

VICINITY MAP
-NTS-

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 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.
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.

DATA TABLE

TOTAL ACREAGE= 0.30
 TOTAL # OF UNITS = 10 UNITS
 ACREAGE OF OPEN SPACE= 0.15 ACRES
 % OF OPEN SPACE= 49.15%
 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

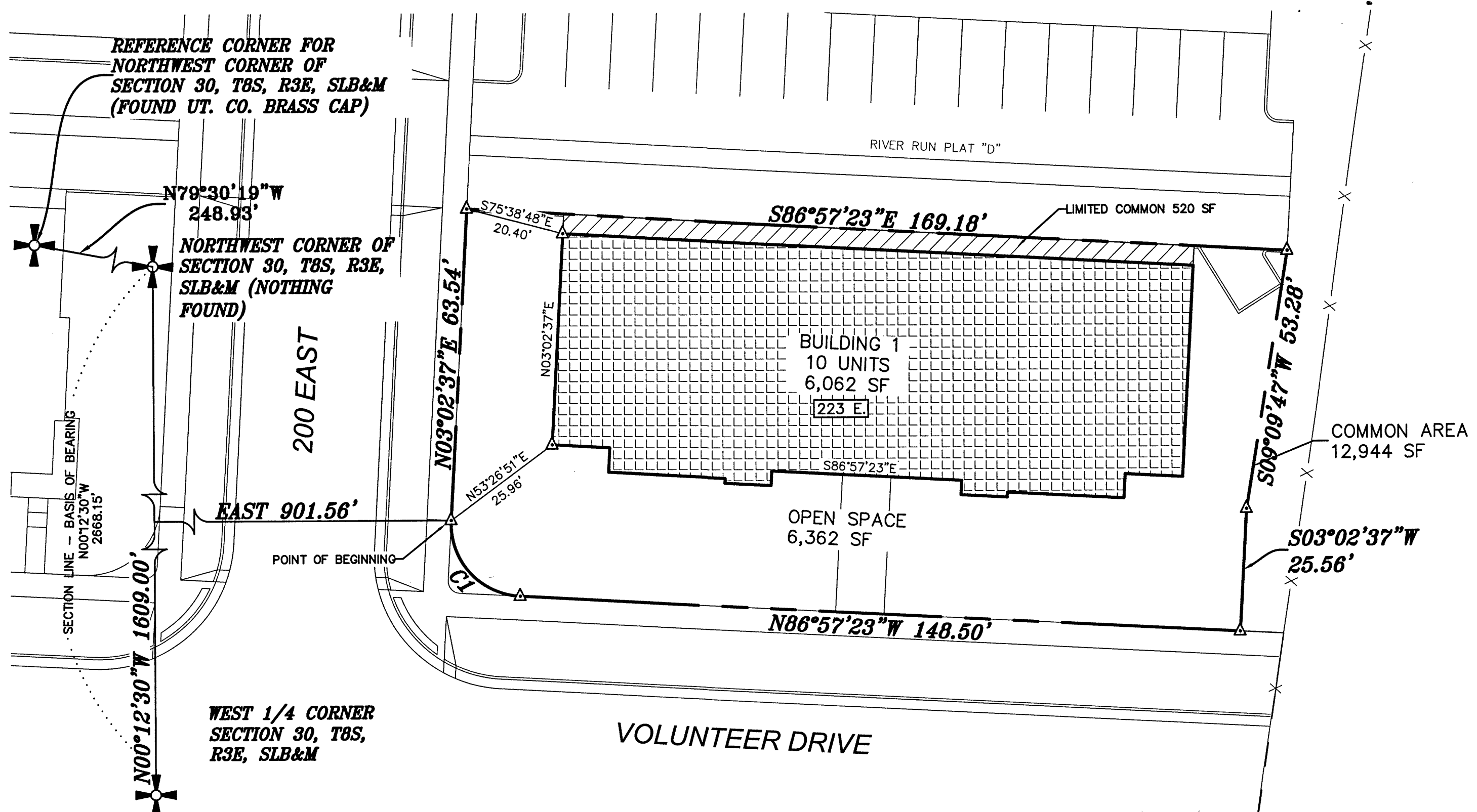
BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1609.00 FEET ALONG THE SECTION LINE AND EAST 901.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 03°02'37" EAST 63.54 FEET; THENCE SOUTH 86°57'23" EAST 169.18 FEET; THENCE SOUTH 09°09'47" WEST 53.28 FEET; THENCE SOUTH 03°02'37" WEST 25.56 FEET; THENCE NORTH 86°57'23" WEST 148.50 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N41°57'23"W 21.21 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.30 ACRES.

CURVE TABLE

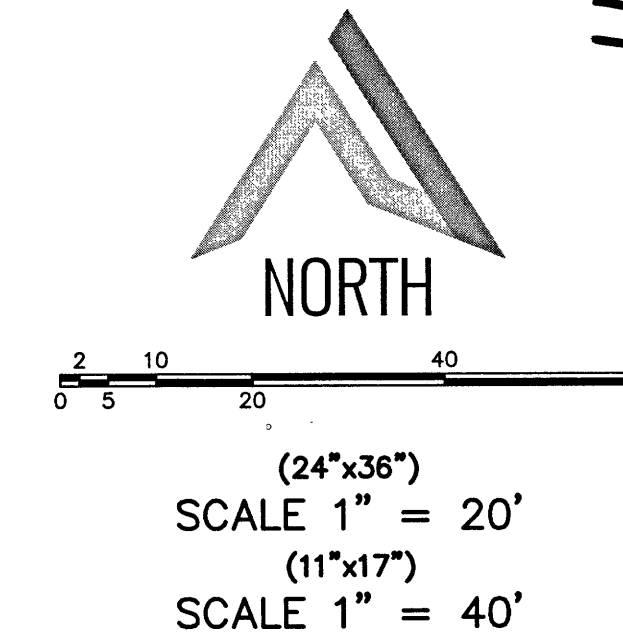
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|-------|--------|--------|-------------|-------------|-----------|
| C1 | 23.56' | 15.00' | 21.21' | N41°57'23"W | 90°00'00" |



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
- OPEN SPACE (PRIVATE)
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- CONDOMINIUM BUILDING

#192851074



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 RIVER RUN CONDO PLAT 1, A CONDOMINIUM PROJECT, THAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

David F. Hunt 06-04-24
 SURVEYOR DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

**RIVER RUN CONDO PLAT 1
UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AS INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF July, A.D. 2024.

River Run SF, LLC
 Tyler Horan, Manager

LLC ACKNOWLEDGMENT

STATE OF UTAH - S.S.
 COUNTY OF UTAH - S.S.
 ON THE 8th DAY OF July, 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.

6/12/28
 MY COMMISSION EXPIRES 6/12/28 NOTARY PUBLIC COMMISSIONED IN UTAH
Utah County Susan Peart
 NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

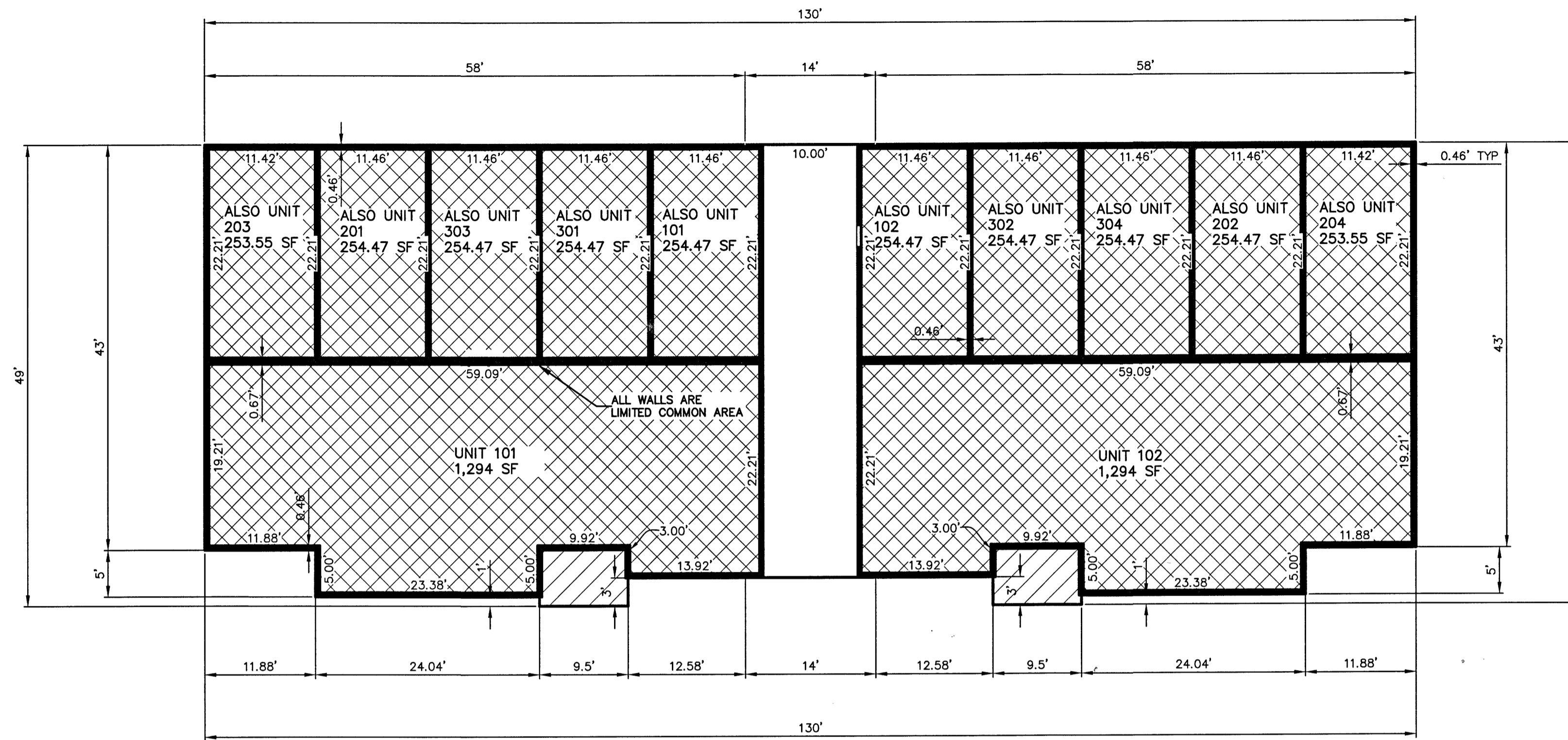
THE PRC OF Spanish Fork COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 1 DAY OF May A.D. 2024.

APPROVED Tyler Horan APPROVED Susan Peart
 MANAGER CITY ATTORNEY
 APPROVED Tyler Horan ATTEST Tyler Horan
 ENGINEER (SEE SEAL) CLERK-RECORDER
 APPROVED Tyler Horan
 COMMUNITY DEVELOPMENT DIRECTOR

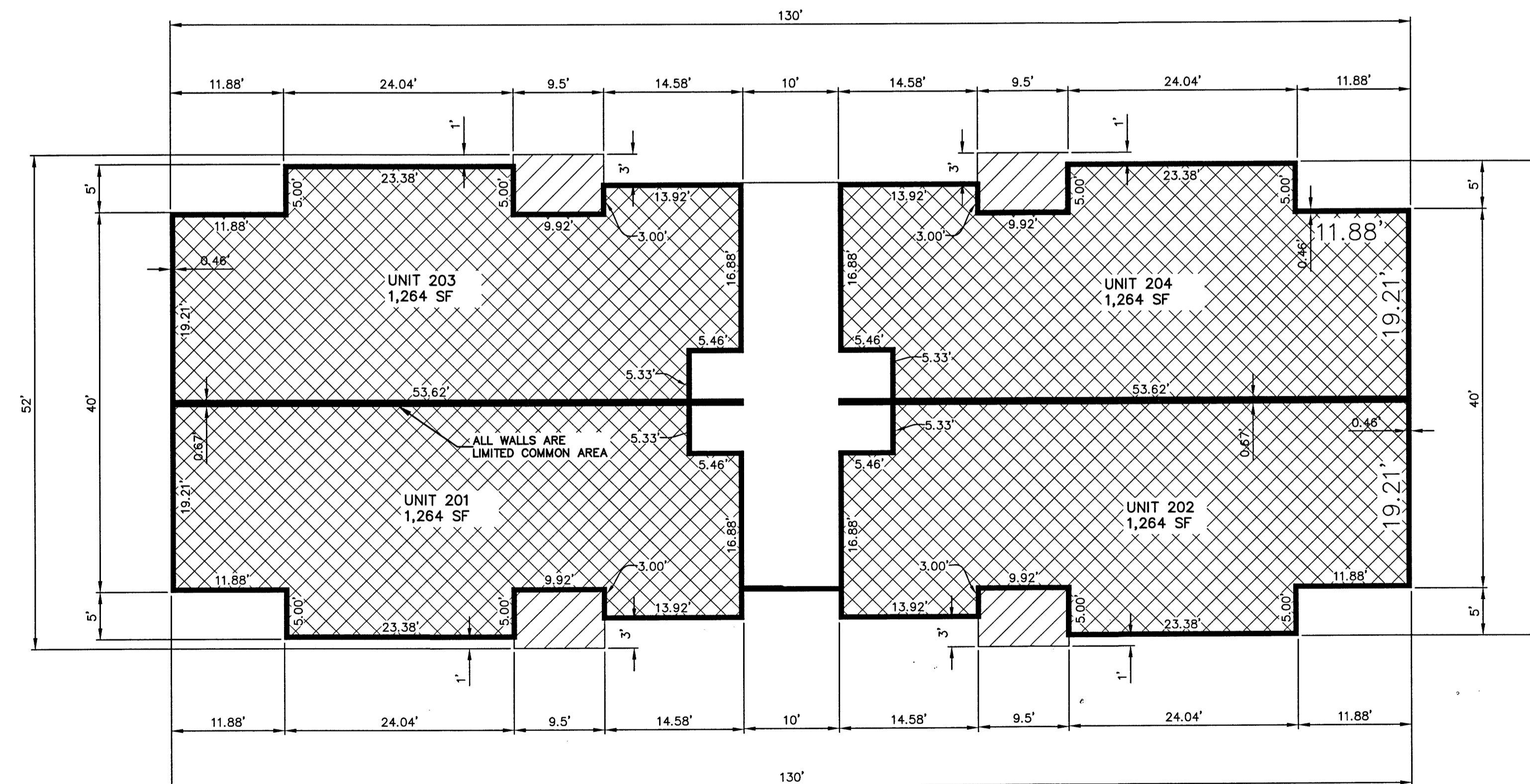
RIVER RUN CONDO PLAT 1

A CONDOMINIUM SUBDIVISION IN
 SPANISH FORK, UTAH COUNTY, UTAH
 CONTAINING 10 UNITS AND 0.30 ACRES.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 4

| | | | | |
|-------------------------|---------------------|-------------------|------------------------|--------------------------|
| CLERK-RECORDER SEAL | SURVEYOR'S SEAL | NOTARY PUBLIC | CITY ENGINEER SEAL | COUNTY RECORDER SEAL |
|-------------------------|---------------------|-------------------|------------------------|--------------------------|



MAIN FLOOR



SECOND FLOOR

LEGEND

- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

#19285 2014

| | | | |
|---|-----------|-----------------|-------|
| 5 | | DESIGNED BY: | DATE: |
| 4 | | DRAWN BY: | DATE: |
| 3 | | CHECKED BY: | DATE: |
| 2 | | APPROVED: | DATE: |
| 1 | | CDDO FILE: | DATE: |
| NO. | REVISIONS | BY | DATE |
| 7:\2023\23-016 PETERSON - SPANISH FORK\CADD\FINAL\PHASE 1\03- FINAL PLAT CONDOS.DWG | | REV. CDDO FILE: | DATE: |



ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

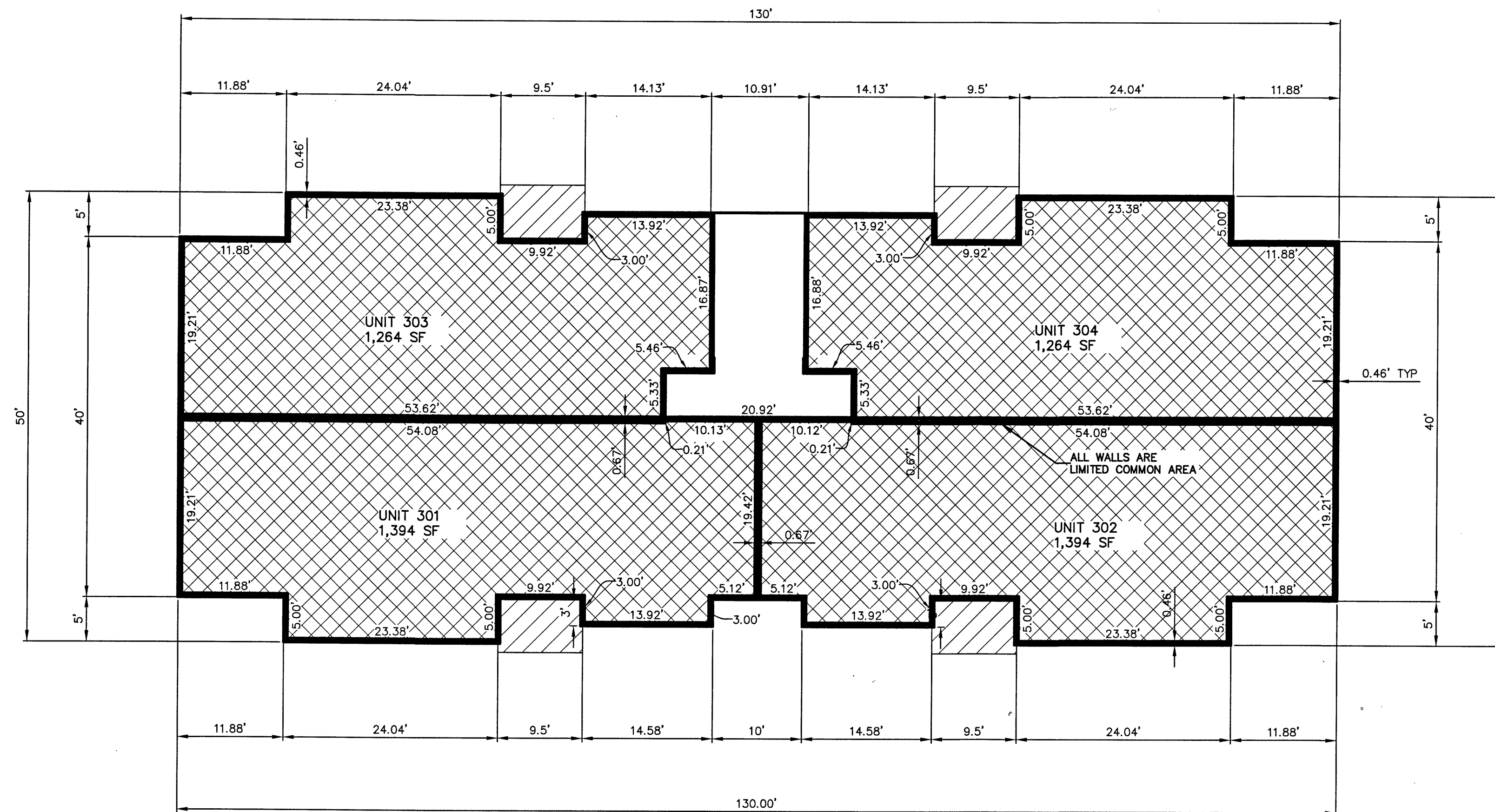
RIVER RUN CONDO PLAT 1

CONTAINING 1 LOT AND 0.30 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

BUILDING DETAILS

SPANISH FORK, UTAH

SHEET
2 OF 4



THIRD FLOOR

LEGEND

-  COMMON AREA/OPEN SPACE
-  LIMITED COMMON OWNERSHIP
-  PRIVATE OWNERSHIP



(24"x36")
 SCALE 1" = 10'
 (11"x17")
 SCALE 1" = 20'

#19285 3014

| NO. | REVISIONS | BY | DATE | REV. COGO FILE: | DESIGNED BY: | DATE: |
|-----|-----------|----|------|-----------------|--------------|-------|
| 5 | | | | | DRAWN BY: | DATE: |
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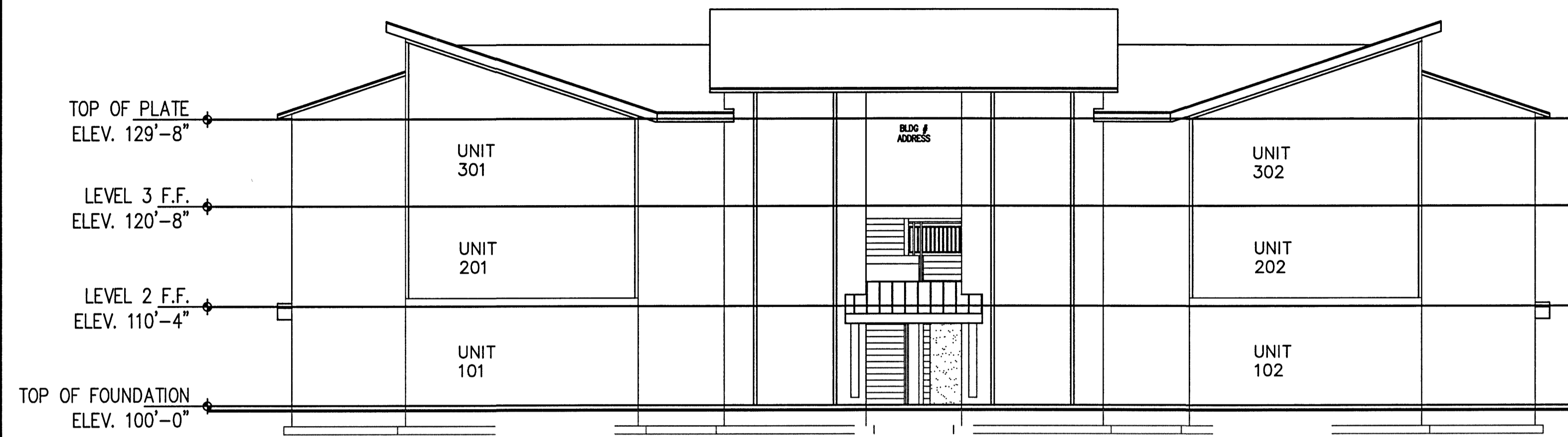


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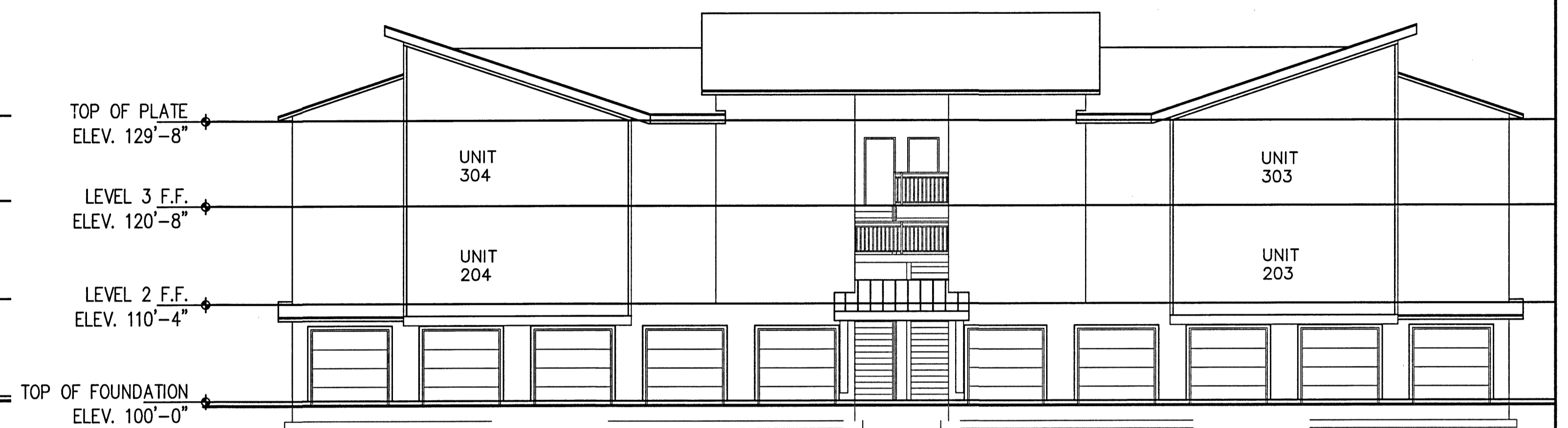
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BUILDING DETAILS
 SPANISH FORK, UTAH

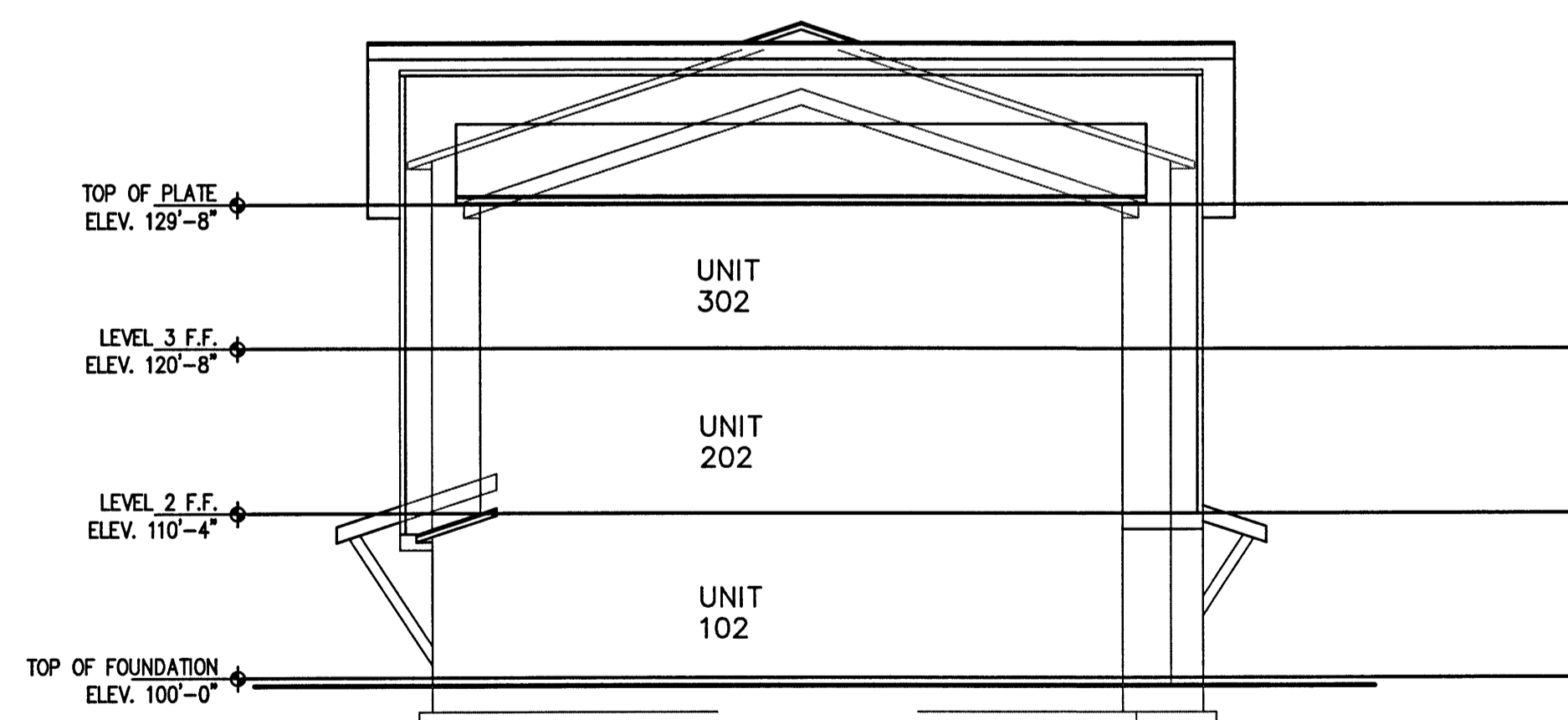
SHEET
3 OF 4



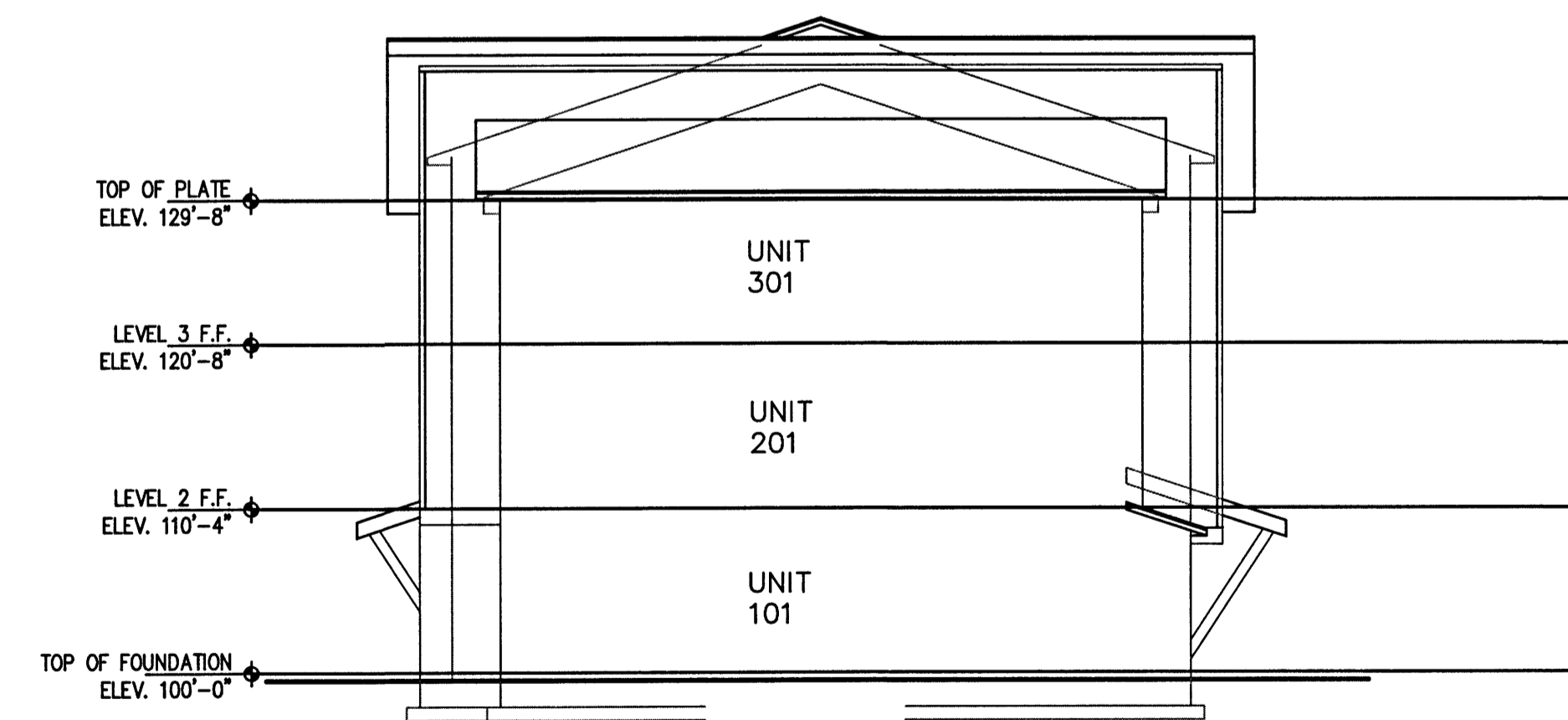
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

19285 4014

| | | | |
|-----|-----------|-----------------|-------|
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RIVER RUN CONDO PLAT 1

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

BUILDING DETAILS

SPANISH FORK, UTAH

SHEET
4 OF 4