

**BOUNDARY DESCRIPTION:**  
 BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 118.18 FEET; THENCE SOUTH 86°57'23" EAST 99.83 FEET; THENCE SOUTH 03°02'37" WEST 8.05 FEET; THENCE 4.64 FEET ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S11°14'26"E 4.59 FEET); THENCE SOUTH 86°57'23" EAST 65.74 FEET; THENCE NORTH 03°02'37" EAST 17.50 FEET; THENCE SOUTH 86°57'23" EAST 229.18 FEET; THENCE SOUTH 03°02'37" WEST 49.00 FEET; THENCE NORTH 86°57'23" WEST 169.18 FEET; THENCE SOUTH 03°02'37" WEST 63.54 FEET; THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S48°02'37"W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE 47.68 FEET ALONG THE ARC OF A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N81°39'08"W 47.61 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.79 ACRES.

- GENERAL NOTES**
1. VERTICAL DATA BASED ON NGVD 29.
  2. COORDINATE SYSTEM = NAD83
  3. ALL COMMON AREA IS A MUNICIPAL UTILITY EASEMENT.
  4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
  5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
  6. ZONING R-3.

ALL MUNICIPAL 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'S SUCCESSOR, S HEIRS AND ASSIGNS.

- NOTES:**
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SF6 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.
  2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
  3. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
  4. ALL OPEN SPACE AND COMMON AREA IS A M.U.E.
  5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
  6. COMMON AREA DEDICATED TO RIVER RUN TOWNHOME ASSOCIATION, A UTAH NON-PROFIT CORP.

**DATA TABLE**

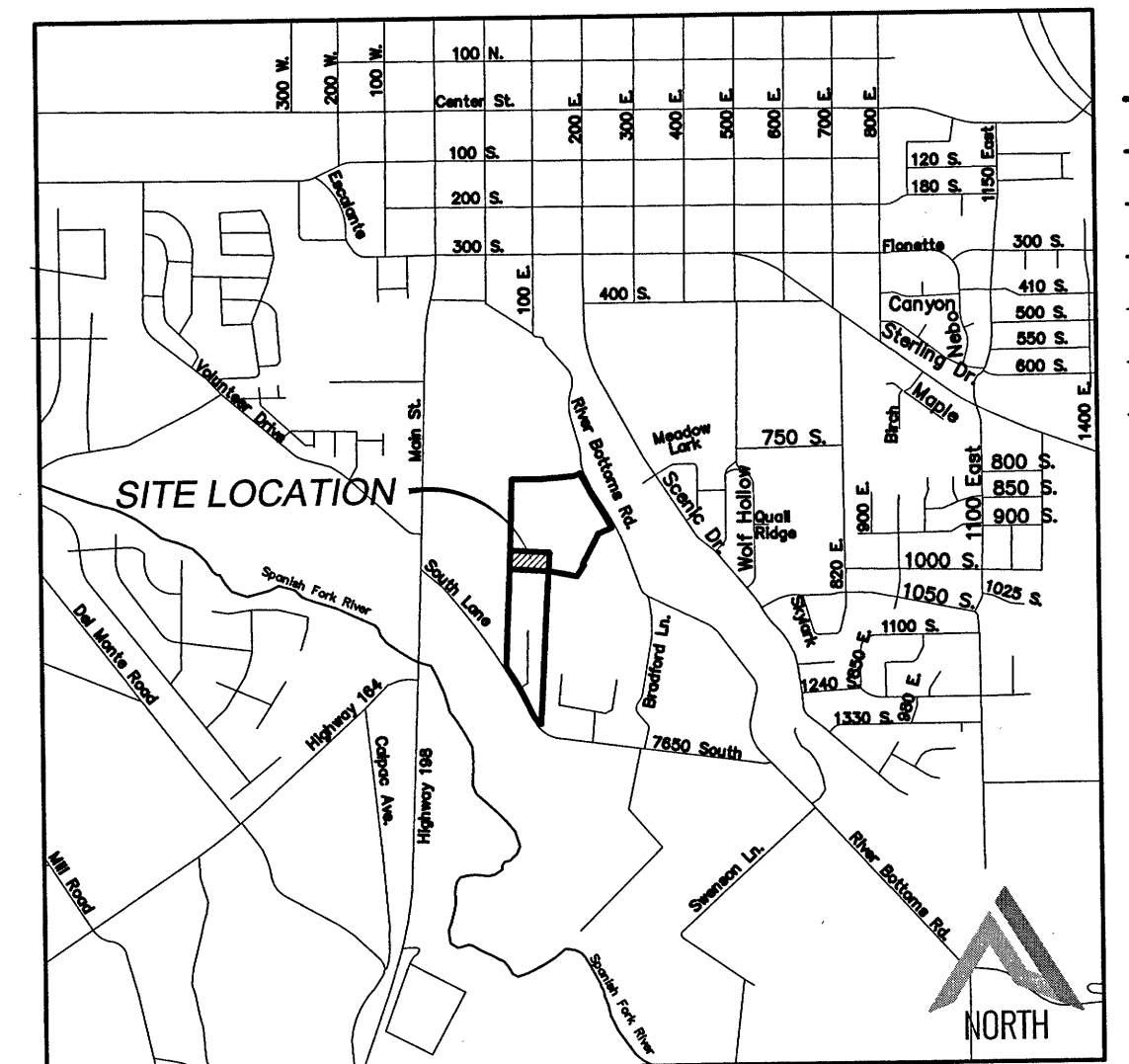
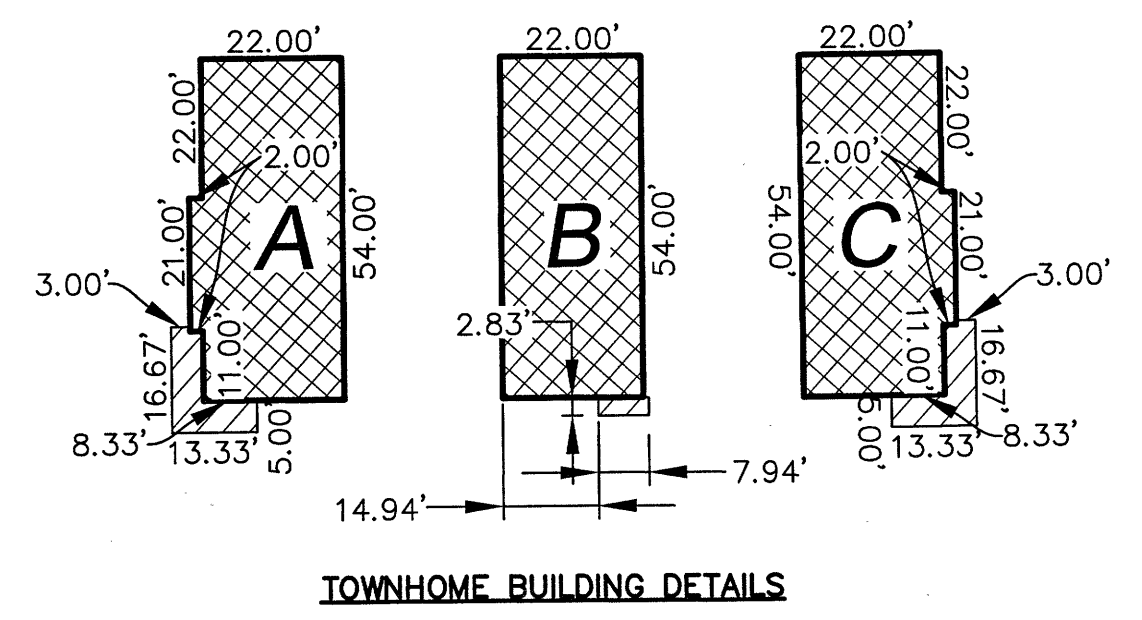
TOTAL ACREAGE= 0.79  
 TOTAL # OF UNITS = 5 UNITS  
 ACREAGE IN ROADS= 0.16 ACRES  
 ACREAGE OF OPEN SPACE= 0.19 ACRES  
 % OF OPEN SPACE= 24.05%  
 ZONING = R-3

**ENGINEER/SURVEYOR CONTACT INFO:**  
 ATLAS ENGINEERING LLC  
 (801) 655-0566  
 946 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660

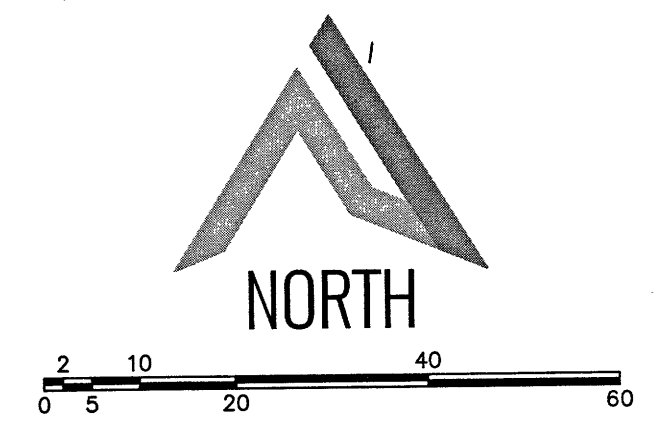
**OWNER/DEVELOPER**  
 RIVER RUN SF, LLC  
 TYLER HORAN  
 801-330-2140  
 tyler@keyut.com

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	4.64'	9.50'	4.59'	S11°14'26"E	27°58'44"
C2	23.56'	15.00'	21.21'	S48°02'37"W	90°00'00"
C3	47.68'	257.50'	47.61'	N81°39'08"W	10°36'30"



**VICINITY MAP**  
-NTS-

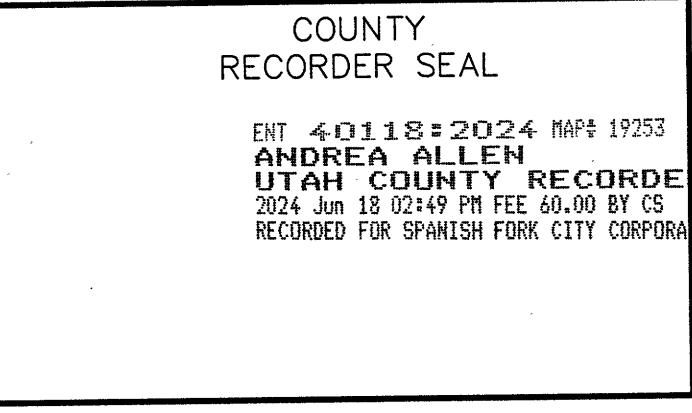
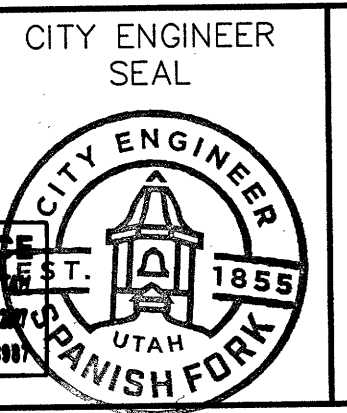
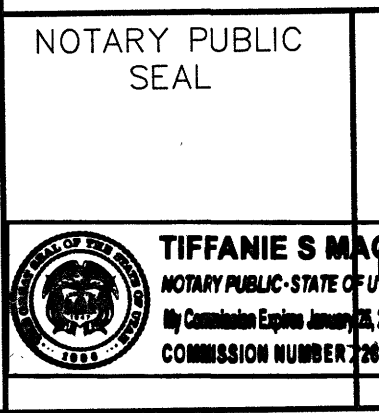
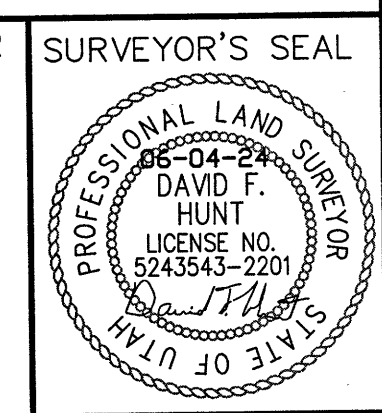


(24"x36")  
 SCALE 1" = 20'  
 (11"x17")  
 SCALE 1" = 40'

**LEGEND**

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS
- BEARING
- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- PUBLIC RIGHT-OF-WAY

#19253



**SURVEYOR'S CERTIFICATE**

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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.

David F. Hunt  
 SURVEYOR  
 06-04-24  
 DATE

**OWNER'S DEDICATION**

(I) WE, \_\_\_\_\_ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO THE UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE RIVER RUN TOWNHOME ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 42 EAST 1100 SOUTH 1A, AMERICAN FORK, UT 84003.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF June, A.D. 2024.

*Tyler Horan*  
 RIVER RUN SF, LLC TYLER HORAN, MANAGER

**LLC ACKNOWLEDGMENT**

STATE OF UTAH S.S.  
 COUNTY OF UTAH  
 ON THE 4th DAY OF June, A.D. 2024 PERSONALLY APPEARED BEFORE ME Tyler Horan WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF River Run SF, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID manager ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

January 25, 2027 / 729987  
 MY COMMISSION EXPIRES / Number  
*Tiffanie S. Mace*  
 NOTARY PUBLIC COMMISSIONED IN UTAH

245E 100 S, Laki UT 84043  
 NOTARY ADDRESS  
 Tiffanie S. Mace  
 PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE DRC OF Spanish Fork CITY, 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 1st DAY OF MAY A.D. 2024.

APPROVED *[Signature]* CITY MANAGER  
 APPROVED *[Signature]* ASSISTANT CITY ATTORNEY  
 APPROVED *[Signature]* ENGINEER (SEE SEAL)  
 ATTEST *[Signature]* CLERK-RECORDER  
 APPROVED *[Signature]* COMMUNITY DEVELOPMENT DIRECTOR

**RIVER RUN PLAT "D"**  
 AN EXPANDABLE PLANNED UNIT DEVELOPMENT  
 SPANISH FORK, UTAH COUNTY, UTAH  
 CONTAINING 5 TOWNHOMES AND 0.79 ACRES.  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SEC 30 T8S R3E TW 150 26