

DATA TABLE
 TOTAL ACREAGE= 5.16 ACRES
 TOTAL # OF UNITS= 17 UNITS
 ACREAGE IN ROADS= 2.29 ACRES
 ACREAGE OF OPEN SPACE= 0.50 ACRES
 % OF OPEN SPACE= 9.67%
 ZONING= R-3

OWNER/DEVELOPER
 WHITE HORSE DEVELOPERS
 TYLER HORAN
 801-330-2140
 tyler@whitehorsedeveloper.com

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

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
- RIGHT OF WAY
- PARCEL 1

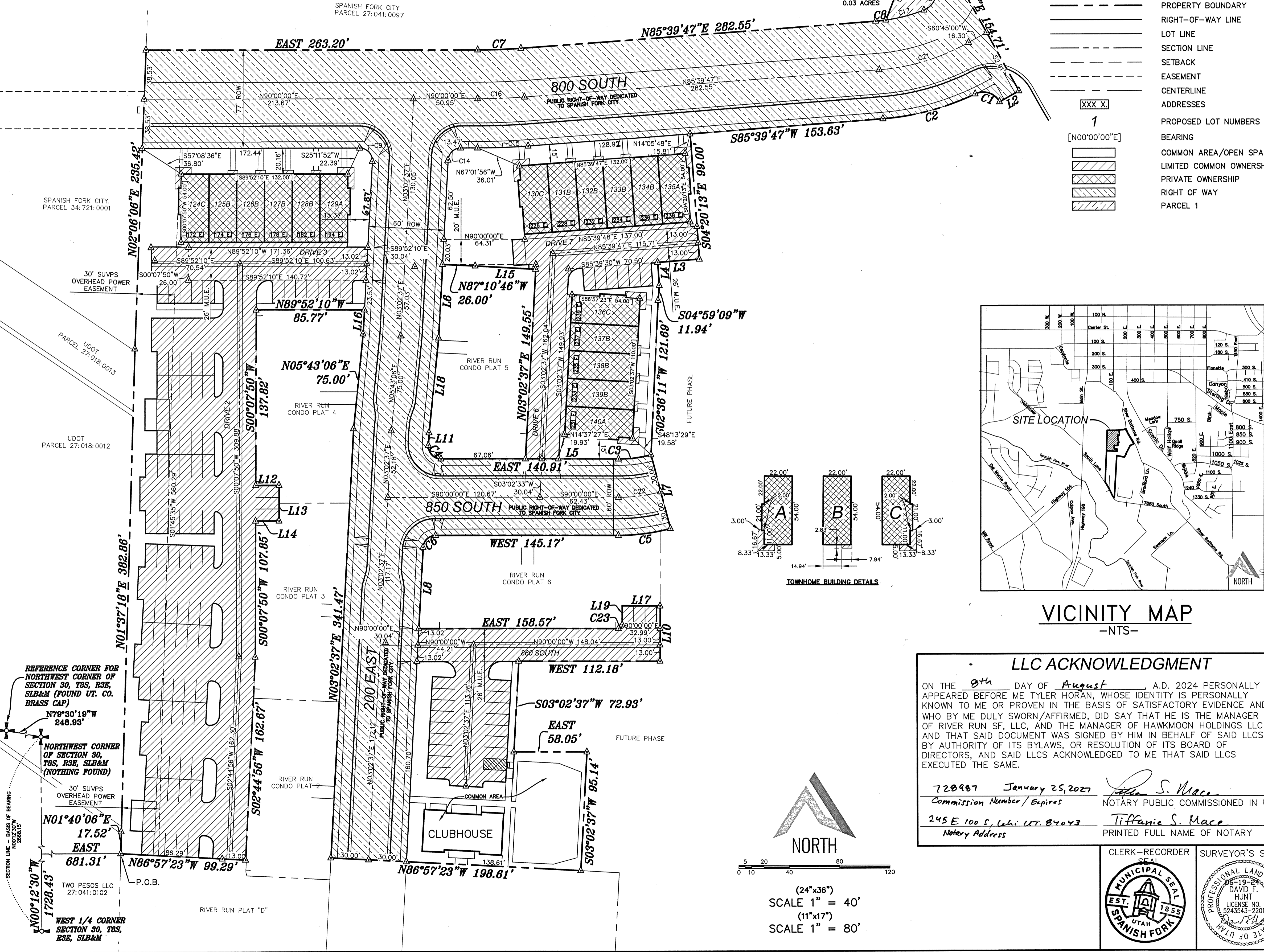
SURVEYOR'S CERTIFICATE
 I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND 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.
 Date: 8/19/24 06-19-24
 DATE

OWNER'S DEDICATION
 (I) WE, Tyler Horan BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO THE UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO THE RIVER RUN TOWNHOME ASSOCIATION, A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 460 EAST 800 NORTH, OREM, UT 84097.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 8th DAY OF August, A.D. 2024.
 RIVER RUN SF, LLC - TYLER HORAN, MANAGER
 HAWKMOON HOLDINGS LLC - TYLER HORAN, MANAGER
 SPANISH FORK CITY - MIKE MENDENHALL, MAYOR

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH, S.S.
 COUNTY OF UTAH, S.S.
 ON THE 8th DAY OF August, A.D. 2024 PERSONALLY APPEARED BEFORE ME Mike J. Mendenhall, 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 THEY ARE THE Mayor OF Spanish Fork City AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID Spanish Fork City BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Mayor ACKNOWLEDGED TO ME THAT SAID Spanish Fork City EXECUTED THE SAME.
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
 725783 / 4/6/26 Shelley Hendrickson
 COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
 THE DR 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 [Signature]
 CITY ATTORNEY
 ATTEST [Signature]
 CLERK-RECORDER
 COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN PLAT "E"
 A RESIDENTIAL SUBDIVISION IN SPANISH FORK, UTAH
 CONTAINING 17 UNITS AND 5.16 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 2



LLC ACKNOWLEDGMENT
 ON THE 8th DAY OF August, 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 IS THE MANAGER OF RIVER RUN SF, LLC, AND THE MANAGER OF HAWKMOON HOLDINGS LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID LLC'S BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LLC'S ACKNOWLEDGED TO ME THAT SAID LLC'S EXECUTED THE SAME.
 728987 January 25, 2021 [Signature]
 Commission Number / Expires NOTARY PUBLIC COMMISSIONED IN UTAH
 245 E 100 S, Lehi UT, 84043 Tiffany S. Mace
 Notary Address PRINTED FULL NAME OF NOTARY

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

MUNICIPAL SEAL SPANISH FORK UTAH EST. 1855

PROFESSIONAL LAND SURVEYOR DAVID F. HUNT LICENSE NO. 5243543-2201 My Commission Expires January 25, 2021 STATE OF UTAH

NOTARY PUBLIC SEAL TIFFANIE S. MACE NOTARY PUBLIC-STATE OF UTAH My Commission Expires January 25, 2021 COMMISSION NUMBER 728987

CITY ENGINEER SEAL SPANISH FORK UTAH

COUNTY RECORDER SEAL ENT 580995-2024 MAP# 1974 ANDREA ALLEN UTAH COUNTY RECORDER 2024 Reg 29 03:41 PM FEE 138.00 BY CS RECORDED FOR SPANISH FORK CITY

SEC 30 T8S R3E S04-W 14 19 24

GENERAL NOTES

1. VERTICAL DATA BASED ON NGVD 29.
2. COORDINATE SYSTEM = NAD83
3. ALL COMMON AREAS TO BE DEDICATED MUNICIPAL UTILITY EASEMENTS.
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 PLOTTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, 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 SFCN 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 THE RIVER RUN TOWNHOME ASSOCIATION.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1728.43 FEET ALONG THE SECTION LINE AND EAST 681.31 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 17.52 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 235.42 FEET; THENCE EAST 263.20 FEET; THENCE 34.29 FEET ALONG THE ARC OF A 453.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N87°49'53"E 34.28 FEET); THENCE NORTH 85°39'47" EAST 292.55 FEET; THENCE 8.13 FEET ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N83°54'39"E 8.13 FEET); THENCE NORTH 20°53'57" EAST 84.47 FEET; THENCE SOUTH 29°15'00" EAST 154.71 FEET; THENCE SOUTH 60°45'00" WEST 17.57 FEET; THENCE 22.48 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N72°10'36"W 20.43 FEET); THENCE 76.11 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S75°16'47"W 75.70 FEET); THENCE SOUTH 85°39'47" WEST 153.63 FEET; THENCE SOUTH 04°20'13" EAST 99.00 FEET; THENCE SOUTH 85°39'48" WEST 33.31 FEET; THENCE SOUTH 04°20'13" EAST 18.30 FEET; THENCE SOUTH 04°59'09" WEST 11.94 FEET; THENCE SOUTH 02°36'11" WEST 121.69 FEET; THENCE 26.04 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S82°32'29"W 25.96 FEET); THENCE WEST 73.85 FEET; THENCE NORTH 03°02'37" EAST 149.55 FEET; THENCE NORTH 86°57'23" WEST 48.00 FEET; THENCE NORTH 87°10'46" WEST 26.00 FEET; THENCE SOUTH 03°02'37" WEST 58.11 FEET; THENCE SOUTH 05°43'06" WEST 75.00 FEET; THENCE SOUTH 03°02'37" WEST 10.00 FEET; THENCE 16.24 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S43°28'42"E 14.51 FEET); THENCE EAST 140.91 FEET; THENCE 26.04 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N82°32'29"E 25.96 FEET); THENCE SOUTH 14°55'01" EAST 60.00 FEET; THENCE 41.66 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S82°32'29"W 41.54 FEET); THENCE WEST 145.17 FEET; THENCE 15.18 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S46°31'18"W 13.76 FEET); THENCE SOUTH 03°02'37" WEST 64.62 FEET; THENCE EAST 158.57 FEET; THENCE 4.70 FEET ALONG THE ARC OF A 3.00 FOOT CURVE TO THE LEFT, (CHORD BEARS N44°54'32"E 4.24 FEET); THENCE NORTH 15.00 FEET; THENCE EAST 30.00 FEET; THENCE SOUTH 44.00 FEET; THENCE WEST 112.18 FEET; THENCE S03°02'37"W 72.93 FEET; THENCE EAST 58.05 FEET; THENCE SOUTH 03°02'37" WEST 95.14 FEET; THENCE NORTH 86°57'23" WEST 198.61 FEET; THENCE NORTH 03°02'37" EAST 341.47 FEET; THENCE NORTH 05°43'06" EAST 75.00 FEET; THENCE NORTH 03°02'37" EAST 18.95 FEET; THENCE NORTH 89°52'10" WEST 85.77 FEET; THENCE SOUTH 00°07'50" WEST 137.82 FEET; THENCE EAST 18.51 FEET; THENCE SOUTH 28.00 FEET; THENCE WEST 18.57 FEET; THENCE SOUTH 00°07'50" WEST 107.85 FEET; THENCE SOUTH 02°44'56" WEST 162.67 FEET; THENCE NORTH 86°57'23" WEST 99.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.16 ACRES.

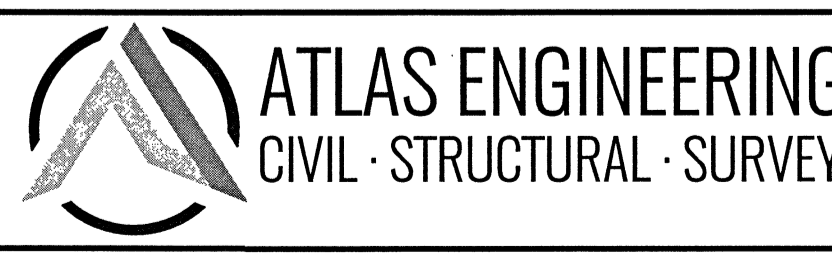
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.48'	15.00'	20.43'	N72°10'36"W	85°51'13"
C2	76.11'	210.00'	75.70'	S75°16'47"W	20°46'00"
C3	26.04'	100.00'	25.96'	S82°32'29"W	14°55'01"
C4	16.24'	10.00'	14.51'	S43°28'42"E	93°02'37"
C5	41.66'	160.00'	41.54'	S82°32'29"W	14°55'01"
C6	15.18'	10.00'	13.76'	S46°31'18"W	86°57'23"
C7	34.29'	453.00'	34.28'	N87°49'53"E	4°20'13"
C8	8.13'	133.00'	8.13'	N83°54'39"E	3°30'16"
C9	16.24'	10.00'	14.51'	N43°28'42"W	93°02'37"
C14	15.18'	10.00'	13.76'	S46°31'18"W	86°57'23"
C15	40.12'	530.00'	40.11'	N87°49'53"E	4°20'13"
C16	37.20'	491.50'	37.19'	N87°49'53"E	4°20'13"
C17	31.30'	133.00'	31.23'	N75°25'00"E	13°29'02"
C18	25.64'	15.00'	22.63'	N19°42'45"E	97°55'29"
C19	12.41'	3916.04'	12.41'	N29°15'00"W	0°10'54"
C20	20.84'	254.00'	20.83'	S26°53'59"E	4°42'03"
C21	74.57'	171.50'	73.98'	N73°12'23"E	24°54'46"
C22	33.85'	130.00'	33.75'	N82°32'29"E	14°55'00"
C23	4.70'	3.00'	4.24'	N44°54'32"E	89°49'03"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N20°53'57"E	84.47'
L2	S60°45'00"W	17.57'
L3	S85°39'48"W	33.31'
L4	S4°20'13"E	18.30'
L5	N90°00'00"W	73.85'
L6	S3°02'37"W	58.11'
L7	S14°55'01"E	60.00'
L8	S3°02'37"W	64.62'
L10	S0°00'00"E	44.00'
L11	S3°02'37"W	10.00'
L12	N90°00'00"E	18.51'
L13	S0°00'00"E	28.00'
L14	N90°00'00"W	18.57'
L15	N86°57'23"W	48.00'
L16	N3°02'37"E	18.95'
L17	S90°00'00"E	30.00'
L18	S5°43'06"W	75.00'
L19	N0°00'00"E	15.00'

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
2: \2023\23-016 PETERSON -- SPANISH FORK\CADD\FINAL\PHASE 2\02-- FINAL PLAT		TOWNHOMES.DWG	



ENGINEER CONTACT INFO:
 ATLAS ENGINEERING
 PHONE: 801-655-0566
 946 EAST 800 NORTH SUITE A
 SPANISH FORK, UT 84660

RIVER RUN PLAT "E"
 CONTAINING 17 UNITS AND 5.16 ACRES.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH,
 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

PLAT MAP
 SPANISH FORK, UTAH

SHEET
 2 OF 2

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