

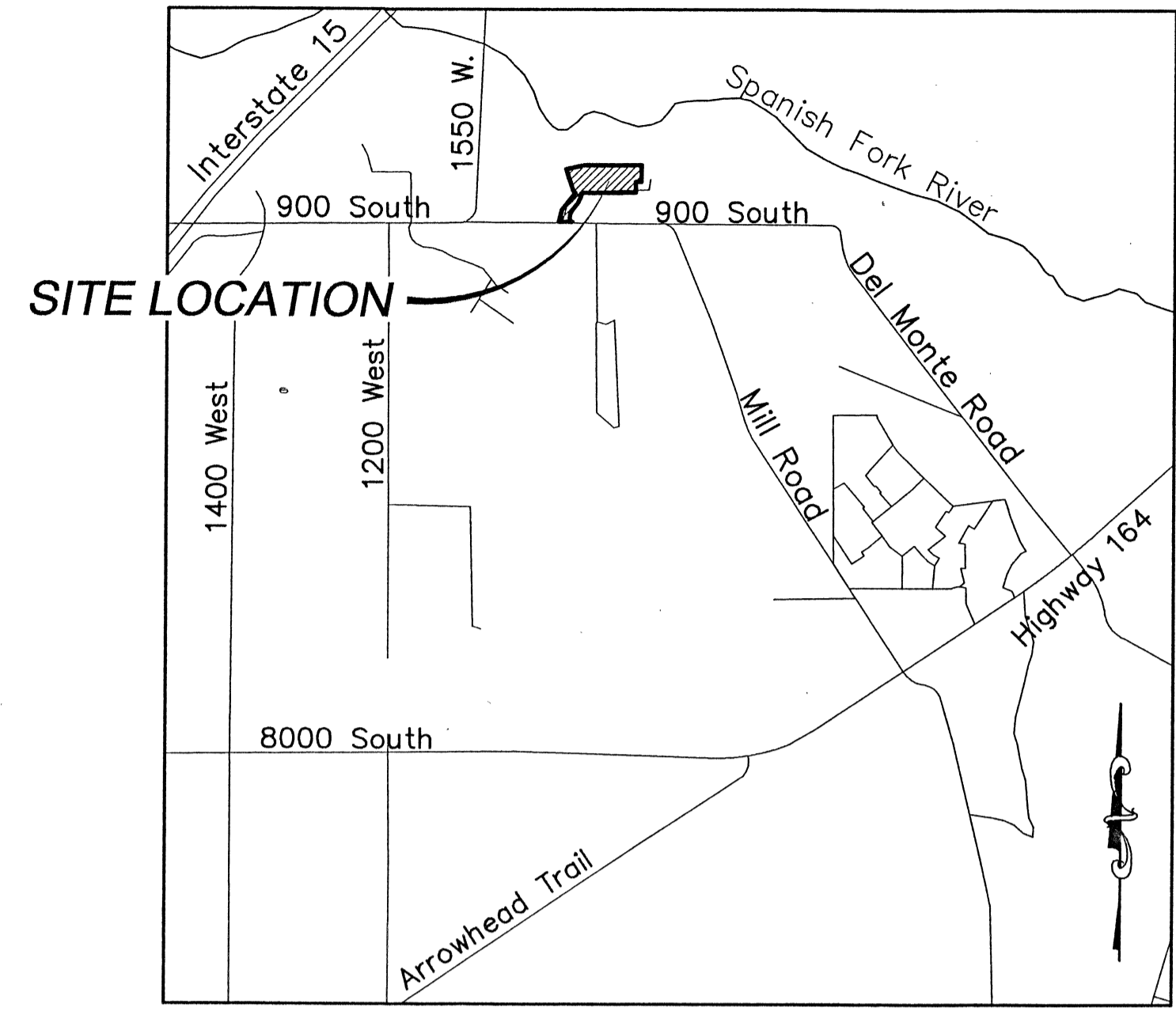
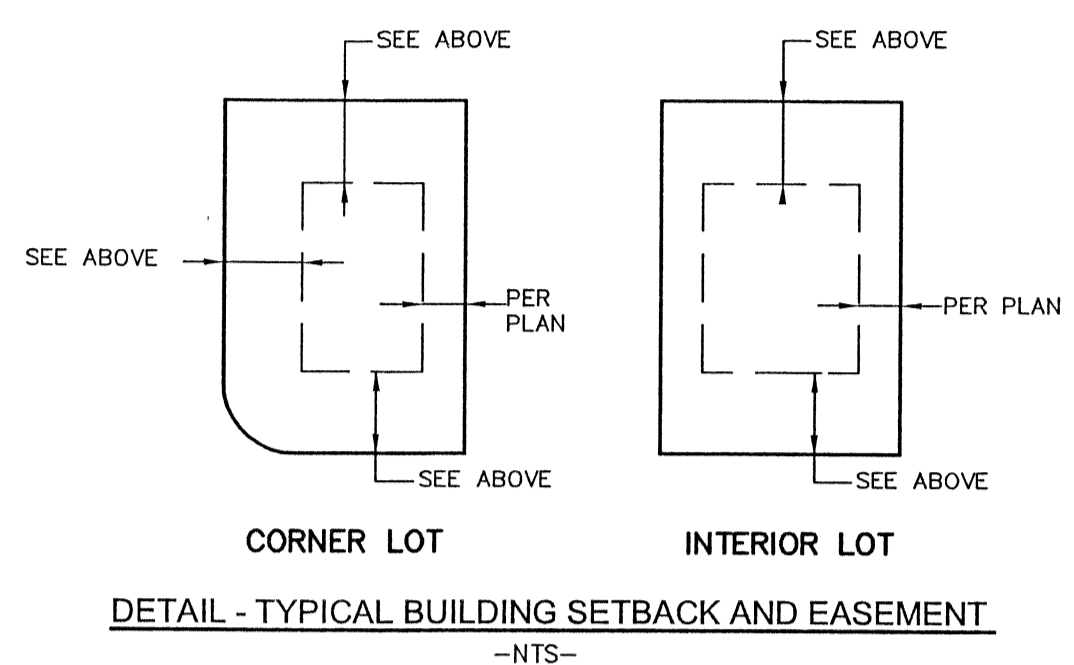
BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89°59'05"W 389.81 FEET AND SOUTH 73.59' FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 160.00 FEET; THENCE S89°43'41"W 51.77 FEET; THENCE SOUTH 100.63 FEET; THENCE S89°52'13"W 509.40 FEET; THENCE SOUTHWESTERLY 106.34 FEET ALONG THE ARC OF A 196.72 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 30°58'20", THE CHORD BEARS S21°26'12"W 105.05 FEET; THENCE S36°54'00"W 93.26 FEET; THENCE SOUTHWESTERLY 64.84 FEET ALONG THE ARC OF A 102.77 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 36°08'58", THE CHORD BEARS S18°52'05"W 63.77 FEET; THENCE S00°50'10"W 17.52 FEET; THENCE SOUTHEASTERLY 39.63 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°49'42", THE CHORD BEARS S44°35'00"E 35.61 FEET; THENCE S89°59'58"W 110.01 FEET; THENCE NORTHEASTERLY 38.90 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 89°09'48", THE CHORD BEARS N45°25'04"E 35.10 FEET; THENCE N00°50'10"E 19.12 FEET; THENCE NORTHEASTERLY 102.61 FEET ALONG THE ARC OF A 162.77 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°07'04", THE CHORD BEARS N18°52'05"E 100.92 FEET; THENCE N36°54'00"E 93.31 FEET; THENCE NORTHEASTERLY 64.11 FEET ALONG A 136.72 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°52'07", THE CHORD BEARS N23°28'32"E 63.53 FEET; THENCE N38°59'25"E 2.92 FEET; THENCE N50°39'37"W 26.55 FEET; THENCE N18°25'47"W 169.63 FEET; THENCE N18°23'16"W 50.43 FEET; THENCE N78°30'02"E 175.78 FEET ALONG THE EXISTING BOUNDARY OF RIVER POINT SUBDIVISION PLAT "B"; THENCE ALONG THE SOUTH LINES OF RIVER POINT SUBDIVISION PLAT "A", RIVER POINT SUBDIVISION PLAT "B", & RIVER POINT SUBDIVISION PLAT "C", N89°43'41"E 538.19 FEET TO THE POINT OF BEGINNING.

NOTES:
 1. MINIMUM BASEMENT FLOOR ELEVATION 4561.00 AS DETERMINED BY A MINIMUM OF 3 FEET ABOVE THE HIGHEST GROUNDWATER REPORTED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY AGEC FOR RIVER POINT DEVELOPMENT, LC AS PROJECT 1130325, DATED JANUARY 15, 2014.
 2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, 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 THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
 3. THIS DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.

DISCLOSURE OF PROPERTY CONDITIONS:
 1. THIS SITE HAS BEEN USED AS A CONSTRUCTION DEBRIS DUMP SITE. THE SITE HAS BEEN REMEDIATED IN ACCORDANCE WITH A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE CITY. CHUNKS OF CONCRETE AND OTHER DEBRIS MAY BE FOUND ON THE LOT.
 2. NO BUILDING SHALL BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPE.
 3. THE FOOTPRINT OF EACH BUILDING SHALL BE EXCAVATED TO NATIVE SOIL. ALL FOOTINGS AND FOUNDATIONS SHALL BE PLACED ON NATIVE SOIL OR ON ENGINEERED FILL MATERIAL PROPERLY COMPACTED. BUILDER SHALL HAVE A CERTIFIED SOILS ENGINEER TEST THE STABILITY OF THE PREPARED SOIL PRIOR TO CONSTRUCTION OF FOOTINGS AND FOUNDATION.
 4. NO FOOTING OR FOUNDATION SHALL BE PLACED LOWER THAN THREE FEET ABOVE THE HIGHER OF HISTORIC OR CURRENT GROUND WATER LEVEL.

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 SIDE SETBACK-5'-10'-TOTAL OF 15' (SEE PLAT).
CORNER LOTS:
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 INTERIOR SIDE-5'-10'-TOTAL OF 15' (SEE PLAT).
 INTERIOR SIDE-5' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
 NOTE: NO BUILDINGS ON ADJACENT LOTS SHALL BE CLOSER THAN 15 FEET



SURVEYOR'S CERTIFICATE
 I, BARRY L. PRETTYMAN 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 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: Barry L. Prettyman Date: April 12, 2022

BOUNDARY DESCRIPTION
 SEE WRITTEN BOUNDARY DESCRIPTION TO THE LEFT.

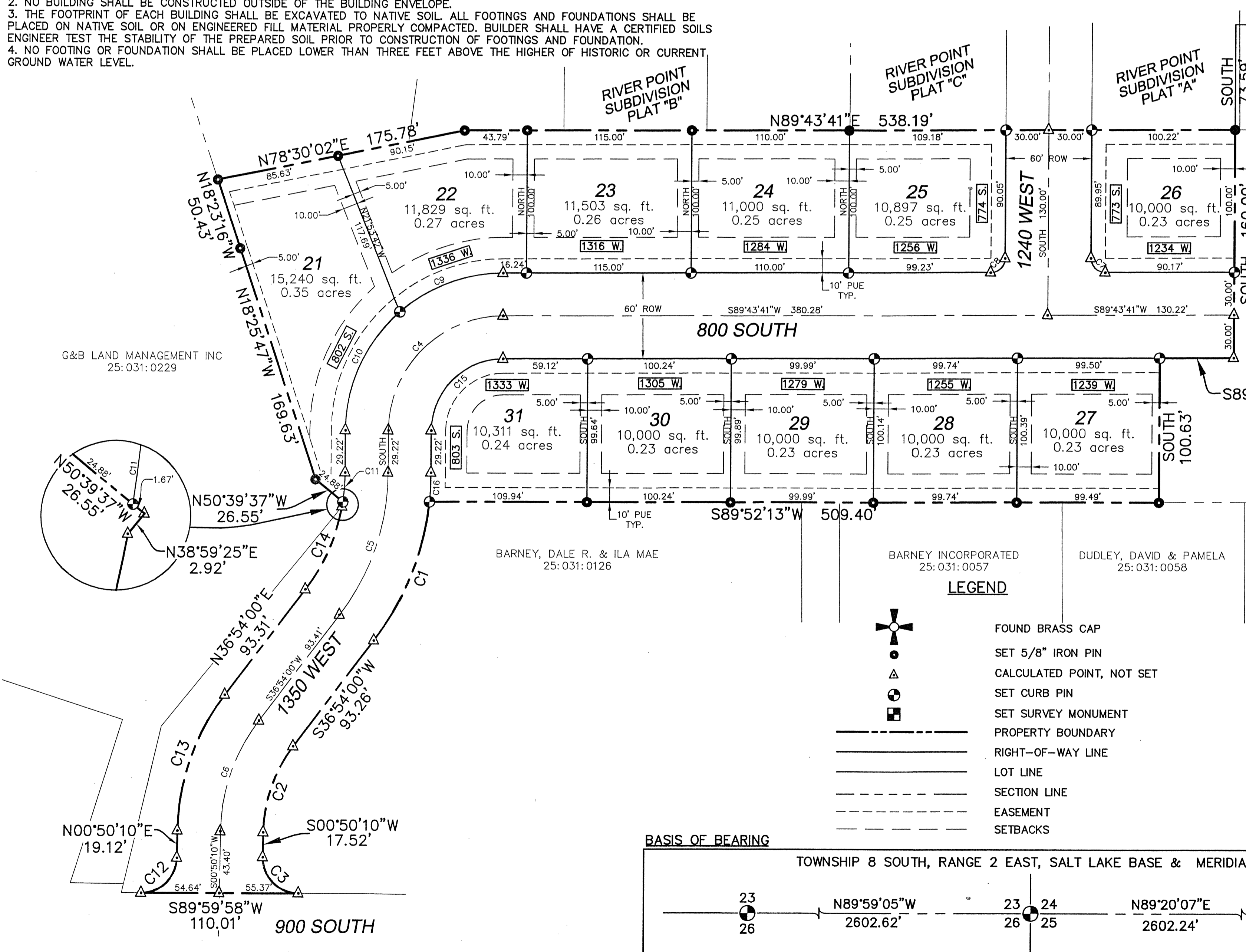
OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13TH DAY OF APRIL, A.D. 2022.
 MANAGER: George Wright AS MANAGER OF RIVER POINT EVEREST, LLC
GEORGE M. WRIGHT

ACKNOWLEDGMENT
 STATE OF UTAH COUNTY OF UTAH S.S.
 ON THE 13th DAY OF April, A.D. 2021, PERSONALLY APPEARED BEFORE ME George Wright, WHOSE IDENTITY IS PERSONALLY KNOWN BY ME OR PROVEN BY SATISFACTORY EVIDENCE TO ME, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE Manager OF River Point Everest, LLC AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID LLC AND THAT SAID Manager EXECUTED THE SAME.
Susan Peart
 A NOTARY PUBLIC IN COMMISSIONED IN THE STATE OF UTAH
 7/23/19 6-12-2024 Susan Peart
 COMMISSION NUMBER/EXPIRES NOTARY PUBLIC (PRINTED NAME)

ACCEPTANCE BY LEGISLATIVE BODY
 THE DCC OF SFC 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 3 DAY OF FEB A.D. 2021.
 APPROVED: John P. Pugh CITY MANAGER APPROVED: Wally CITY ATTORNEY
 APPROVED: [Signature] ATTEST: Tara S. Silveira CLERK-RECORDER
 ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2022, BY THE SPANISH FORK CITY PLANNING COMMISSION.
 DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

RIVER POINT SUBDIVISION PLAT "D"
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 11 LOTS AND 4.28 ACRES
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	196.72	106.34	105.05	S 21°26'12" W	30°58'20"
C2	102.77	64.84	63.77	S 18°52'05" W	36°08'58"
C3	25.00	39.63	35.61	S 44°35'00" E	90°49'42"
C4	80.00	125.28	112.87	S 44°51'51" W	89°43'41"
C5	166.72	107.37	105.53	N 18°27'00" E	36°54'00"
C6	132.77	83.57	82.20	S 18°52'05" W	36°03'50"
C7	10.00	15.76	14.18	S 45°08'09" E	90°16'19"
C8	10.00	15.66	14.11	N 44°51'51" E	89°43'41"
C9	110.00	78.68	77.01	S 69°14'15" W	40°58'54"
C10	110.00	93.59	90.79	S 24°22'24" W	48°44'48"
C11	136.72	20.59	20.57	N 04°18'54" E	8°37'49"
C12	25.00	38.90	35.10	N 45°25'04" E	89°09'48"
C13	162.77	102.61	100.92	S 18°52'05" W	36°07'04"
C14	136.72	64.11	63.53	N 23°28'32" E	26°52'07"
C15	50.00	78.30	70.54	S 44°51'51" W	89°43'41"
C16	196.72	20.43	20.42	N 02°58'31" E	5°57'02"

SCALE 1" = 50'
 SCALE 1" = 100'

SESD APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2021.
 SESD REPRESENTATIVE

SURVEYOR'S SEAL: Barry L. Prettyman
 NOTARY PUBLIC SEAL: Susan Peart
 COUNTY-RECORDER SEAL: Spanish Fork City