

VICINITY MAP  
-NTS-

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N3°02'37"E	10.00'
L2	S87°10'46"E	26.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	16.24'	10.00'	14.51'	N43°28'42"W	93°02'37"

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**LEGEND**

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
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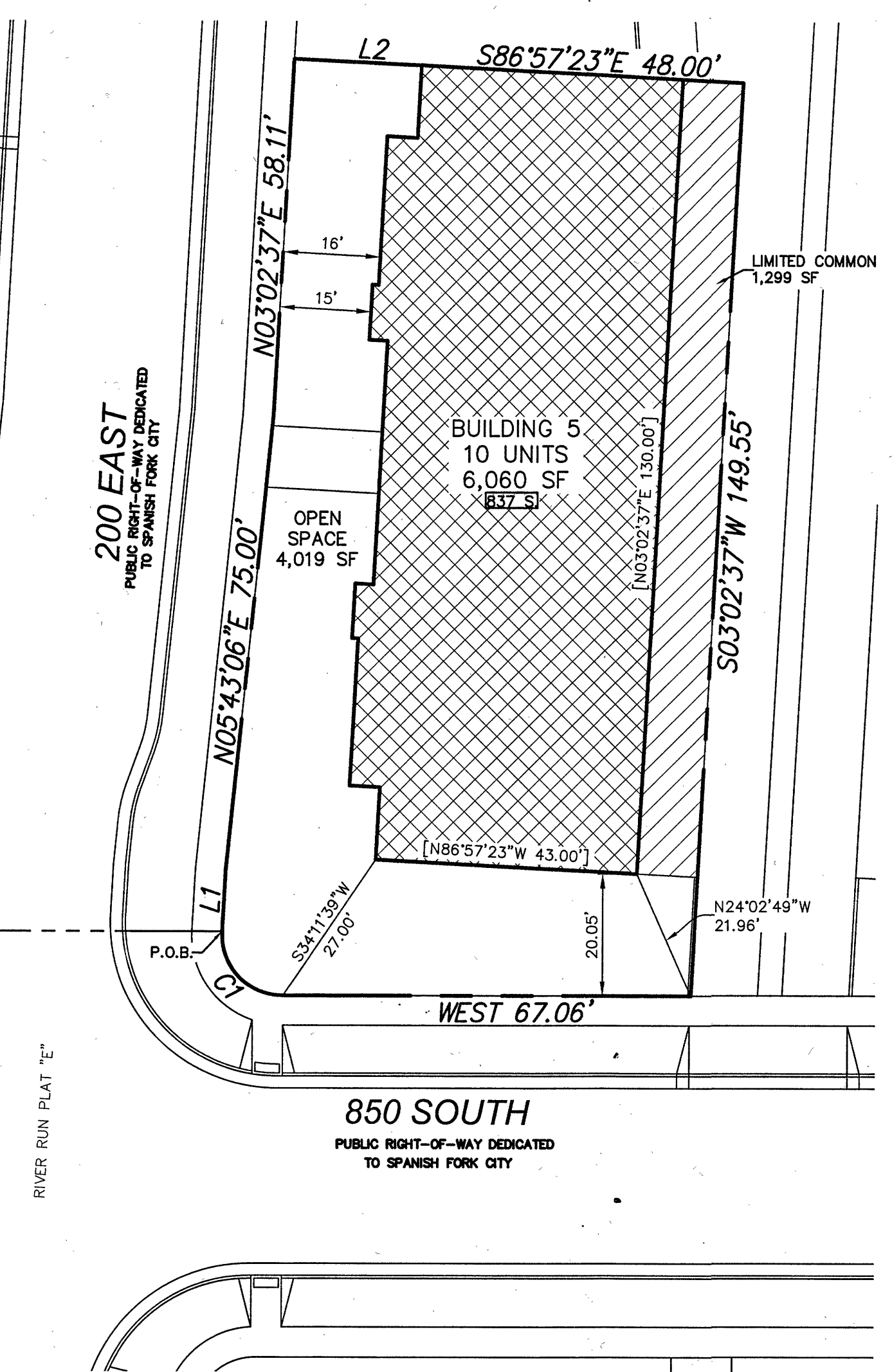
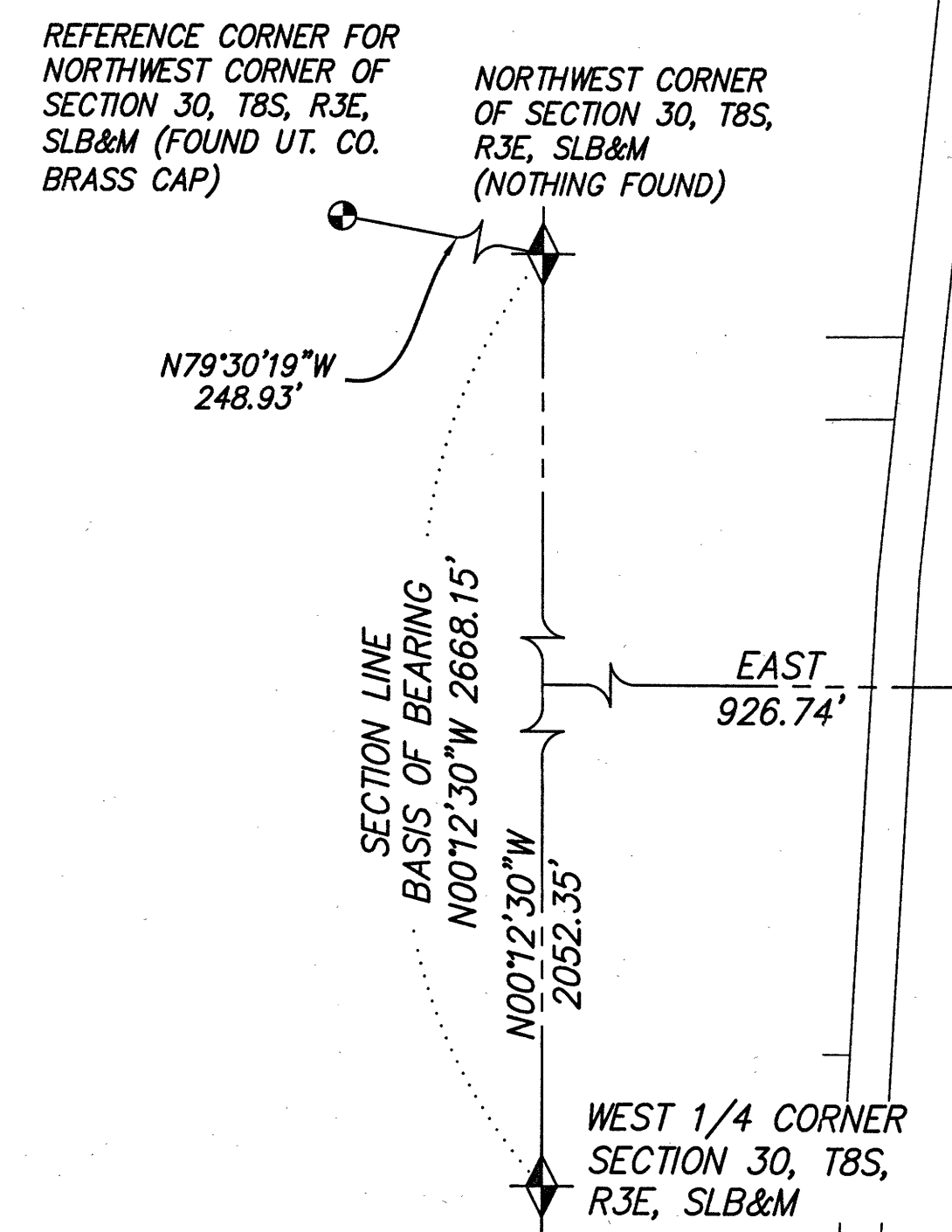
**GENERAL NOTES**

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

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

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 2052.35 FEET ALONG THE SECTION LINE AND EAST 926.74 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 10.00 FEET; THENCE NORTH 05°43'06" EAST 75.00 FEET; THENCE NORTH 03°02'37" EAST 58.11 FEET; THENCE SOUTH 87°10'46" EAST 26.00 FEET; THENCE SOUTH 86°57'23" EAST 48.00 FEET; THENCE SOUTH 03°02'37" WEST 149.55 FEET; THENCE WEST 67.06 FEET; THENCE 16.24 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N43°28'42"W 14.51 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.26 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 5 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 25, 2027  
Commission expires

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

**ACCEPTANCE BY LEGISLATIVE BODY**

THE DRC 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.

*City Manager* APPROVED  
*City Engineer* ATTEST  
*City Attorney* CITY ATTORNEY  
*Clerk-Recorder* CLERK-RECORDER  
COMMUNITY DEVELOPMENT DIRECTOR

**RIVER RUN CONDO PLAT 5 AMD.**

VACATING, SUPERSEDING, AND REPLACING THE RIVER RUN CONDO PLAT 5 A UTAH CONDOMINIUM SUBDIVISION PLAT RECORDED ON OCTOBER 30, 2024 AS ENTRY NO. 75435-2024  
A CONDOMINIUM SUBDIVISION IN SPANISH FORK, UTAH COUNTY, UTAH  
CONTAINING 10 UNITS AND 0.26 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**

19538 1054

**LEGEND**

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

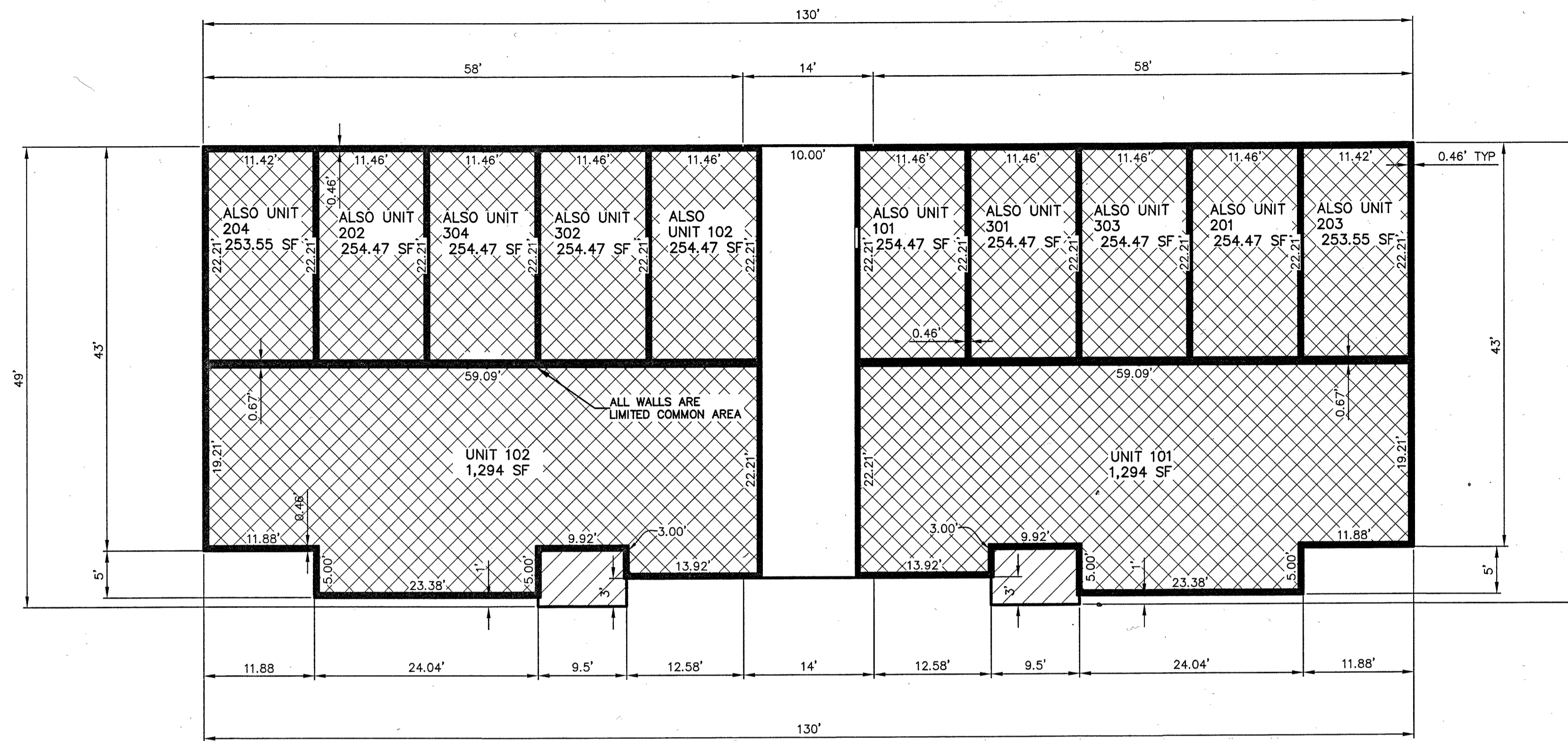
24"x36"  
SCALE 1" = 20'  
11"x17"  
SCALE 1" = 40'

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

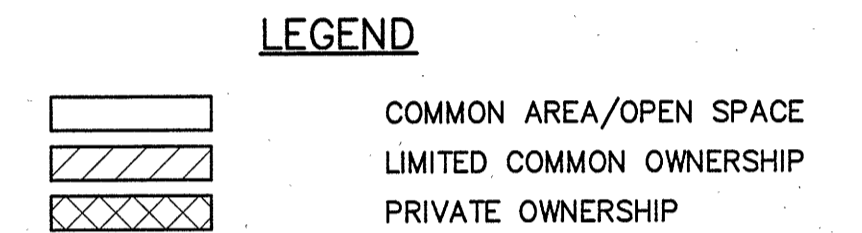
**OWNER/DEVELOPER**  
WHITE HORSE DEVELOPERS  
TYLER HORAN  
801-330-2140  
tyler@whitehorsedeveloper.com

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

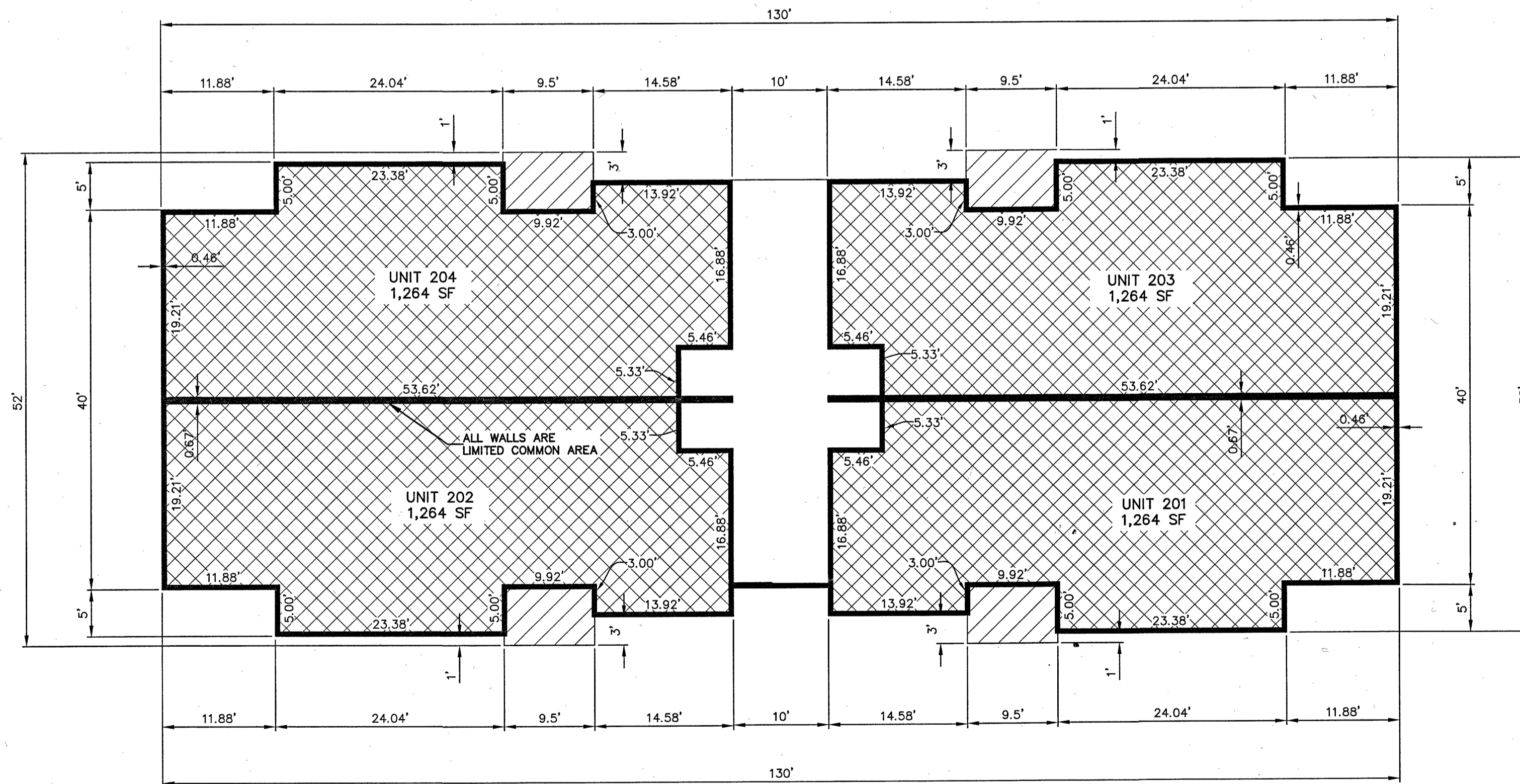
**DATA TABLE**  
TOTAL ACREAGE= 0.26 ACRES  
TOTAL # OF UNITS= 10 UNITS  
ACREAGE OF OPEN SPACE= 0.09 ACRES  
% OF OPEN SPACE= 34.62%  
ZONING= R-3



MAIN FLOOR



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



SECOND FLOOR

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19538-004

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4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
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NO.	REVISIONS	BY	DATE
C:\USERS\GAVINWEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2023\23-016 PETERSON - SPANISH FORK\CADD\FINAL\PHASE 2\06 - FINAL PLAT CONDO 5.DWG			

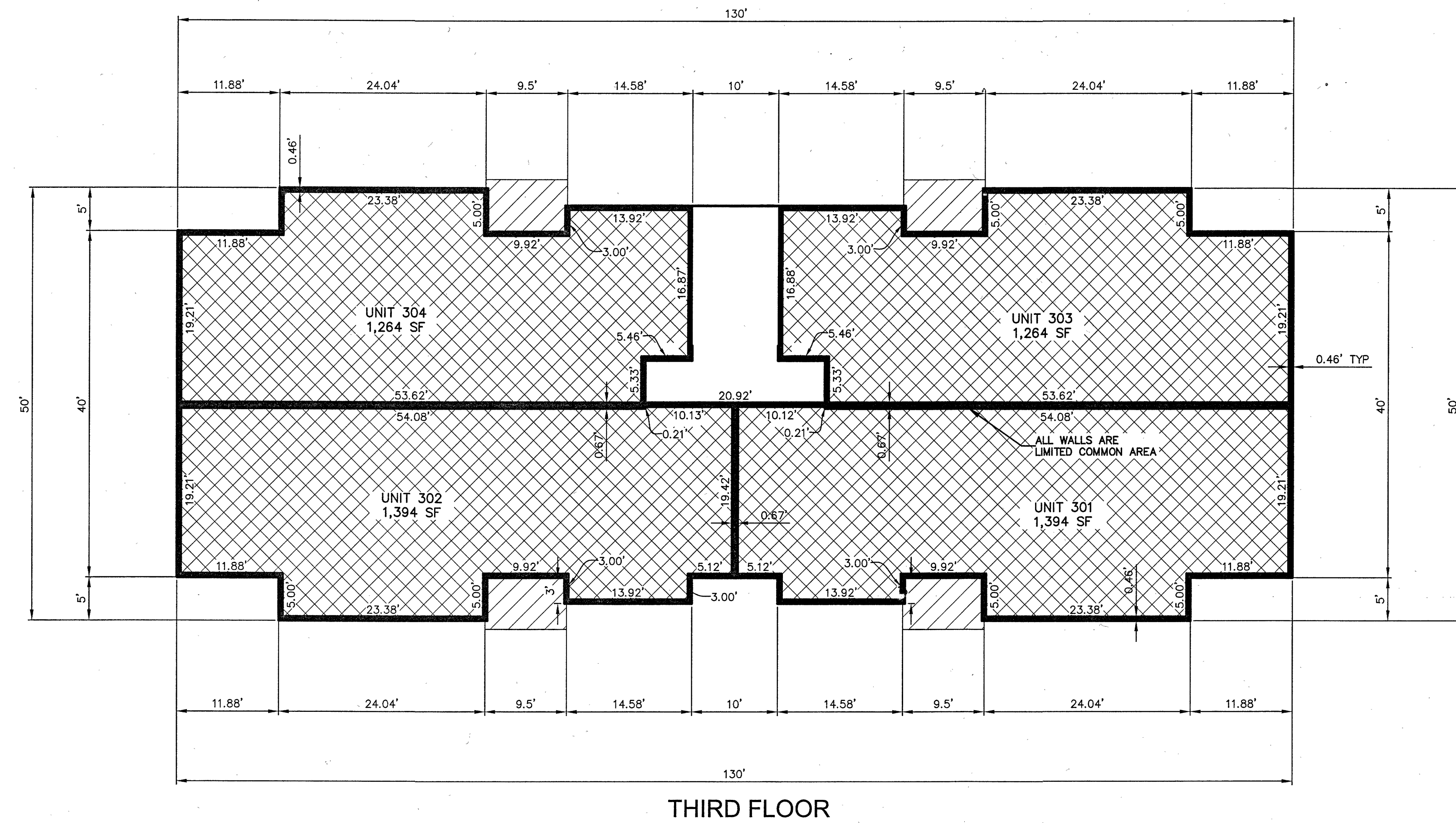


**ENGINEER CONTACT INFO:**  
ATLAS ENGINEERING  
PHONE: 801-655-0566  
946 EAST 800 NORTH SUITE A  
SPANISH FORK, UT 84660

**RIVER RUN CONDO PLAT 5 AMD.**  
CONTAINING 10 UNITS AND 0.26 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

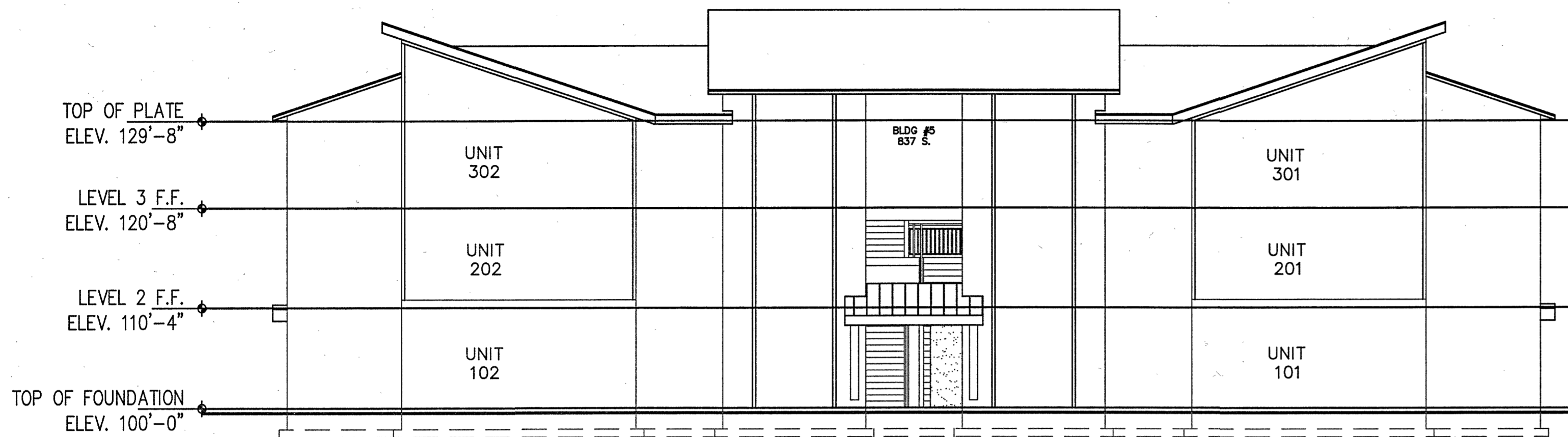


(24"x36")  
 SCALE 1" = 10'  
 (11"x17")  
 SCALE 1" = 20'

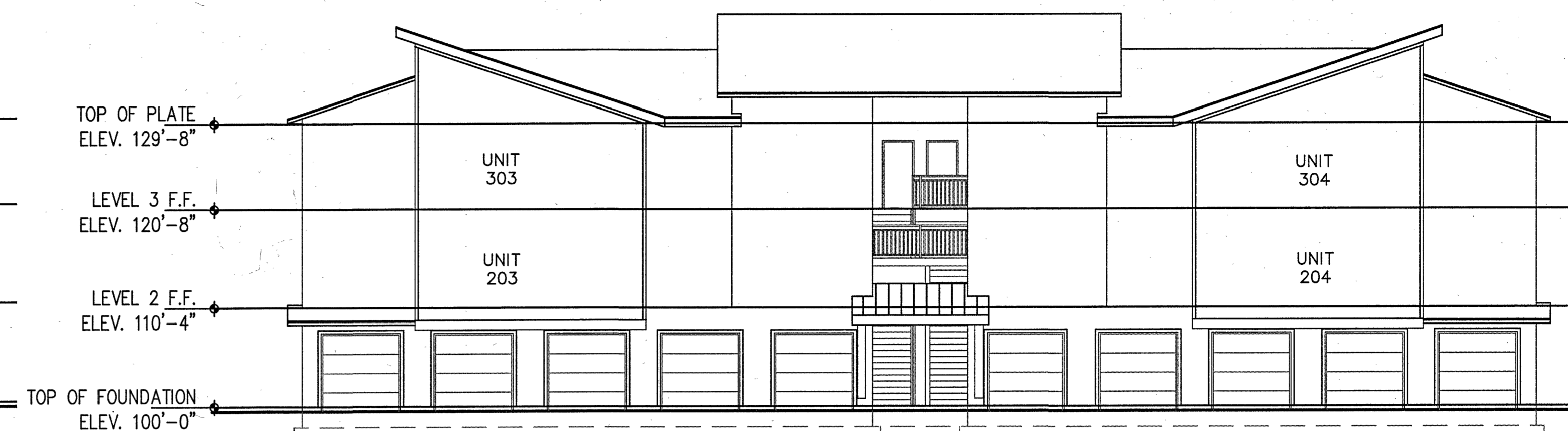
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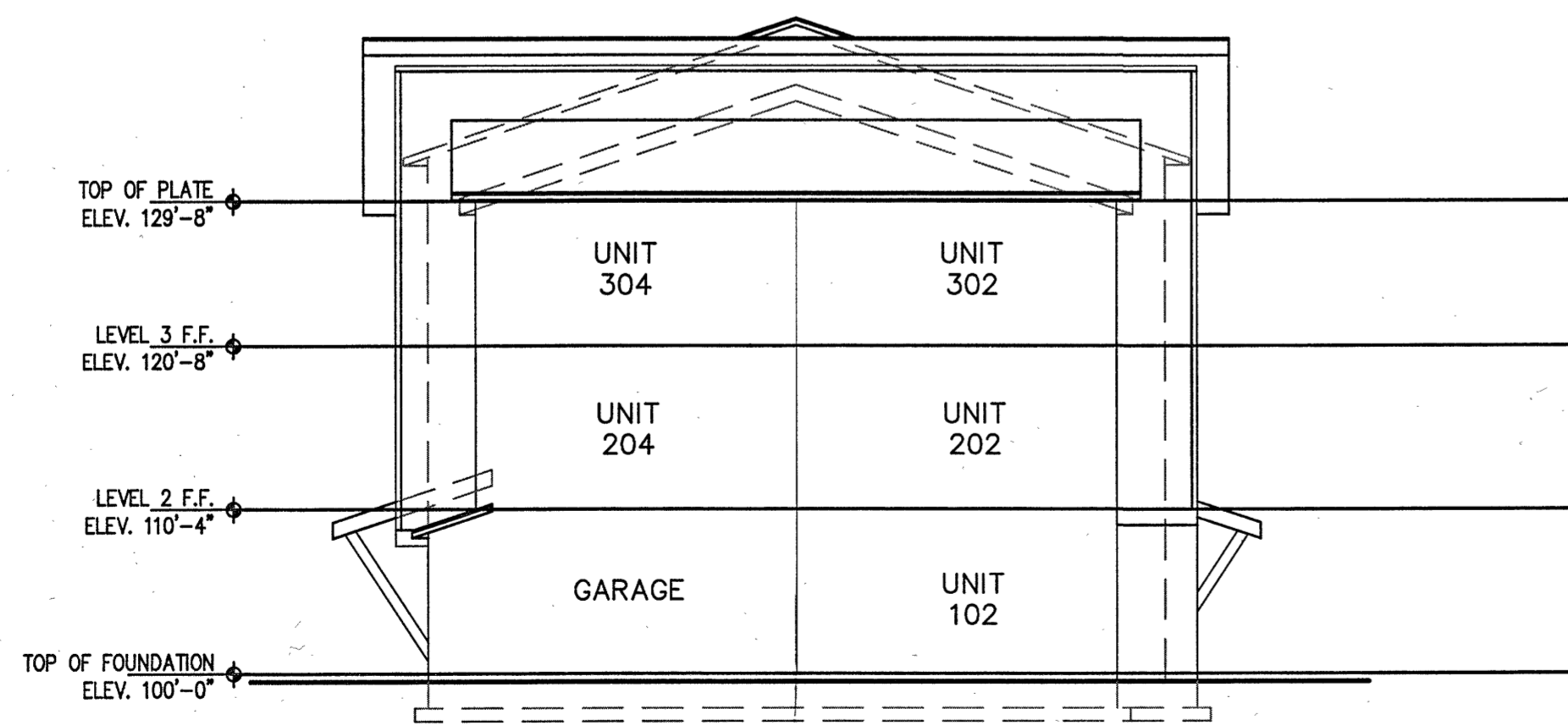
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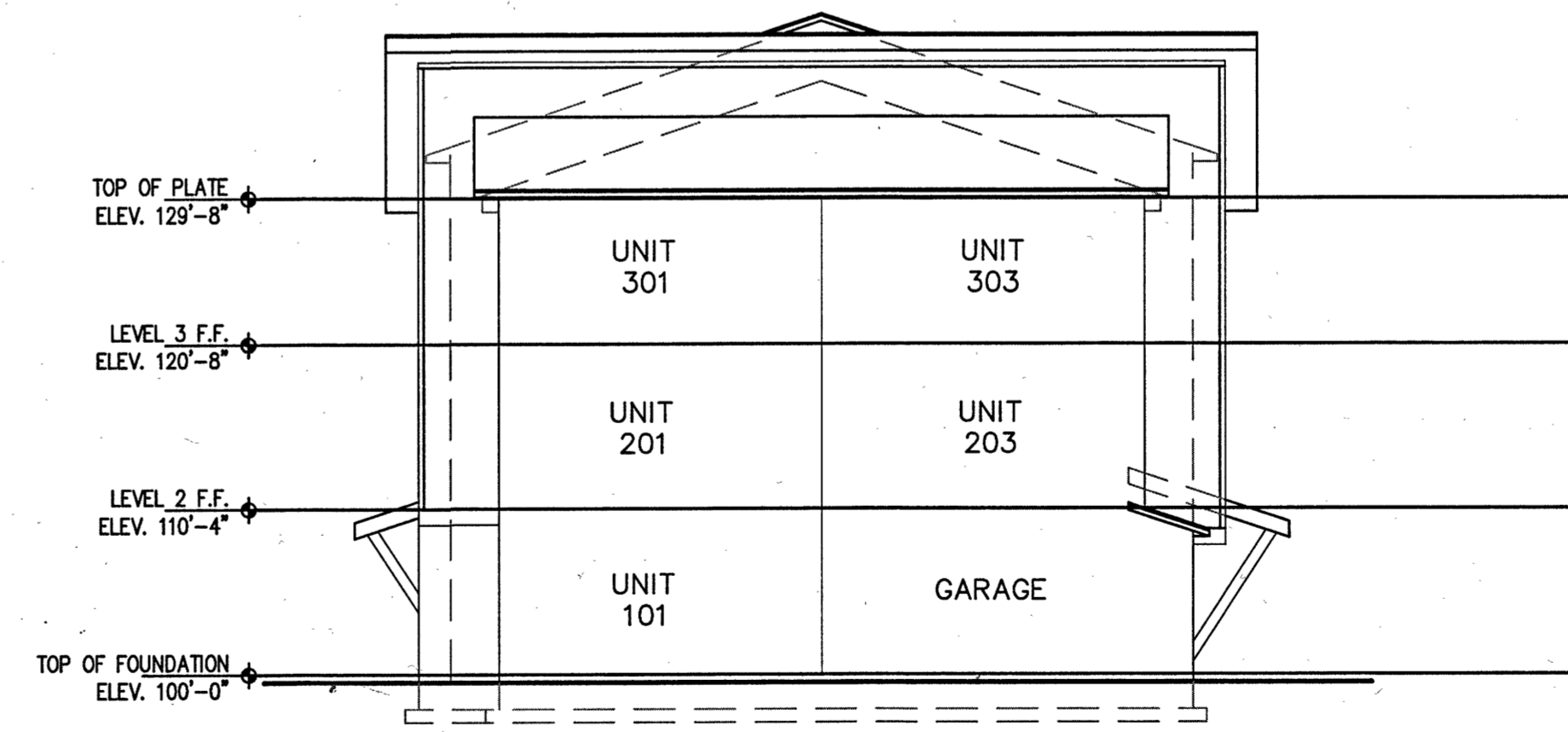
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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0 5 10 20 30  
 (24"x36")  
 SCALE 1" = 10'  
 (11"x17")  
 SCALE 1" = 20'

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**ATLAS ENGINEERING**  
 CIVIL · STRUCTURAL · SURVEY

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

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BUILDING DETAILS  
 SPANISH FORK, UTAH

SHEET  
 4 OF 4