

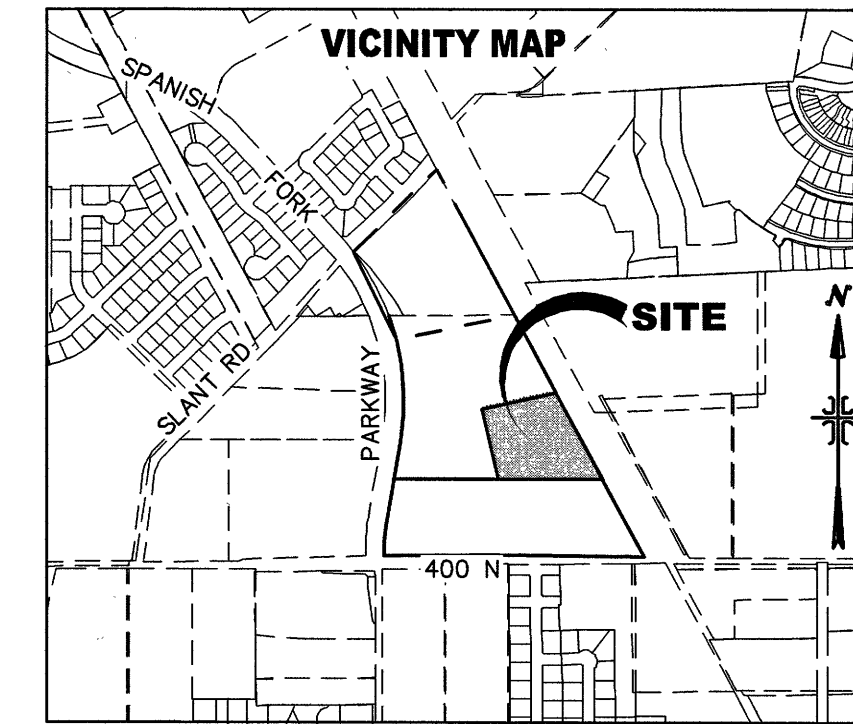
# LEGACY TOWNHOMES - PHASE 3 A SALISBURY DEVELOPMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	144.31'	70.00'	120.08'	N31°01'55"E	118°06'59"
C2	268.00'	130.00'	223.00'	S31°01'55"W	118°06'59"
C3	206.15'	100.00'	171.54'	S31°01'55"W	118°06'59"

27:005:0092  
SALISBURY LAND  
DEVELOPMENT LLC

LEGACY TOWNHOMES  
PHASE 4

RAILROAD  
PROPERTY



PROJECT STATISTICS	
ZONE	R-3
TOTAL AREA	4.51 ac.
ROAD	0.76 ac.
OPEN/LANDSCAPE	2.94 ac.
LOT AREA	0.81 ac.
UNITS	32 units
DENSITY	7.09/dua

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

**PROJECT DEVELOPER**  
SALISBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801)491-9091

**HOA INFO**  
Legacy Townhomes Home Owner's Association, LLC  
494 West 1300 North  
Springville, UT 84663

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

- NOTES:**
- ALL OPEN SPACE AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
  - ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
  - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
  - ALL BUILDING DIMENSIONS ARE TYPICAL.
  - 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.
  - NDBU = NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT
  - ALL INTERIOR SANITARY SEWER LINES, DETENTION BASINS AND OPEN SPACE, ARE OWNED AND MAINTAINED BY THE HOA.
  - 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 PLATED 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.
  - GARAGE DRIVEWAYS TO ACT AS LIMITED COMMON AREAS AND ASSIGNED TO EACH INDIVIDUAL UNIT
  - COMMON AREA IS HEREBY DEDICATED TO THE LEGACY TOWNHOMES HOME OWNERS ASSOCIATION, LLC AND WILL BE MAINTAINED BY SAID HOME OWNERS ASSOCIATION

- |  |  |
|--|--|
|  | PRIVATE PROPERTY (PER BUILDING UNIT)                 |
|  | LIMITED COMMON AREA                                  |
|  | PUBLIC RIGHT OF WAY (DEDICATED TO SPANISH FORK CITY) |
|  | OPEN / COMMON AREA (CONVEYED TO HOA LISTED ABOVE)    |

**DOMINION APPROVAL**  
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS 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 AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.  
APPROVED THIS 14 DAY OF October, 2021  
DOMINION GAS COMPANY  
BY:   
TITLE: Priya Condit, Rep.

18031  
SHEET 1 OF 2

**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 THAT IS N.89°19'10"E. ALONG THE SECTION LINE 1805.54' AND NORTH 604.09' FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN:  
THENCE, N 00° 03' 26" E FOR A DISTANCE OF 127.50 FEET TO A POINT ON A LINE.  
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 54.02 FEET TO A POINT ON A LINE.  
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 287.48 FEET TO A POINT ON A LINE.  
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 150.56 FEET TO A POINT ON A LINE.  
THENCE, S 28° 07' 04" E FOR A DISTANCE OF 106.89 FEET TO A POINT ON A LINE.  
THENCE, N 61° 58' 25" E FOR A DISTANCE OF 137.80 FEET TO A POINT ON A LINE.  
THENCE, S 28° 01' 35" E FOR A DISTANCE OF 44.64 FEET TO A POINT ON A LINE.  
THENCE, N 61° 52' 56" E FOR A DISTANCE OF 95.00 FEET TO A POINT ON A LINE.  
THENCE, S 28° 01' 35" E FOR A DISTANCE OF 202.45 FEET TO A POINT ON A LINE.  
THENCE, S 28° 07' 04" E FOR A DISTANCE OF 241.54 FEET TO A POINT ON A LINE.  
THENCE, N 89° 54' 36" W A DISTANCE OF 582.41 FEET TO THE POINT OF BEGINNING  
CONTAINING 4.51 ACRES OF LAND.

**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 AS WELL AS CONVEYANCE OF ALL OPEN/Common AREA TO THE LEGACY TOWNHOMES HOMEOWNERS ASSOCIATION, LLC, 494 W 1300 N, SPRINGVILLE, UTAH 84663, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS 2nd DAY OF June, A.D. 2021  
Salisbury Developers Inc. President  
Rick M. Salisbury  
R.M.S. Rick M. Salisbury

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THIS 2nd DAY OF June, 2021, PERSONALLY APPEARED BEFORE ME, Rick M. Salisbury, 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 President of Salisbury Developers Inc. 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, SAID Rick M. Salisbury, ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME. Comm# 104072

MY COMMISSION EXPIRES 3-12-23  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
1804 9th N, Springville, UT 84663  
NOTARY ADDRESS: Emily De Marco  
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 October, A.D. 2021

APPROVED BY CITY MANAGER:   
APPROVED BY CITY ATTORNEY:   
COMMUNITY DEVELOPMENT DIRECTOR:   
ENGINEER: (See Seal Below)  
ATTEST: Tara Sullivan (See Seal Below) CLERK-RECORDER

**BOARD OF HEALTH**  
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:  
CITY-COUNTY HEALTH DEPARTMENT

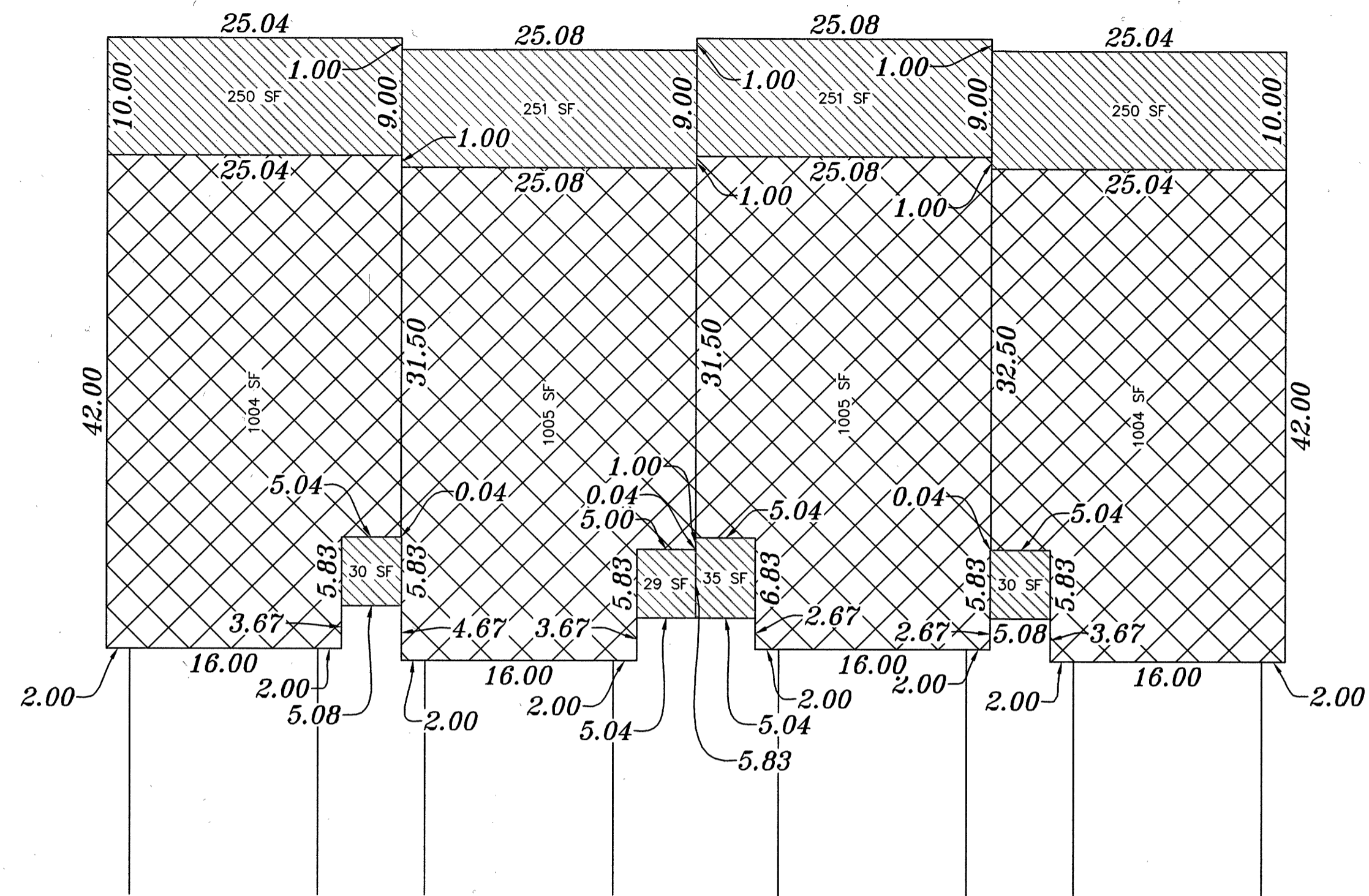
**LEGACY TOWNHOMES - PHASE 3  
A SALISBURY DEVELOPMENT**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
RESIDENTIAL SUBDIVISION  
SPANISH FORK, UTAH COUNTY, UTAH  
SCALE: 1" = 80 FEET

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

ENT 198530:2021 Map # 18031  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Nov 29 9:58 am FEE 164.00 BY SA  
RECORDED FOR SPANISH FORK CITY CORPORATI

This form approved by Utah County and the municipalities therein.

Sec. 16, T8S, R3E RM TU 150



FRONT LOAD  
 4-PLEX  
 (ALL UNITS IN PHASE 3)

ENT 198530:2021 Map # 18031  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 Nov 29 9:55 AM FEE 164.00 BY SA  
 RECORDED FOR SPANISH FORK CITY CORPORATI

*flash*  
 5/12/21

18031

SHEET 2 OF 2

LEGACY TOWNHOMES - PHASE 3  
 A SALISBURY DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28  
 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASIN 4 MERIDIAN  
 RESIDENTIAL SUBDIVISION

SPANISH FORK UTAH COUNTY, UTAH  
 SCALE: 1" = 80 FEET