

# CANYON GATE SUBDIVISION

## AMENDING LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION

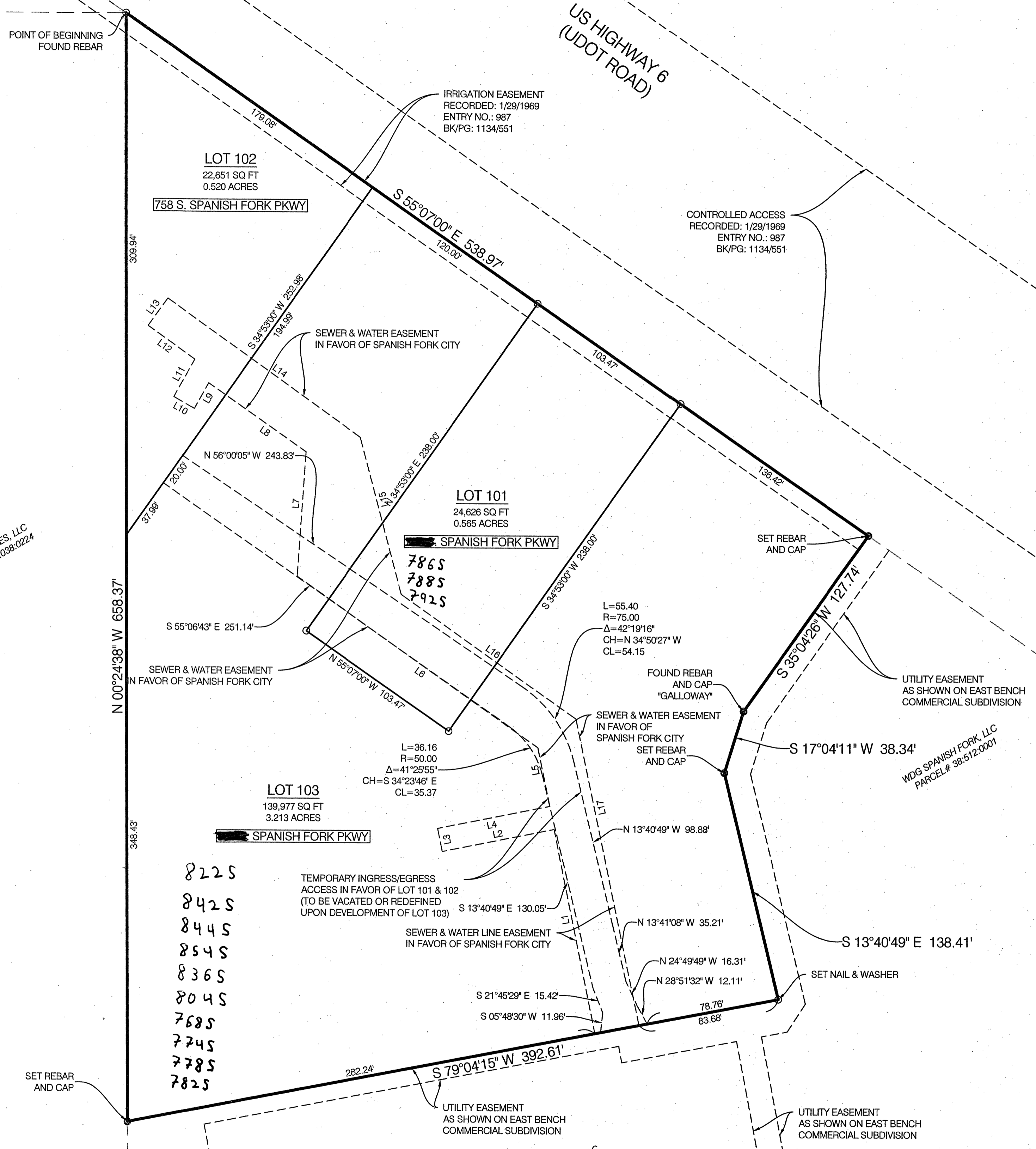
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
SPANISH FORK CITY, UTAH COUNTY, UTAH

NORTHWEST CORNER SECTION 28,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
NAD83 SPC:  
N: 7205439.47  
E: 1607789.53  
BENCHMARK  
ELEV = 4734.35 (NAVD29)

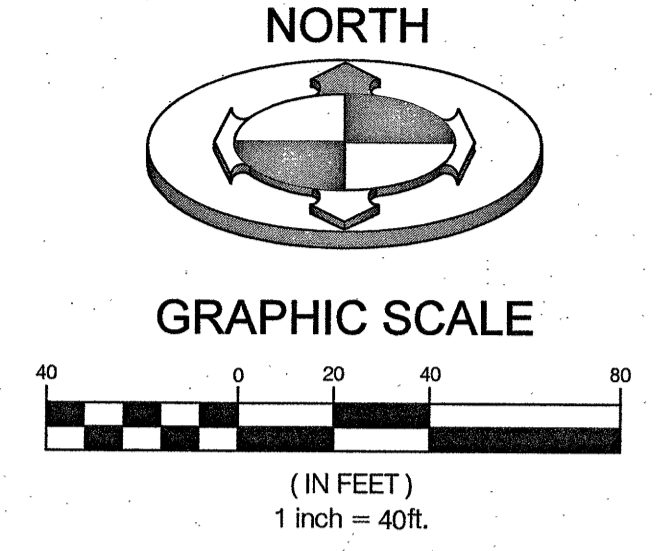
203.42'

BASIS OF BEARINGS  
S 00°24'38" E 2657.76' (MEASURED)

WEST QUARTER CORNER SECTION 28,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
NAD83 SPC:  
N: 7202782.60  
E: 1607808.32



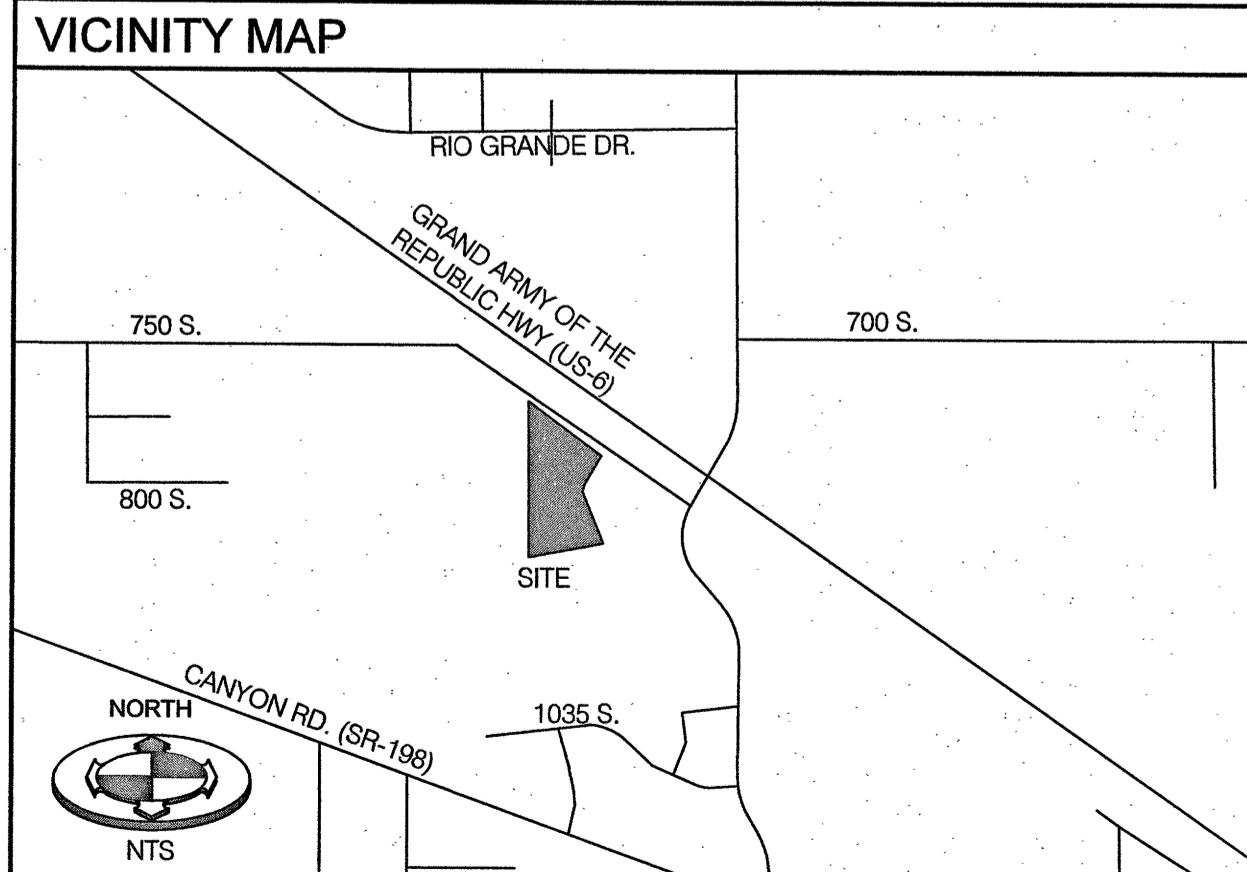
LINE #	BEARING	DISTANCE
L1	N 11°34'40" W	123.79'
L2	N 78°34'00" E	67.73'
L3	S 11°26'15" E	14.00'
L4	S 78°33'45" W	67.89'
L5	N 11°52'29" W	35.60'
L6	N 54°50'53" W	175.39'
L7	N 03°42'05" E	74.49'
L8	N 55°05'35" W	70.75'
L9	S 28°49'42" W	17.34'
L10	N 61°10'18" W	14.00'
L11	N 28°49'42" E	25.57'
L12	N 54°29'28" W	34.14'
L13	N 35°30'32" E	20.00'
L14	S 54°29'28" E	140.88'
L15	S 14°51'08" E	96.81'
L16	S 54°50'59" E	127.37'
L17	S 11°56'00" E	185.86'



TOTAL ACREAGE	4.299 ACRES
TOTAL SQUARE FOOTAGE	187,252 SQ. FT.
NUMBER OF LOTS	3
DENSITY (LOT/ACRE)	1.433

### LEGEND

- SECTION CORNER
- BOUNDARY CORNER  
(SET 5/8" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED "BENCHMARK ENG.")
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTING STREET CENTERLINE
- EASEMENT LINE
- LOT LINE



16749

DEVELOPER:  
SANDY MCCLEVE  
PMJ COMPANIES  
5284 S. COMMERCE DR. STE #C-274  
MURRAY, UT 84107  
(801) 568-0900  
SANDY@PMJCOMPANIES.COM

**BENCHMARK ENGINEERING & LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

SURVEYOR'S SEAL: BRIAN A. LINAM, 72408531, 9-19-19

CITY ENGINEER'S SEAL: SPANISH FORK CITY

CLERK - RECORDER SEAL: MUNICIPAL SEAL, SPANISH FORK

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.

### SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

**CANYON GATE SUBDIVISION**  
AMENDING LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION

#### BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPANISH FORK CITY, UTAH COUNTY, STATE OF UTAH, ALSO BEING LOT 2, EAST BENCH COMMERCIAL SUBDIVISION, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 6, SAID POINT BEING SOUTH 00°24'38" EAST 2033.42 FEET ALONG THE SECTION LINE AND EAST 522.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 55°07'00" EAST 538.97 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 35°04'28" WEST 127.74 FEET; THENCE SOUTH 17°04'11" WEST 38.34 FEET; THENCE SOUTH 13°40'49" EAST 138.41 FEET; THENCE SOUTH 79°04'15" WEST 392.61 FEET; THENCE NORTH 00°24'38" WEST 658.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 187,252 SQ FT OR 4.299 ACRES

3 LOTS

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS THE

### CANYON GATE SUBDIVISION

AMENDING LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY I HAVE HEREUNTO SET FORTH THIS 20 DAY OF SEPTEMBER, A.D., 2019.

**CANYON GATE LLC**  
BY: Paul M. Jensen MANAGER  
ITS: MANAGER

#### LLC ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }

ON THE 20 DAY OF SEPTEMBER, A.D. 2019 PERSONALLY APPEARED BEFORE ME Paul M. Jensen WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF CANYON GATE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID CANYON GATE, LLC, AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Ryan Loveland COMMISSION NUMBER: 887644  
R. Loveland  
A NOTARY PUBLIC COMMISSIONED IN UTAH MY COMMISSION EXPIRES: FEB 7, 2020

#### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPANISH FORK, 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 21 DAY OF AUGUST, A.D. 2019.

[Signature] CITY MANAGER  
[Signature] CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR: [Signature] MY COMMISSION EXPIRES: \_\_\_\_\_  
APPROVED: [Signature] ATTEST: Kurt R. Clark

#### DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF VERIFYING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER ELEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS 2 DAY OF \_\_\_\_\_, A.D. 2019

DOMINION ENERGY COMPANY: \_\_\_\_\_ ENT 10320612019 #0016749  
BY: \_\_\_\_\_ JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Oct 09 14:42 PM FEE \$6.00 BY MA  
RECORDED FOR HAPLETON CITY CORPORATION

### CANYON GATE SUBDIVISION

AMENDING LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION

LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

Sec. 28, T8S, R3E, PC T4, 150 Lot 2, East Bench Commercial Sub.