

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
- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- PUBLIC RIGHT-OF-WAY

DATA TABLE

TOTAL ACREAGE= 3.73 ACRES
 TOTAL # OF UNITS= 38 UNITS
 TOTAL ACREAGE OF UNITS= 1.05 ACRES
 ACREAGE IN ROADS= 0.89 ACRES
 ACREAGE OF OPEN SPACE/PONDS= 1.17 ACRES
 % OPEN SPACE= 31.42%
 ZONING= R-3

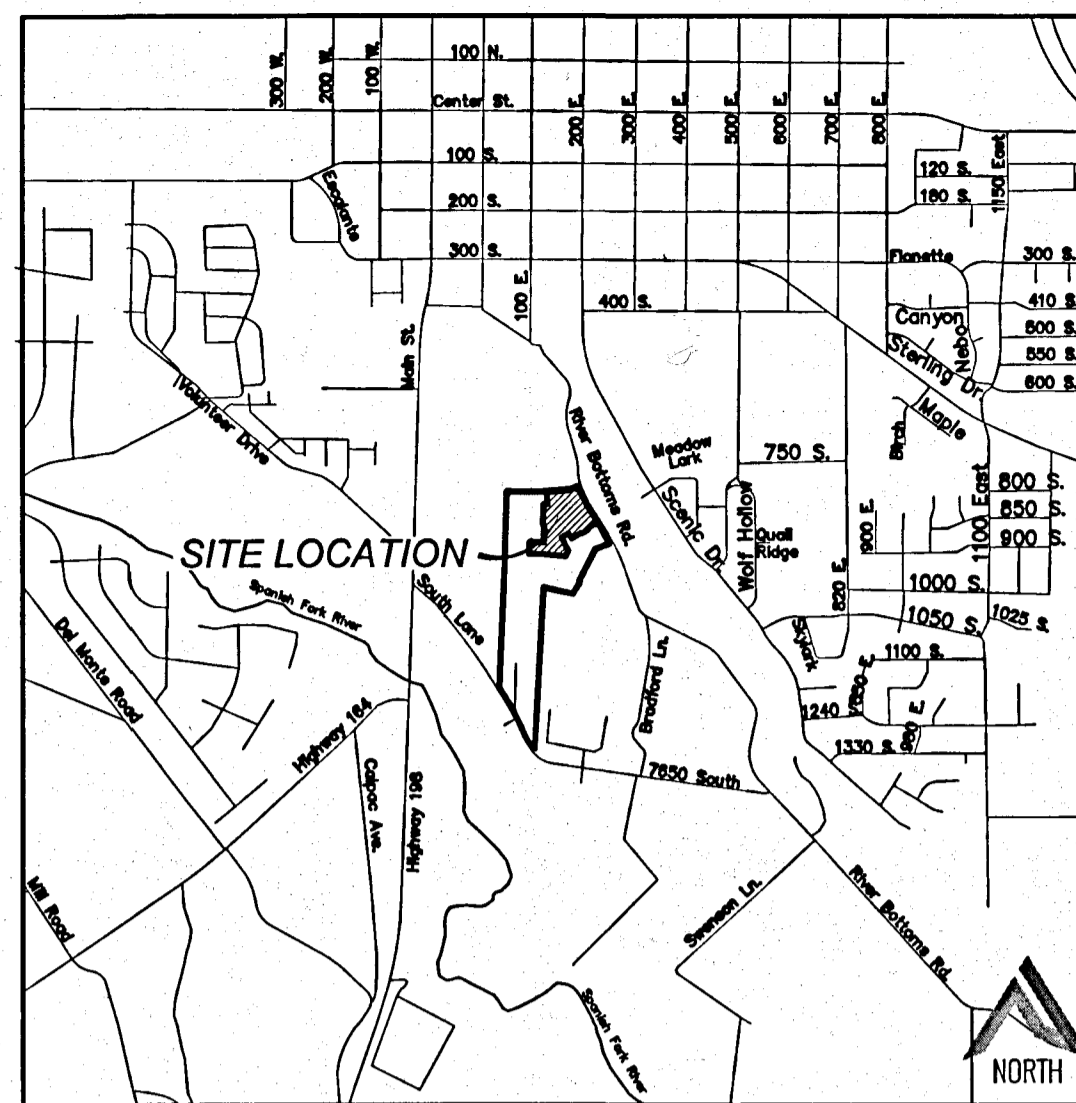
OWNER/DEVELOPER

WHITE HORSE LAND, LLC
 TYLER HORAN
 801-330-214
 tyler@whitehorseland.com

ENGINEER/SURVEYOR CONTACT INFO:

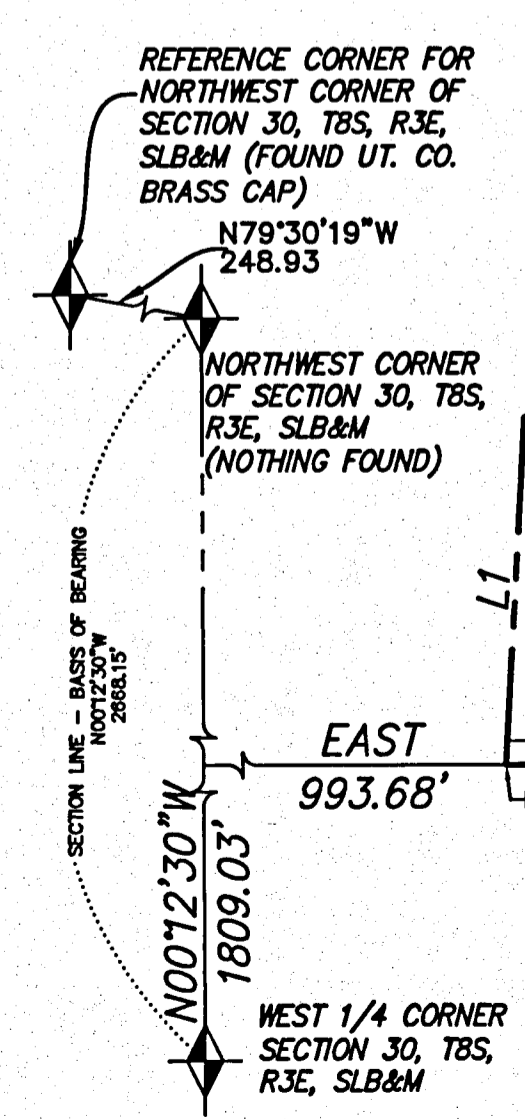
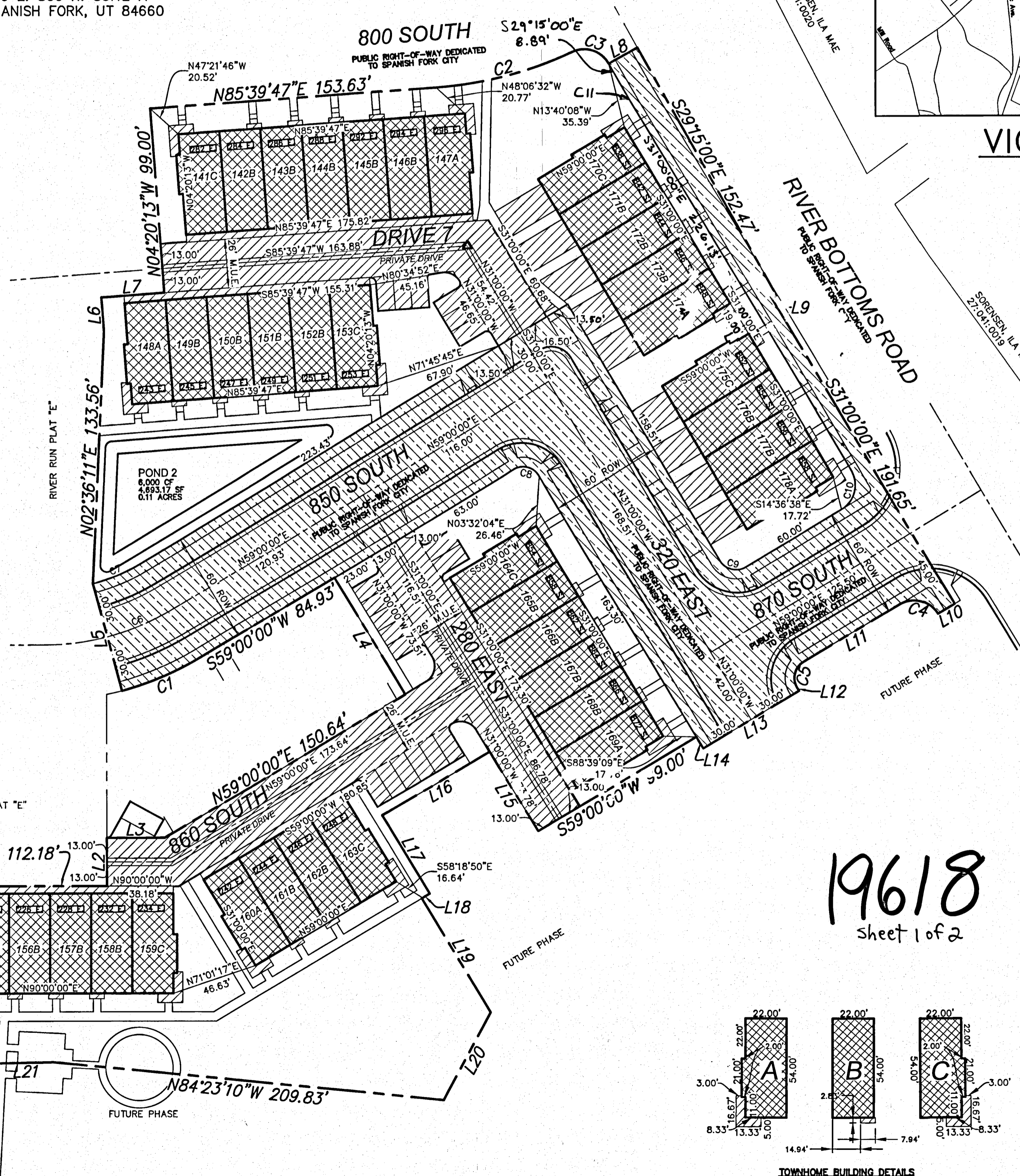
ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

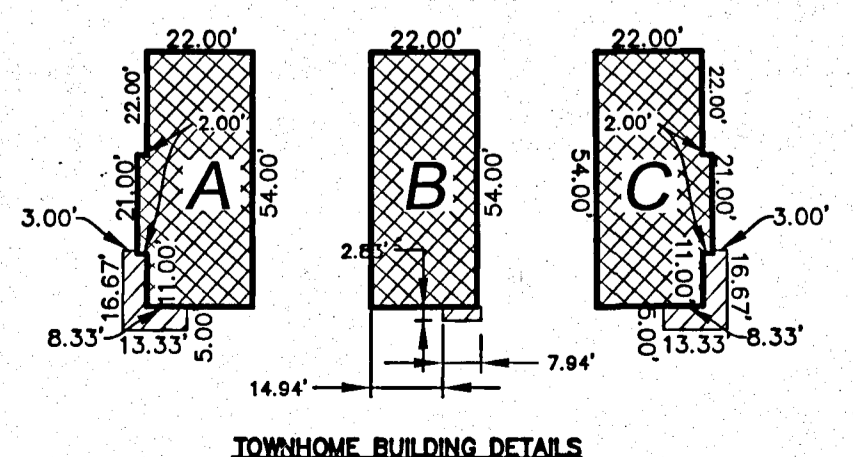
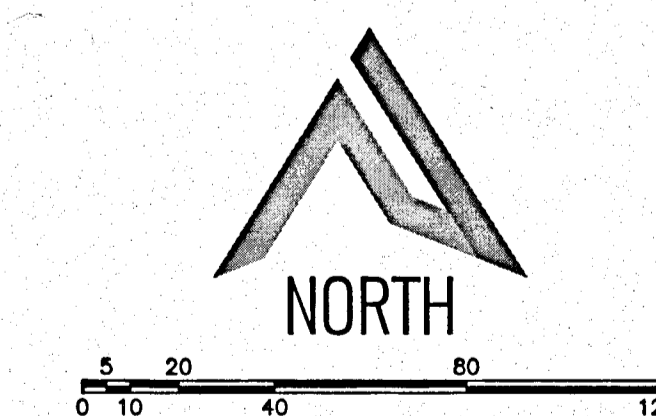


VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH LIES N00°12'30"W 1809.03 FEET ALONG THE SECTION LINE AND EAST 993.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N03°02'37"E 72.93 FEET; THENCE EAST 112.18 FEET; THENCE NORTH 26.00 FEET; THENCE EAST 30.97 FEET; THENCE N59°00'00"E 150.64 FEET; THENCE N31°00'05"W 73.51 FEET; THENCE S59°00'00"W 84.93 FEET; THENCE SOUTHWEST 44.91 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S67°02'29"W 44.76 FEET; THENCE N14°55'01"W 60.00 FEET; THENCE N02°36'11"E 133.56 FEET; THENCE N04°20'13"W 18.30 FEET; THENCE N85°39'48"E 33.81 FEET; THENCE N04°20'13"W 99.00 FEET; THENCE N85°39'47"E 153.63 FEET; THENCE N04°20'13"W 99.00 FEET ALONG THE ARC OF A 210.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS N75°16'47"E 75.70 FEET; THENCE SOUTHWEST 22.48 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S72°10'36"E 20.43 FEET; THENCE N60°45'00"E 17.57 FEET; THENCE S29°15'00"E 152.47 FEET; THENCE N89°30'00"W 3.46 FEET; THENCE S31°00'00"E 191.65 FEET; THENCE S59°00'00"W 10.50 FEET; THENCE NORTHWEST 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS N76°00'00"W 21.21 FEET; THENCE S59°00'00"W 60.00 FEET; THENCE SOUTHWEST 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS S14°00'00"W 14.14 FEET; THENCE S31°00'00"E 2.00 FEET; THENCE S59°00'00"W 60.00 FEET; THENCE N31°00'00"W 7.21 FEET; THENCE S59°00'00"W 99.00 FEET; THENCE N31°00'00"W 50.29 FEET; THENCE S59°00'00"W 67.31 FEET; THENCE S30°56'42"E 49.29 FEET; THENCE S58°56'54"W 5.00 FEET; THENCE S30°56'44"E 71.60 FEET; THENCE S27°48'36"W 54.12 FEET; THENCE N84°23'10"W 209.83 FEET; THENCE S89°05'43"W 30.64 FEET; THENCE N03°02'37"E 22.95 FEET; THENCE WEST 58.05 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3.73 ACRES.



19618
Sheet 1 of 2



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 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.

Gordon M. Haight III 11/19/2024
DATE

OWNER'S DEDICATION

(I) WE, TYLER HORAN BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON 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 HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO THE UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE ADVANTAGE MANAGEMENT HOME OWNERS 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 20th DAY OF JANUARY, A.D. 2025.

Tyler Horan *RIVER RUN TOWNHOMES
WHITE HORSE LAND, LLC - TYLER HORAN, MANAGER

LLC ACKNOWLEDGMENT

ON THE 20th DAY OF January, A.D. 2025 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/AFFIRED, DID SAY THAT HE/SHE IS THE Manager OF White Horse Land, 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 ACKNOWLEDGMENT TO ME THAT SAID LLC EXECUTED THE SAME.

Justin S. Mace
728987 Commission Number NOTARY PUBLIC COMMISSIONED IN UTAH
January 25, 2027 Commission Expires
Tiffany S. Mace PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE DRG 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 9 DAY OF October, A.D. 2025.

C. R. [Signature] APPROVED *[Signature]*
CITY ENGINEER CITY ATTORNEY
[Signature] City Manager ATTEST *Tara [Signature]*
CLERK-RECORDER
[Signature] COMMUNITY DEVELOPMENT DIRECTOR

RIVER RUN PLAT "F"
A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH
CONTAINING 38 UNITS AND 3.73 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.
SHEET 1 OF 2

CLERK-RECORDER SEAL 	SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	CITY ENGINEER SEAL 	COUNTY RECORDER SEAL
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SEC 30 T8S R3E SLB&M TU 150

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	44.91'	160.00'	44.76'	S67°02'29"W	16°04'59"
C2	76.11'	210.00'	75.70'	N75°16'47"E	20°46'00"
C3	22.48'	15.00'	20.43'	S72°10'36"E	85°51'13"
C4	23.56'	15.00'	21.21'	N76°00'00"W	90°00'00"
C5	15.71'	10.00'	14.14'	S14°00'00"W	90°00'00"
C6	36.49'	130.00'	36.37'	N67°02'29"E	16°04'59"
C7	28.07'	100.00'	27.98'	N67°02'29"E	16°04'59"
C8	15.71'	10.00'	14.14'	N76°00'00"W	90°00'00"
C9	15.71'	10.00'	14.14'	S76°00'00"E	90°00'00"
C10	23.56'	15.00'	21.21'	N14°00'00"E	90°00'00"
C11	17.78'	582.00'	17.78'	S30°07'30"E	1°45'00"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N3°02'37"E	72.93'
L2	N0°00'00"E	26.00'
L3	N90°00'00"E	30.97'
L4	N31°00'05"W	73.51'
L5	N14°55'01"W	60.00'
L6	N4°20'13"W	18.30'
L7	N85°39'48"E	33.81'
L8	N60°45'00"E	17.57'
L9	N89°30'00"W	3.46'
L10	S59°00'00"W	10.50'
L11	S59°00'00"W	60.00'
L12	S31°00'00"E	2.00'
L13	S59°00'00"W	60.00'
L14	N31°00'00"W	7.21'
L15	N31°00'00"W	50.29'
L16	S59°00'00"W	67.31'
L17	S30°56'42"E	49.29'
L18	S58°56'54"W	5.00'
L19	S30°56'44"E	71.60'
L20	S27°48'36"W	54.12'
L21	S89°05'43"W	30.64'
L22	N3°02'37"E	22.95'
L23	N90°00'00"W	58.05'

NOTES

1. VERTICAL DATA BASED ON NAVD 88.
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 LIGHT POLES AND SECTIONALIZERS.
6. ZONING IS 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.
6. COMMON AREA DEDICATED TO RIVER RUN TOWNHOMES OWNERS ASSOCIATION, A UTAH NON-PROFIT CORP.

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19618
Sheet 2 of 2

ENT 08455-2025 MP4 19618
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 11 11:42 AM FEE 176.00 BY CS
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				COGO FILE:	DATE:



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

RIVER RUN PLAT "F"

CONTAINING 38 UNITS AND 3.73 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.

PLAT MAP

SPANISH FORK, UTAH

SHEET
2 OF 2