

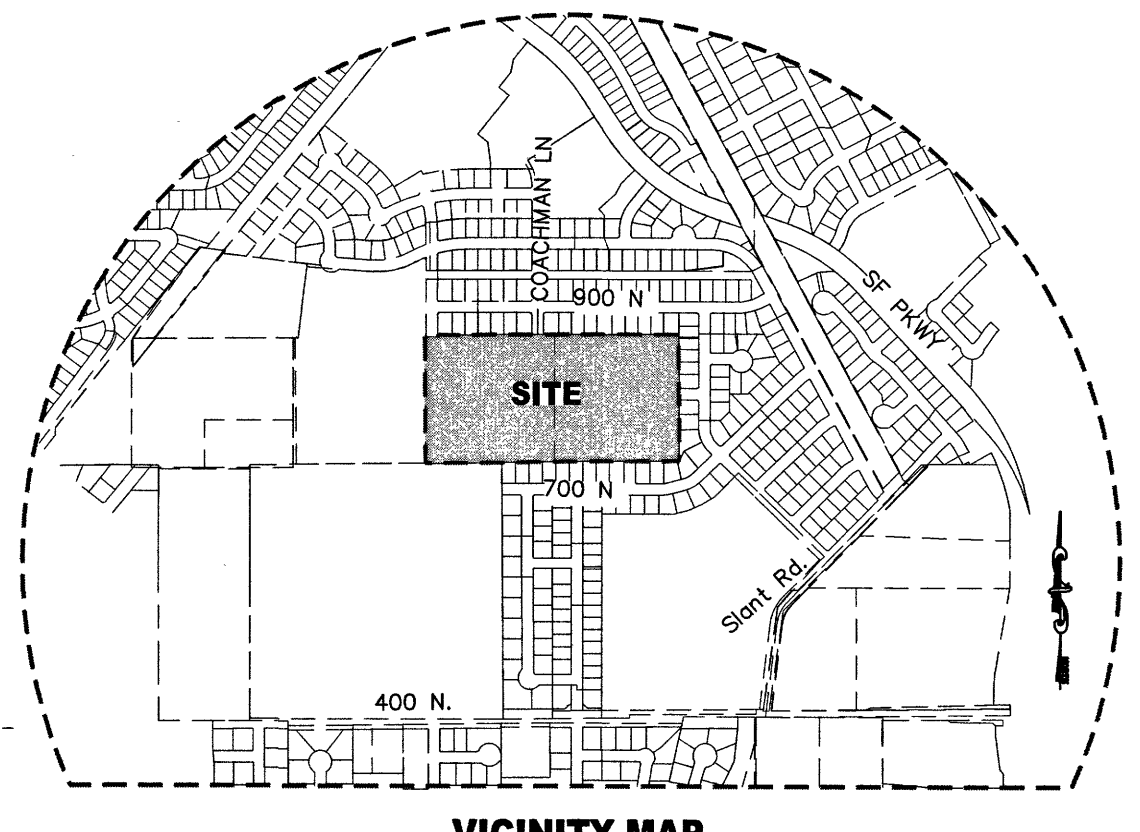
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG. DELTA
C1	66.72	220.00	66.46	S84°16'0"E 172°32'
C2	73.86	485.50	73.79	S13°01'0"E 84°25'
C3	68.78	485.50	68.72	S43°36'0"E 80°59'
C4	28.01	485.50	28.01	S106°36'0"E 318°20'
C5	23.41	485.50	23.41	S122°53'0"E 245°47'
C6	25.10	520.50	25.10	S122°53'0"E 245°47'
C7	21.97	455.50	21.96	N122°53'0"E 245°47'
C8	25.99	450.50	25.99	S106°36'0"E 318°20'
C9	23.42	15.00	21.11	N45°16'17"W 89°27'26"
C10	22.84	15.00	20.70	N46°22'53"E 87°14'13"
C11	132.35	450.50	131.88	S85°57'33"E 16°49'58"
C12	54.08	255.00	53.98	S11°17'58"E 12°09'07"
C13	57.62	190.00	57.40	N8°41'16"W 172°23'32"
C14	34.64	515.50	34.64	N15°27'01"W 351°01'
C15	22.29	15.00	20.29	N56°05'32"W 85°08'02"
C16	29.24	515.50	29.24	N2°10'05"W 315°02'
C17	22.29	15.00	20.29	N38°46'26"E 85°08'02"
C18	37.78	250.00	37.75	N85°40'13"E 83°33'33"
C19	42.32	280.00	42.28	S85°40'13"W 83°33'33"
C20	33.25	220.00	33.22	N85°40'13"E 83°33'33"
C21	23.56	15.00	21.21	N45°00'00"W 90°00'00"
C22	23.56	15.00	21.21	S45°00'00"W 90°00'00"
C23	23.56	15.00	21.21	N45°00'00"W 90°00'00"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG. DELTA
C24	23.56	15.00	21.21	S45°00'00"W 90°00'00"
C25	23.56	15.00	21.21	N45°00'00"E 90°00'00"
C26	23.56	15.00	21.21	S45°00'00"E 90°00'00"
C27	23.56	15.00	21.21	N45°00'00"W 90°00'00"
C28	31.42	20.00	28.28	N45°00'00"E 90°00'00"
C29	22.86	10.00	18.20	N65°30'09"E 131°00'18"
C30	107.00	75.50	98.26	S89°35'39"E 81°11'53"
C31	77.16	75.50	73.85	N20°31'40"E 58°33'30"
C32	52.74	75.50	51.67	N28°45'42"W 40°11'15"
C33	12.77	15.00	12.39	N24°23'10"W 48°46'19"
C34	23.56	15.00	21.21	S45°00'00"W 90°00'00"
C35	23.56	15.00	21.21	N45°00'00"W 90°00'00"
C36	12.77	15.00	12.39	N24°23'10"E 48°46'19"
C37	73.17	75.50	70.34	N21°00'35"E 55°31'29"
C38	70.85	75.50	68.01	N33°31'16"W 53°32'14"
C39	90.84	75.50	85.46	S85°14'28"W 68°56'17"
C40	12.58	75.50	12.56	S46°00'00"W 93°32'39"
C41	12.77	15.00	12.39	S65°36'49"W 48°46'17"
C42	31.42	20.00	28.28	S45°00'00"E 90°00'00"

PROJECT STATISTICS
 ZONE R-1-12
 TOTAL AREA 20.17 ac.
 ROAD 5.61 ac.
 LOT AREA 14.19 ac.
 OPEN SPACE 0.37 ac.
 UNITS 47 units
 DENSITY 2.33/dua
 AVG. LOT SIZE 13,151 SQ FT

PROJECT ENGINEER & SURVEYOR
 REGION ENGINEERING & SURVEYING
 1776 NORTH STATE STREET #110
 OREM, UTAH 84057
 PH - 801.376.2245

PROJECT DEVELOPER
 SCOTT MITCHELL
 MITCHELL EXCAVATION
 SCOTT@MITCHELL.COM
 801.368.2680



- 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 SFON 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.
 - NDGBU = NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT
 - Ø TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET REBAR AND CAP (PLS 368356) TO BE SET AT ALL BOUNDARY ANGLE POINTS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY OF INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
 - SUBDIVISION IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030. AS SUCH, HOUSE PLANS AND ELEVATIONS WILL BE SUBJECT TO ARCHITECTURE REQUIREMENTS FOUND IN CITY CODE 15.3.24.030-D.
 - SETBACKS TO FOLLOW THE STANDARD LISTED WITHIN THE MUNICIPAL CODE FOR THE R-1-12 ZONE.
 - SEE TABLE 1 - RESIDENTIAL DEVELOPMENT STANDARDS
 - PUBLIC UTILITY EASEMENTS ARE AS FOLLOWS:
 7.1. STREET SIDE/FRONT - 10'



- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - PUBLIC UTILITY EASEMENT
 - SECTION LINE
 - CALCULATED POINT (NOT SET)

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

Boundary Description

BEGINNING AT A POINT ON THE SOUTH SIDE OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT C4-C THAT IS S.016°04'E. ALONG THE SECTION LINE 662.91' AND WEST 395.98' FROM THE EAST ¼ CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;
 THENCE ALONG SAID SUBDIVISION S.016°09'E. 13.41' TO THE CORNER OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 5A; THENCE ALONG SAID PLAT 5A THE FOLLOWING 4 COURSES: WEST 0.42'; THENCE S.016°09'E. 267.41'; THENCE S.036°25'E. 60.00'; THENCE S.016°08'E. 319.62' TO THE NORTH SIDE OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 2A; THENCE ALONG SAID PLAT 2A S.89°42'00"W. 365.40'; THENCE N.47°41'4"W. 0.01' TO THE NORTHWEST CORNER OF THE LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 13A; THENCE ALONG SAID PLAT 13A THE FOLLOWING 2 COURSES: S.89°42'00"W. 109.66'; THENCE S.89°05'34"W. 451.08'; THENCE S.89°32'34"W. ALONG A FENCE LINE AND CONCRETE CANAL BANK 396.57'; THENCE N.0°21'26"W. 658.13'; THENCE ALONG THE SOUTH SIDE OF LEGACY FARMS AT SPANISH FORK SUBDIVISION, PLAT 08 THE FOLLOWING 5 COURSES: N.89°33'12"E. 66.24'; THENCE N.15°27'59"E. 11.66'; THENCE S.89°21'24"E. 132.51'; THENCE N.89°01'56"E. 186.02'; THENCE N.89°56'11"E. 198.48' TO THE SOUTHWEST CORNER OF SAID PLAT C4-C; THENCE N.89°53'04"E. 737.39' TO THE POINT OF BEGINNING.

CONTAINING 20.17 ACRES OF LAND.

9/06/2021
DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 23rd DAY OF September, A.D. 2021

Scott Mitchell
MANAGER OF
MITCHELL EXCAVATION

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS 23rd DAY OF September, 2021, 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/AFFIRED, DID SAY THAT HE/SHE IS THE Manager OF Mitchell Excavation, LLC
 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 ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES September 26, 2022

Shelby L. Hendrickson
A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

SPANISH FORK CITY 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 14th DAY OF January, A.D. 2021

Shelby L. Hendrickson
APPROVED BY CITY MANAGER

W. J. Allen
APPROVED BY CITY ATTORNEY

W. J. Allen
COMMUNITY DEVELOPMENT DIRECTOR

Tara Allen
ATTEST
CLERK-RECORDER
(See Seal Below)

ENT 162748:2021 Map # 17937
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 30 4:53 PM FEE 144.00 BY 58
RECORDED FOR SPANISH FORK CITY CORPORAT

HAYMAKER - PLAT 'A'
A RESIDENTIAL DEVELOPMENT

LOCATED IN EAST QUARTER OF SECTION 17
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

City Recorder

This form approved by Utah County and the municipalities therein.

Sec 17 T8 R3E T15S0 R2T