

VICINITY MAP
-NTS-

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N3°02'37"E	8.05'
L2	N86°57'23"W	0.54'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	4.64'	9.50'	4.59'	N11°14'26"W	27°58'44"

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 PLATTED 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.

SURVEYOR'S CERTIFICATE

I, GORDON M. HAIGHT III DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS PLAT IS BASED ON RIVER RUN "E" SUBDIVISION A SUBDIVISION OF LAND RECORDED WITHIN THE OFFICE OF THE UTAH COUNTY RECORDER AS SHOWN ON THIS CONDOMINIUM PLAT OF RIVER RUN CONDO PLAT 2 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

Gordon M. Haight III
DATE 08/27/2024

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°12'30"W 1710.59 FEET ALONG THE SECTION LINE AND EAST 781.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 4.64 FEET ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N11°14'26"W 4.59 FEET); THENCE NORTH 03°02'37" EAST 8.05 FEET; THENCE NORTH 86°57'23" WEST 0.54 FEET; THENCE NORTH 02°44'56" EAST 129.58 FEET; THENCE SOUTH 87°15'04" EAST 68.09 FEET; THENCE SOUTH 03°02'37" WEST 142.43 FEET; THENCE NORTH 86°57'23" WEST 65.74 FEET TO THE POINT OF BEGINNING. CONTAINING 0.22 ACRES.

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 2
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 29th DAY OF August, A.D. 2024.

Tyler Horan
RIVER RUN SP, LLC, TYLER HORAN, MANAGER

LLC ACKNOWLEDGMENT

ON THE 29 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/SHE IS THE Manager OF River Run SE, 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 Tyler Horan ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

January 25, 2027
Commission Expires
245 E 100 S, Lehi, UT 84043
Notary address

Tiffany S. Mace
NOTARY PUBLIC COMMISSIONED IN UTAH
Tiffany S Mace
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE City 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.

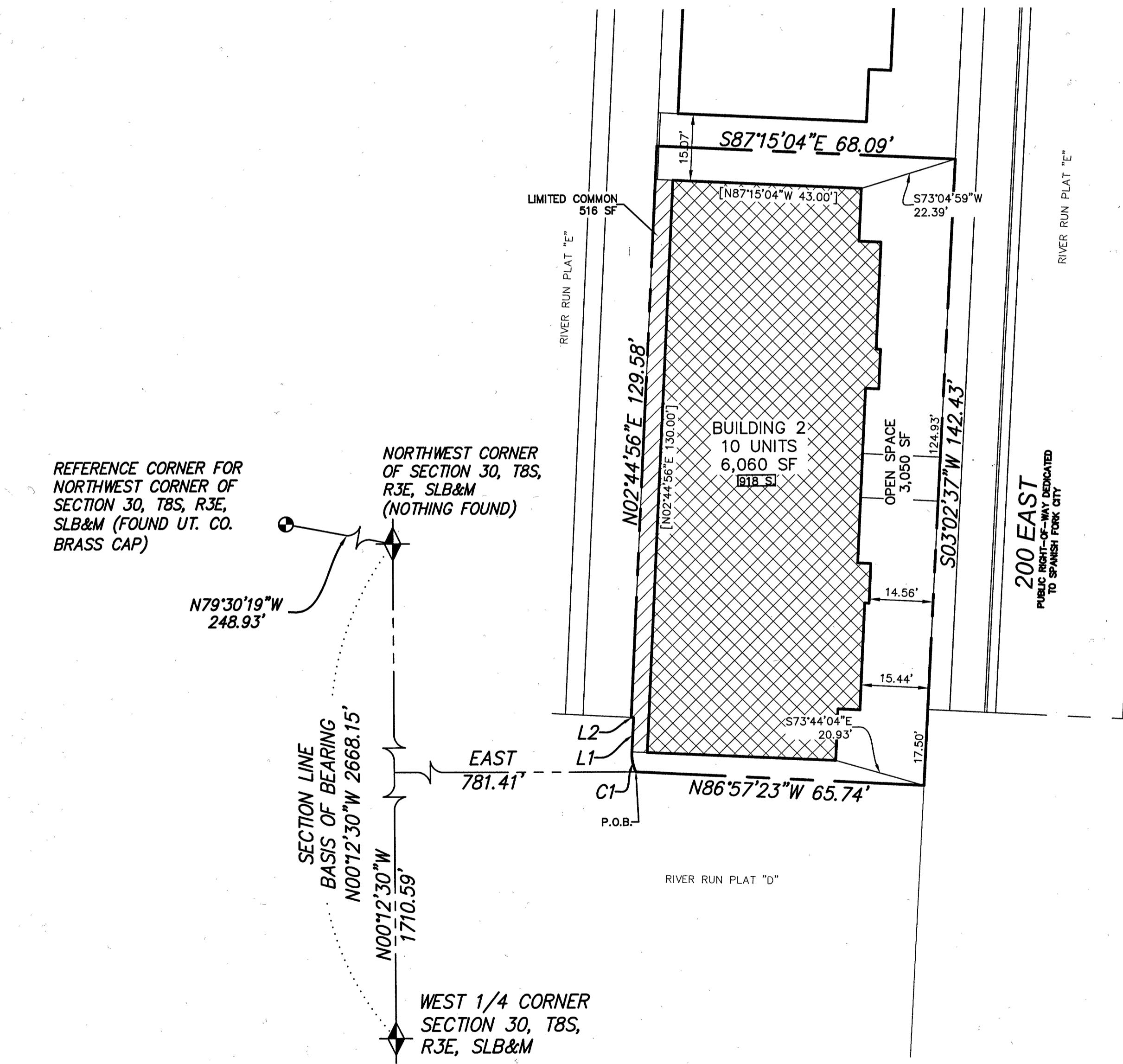
Tyler Horan APPROVED
CITY ATTORNEY
Steve City Manager ATTEST
Tara CLERK-RECORDER
COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN CONDO PLAT 2
A CONDOMINIUM SUBDIVISION IN
SPANISH FORK, UTAH
CONTAINING 10 UNITS AND 0.22 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

LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS
- BEARING
- PRIVATE OPEN SPACE COMMON AREA
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP

1
[N00°00'00"E]



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

DATA TABLE
TOTAL ACREAGE= 0.22 ACRES
TOTAL # OF UNITS= 10 UNITS
ACREAGE OF OPEN SPACE= 0.07 ACRES
% OF OPEN SPACE= 31.82%
ZONING= R-3

NORTH

2 10 20 40 60

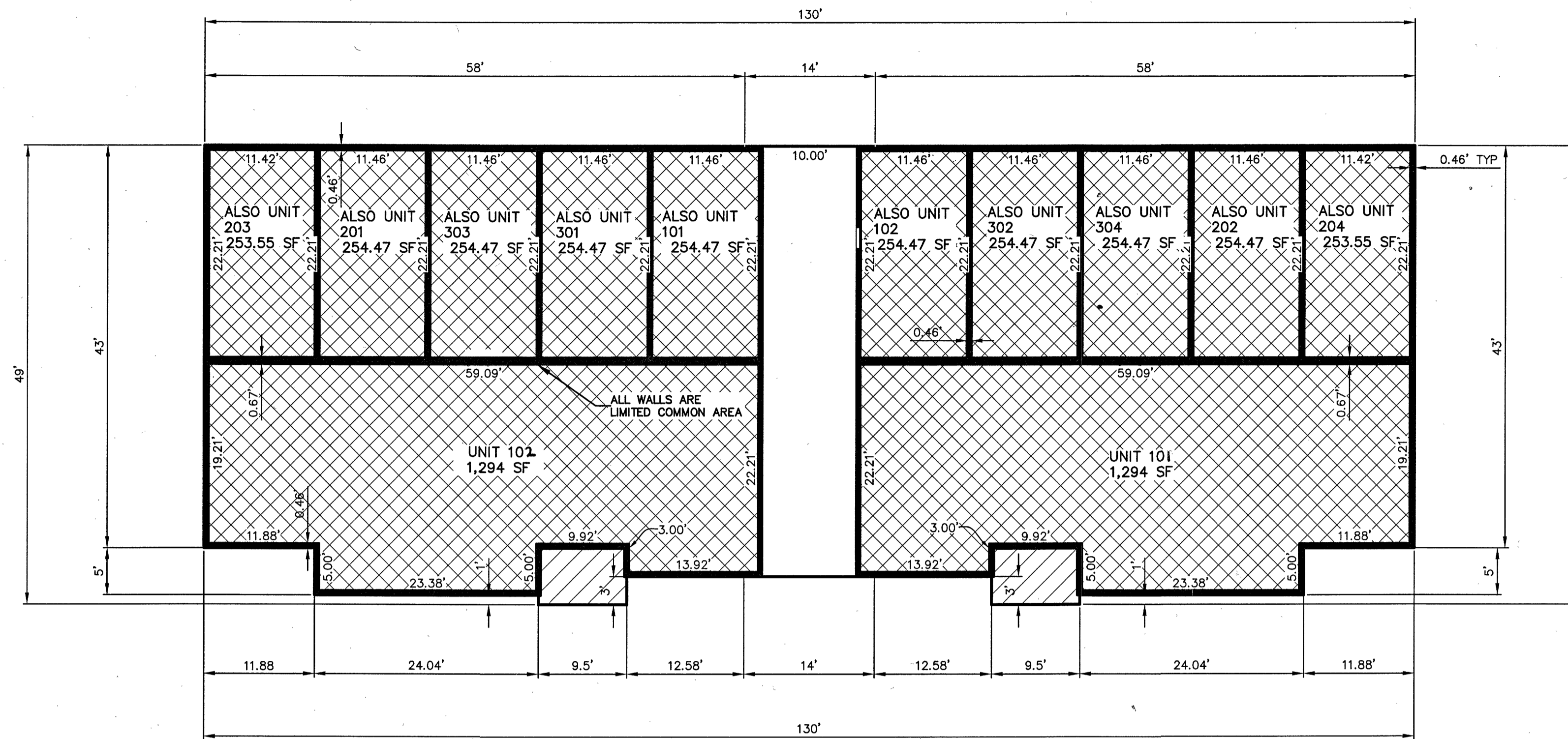
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

CLERK-RECORDER SEAL
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
COUNTY RECORDER SEAL #19433

ENT 66967-2024 MAP 19433
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 30 10:51 AM FEE 220.00 BY AG
RECORDED FOR SPANISH FORK CITY

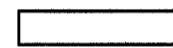
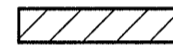
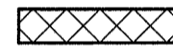
19433 104

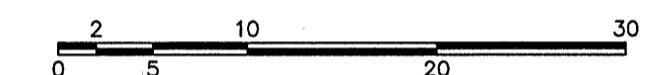
SEC 30 T8S R3E S167M TM 150 I-6



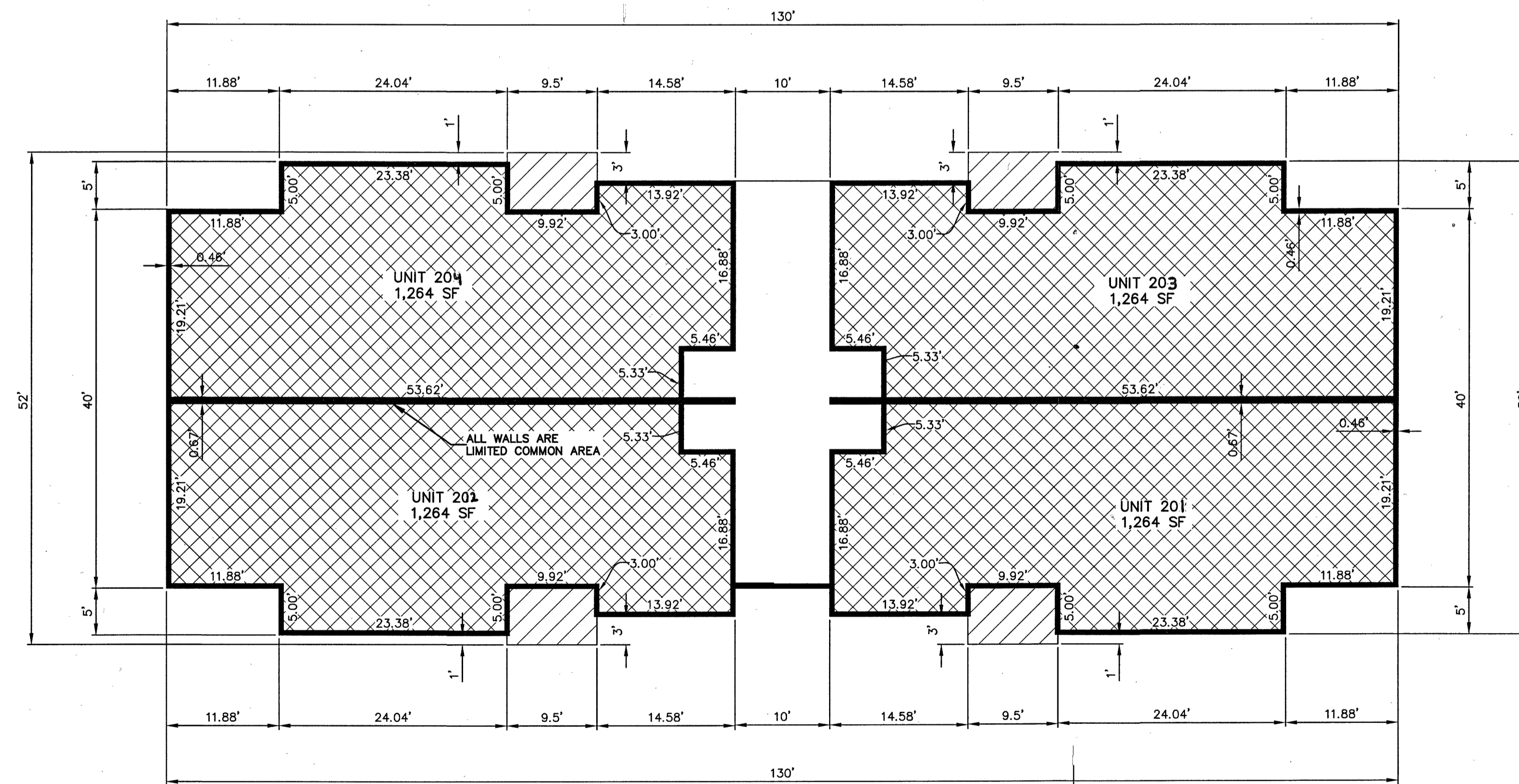
MAIN FLOOR

LEGEND

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



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



SECOND FLOOR

19433 004

#19433

ANDREA ALLEN
UTAH COUNTY RECORDER
2024 SEP 30 10:51 AM FEE 200.00 BY AC
RECORDED FOR SPANISH FORK CITY

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED BY:	DATE:
1		COGO FILE:	DATE:
		REV. COGO FILE:	DATE:
		BY DATE	REV. COGO FILE:

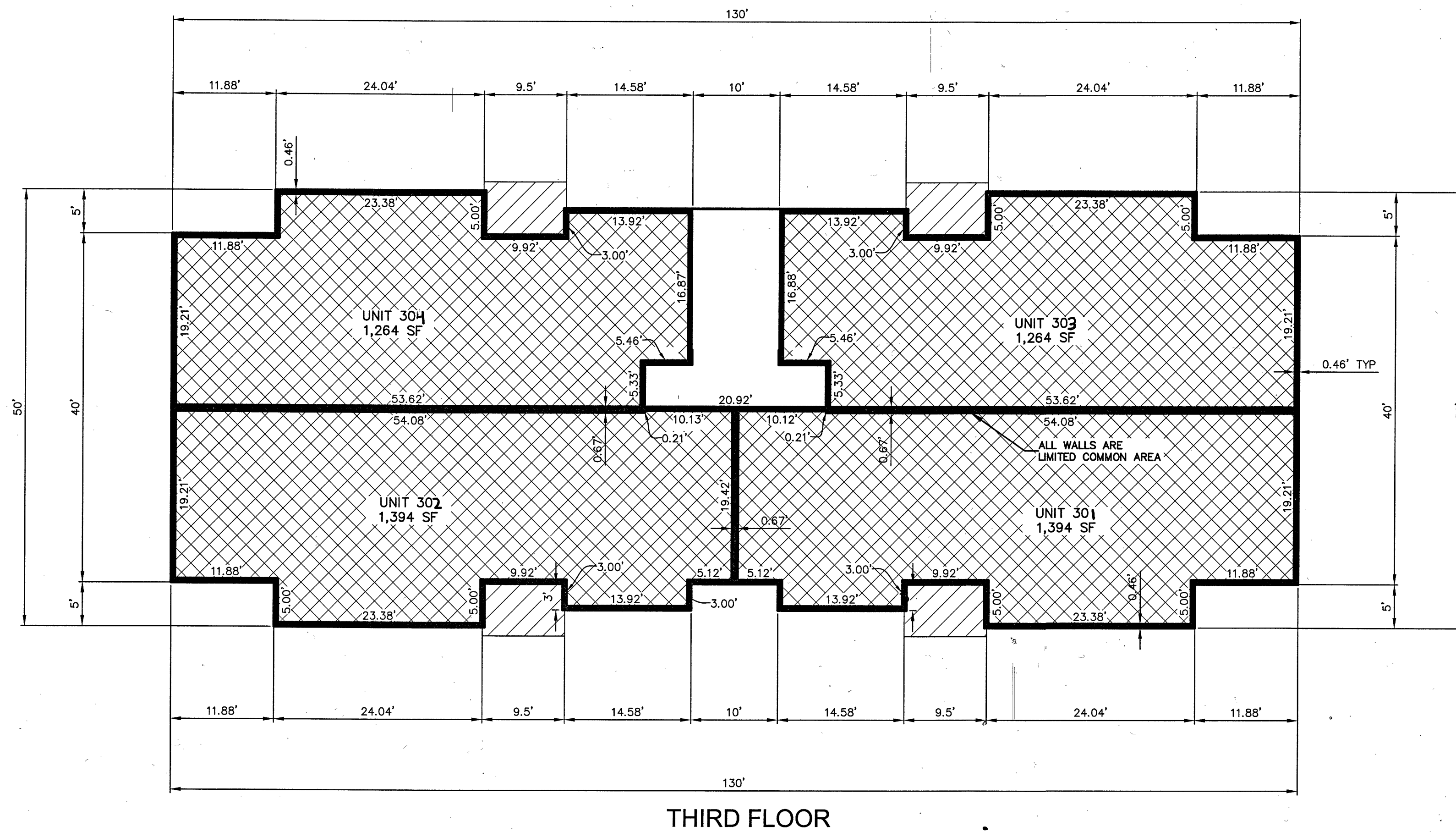


ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660


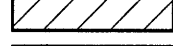

RIVER RUN CONDO PLAT 2
CONTAINING 10 UNITS AND 0.22 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.


BUILDING DETAILS
SPANISH FORK, UTAH

SHEET
2 OF 4




LEGEND

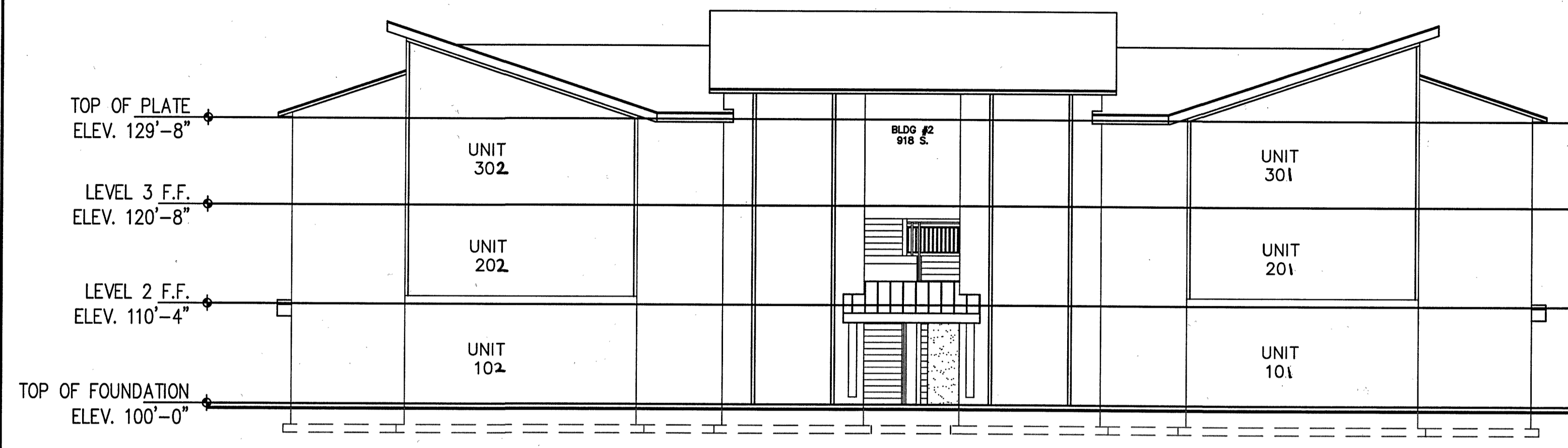
 COMMON AREA/OPEN SPACE
 LIMITED COMMON OWNERSHIP
 PRIVATE OWNERSHIP


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

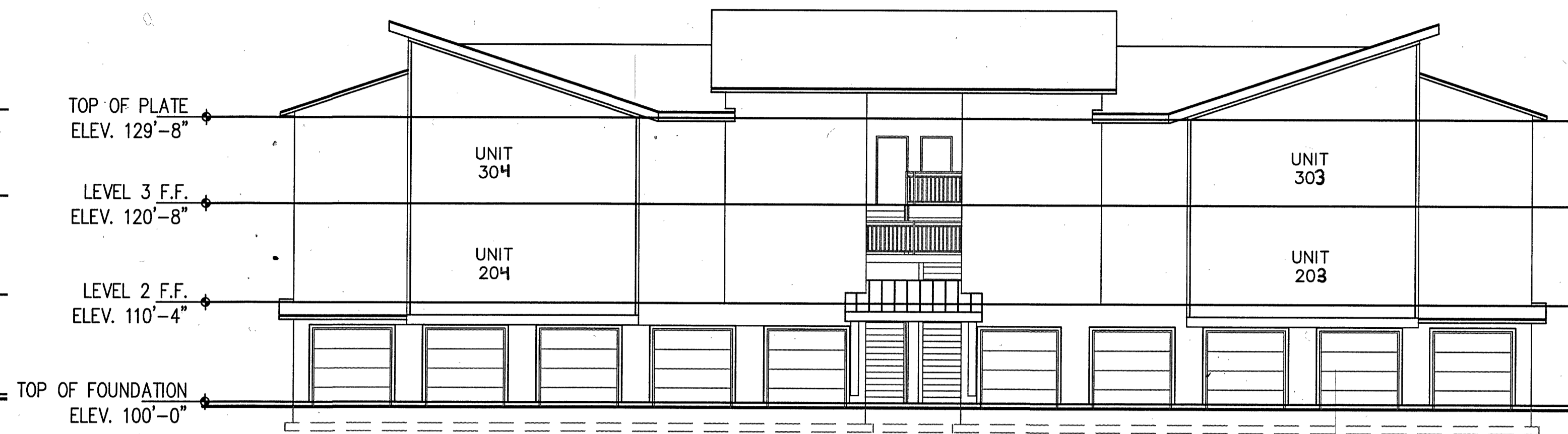
19433 304

#19433
 ENT 66967-2024 MAP# 19433
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Sep 30 10:51 AM FEE 230.00 BY AC
 RECORDED FOR SPANISH FORK CITY

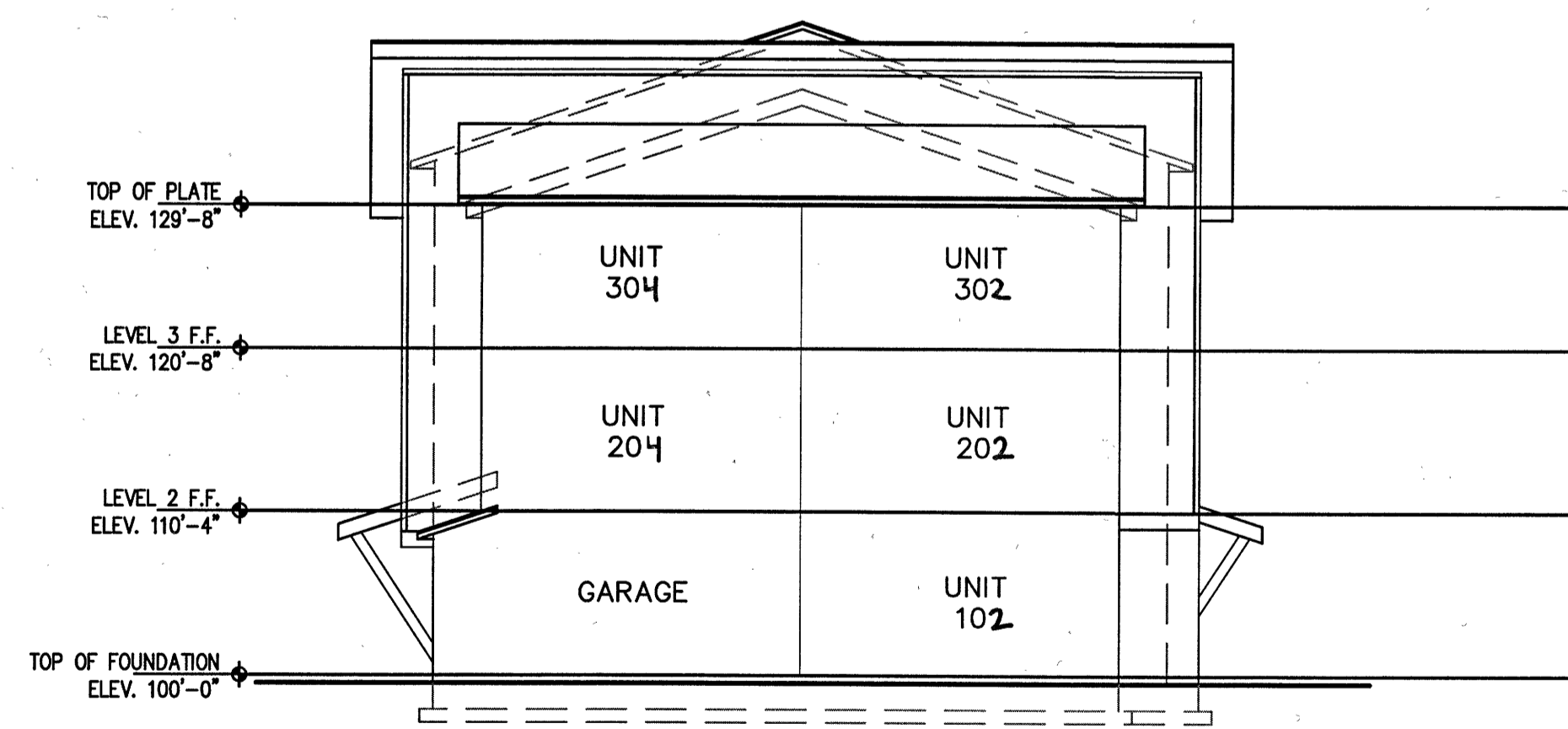
DESIGNED BY: _____ DATE: _____ DRAWN BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____ APPROVED: _____ DATE: _____ CDDG FILE: _____ DATE: _____ REV. CDDG FILE: _____ DATE: _____		 ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY	ENGINEER CONTACT INFO: ATLAS ENGINEERING PHONE: 801-655-0566 946 EAST 800 NORTH SUITE A SPANISH FORK, UT 84660	RIVER RUN CONDO PLAT 2 CONTAINING 10 UNITS AND 0.22 ACRES. LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.	BUILDING DETAILS SPANISH FORK, UTAH	SHEET 3 OF 4
NO. REVISIONS BY DATE REV. CDDG FILE:						



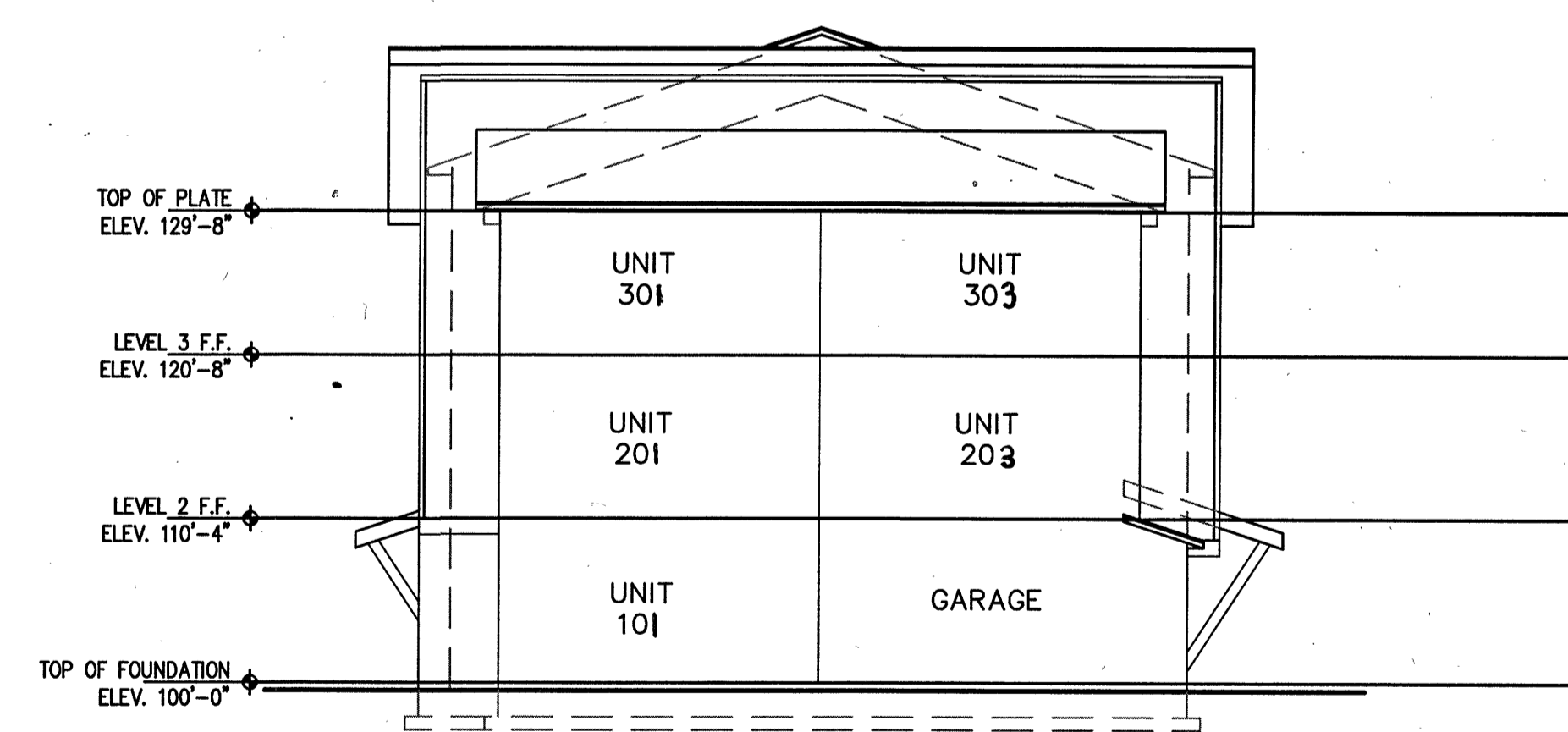
FRONT ELEVATION



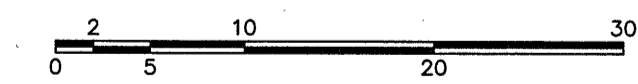
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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

#17433
ENT. 669675 2024 MAP# 194
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 SEP 20 10:51 AM THE 202400 BY REC
RECORDED FOR SPANISH FORK CITY

19433464

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:



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

RIVER RUN CONDO PLAT 2
CONTAINING 10 UNITS AND 0.22 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
4 OF 4