

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.

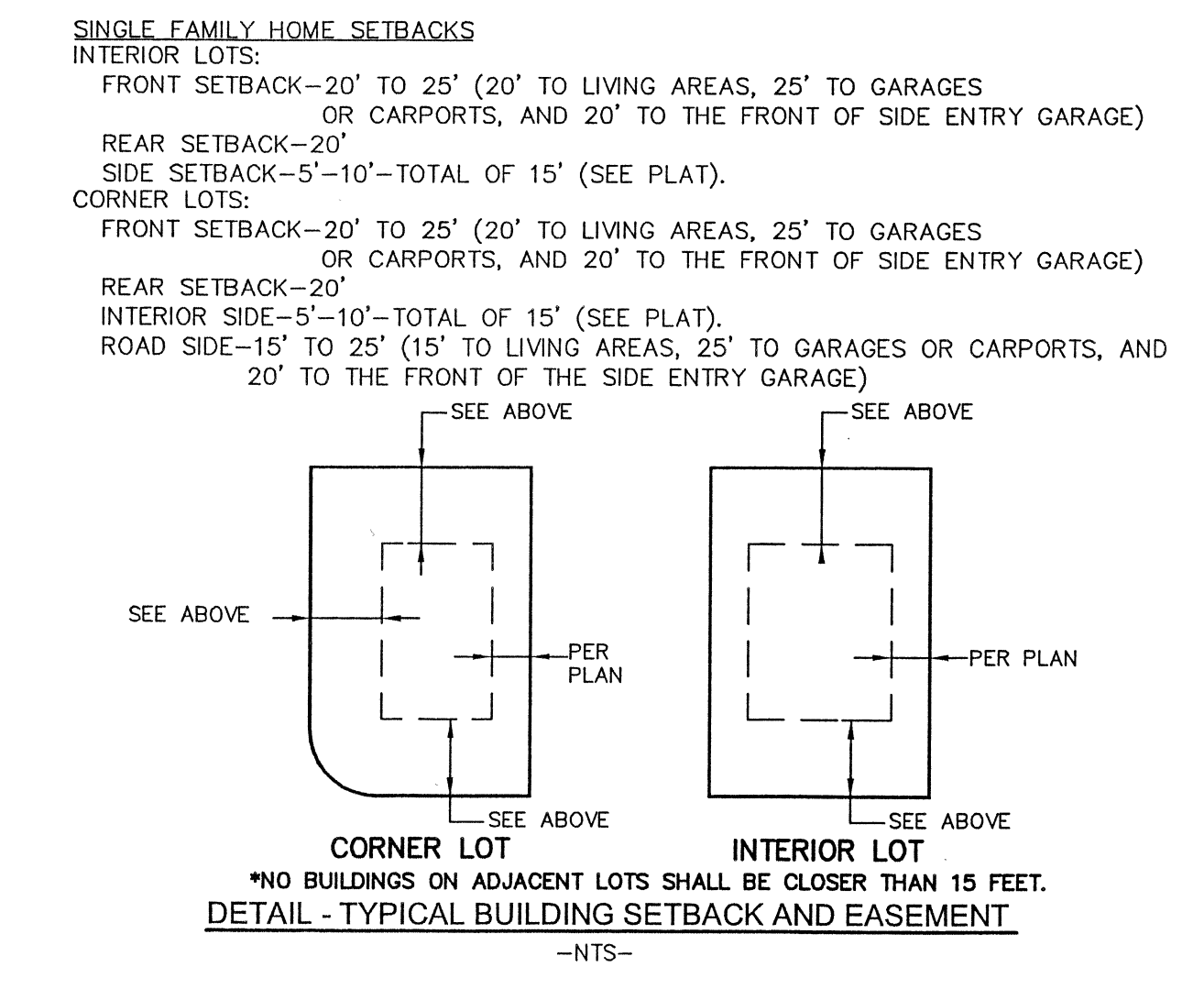
Barry L. Prettyman
 SURVEYOR
 DATE: April 12, 2022

BOUNDARY DESCRIPTION
 BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE WEST LINE OF RIVER COVE SUBDIVISION PLAT "A" THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S01°56'33"E 160.69 FEET, (2) S00°32'19"E 171.48 FEET, (3) S01°10'24"E 133.80 FEET, (4) S00°07'46"W 141.36 FEET; THENCE WEST 7.51 FEET; THENCE S00°11'09"E 16.89 FEET; THENCE WEST 195.55 FEET; THENCE N00°23'00"W 291.73 FEET; THENCE S89°24'12"W 177.52 FEET; THENCE S89°52'13"W 68.59 FEET TO THE BOUNDARY OF RIVER POINT SUBDIVISION PLAT "D"; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES TO WIT: (1) NORTH 100.63 FEET, (2) N89°43'41"E 51.77 FEET, (3) NORTH 160.00 FEET TO THE BOUNDARY OF RIVER POINT SUBDIVISION PLAT "A"; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES TO WIT: (1) N89°43'41"E 61.80 FEET, (2) N70°11'54"E 258.85 FEET, (3) S12°33'16"E 5.66 FEET, (4) S83°50'54"E 83.71 FEET TO THE POINT OF BEGINNING.
 CONTAINING 4.23 ACRES

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: *Jared Tyler Warner* AS MANAGER OF *River Point Subdivision, LLC*, *George Wright*
Angela Rachel Warner ANGELA RACHEL WARNER



ACKNOWLEDGMENT
 STATE OF UTAH COUNTY OF UTAH S.S.
 ON THE 13TH DAY OF April, A.D. 2022, 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 Subdivision, LLC* AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID *LLC*, AND ACKNOWLEDGED TO ME THAT SAID *Manager* EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
 712319 6-12-2024 *Susan Peart*
 COMMISSION NUMBER / EXPIRES NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGMENT
 STATE OF UTAH COUNTY OF UTAH S.S.
 ON THE 13TH DAY OF April, A.D. 2022, PERSONALLY APPEARED BEFORE ME *Jared Tyler Warner and Angela Rachel Warner*, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
 712319 6-12-24 *Susan Peart*
 COMMISSION# EXPIRES PRINTED NAME

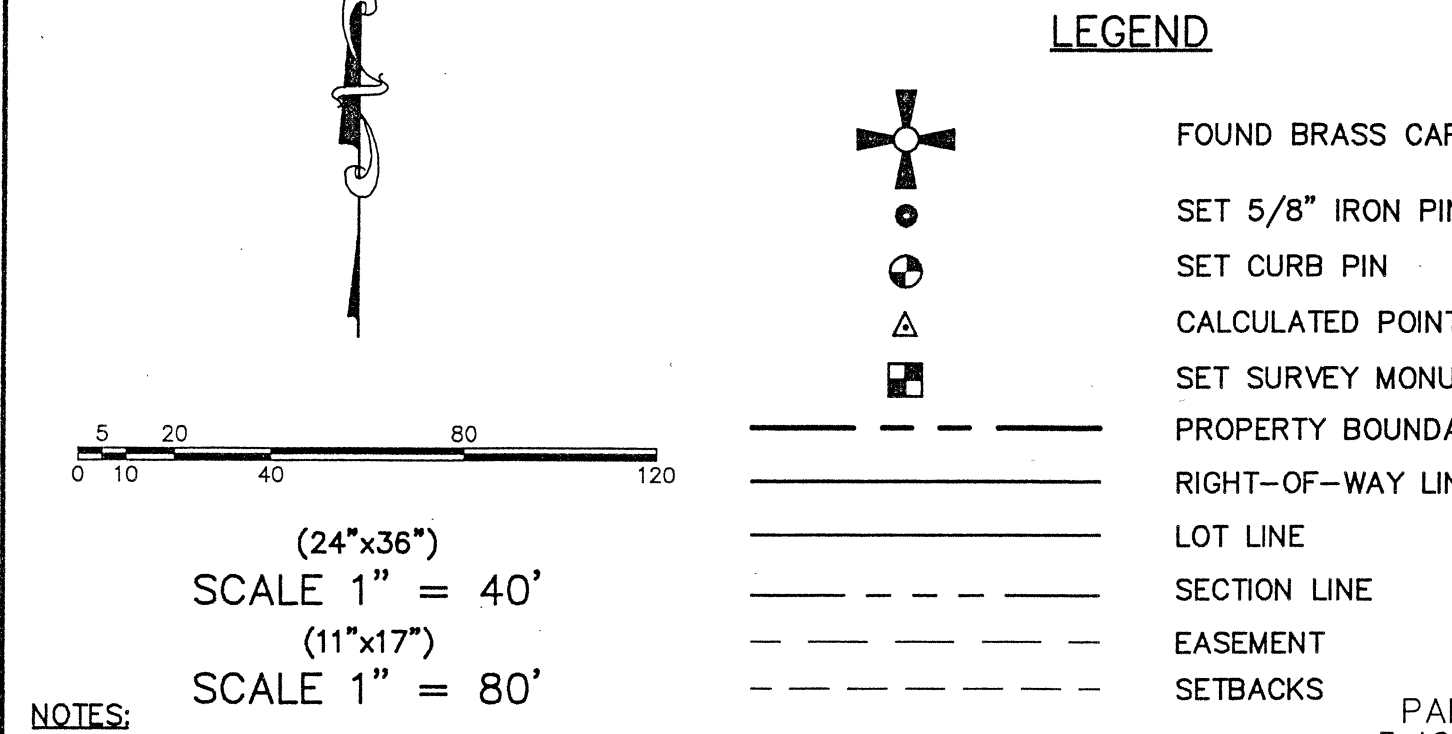
ACCEPTANCE BY LEGISLATIVE BODY
 THE *DRC* OF *SFC* COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 17 DAY OF FEB, A.D. 2021

APPROVED *John Paulson* CITY MANAGER
 APPROVED *Wright* CITY ATTORNEY
 APPROVED *Peart* ENGINEER (SEE SEAL)
 ATTEST *Tara Aikens* CLERK-RECORDER
 APPROVED *Peart* COMMUNITY DEVELOPMENT DIRECTOR

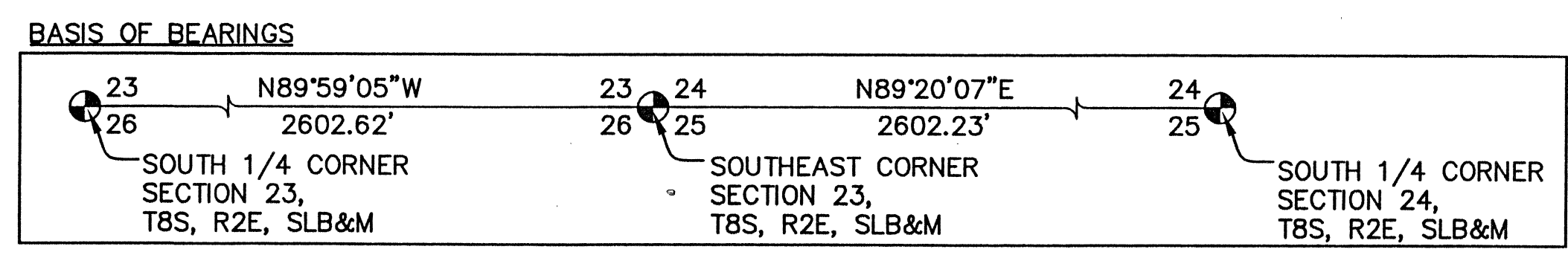
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	19.10	17.83	N 53°15'17" E	72°56'48"
C2	60.00	38.00	37.37	S 34°55'35" W	36°17'24"
C3	60.00	60.05	57.58	S 81°44'39" W	57°20'44"
C4	60.00	52.78	51.10	N 44°22'55" W	50°24'08"
C5	60.00	54.00	52.20	N 06°36'14" E	51°34'09"
C6	60.00	52.78	51.10	N 57°35'22" E	50°24'08"
C7	60.00	42.15	41.29	S 77°05'02" E	40°15'04"
C8	15.00	13.91	13.42	N 83°31'24" W	53°07'48"
C9	75.00	25.94	25.81	N 79°49'11" E	19°49'00"
C10	45.00	15.56	15.49	N 79°49'11" E	19°49'00"

RIVER POINT SUBDIVISION PLAT "E"
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 10 LOTS AND 4.23 ACRES
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



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.



SESD APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2020.

 SEDS REPRESENTATIVE

