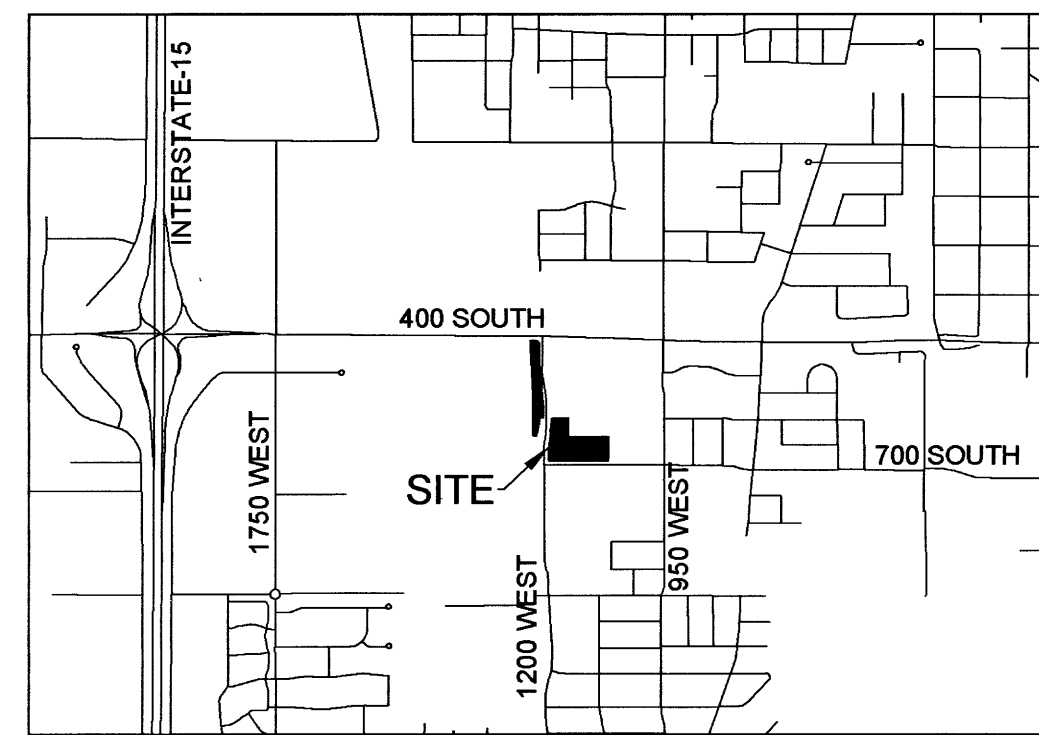


THE GALLERY PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, T8S, R3E, SLB&M
& THE SOUTHWEST QUARTER OF SECTION 32, T7S, R3E, SLB&M
SPRINGVILLE CITY, UTAH COUNTY, UTAH



VICINITY MAP

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	5.00	7.80	89°22'16"	7.03	N 45°16'44" W
C2	506.50	141.32	15°59'10"	140.86	N 7°24'02" E
C3	585.50	157.16	15°22'46"	156.69	N 7°42'14" E
C4	47.00	47.63	58°03'54"	45.62	S 42°43'11" E
C5	101.00	2.02	1°08'45"	2.02	S 72°19'31" E
C6	22858.31	74.43	0°11'12"	74.43	S 89°31'17" E
C7	983.00	222.61	12°58'29"	222.13	S 5°44'26" E
C8	917.00	195.85	12°14'13"	195.48	S 6°06'34" E
C9	1066.84	185.39	9°57'24"	185.16	S 12°11'01" W
C10	595.50	46.01	4°25'35"	46.00	S 3°10'15" W
C11	595.50	20.05	1°55'44"	20.05	S 6°20'55" W

SPRINGVILLE DRAINAGE DISTRICT EASEMENT NOTE:

- NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.

SURVEYOR'S CERTIFICATE

AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, STREETS, & EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Aaron D. Thomas
SURVEYOR (SEE SEAL BELOW)

Aug. 6, 2020
DATE

BOUNDARY DESCRIPTIONS

LOT 1
Beginning at a point located South 88°34'55" West along section line 930.26 feet and South 306.72 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°00'32" West 250.63 feet; thence West 613.77 feet; thence North 10.00 feet; thence along the arc of a 5.00 foot radius curve to the right 7.80 feet through a central angle of 89°22'16" (chord bears North 45°16'44" West 7.03 feet); thence North 0°35'36" West 131.63 feet; thence along the arc of a 506.50 foot radius curve to the right 141.32 feet through a central angle of 15°59'10" (chord bears North 7°24'02" East 140.86 feet); thence along the arc of a 585.50 foot radius curve to the left 157.16 feet through a central angle of 15°22'46" (chord bears North 7°42'14" East 156.69 feet); thence North 0°00'32" East 0.19 feet; thence the following three courses and distances along the southerly boundary of Springville Marketplace: 1) South 89°59'28" East 165.19 feet, 2) South 0°00'32" West 191.00 feet, and 3) South 89°59'28" East 415.85 feet to the point of beginning.
Area = 4.328 Acres

PARCEL A
Beginning at a point on the South right-of-way line of 400 South road in Springville, Utah, located South 88°34'55" West along the section line 1747.77 feet and North 711.49 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along said right-of-way the following 4 (four) courses: Easterly along the arc of a 22858.31 foot radius non-tangent curve to the right 74.43 feet (chord bears: South 89°31'17" East 74.43 feet); thence South 42°05'48" East 36.17 feet; thence South 00°03'26" West 8.00 feet; thence South 89°56'34" East 6.00 feet to a point on the west right-of-way line of 1200 West road in Springville, Utah; thence along said right-of-way the following 4 (four) courses: South 00°03'25" West 228.17 feet; thence southerly along the arc of a 983.00 foot radius non-tangent curve to the left 222.61 feet (chord bears: South 05°44'28" East 222.13 feet); thence southerly along the arc of a 917.00 foot radius reverse curve to the right 195.85 feet (chord bears: South 06°06'34" East 195.48 feet); thence South 00°00'32" West 127.86 feet; thence North 89°59'28" West 38.10 feet; thence southerly along the arc of a 1066.84 foot radius non-tangent curve to the left 185.39 feet (chord bears: South 12°11'01" West 185.16 feet); thence North 81°52'50" West 34.91 feet; thence North 00°33'30" West 354.36 feet; thence North 02°57'51" West 401.69 feet; thence North 02°53'22" West 227.73 feet to the point of beginning.
Area = 2.092 Acres

OWNER'S CERTIFICATE AND DEDICATION (LOT 1)

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

Paul Pfeiffer
Liberation Development Investments, LLC (Manager)

ACKNOWLEDGMENT (LOT 1)

STATE OF UTAH } COUNTY OF UTAH }
ON THE 12 DAY OF August, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE/HEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
Marcie S. Clark 700625 A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINT NAME & COMMISSION NUMBER
Marcie S. Clark MY COMMISSION EXPIRES 06/21/2022
SIGNATURE

OWNER'S CERTIFICATE AND DEDICATION (PARCEL A)

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11 DAY OF August, A.D. 2020

Richard J. Child
MAYOR RICHARD J. CHILD (SPRINGVILLE CITY)

ACKNOWLEDGMENT (PARCEL A)

STATE OF UTAH } COUNTY OF UTAH }
ON THE 11 DAY OF August, 2020 PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE/HEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED. #703499
Kimberly Crane 703499 A NOTARY PUBLIC COMMISSIONED IN UTAH
PRINT NAME & COMMISSION NUMBER
Kimberly Crane MY COMMISSION EXPIRES 11-30-2022
SIGNATURE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SPRINGVILLE, 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 11 DAY OF August, A.D. 2020

Richard Child
APPROVED *Julian J. Smith* ATTEST *Heidi*
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

CITY ATTORNEY

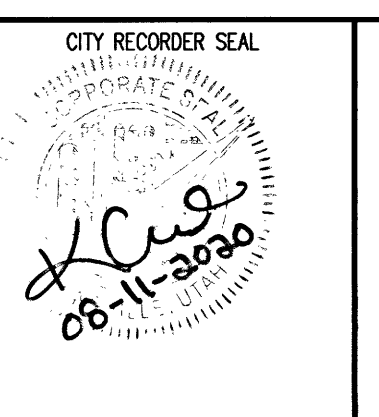
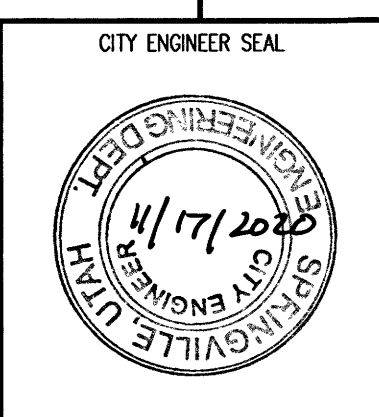
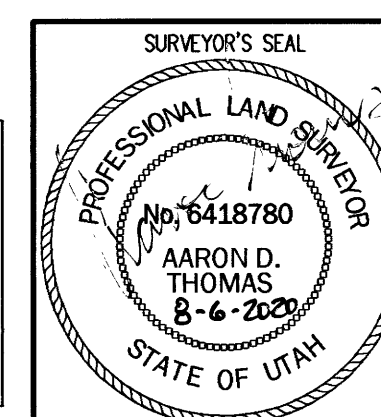
APPROVED THIS 9th DAY OF November, 2020
Don Paul
CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF March, 2020
BY THE SPRINGVILLE CITY PLANNING COMMISSION
N/A DIRECTOR - SECRETARY N/A CHAIRMAN, PLANNING COMMISSION

THE GALLERY

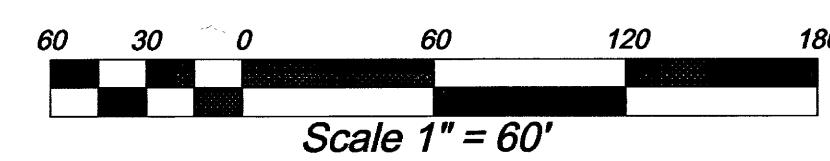
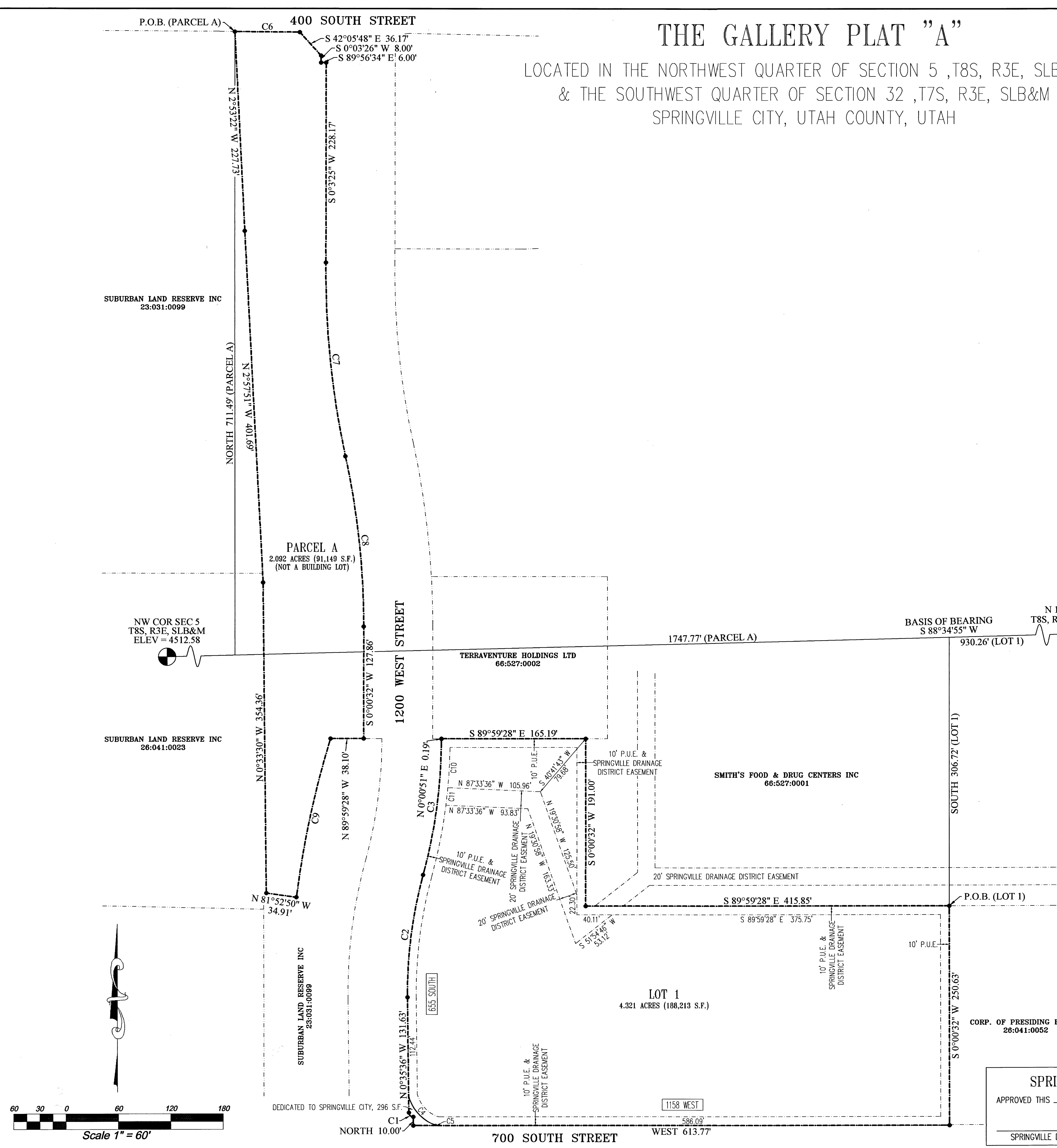
SPRINGVILLE CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET



ENT 206001:2020 Map # 17466
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 DEC 23 10:01 AM FEE \$4.00 BY MR
RECORDED FOR SPRINGVILLE CITY CORPORATIO

SPRINGVILLE DRAINAGE DISTRICT
APPROVED THIS _____ DAY OF _____, 20__
SPRINGVILLE DRAINAGE DISTRICT

17466



See 27, T7S, R3E + 5&6, 5, 18&9, R3E, T7S - 131 RM