

VICINITY MAP  
-NTS-

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°00'00"E	14.00'
L2	N90°00'00"W	18.51'
L3	S3°02'37"W	18.95'

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

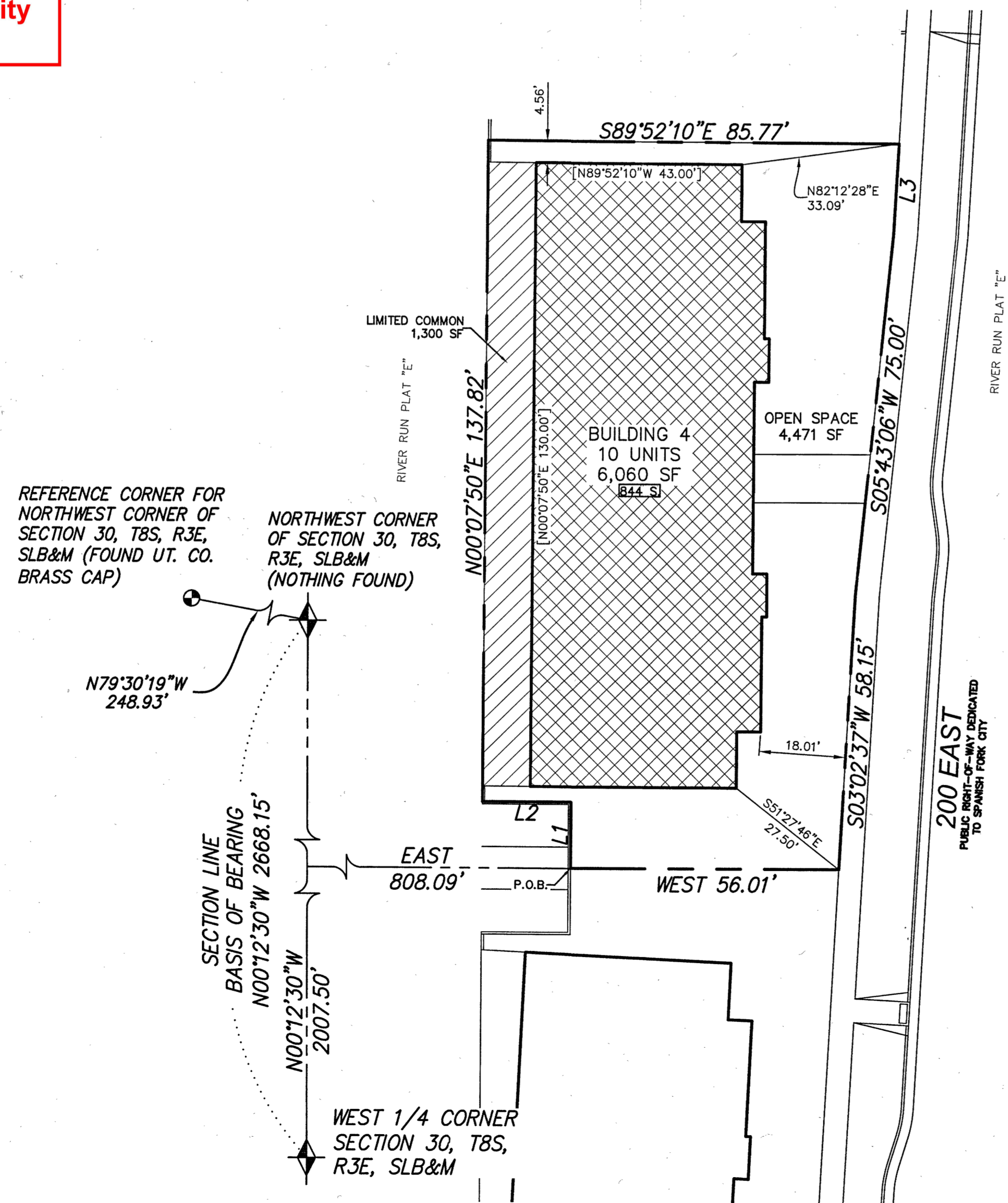
**GENERAL NOTES**

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

- 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.
- 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.
- FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
- ALL OPEN SPACE AND COMMON AREA IS A PUE.
- 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 4 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

*Gordon M Haight III*  
DATE 11/26/2024

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 2007.50 FEET ALONG THE SECTION LINE AND EAST 808.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 14.00 FEET; THENCE WEST 18.51 FEET; THENCE NORTH 00°07'50" EAST 137.82 FEET; THENCE SOUTH 89°52'10" EAST 85.77 FEET; THENCE SOUTH 03°02'37" WEST 18.95 FEET; THENCE SOUTH 05°43'06" WEST 75.00 FEET; THENCE SOUTH 03°02'37" WEST 58.15 FEET; THENCE WEST 56.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.27 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= 0.27 ACRES  
TOTAL # OF UNITS= 10 UNITS  
ACREAGE OF OPEN SPACE= 0.10 ACRES  
% OF OPEN SPACE= 37.04%  
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 4 AMD.**

**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 December, A.D. 2024.

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

**LLC ACKNOWLEDGMENT**

ON THE 3rd DAY OF December, 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.

728987  
Commission number  
January 29, 2027  
Commission expires  
*Tiffany S. Mace*  
NOTARY PUBLIC COMMISSIONED IN UTAH  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE DEC 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.

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

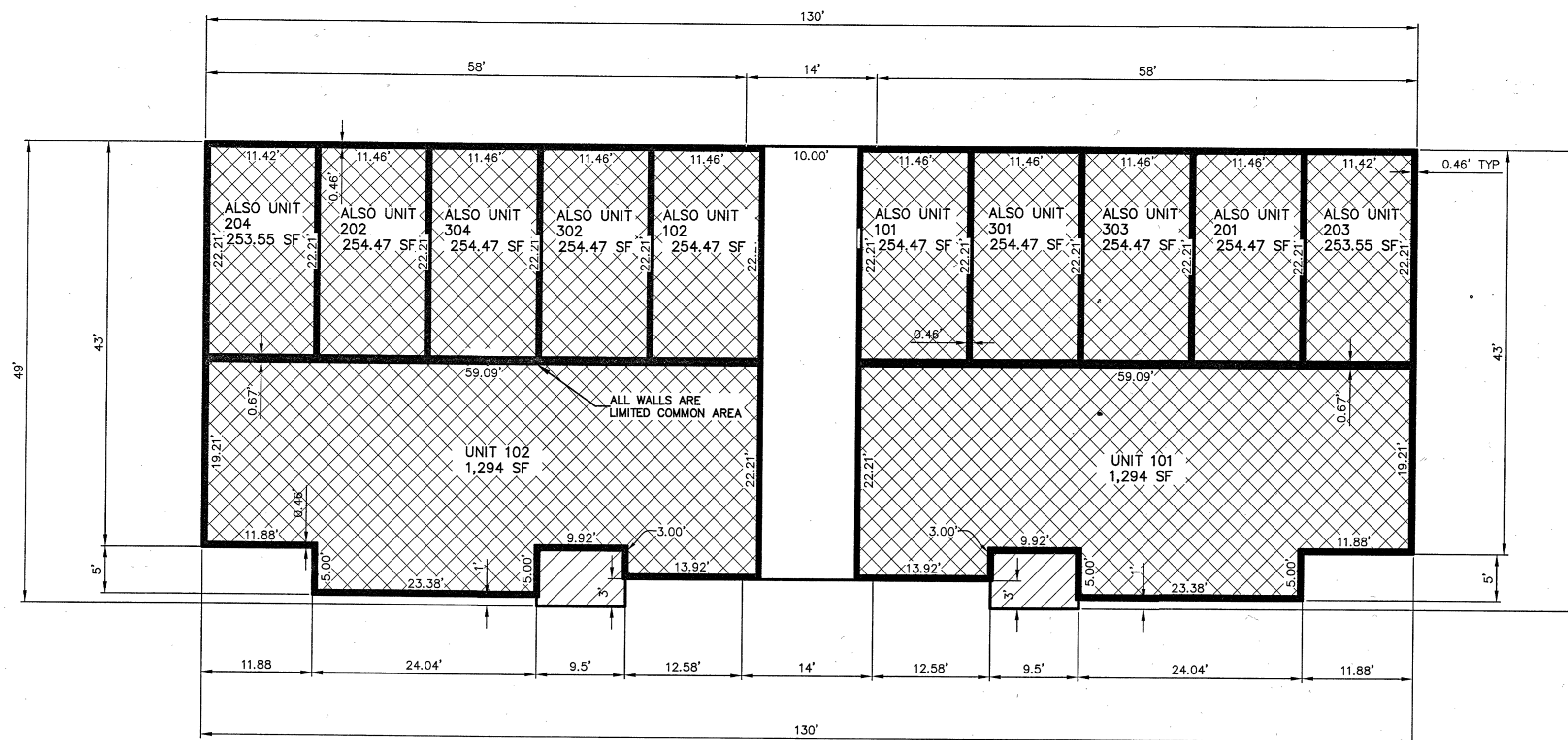
**RIVER RUN CONDO PLAT 4 AMD.**

VACATING, SUPERSEDING, AND REPLACING THE RIVER RUN CONDO PLAT 4 A UTAH CONDOMINIUM SUBDIVISION PLAT RECORDED ON OCTOBER 30, 2024 AS ENTRY NO. 75433-2024  
A CONDOMINIUM SUBDIVISION IN SPANISH FORK, UTAH COUNTY, UTAH  
CONTAINING 10 UNITS AND 0.27 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

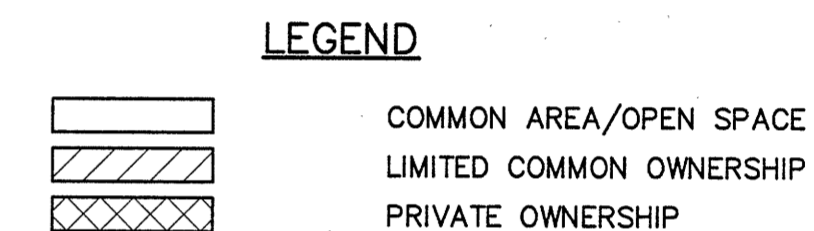
CLERK-RECORDER SEAL <i>[Seal]</i>	SURVEYOR'S SEAL <i>[Seal]</i>	NOTARY PUBLIC SEAL <i>[Seal]</i>	CITY ENGINEER SEAL <i>[Seal]</i>	COUNTY RECORDER SEAL
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SEC 30 T8S R3E SLB&M TA 150 T66

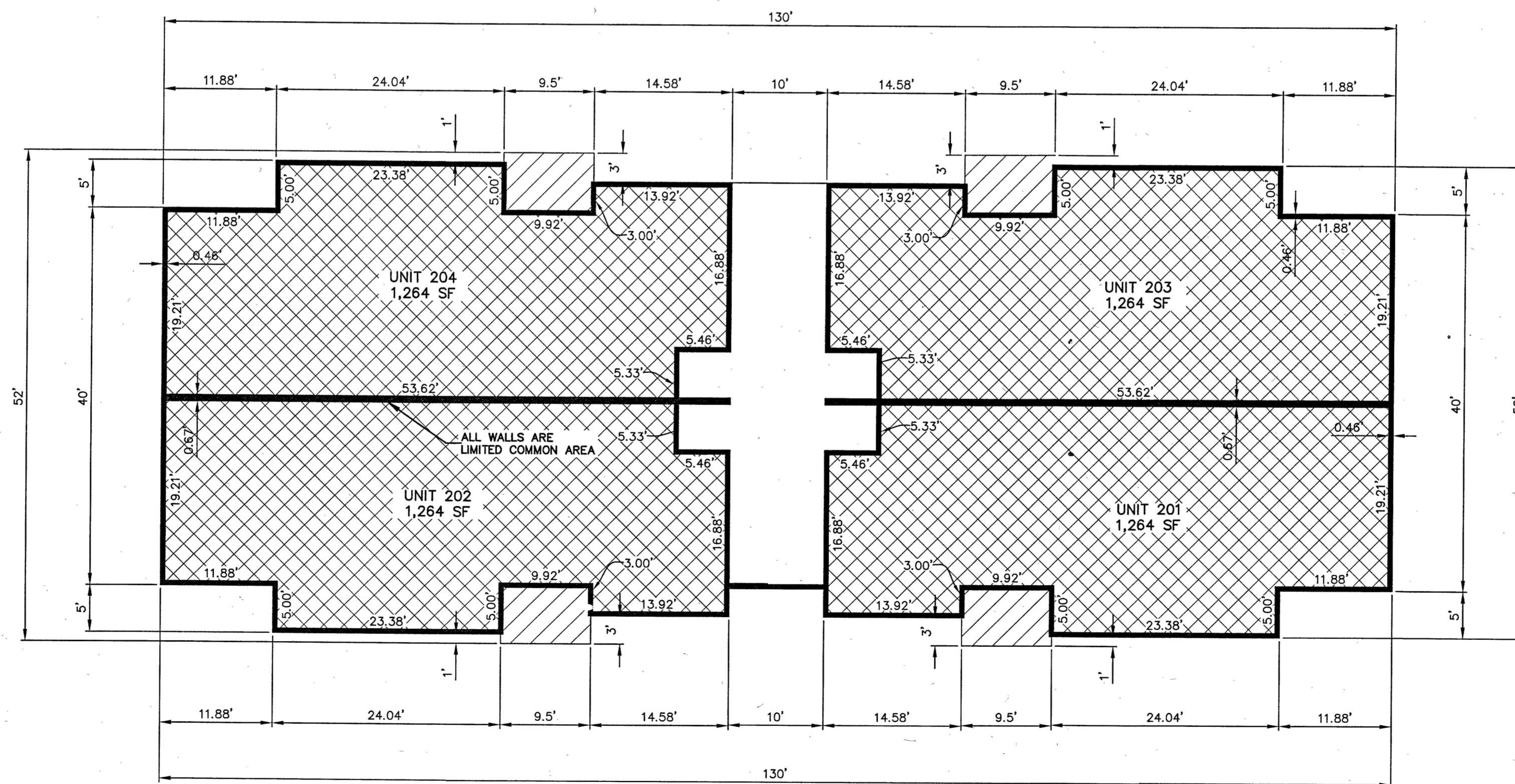




MAIN FLOOR



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



SECOND FLOOR

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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 4 AMD.**

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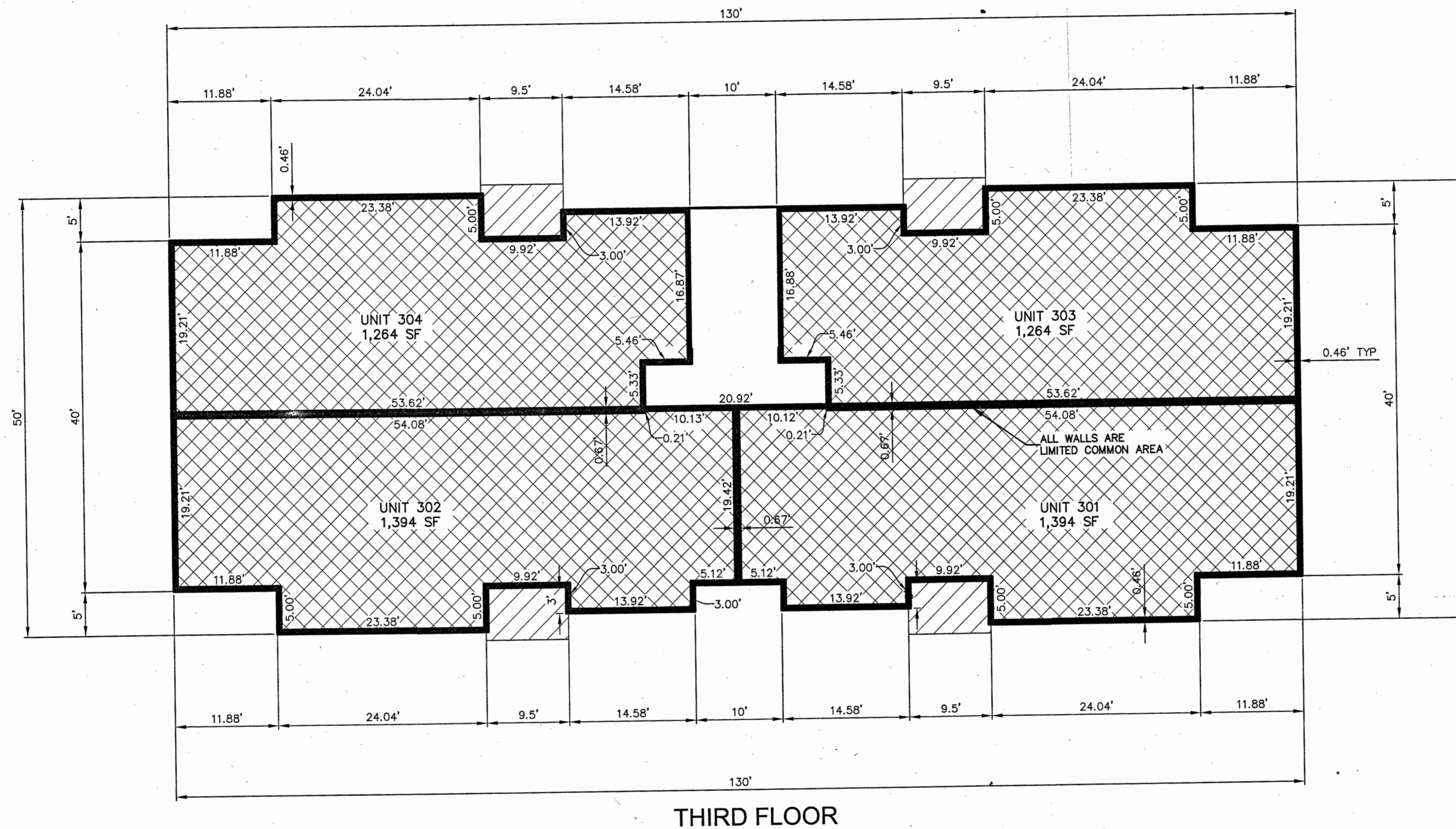
BUILDING DETAILS

SPANISH FORK, UTAH

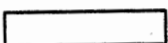


**SHEET  
2 OF 4**

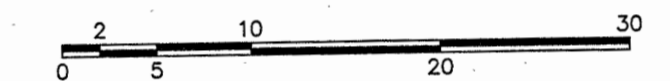
19537 9064





**LEGEND**

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



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19537.004

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2		APPROVED BY:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE

**ATLAS ENGINEERING**  
 CIVIL · STRUCTURAL · SURVEY

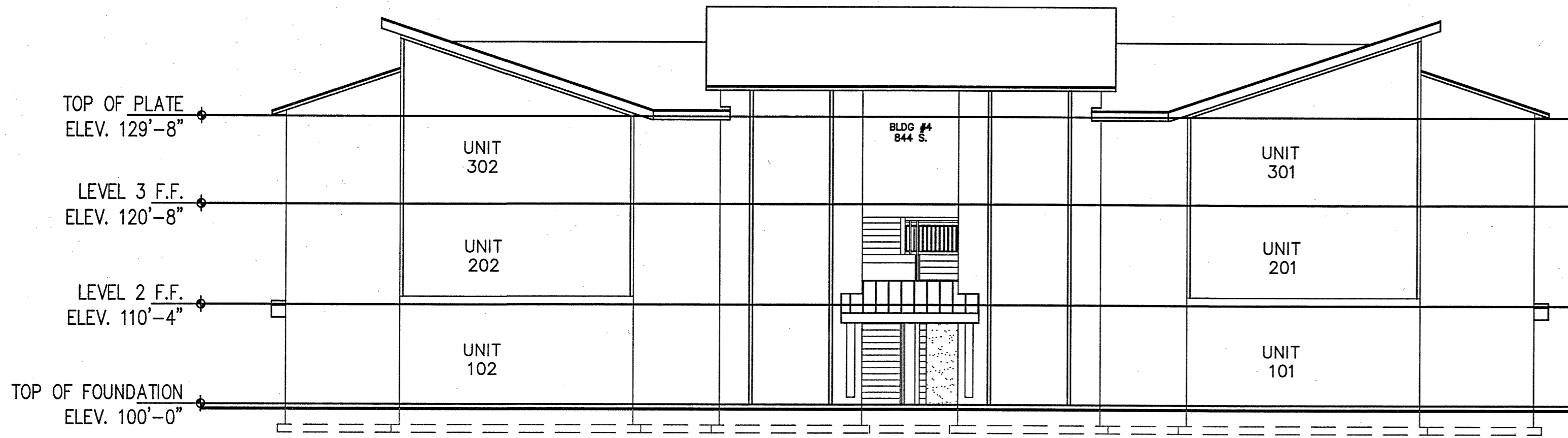
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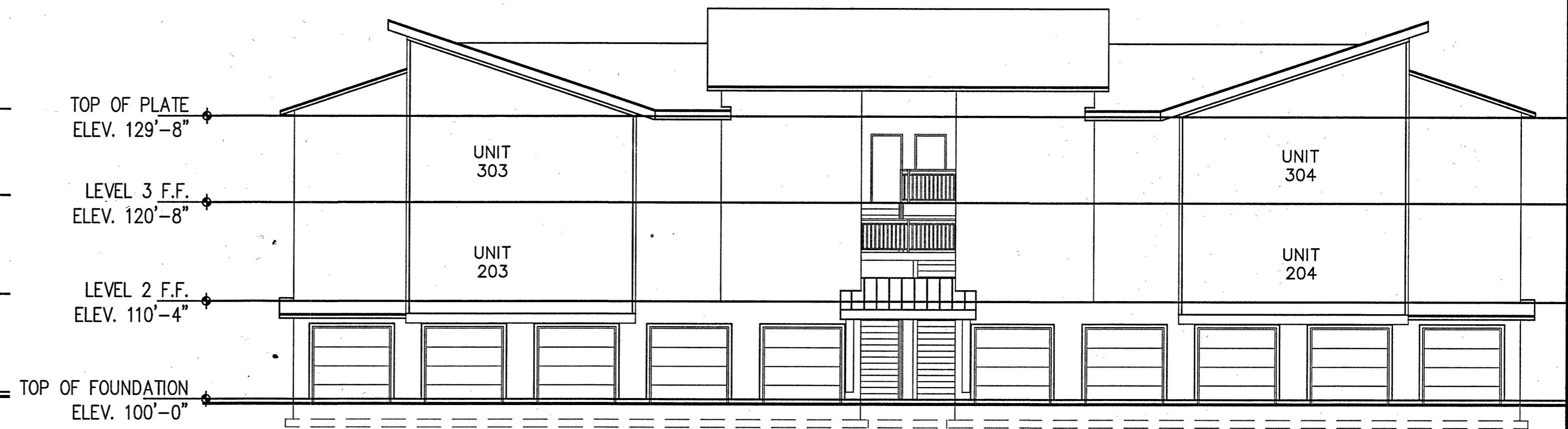
BUILDING DETAILS  
 SPANISH FORK, UTAH

**SHEET**  
 3 OF 4

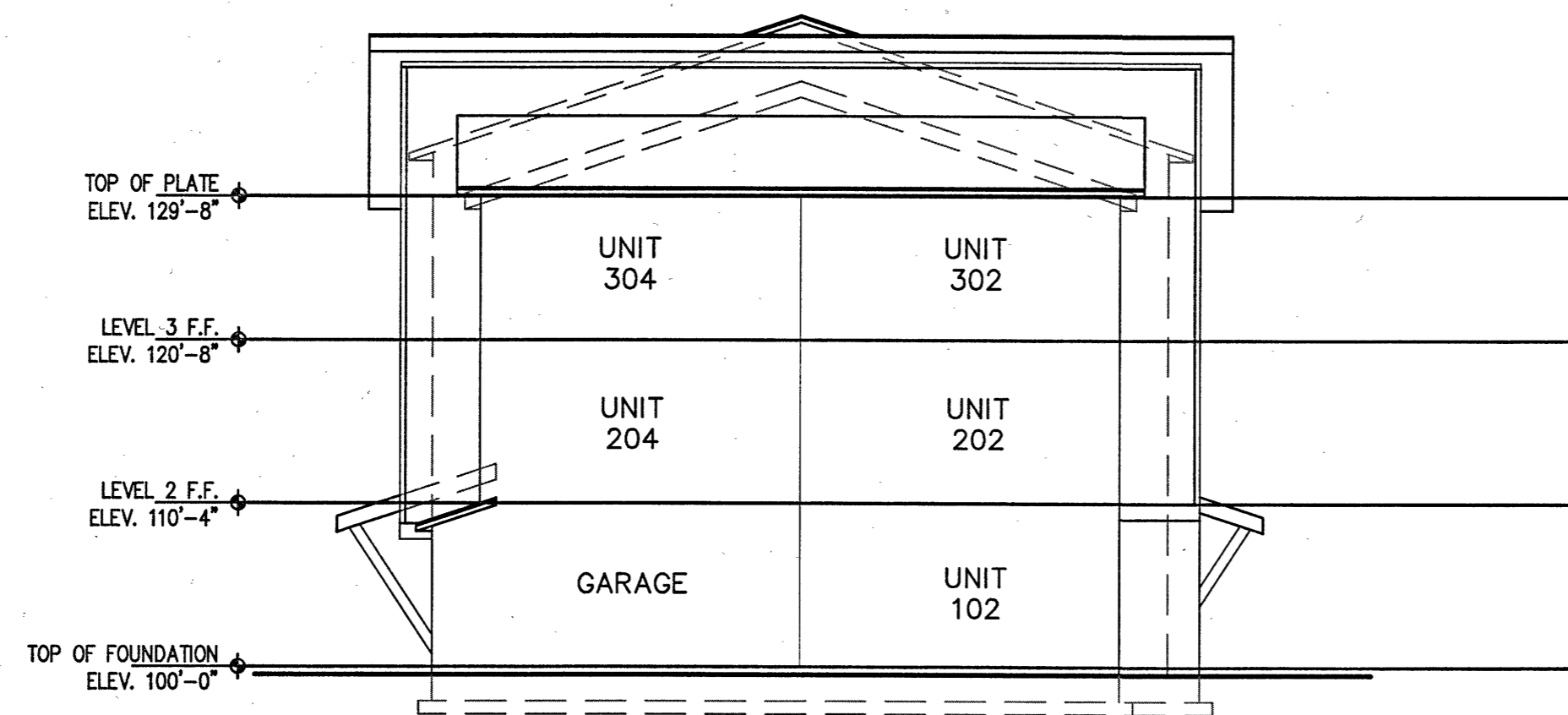




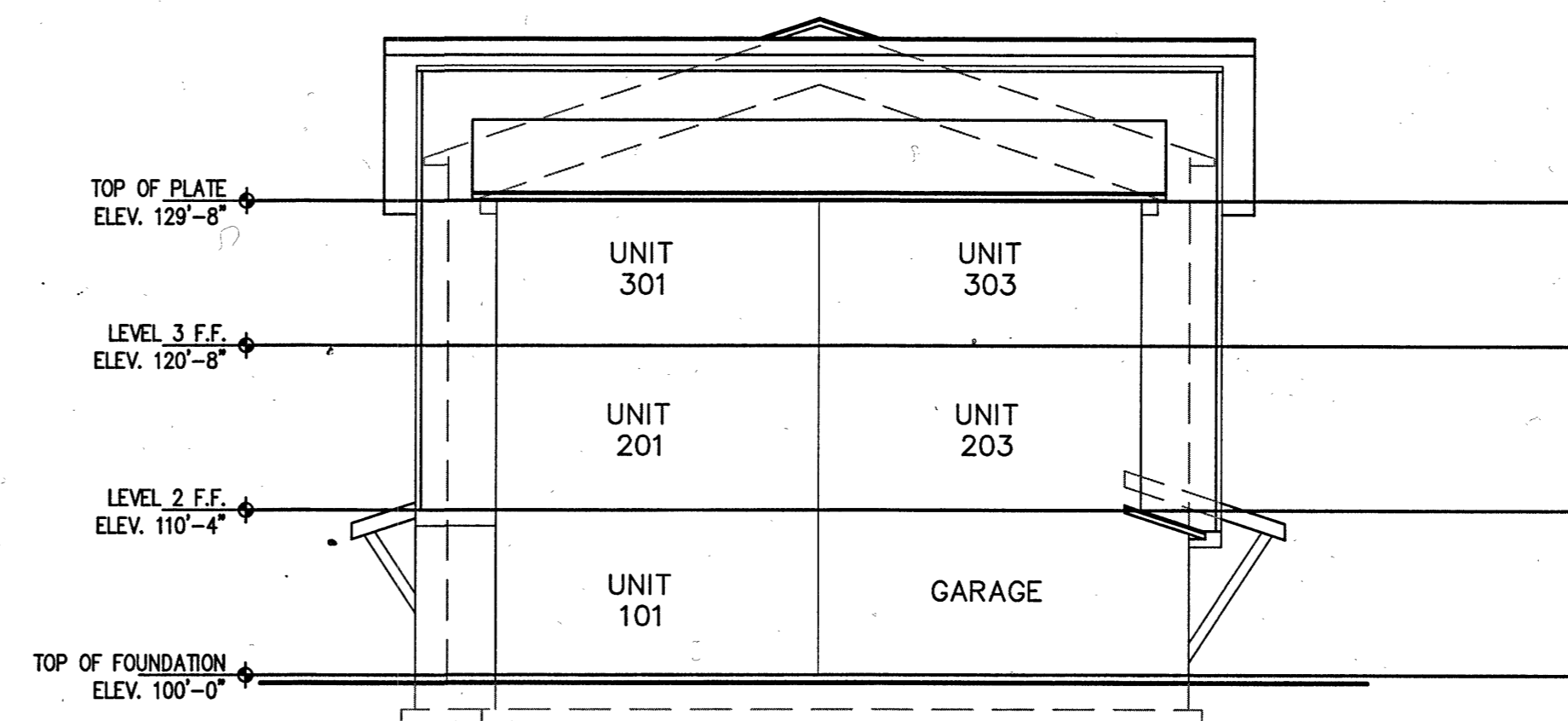
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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BUILDING DETAILS  
SPANISH FORK, UTAH

SHEET  
4 OF 4