

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- ADDRESS

ENGINEER CONTACT INFO:
 ATLAS ENGINEERING
 PHONE: 801-655-0566
 FAX: 801-655-0109
 946 E. 800 N SUITE A
 SPANISH FORK, UT 84660

SURVEYOR CONTACT INFO:
 BARRY PRETTYMAN
 PHONE: 801-423-1040
 946 E 800 N SUITE B
 SPANISH FORK, UT 84660

OWNER/DEVELOPER:
 KEN CONDIE
 801-420-2400
 325 NORTH 950 EAST
 SPRINGVILLE, UT 84663

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	254.50	27.03	27.01	S 02°54'30" W	6°05'04"
C2	209.00	61.87	61.64	S 08°36'51" E	16°57'39"
C3	150.00	45.80	45.63	S 08°20'48" E	17°29'45"
C4	209.00	56.16	56.00	N 07°17'52" W	15°23'52"
C5	15.00	23.60	21.24	N 44°56'06" E	90°08'16"
C6	15.00	23.53	21.19	N 45°03'54" W	89°51'44"
C7	209.00	28.74	28.74	S 04°04'34" E	7°53'03"
C8	209.00	33.11	33.07	S 12°33'23" E	9°04'35"
C9	150.00	39.91	39.80	N 09°28'18" W	15°14'45"
C10	150.00	5.89	5.89	N 00°43'26" W	2°15'00"
C11	55.00	55.78	53.42	N 63°39'21" W	58°06'35"
C12	55.00	26.37	26.11	N 73°33'22" E	27°27'59"
C13	15.00	8.32	8.22	N 75°43'02" E	31°47'18"
C14	19.95	31.00	27.97	S 43°55'45" E	89°02'27"
C15	25.00	39.38	35.43	S 44°55'59" W	90°14'28"

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.23	N 88°34'37" W
L2	0.46	N 88°34'37" W

GENERAL NOTES:
 1. NO TREES, SHRUBS, TELEPHONE BOXES, OR POWER BOXES ARE ALLOWED IN IRRIGATION COMPANY OR SPRINGVILLE DRAINAGE DISTRICT EASEMENTS.

NOTE:
 NO BASEMENTS ALLOWED. THE BASE FLOOR ELEVATION, WHETHER FOR SLAB ON GRADE CONSTRUCTION OR THE CRAWL SPACE FLOOR, SHALL BE NO LOWER THAN THE TOP BACK OF CURB ELEVATION.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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.

SURVEYOR _____ DATE _____

OWNER'S DEDICATION

(I) WE, _____ 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2019.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH >S.S.
 COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 2019 PERSONALLY APPEARED BEFORE ME _____ 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 _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 _____ DAY OF _____, A.D. 2019.

APPROVED _____ APPROVED _____
 MAYOR CITY ATTORNEY

APPROVED _____ ATTEST _____
 ENGINEER (SEE SEAL) CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019. BY THE SPRINGVILLE CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

CONDIE FARMS PLAT "A"

SPRINGVILLE, UTAH COUNTY, UTAH

12 LOTS CONTAINING 4.71 ACRES OF LAND
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 32 TOWNSHIP 7 SOUTH,
 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

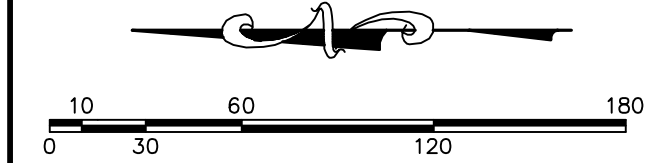
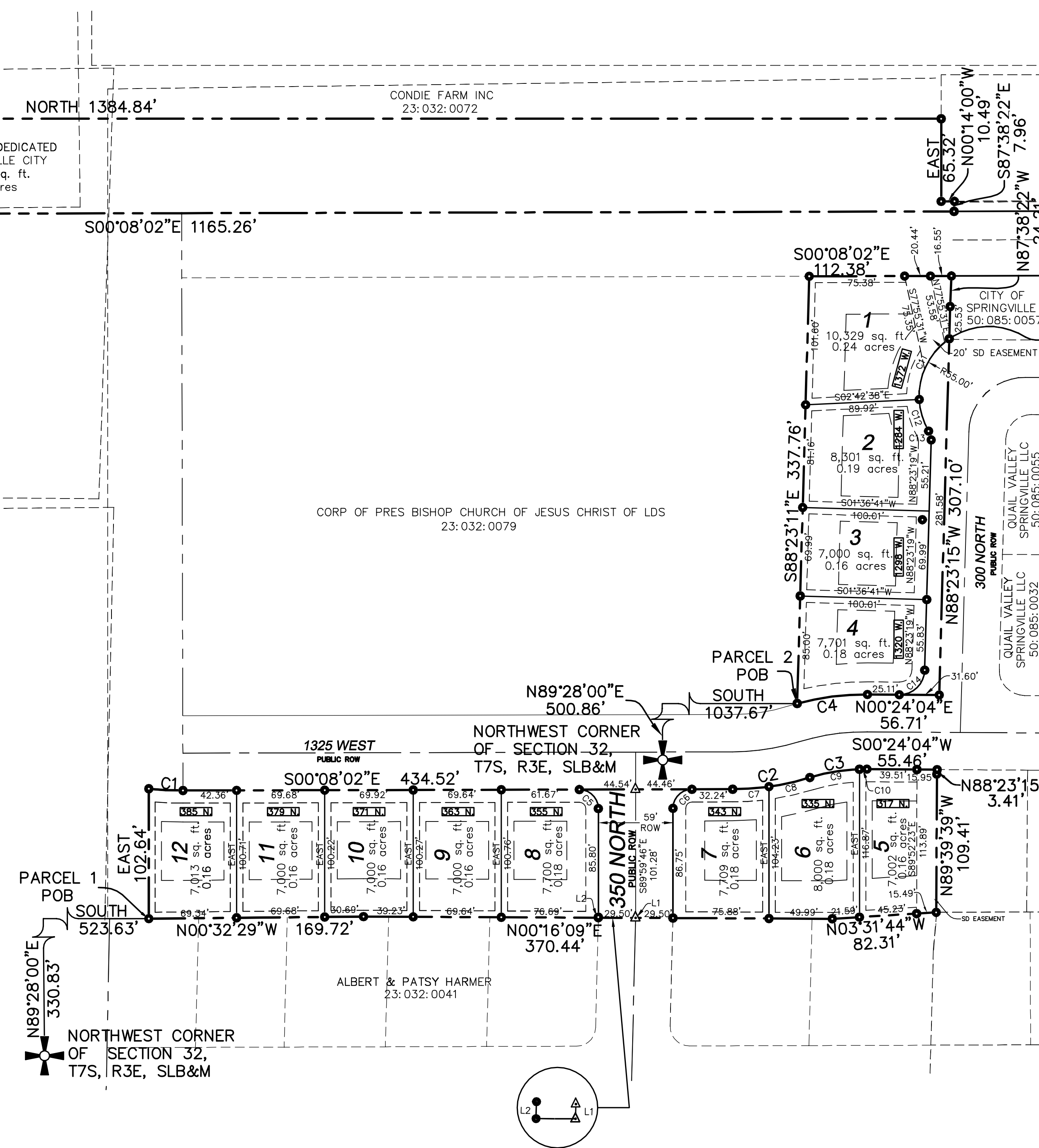
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

BOUNDARY DESCRIPTION

PARCEL 1: BEGINNING AT A POINT WHICH LIES N89°28'00"E 330.83 FEET ALONG THE SECTION LINE AND SOUTH 523.63 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 102.64 FEET; THENCE SOUTHEASTERLY 27.03 FEET ALONG THE ARC OF A 254.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°05'04", (THE CHORD BEARS S02°54'30"W 27.01 FEET); THENCE S00°08'02"E 434.52; THENCE SOUTHEASTERLY 61.87 FEET ALONG THE ARC OF A 209.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°57'39", (THE CHORD BEARS S08°36'51"E 61.64 FEET); THENCE SOUTHEASTERLY 45.80 FEET ALONG THE ARC OF A 150.00 RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°29'45", (THE CHORD BEARS S08°20'48"E 45.63 FEET); THENCE S00°24'04"W 55.46 FEET; THENCE N88°23'15"W 3.41 FEET; THENCE N89°39'39"W 109.41 FEET; THENCE N03°31'44"W 82.31 FEET; THENCE N00°16'09"E 370.44 FEET; THENCE N00°32'29"W 169.72 FEET TO THE POINT OF BEGINNING. CONTAINS 1.48 ACRES

PARCEL 2: BEGINNING AT A POINT WHICH LIES N89°28'00"E 500.86 FEET ALONG THE SECTION LINE AND SOUTH 1037.67 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S88°23'11"E 337.76 FEET; THENCE S00°08'02"E 112.38 FEET; THENCE N87°38'22"W 24.21 FEET; THENCE N88°23'15"W 307.10 FEET; THENCE N00°24'04"E 56.71 FEET; THENCE NORTHWESTERLY 56.17 FEET ALONG THE ARC OF A 209.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 15°23'52", (THE CHORD BEARS N07°17'52"W 56.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.85 ACRES

PARCEL 3: BEGINNING AT A POINT WHICH LIES N89°28'00"E 887.05 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°08'02"E 1165.26 FEET; THENCE S87°38'22"E 7.96 FEET; THENCE N00°14'00"W 10.49 FEET; THENCE EAST 65.32 FEET; THENCE NORTH 1384.84 FEET; THENCE WEST 51.41 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.38 FEET, (THE CHORD BEARS S44°55'59"W 35.43 FEET); THENCE S00°08'02"E 204.67 FEET TO THE POINT OF BEGINNING. CONTAINS 2.38 ACRES.



(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'