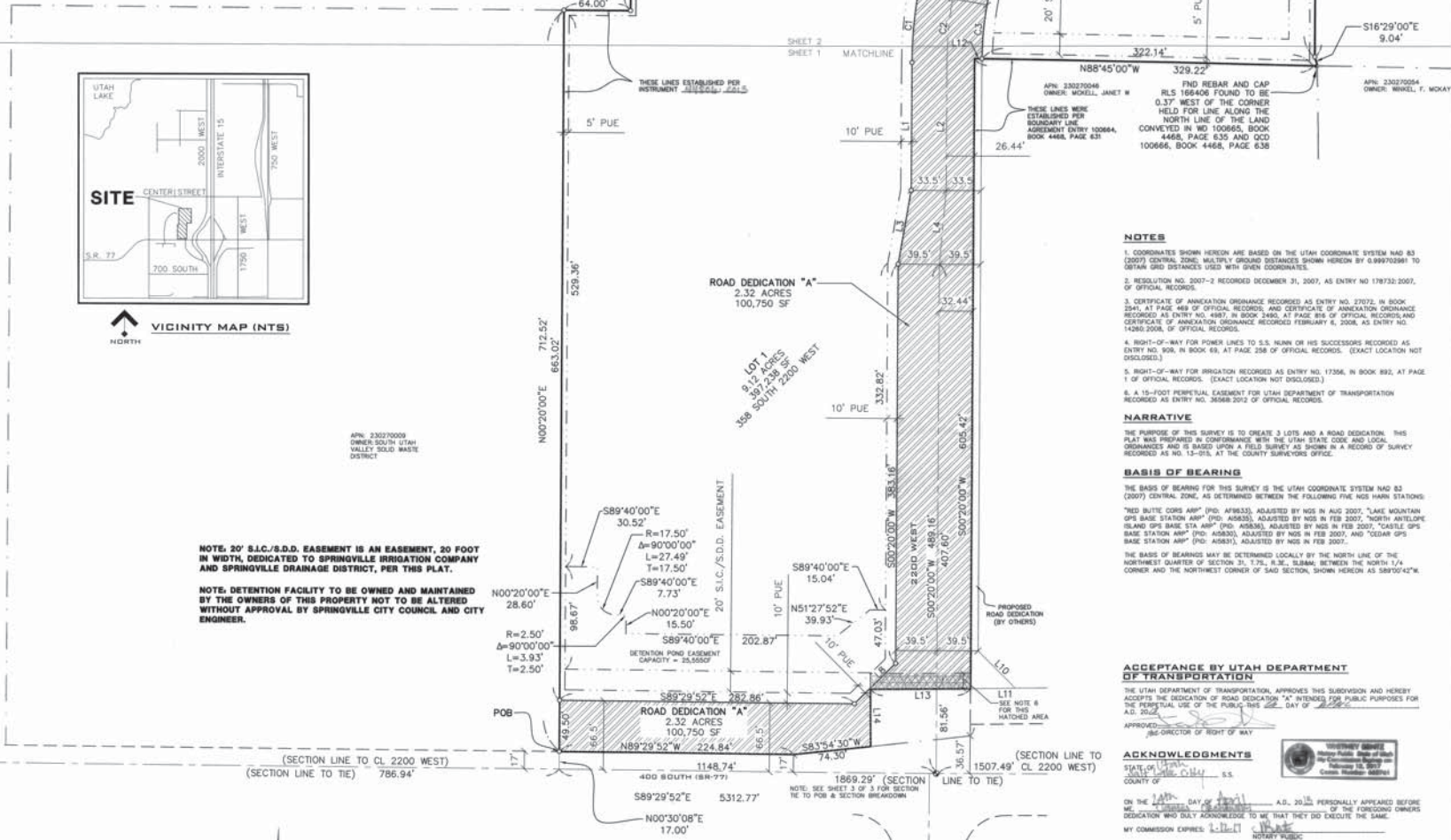


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# SPRINGVILLE LOVE'S SUBDIVISION

**A PART OF THE SOUTHWEST QUARTER SEC. 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH**  
**FEBRUARY 2013**



**NOTE: 20' S.L.C./S.D.D. EASEMENT IS AN EASEMENT, 20 FOOT IN WIDTH, DEDICATED TO SPRINGVILLE IRRIGATION COMPANY AND SPRINGVILLE DRAINAGE DISTRICT, PER THIS PLAT.**

**NOTE: DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY SPRINGVILLE CITY COUNCIL AND CITY ENGINEER.**

**LOT 1**  
**8.12 ACRES**  
**389,234 SQ. FT.**  
**358 SOUTH 2000 WEST**

**ACREAGE AND LANE MILES TABLE**

- NUMBER OF LOTS: 15
- AREA IN THE LOTS: 13.10 ACRES
- TOTAL AREA IN THE ROAD DEDICATIONS: 2.78 ACRES
- TOTAL PROJECT AREA: 15.88 ACRES
- LANE MILES ROAD: 0.43 MILES

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°20'00"E	123.29'
L2	N00°20'00"E	123.29'
L3	N09°56'38"E	71.88'
L4	N02°12'22"E	71.12'
L5	S10°44'50"W	98.53'
L6	S10°44'50"W	98.53'
L7	S10°44'50"W	98.53'
L8	S45°20'04"W	55.62'
L9	N00°20'00"E	43.89'
L10	S44°54'56"W	50.89'
L11	N89°45'50"E	276.49'
L12	S88°45'00"W	7.08'
L13	S88°45'50"W	68.07'
L14	S00°14'10"E	55.21'
L15	S89°40'00"E	67.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	403.50'	102°4'50"	73.34'	36.77'	S00°32'28"W	73.24'
C2	370.00'	102°4'50"	67.89'	33.72'	S00°32'28"W	67.16'
C3	336.50'	9°45'21"	57.30'	28.72'	S00°32'10"W	57.23'
C4	336.50'	102°4'50"	61.16'	30.67'	N05°32'25"E	61.08'
C5	370.00'	102°4'50"	67.25'	33.72'	N05°32'25"E	67.16'
C6	403.50'	102°4'50"	73.34'	36.77'	N05°32'25"E	73.24'

\*CHORD BEARINGS AND DISTANCES ARE SHOWN FOR REFERENCE ONLY IN THIS TABLE AS ALL THE CURVES IN THIS TABLE ARE TANGENT CURVES.

13892 sheet 1 of 3

**SURVEYOR'S OPINION**  
 THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTOR AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH CODES AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS OF THIS TRACT. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12-31-2013. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED IN THE FUTURE.  
 DATED THIS 23<sup>rd</sup> DAY OF April, 2013.  
 DAVIS L. WORTEN  
 PROFESSIONAL LAND SURVEYOR #43007  
 221 E. 1600 SOUTH, SUITE A  
 BLDG 1100  
 SALT LAKE CITY, UTAH 84119  
 OF: 4481322013  
 JEFF FERRY (CITY TREASURER)  
 3013 1st Ave S. 1st Fl. Salt Lake City, UT 84143  
 801.533.3527

**LEGAL DESCRIPTION**  
 ALL THAT PORTION OF LAND IN THE CITY OF SPRINGVILLE, UTAH, COUNTY OF UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, ACCORDING TO THE SURVEY MADE BY G.L.C. ASSOCIATES, INC. FILED IN THE COUNTY SURVEYORS OFFICE AS RECORD OF SURVEY NO. 13-015, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING ON THE NORTH LINE OF 400 SOUTH STREET, SAID POINT BEING N09°57'16"W ALONG THE QUARTER SECTION LINE 824.50 FEET TO THE CENTERLINE OF 400 SOUTH, AND N89°25'57"W ALONG SAID CENTERLINE 1869.29 FEET, AND N00°20'00"E 17.00 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE N00°20'00"E ALONG A LINE MEASURED 64.00 FEET PERPENDICULAR WEST OF THE EAST LINE OF THE LAND COVERED BY THE SOUTH UTAH VALLEY SOLO WASTE DISTRICT; THENCE S89°40'00"E ALONG SAID LINE 64.00 FEET TO THE CENTERLINE OF 400 SOUTH, A DISTANCE OF 712.32 FEET TO THE SOUTH LINE OF THAT LAND COVERED TO THE SOUTH UTAH VALLEY SOLO WASTE DISTRICT IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 28153 IN BOOK 2808, AT PAGE 309, OFFICIAL RECORDS; THENCE S89°40'00"E ALONG SAID LINE 48.40 FEET TO THE EAST LINE OF SAID LAND, THENCE N00°20'00"E ALONG SAID LINE AND THE PROLONGATION OF SAID LINE 614.73 FEET TO THE SOUTH LINE OF THAT LAND COVERED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 28153 IN BOOK 2808, AT PAGE 309, OFFICIAL RECORDS; THENCE S89°40'00"E ALONG SAID LINE 48.40 FEET TO THE EAST LINE OF SAID LAND, THENCE N00°20'00"E ALONG SAID LINE AND THE PROLONGATION OF SAID LINE 614.73 FEET TO THE SOUTH LINE OF THAT LAND COVERED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 28153 IN BOOK 2808, AT PAGE 309, OFFICIAL RECORDS; SAID POINT BEING MARKED BY A FOUND REBAR AND CAP INCREASING "A" IN BOOK 3064, AT PAGE 781, OFFICIAL RECORDS; THENCE S89°40'00"E ALONG SAID LINE 68.49 FEET TO THE EAST LINE OF THE LAND COVERED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 28153 IN BOOK 2808, AT PAGE 309, OFFICIAL RECORDS, WHICH FOLLOWS A FENCE LINE RUNNING TO THE SOUTH, AND BEING MARKED WITH A FOUND REBAR AND CAP INCREASING "B" HEREIN; THENCE S89°40'00"E ALONG SAID LINE 1.47 FEET FROM THE CORNER, THENCE S20°50'30"W ALONG SAID LINE 336.13 FEET, SAID POINT BEING MARKED WITH A REBAR AND CAP INCREASING "C" ENGINEERING; FOUND TO BE 6.13 FEET NORTH AND 0.39 FEET WEST OF THE CORNER; THENCE S89°40'00"E ALONG SAID LINE 306.13 FEET, THENCE S89°40'00"E ALONG SAID LINE 6.04 FEET TO THE NORTH LINE OF 400 SOUTH, SAID LINE BEING ESTABLISHED BY THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 100668 IN BOOK 4468, AT PAGE 638, AND THAT CERTAIN CLAIM DEED RECORDED AS ENTRY NO. 30288 IN BOOK 4468, AT PAGE 638, SAID LINE BEING ESTABLISHED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 100668 IN BOOK 4468, AT PAGE 638, OFFICIAL RECORDS; SAID POINT BEING MARKED WITH A FOUND REBAR AND CAP INCREASING "D" HEREIN; THENCE S89°40'00"E ALONG SAID LINE 68.49 FEET TO THE EAST LINE OF THE LAND COVERED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 30647 IN 2012; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) CURVES: 1) S89°25'57"E 88.07 FEET, 2) S00°14'10"E 55.21 FEET, 3) S82°54'30"W 74.30 FEET, AND 4) N89°25'57"E 224.84 FEET, TO THE POINT OF BEGINNING.

**OWNER'S DEDICATION**  
 I, the undersigned, being the owner or one of the owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused this map to be prepared and reviewed with the Utah State Code and Local Ordinances and is based upon a field survey as shown in a record of survey recorded as No. 13-015, at the County Surveyors Office.  
 I, the undersigned, do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.  
 DATED THIS 23<sup>rd</sup> DAY OF April, 2013.  
 ROSSAEE CHAIKENTON  
 INVESTMENTS LLC  
 MEMBER

**ACKNOWLEDGMENTS**  
 STATE OF Utah, s.s. \_\_\_\_\_  
 COUNTY OF Utah, s.s. \_\_\_\_\_  
 ON THE 23<sup>rd</sup> DAY OF April, 2013, PERSONALLY APPEARED BEFORE ME the undersigned, \_\_\_\_\_, a duly qualified and acting Notary Public, the foregoing owner declaration who duly acknowledged to me that they do execute the same.  
 MY COMMISSION EXPIRES \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

**ACCEPTANCE BY UTAH DEPARTMENT OF TRANSPORTATION**  
 THE UTAH DEPARTMENT OF TRANSPORTATION APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ROAD DEDICATION "A" INTERESTED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23<sup>rd</sup> DAY OF April, 2013.  
 APPROVED: \_\_\_\_\_  
 AS DIRECTOR OF RIGHT OF WAY

**CITY ATTORNEY**  
 STATE OF Utah, s.s. \_\_\_\_\_  
 COUNTY OF Utah, s.s. \_\_\_\_\_  
 ON THE 23<sup>rd</sup> DAY OF April, 2013, PERSONALLY APPEARED BEFORE ME the undersigned, \_\_\_\_\_, a duly qualified and acting Notary Public, the foregoing owner declaration who duly acknowledged to me that they do execute the same.  
 MY COMMISSION EXPIRES \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

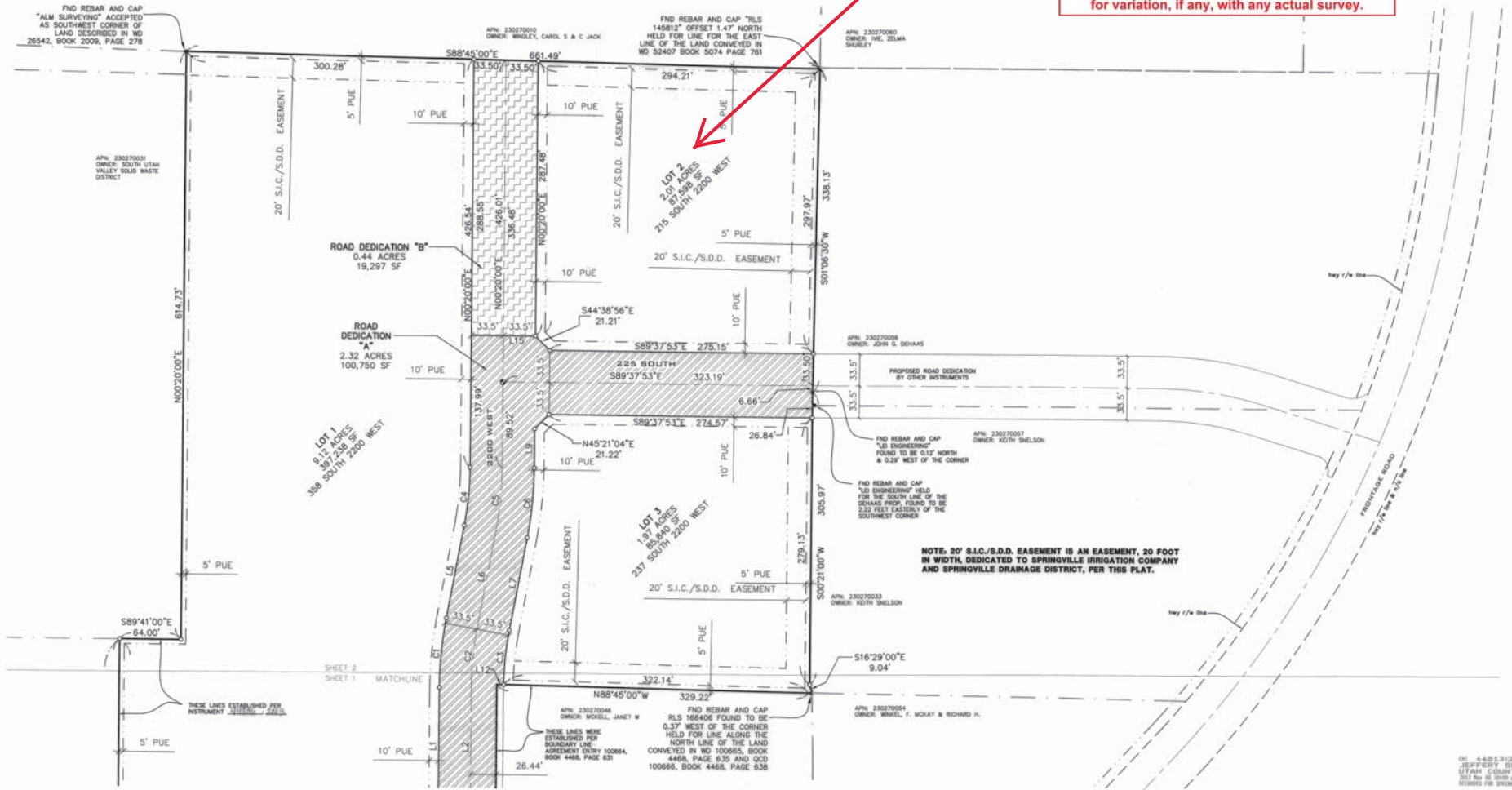
**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 23<sup>rd</sup> DAY OF April, 2013, BY SPRINGVILLE PLANNING COMMISSION.  
 CHAIRPERSON: \_\_\_\_\_ DIRECTOR-SECRETARY: \_\_\_\_\_

**SPRINGVILLE LOVE'S SUBDIVISION**  
 A PART OF THE SOUTHWEST QUARTER SEC. 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH  
**SHEET 1 OF 3**  
 SURVEYOR'S SEAL: DAVIS L. WORTEN, PROFESSIONAL LAND SURVEYOR #43007  
 CITY-COUNTY ENGINEER SEAL: \_\_\_\_\_  
 CLERK-RECORDER SEAL: \_\_\_\_\_  
 ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING  
 PROJECT #: 080340  
 DRAWN BY: BPH  
 CHECKED BY: CH  
 DATE: 02-15-13

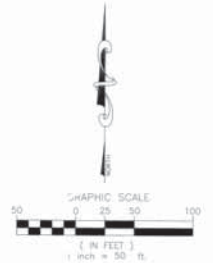
# SPRINGVILLE LOVE'S SUBDIVISION

SHEET 2 OF 3

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13892 sheet 2 of 3



LINE	BEARING	LENGTH
L1	N02°20'00"E	123.29'
L2	N02°20'00"E	123.29'
L3	N02°56'30"E	71.86'
L4	N02°19'22"E	71.12'
L5	S10°44'50"W	98.53'
L6	S10°44'50"W	98.53'
L7	S10°44'50"W	98.53'
L8	S45°29'04"W	55.62'
L9	N02°20'00"E	49.99'
L10	S44°34'56"E	50.89'
L11	N89°45'50"E	276.40'
L12	S89°45'00"E	7.08'
L13	S89°45'50"W	98.07'
L14	S00°14'10"E	55.21'
L15	S89°40'00"E	67.00'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	*CHORD BEARING	*CHORD
C1	403.50'	10°24'50"	73.34'	36.77'	S02°32'25"W	73.24'
C2	370.00'	10°24'50"	67.25'	33.72'	S02°32'25"W	67.18'
C3	336.50'	9°45'21"	57.30'	28.72'	S02°32'10"W	57.23'
C4	336.50'	10°24'50"	61.16'	30.67'	N02°32'25"E	61.08'
C5	370.00'	10°24'50"	67.25'	33.72'	N02°32'25"E	67.18'
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\*CHORD BEARINGS AND DISTANCES ARE SHOWN FOR REFERENCE ONLY IN THIS TABLE AS ALL THE CURVES IN THIS TABLE ARE TANGENT CURVES.

**LEGEND:**

- SET 5/8" REBAR AND CAP MARKED "PLS 843857" UNLESS OTHERWISE NOTED
- ⊙ FIND GOVERNMENT MONUMENT AS NOTED
- ⊙ CENTERLINE MONUMENT PERIODY STANDARDS TO BE SET UPON COMPLETION OF IMPROVEMENTS
- FIND MONUMENT AS NOTED
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- EASEMENT AS NOTED
- RIGHT OF WAY LINE
- SET NOTE 6 SHEET 1 OF 3
- ROAD DEDICATION "A"
- ROAD DEDICATION "B"

**CLC ASSOCIATES**

231 WEST 800 SOUTH  
SUITE A  
SALT LAKE CITY, UTAH  
84114  
P 801 382 8888  
F 801 382 8888  
WWW.CLCASSOCIATES.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

PROJECT #: 08-0240  
DRAWN BY: BPM  
CHECKED BY: DM  
DATE: 02-15-13

**SPRINGVILLE LOVE'S SUBDIVISION**

A PART OF THE SOUTHWEST QUARTER SEC. 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH

FEBRUARY 2013  
SHEET 2 OF 3

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

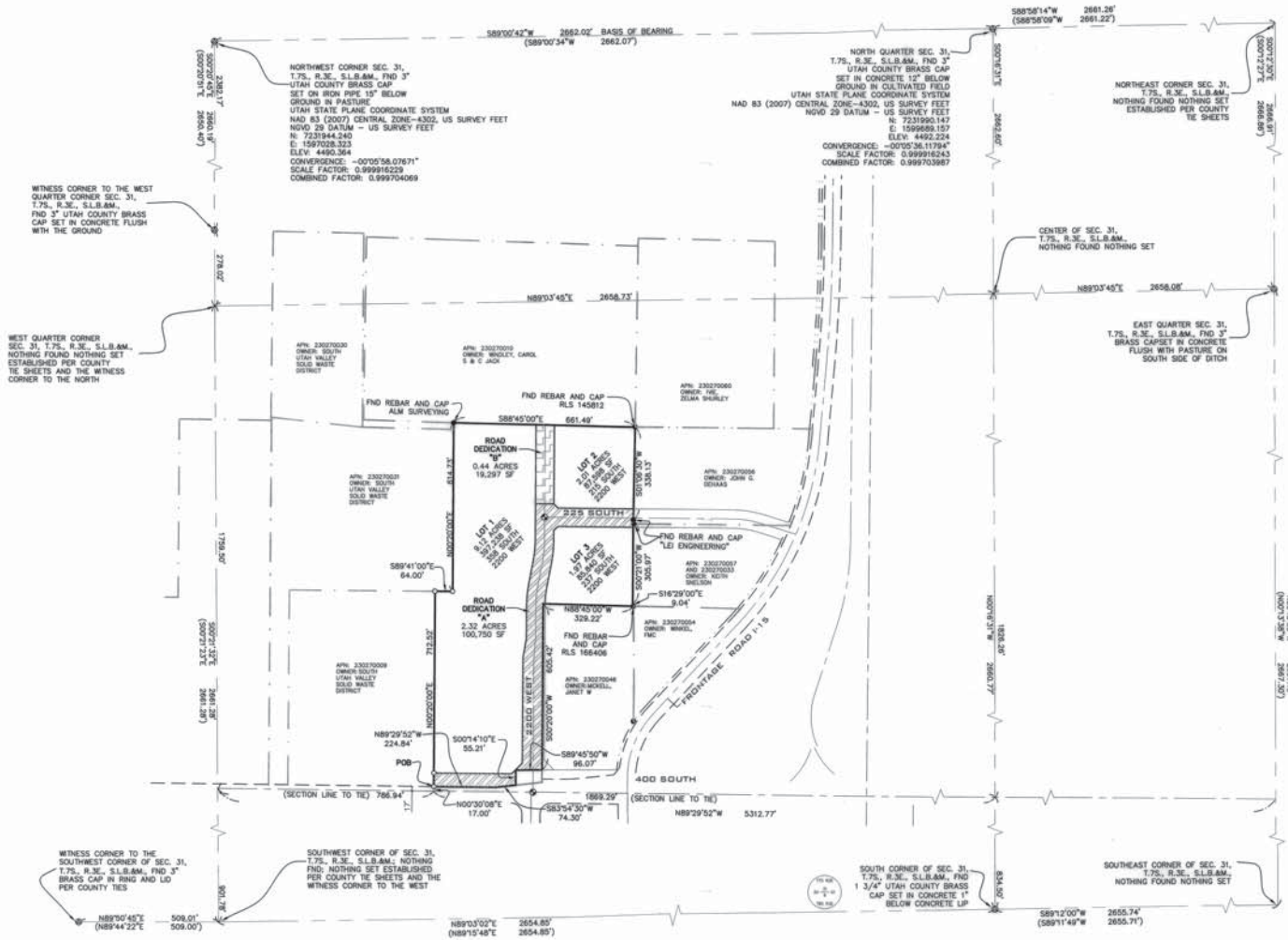
UTAH 44823/2013 No. 1081  
JEFFREY SMITH  
UTAH COUNTY RECORDER  
2013 No. 02 10:00 AM P.M. 15.00 BY SR  
FORBIDDEN FOR SPRINGVILLE CITY OFFICIALS

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

# SPRINGVILLE LOVE'S SUBDIVISION

## SHEET 3 OF 3

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13892 sheet 3 of 3

- LEGEND:**
- SET 5/8" REBAR AND CAP MARKED 7/16 4436507 UNLESS OTHERWISE NOTED
  - ⊙ FIND GOVERNMENT MONUMENT AS NOTED
  - CENTERLINE MONUMENT PER CITY STANDARDS TO BE SET UPON COMPLETION OF IMPROVEMENTS
  - FIND MONUMENT AS NOTED
  - CENTERLINE
  - SECTION LINE
  - ADJACENT PROPERTY LINES
  - PROPERTY LINE
  - PROPOSED LOT LINES
  - EASEMENT AS NOTED
  - RIGHT OF WAY LINE
  - ▨ ROAD DEDICATION "A"
  - ▨ ROAD DEDICATION "B"

PROJECT # : DB-0240  
 DRAWN BY : BPM  
 CHECKED BY : DM  
 DATE : 02-15-13

**SPRINGVILLE LOVE'S SUBDIVISION**

A PART OF THE SOUTHWEST QUARTER SEC. 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH

FEBRUARY 2013

**SHEET 3 OF 3**

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

**CLC ASSOCIATES**

221 WEST 800 SOUTH  
 SUITE 200  
 SALT LAKE CITY, UTAH  
 84119  
 P 801 353 4000  
 F 801 353 5824  
 WWW.PLANETCALC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

907-448131/2013 Rev 1 1/8/13  
 0879207 03/17/13  
 UTAH COUNTY RECORDER  
 302 N. 100 W. 1ST FL. 330 S. ST.  
 SALT LAKE CITY, UT 84103