

VICINITY MAP
-NTS-

GENERAL NOTES

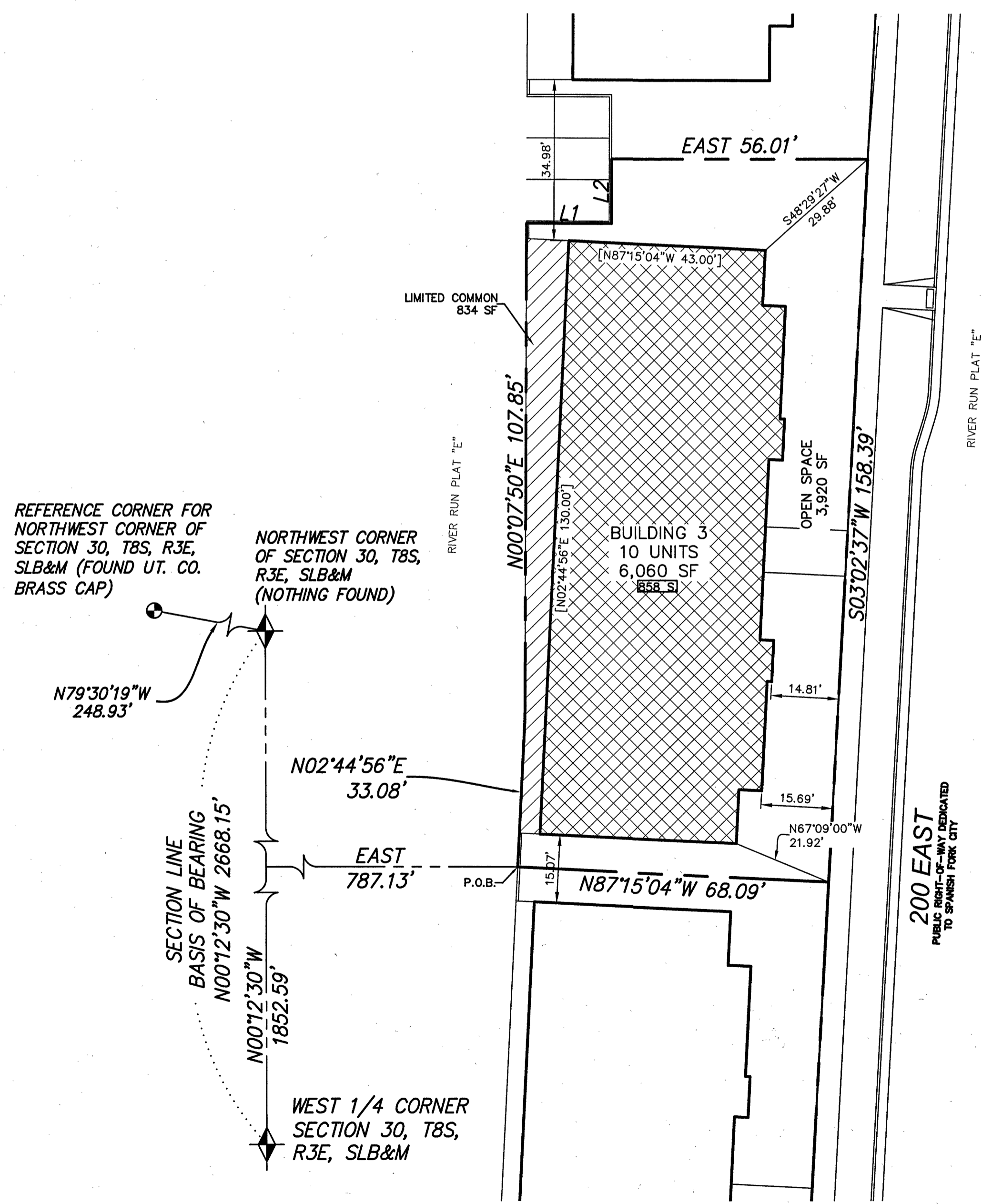
1. VERTICAL DATA BASED ON NGVD 29.
2. COORDINATE SYSTEM = NAD83
3. ALL COMMON AREAS TO BE DEDICATED MUNICIPAL UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
6. ZONING R-3.

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 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 PUE.
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	18.57'
L2	N0°00'00"E	14.00'



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 COMMON AREA
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP

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 3 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

Gordon M. Haight III
DATE 09/04/2024

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°12'30"W 1852.59 FEET ALONG THE SECTION LINE AND EAST 787.13 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°44'56" EAST 33.08 FEET; THENCE NORTH 00°07'50" EAST 107.85 FEET; THENCE EAST 18.57 FEET; THENCE NORTH 14.00 FEET; THENCE EAST 56.01 FEET; THENCE SOUTH 03°02'37" WEST 158.39 FEET; THENCE NORTH 87°15'04" WEST 68.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.25 ACRES.

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= 0.25 ACRES
TOTAL # OF UNITS= 10 UNITS
ACREAGE OF OPEN SPACE= 0.09 ACRES
% OF OPEN SPACE= 36.00%
ZONING= R-3

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 3

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 14th DAY OF October, A.D. 2024.

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

LLC ACKNOWLEDGMENT

ON THE 14th DAY OF October, 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 *Tyler Horan* ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

January 25, 2027
Commission expires
728987
Commission number
Tatiana S. Mace
NOTARY PUBLIC COMMISSIONED IN UTAH
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE PLC 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 2 DAY OF May A.D. 2024.

[Signatures]
CITY MANAGER APPROVED
CITY ATTORNEY
CITY ENGINEER ATTEST
CLERK-RECORDER
COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN CONDO PLAT 3
A CONDOMINIUM SUBDIVISION IN
SPANISH FORK, UTAH

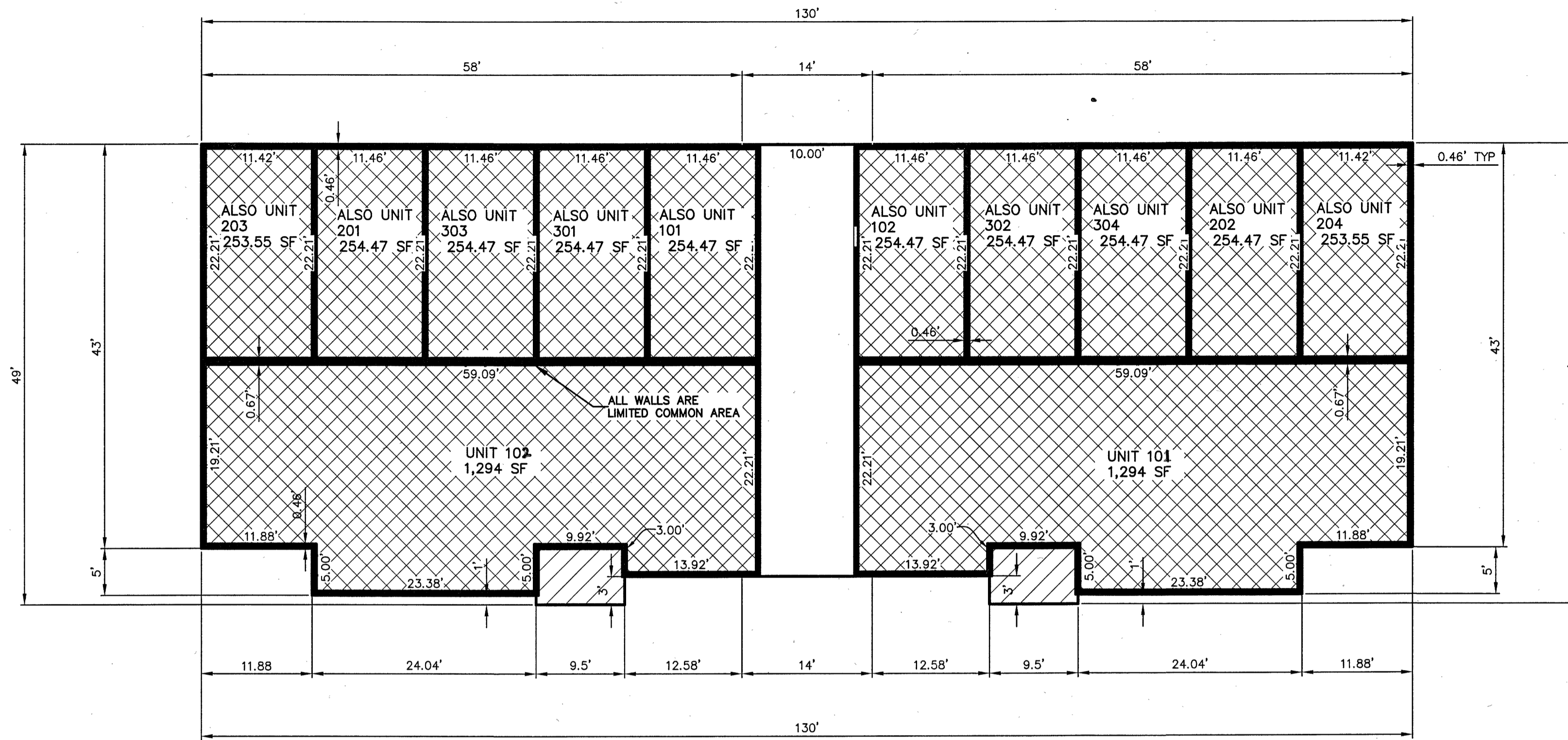
CONTAINING 10 UNITS AND 0.25 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 4

CLERK-RECORDER SEAL <i>[Seal]</i>	SURVEYOR'S SEAL <i>[Seal]</i>	NOTARY PUBLIC SEAL <i>[Seal]</i>	CITY ENGINEER SEAL <i>[Seal]</i>	COUNTY RECORDER SEAL BY 7543142024 MAP# 19481 ANDREA ALLEN UTAH COUNTY RECORDER 2024 OCT 30 10:14 AM FEE 220.00 BY HS RECORDED FOR SPANISH FORK CITY
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#1018761#

SEC 30, T8S, R3E SLB&M TX 69 1G



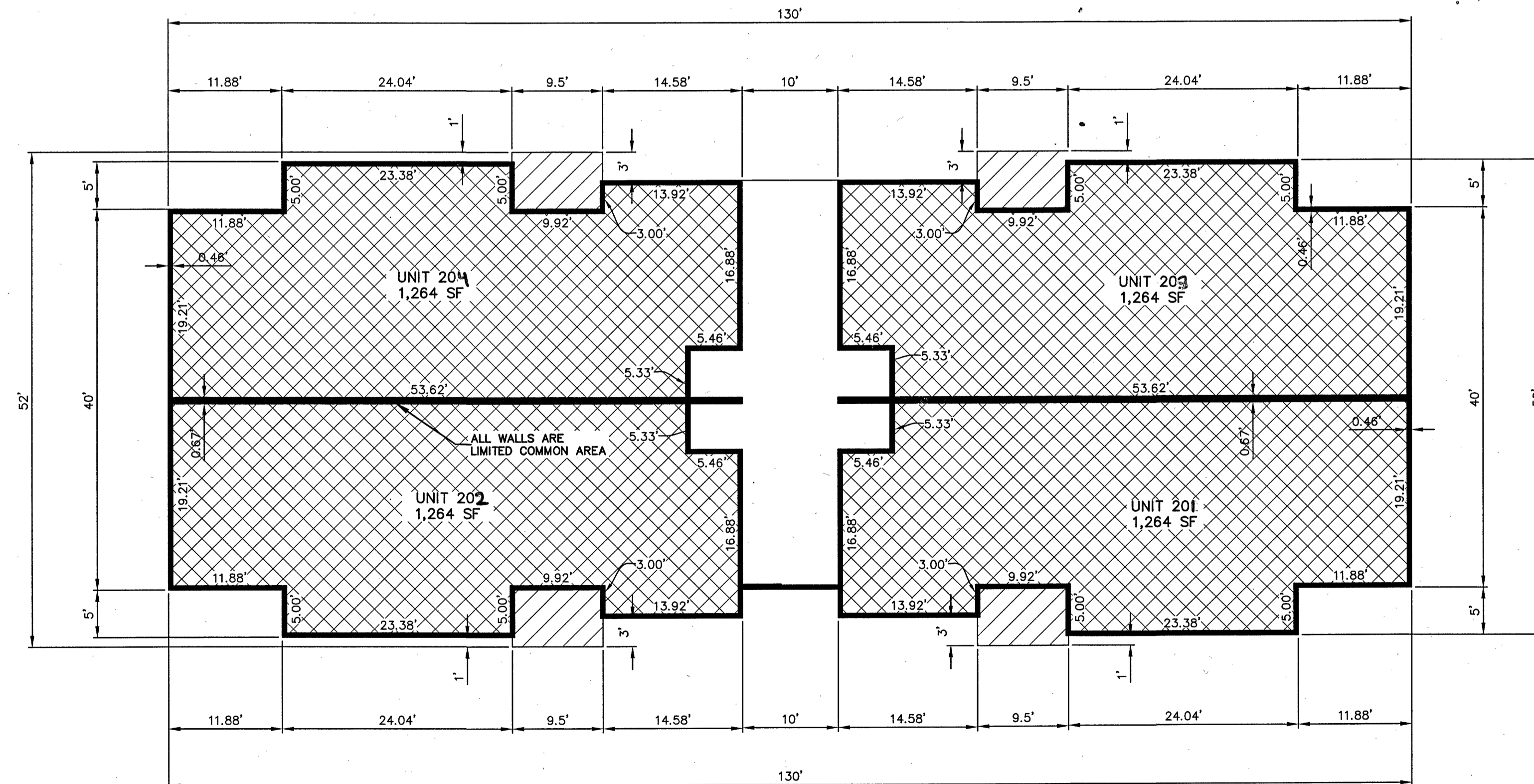
MAIN FLOOR

LEGEND

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



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



SECOND FLOOR

#194812014

ENT 75431-2024 MAP 19481
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 JUL 30 08:19 AM FEE 220.00 BY 165
RECORDED FOR SPANISH FORK CITY

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

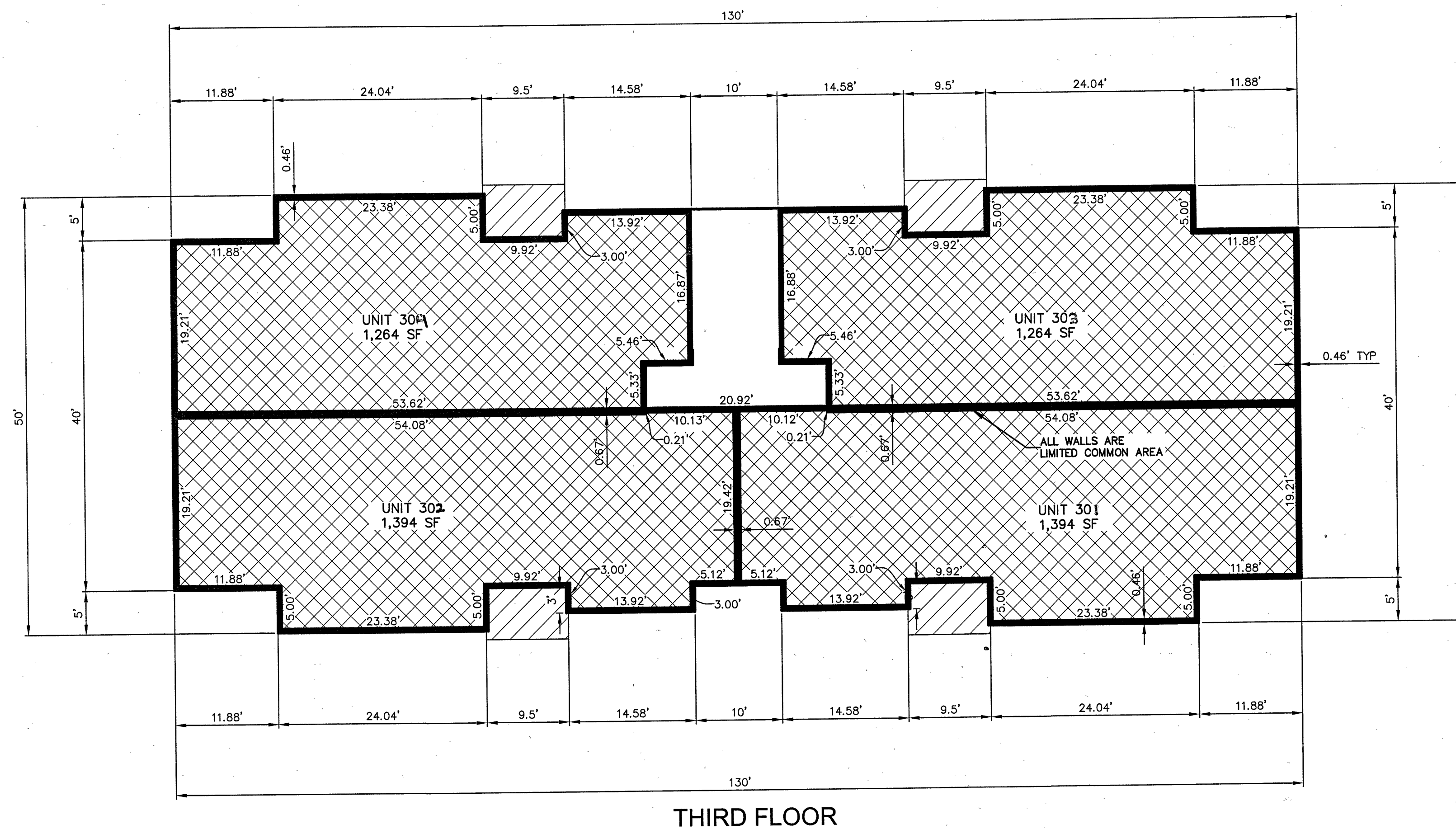


ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

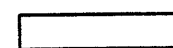
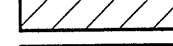

RIVER RUN CONDO PLAT 3
CONTAINING 10 UNITS AND 0.25 ACRES.
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RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

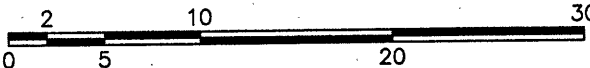
BUILDING DETAILS
SPANISH FORK, UTAH

SHEET
2 OF 4



LEGEND

 COMMON AREA/OPEN SPACE
 LIMITED COMMON OWNERSHIP
 PRIVATE OWNERSHIP


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

#1948 3014
 h/08 28761#

ENT 75431-2024 HWP 19481
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Oct 30 08:49 AM FEE 220.00 BY NS
 RECORDED FOR SPANISH FORK CITY

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

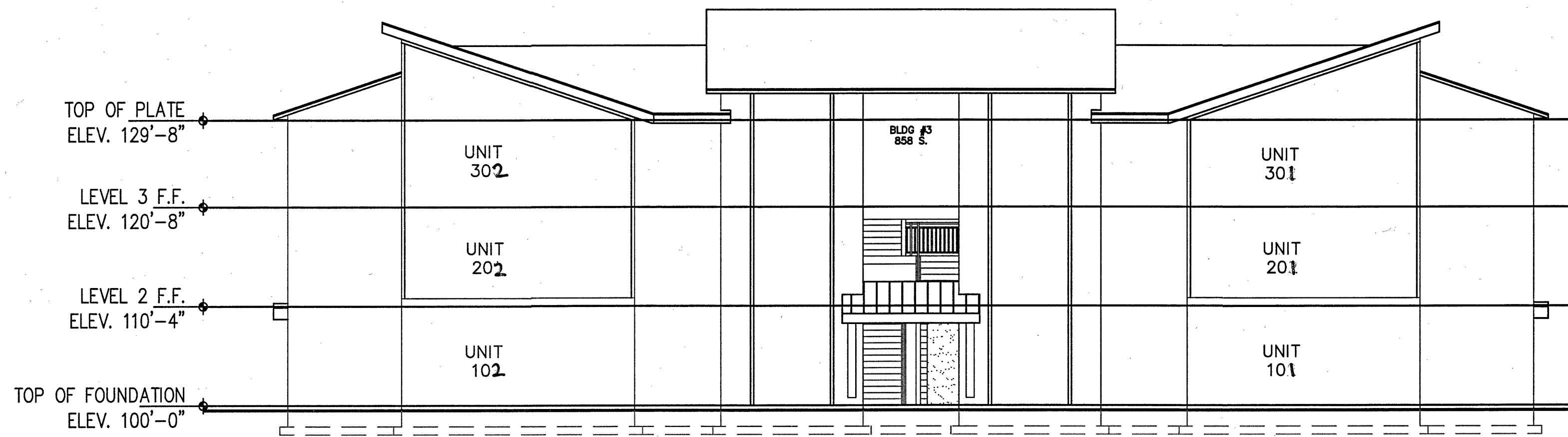


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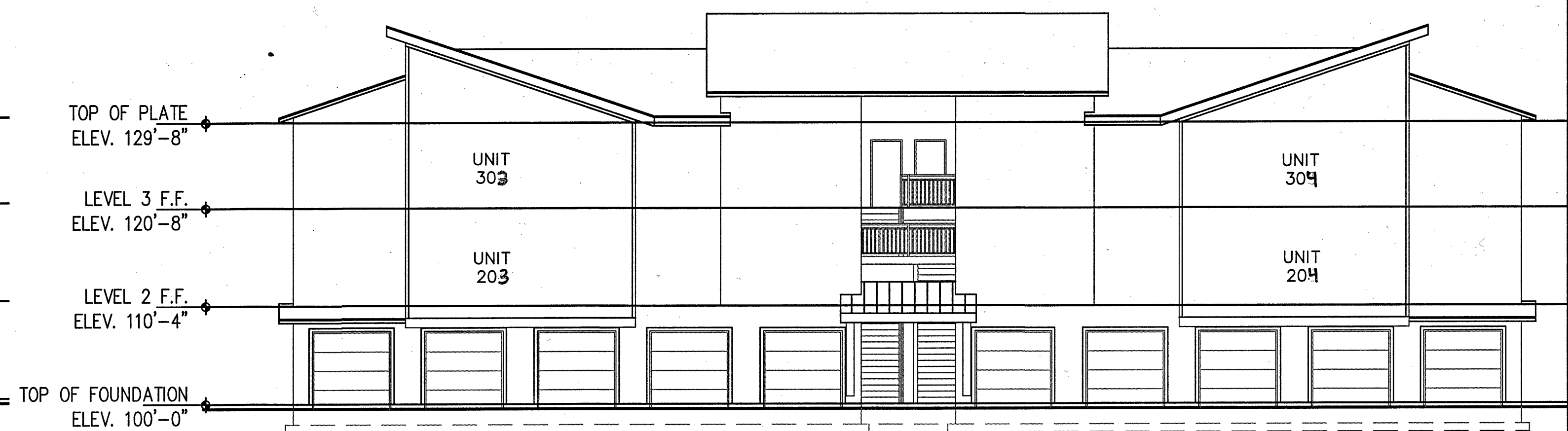
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BUILDING DETAILS
 SPANISH FORK, UTAH

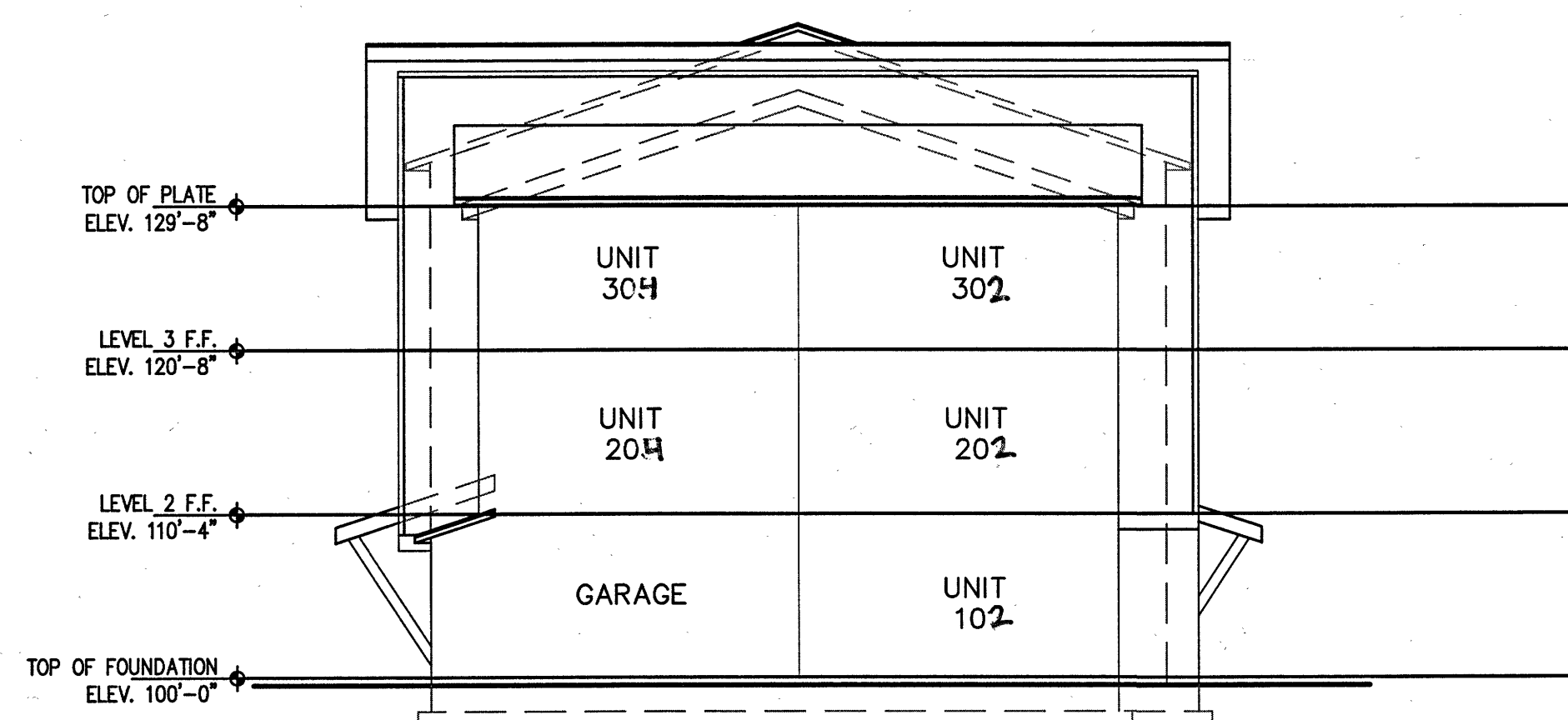
SHEET
3 OF 4



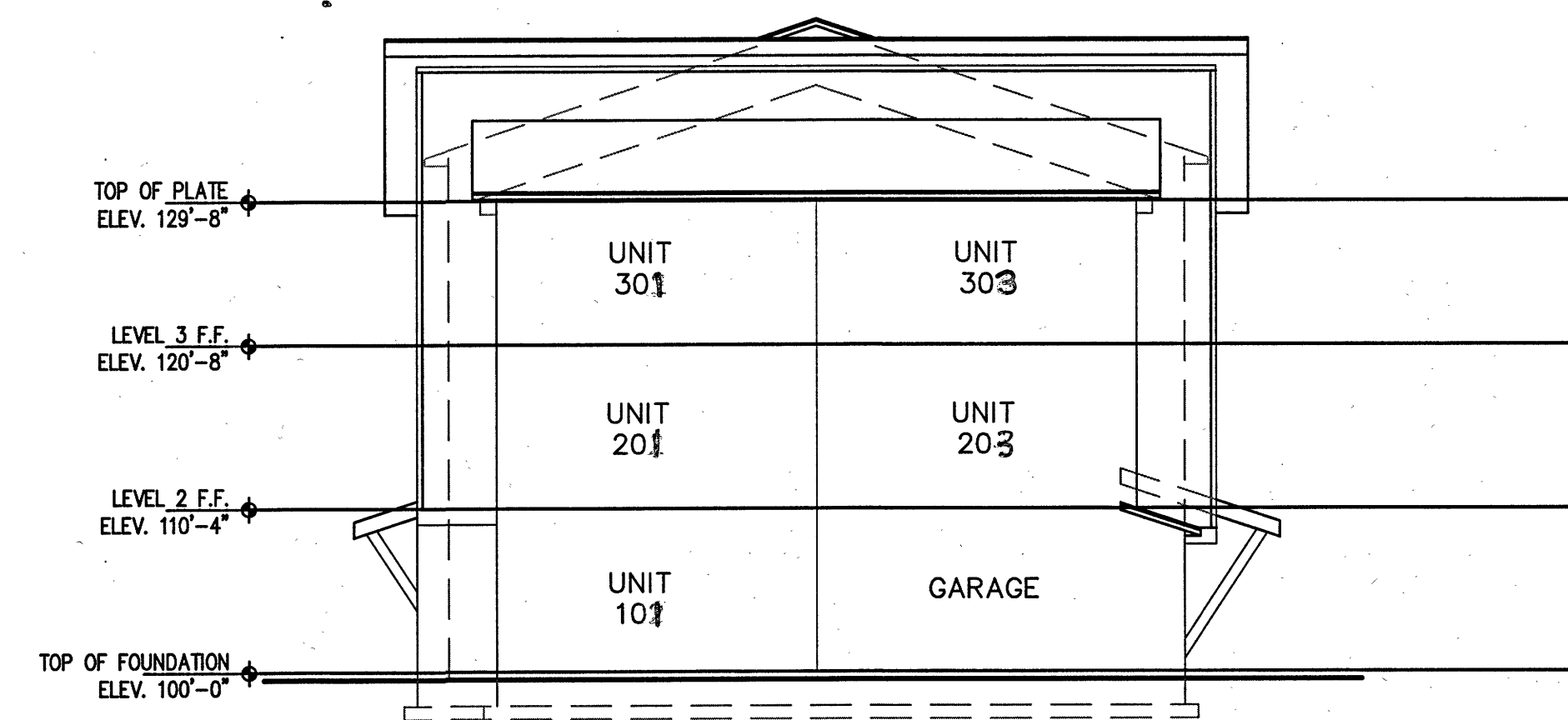
FRONT ELEVATION



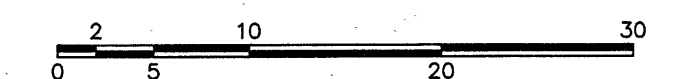
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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

#1948 4014

ENT 75431-2024 MAP 19481
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Oct 30 08:49 AM FEE 220.00 BY NG
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5		DESIGNED BY:	DATE:
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BUILDING DETAILS
SPANISH FORK, UTAH

SHEET
4 OF 4