

VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST LINE OF EAST SUNSET RIDGE SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) S00°08'38"E 10.97 FEET, (2) EAST 7.83 FEET, (3) SOUTH 471.13 FEET; THENCE N89°52'57"W 6.65 FEET; THENCE S00°08'38"E 10.05 FEET; THENCE NORTH 89°52'30" WEST 90.59 FEET; THENCE SOUTH 00°08'31" EAST 79.76 FEET; THENCE NORTH 89°40'00" WEST 64.81 FEET; THENCE NORTH 00°08'31" WEST 79.56 FEET; THENCE NORTH 89°52'30" WEST 93.10 FEET TO THE EAST LINE OF MEADOWBROOK HAVEN PLATS A & B; THENCE NORTH 00°06'13" WEST 595.38 FEET ALONG SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 2 MEADOWBROOK HAVEN PLAT "B" THENCE SOUTH 89°53'47" WEST 95.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°06'13" WEST 23.96 FEET; THENCE NORTH 89°53'47" EAST 33.65 FEET; THENCE NORTH 00°06'13" WEST 37.91 FEET; THENCE SOUTH 89°53'47" WEST 33.65 FEET TO THE BOUNDARY LINE OF MEADOWBROOK HAVEN PLAT "A" THENCE ALONG SAID PLAT "A" THE FOLLOWING 2 COURSES TO WIT: (1) NORTH 00°06'13" WEST 183.14 FEET, (2) SOUTH 76°30'00" EAST 351.04 FEET; THENCE SOUTH 00°31'27" EAST 266.71 FEET ALONG THE WEST LINE OF EAST SUNSET RIDGE SUBDIVISION TO THE POINT OF BEGINNING. CONTAINING 5.16 ACRES.

SWPPP NOTES

1. SUBMIT SWPPP DOCUMENT USING THE LATEST VERSION OF UTAH STATE TEMPLATE.
2. PROVIDE SWPPP DRAWING AND EROSION CONTROL PLAN.
3. OBTAIN NOI FROM STATE OF UTAH.
4. OBTAIN SPRINGVILLE CITY LAND DISTURBANCE PERMIT (LDP).
5. CONTACT BRENT DUNKLEY FOR LDP PRE-APPLICATION MEETING, 801-885-4016.

DATA TABLE

ZONE CLASSIFICATION: R-1-B
 TOTAL ACREAGE= 5.16 ACRES
 TOTAL # OF LOTS= 19
 ACREAGE IN LOTS= 3.73 ACRES
 ACREAGE IN OPEN SPACE= 0.05 ACRES
 ACREAGE IN RIGHT-OF-WAY= 1.38 ACRES
 UNITS/ACRE= 3.68

OWNER/DEVELOPER
 SPRING CREEK IMPROVEMENTS LLC
 McKell Condie
 801-420-0390

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.76	S 00°08'31" E
L2	79.56	N 00°08'31" W
L3	23.96	N 00°06'13" W
L4	33.65	N 89°53'47" E
L5	37.91	N 00°06'13" W
L6	33.65	S 89°53'47" W
L7	7.83	EAST
L8	6.65	N89°52'57"W
L9	10.05	S00°08'38"E

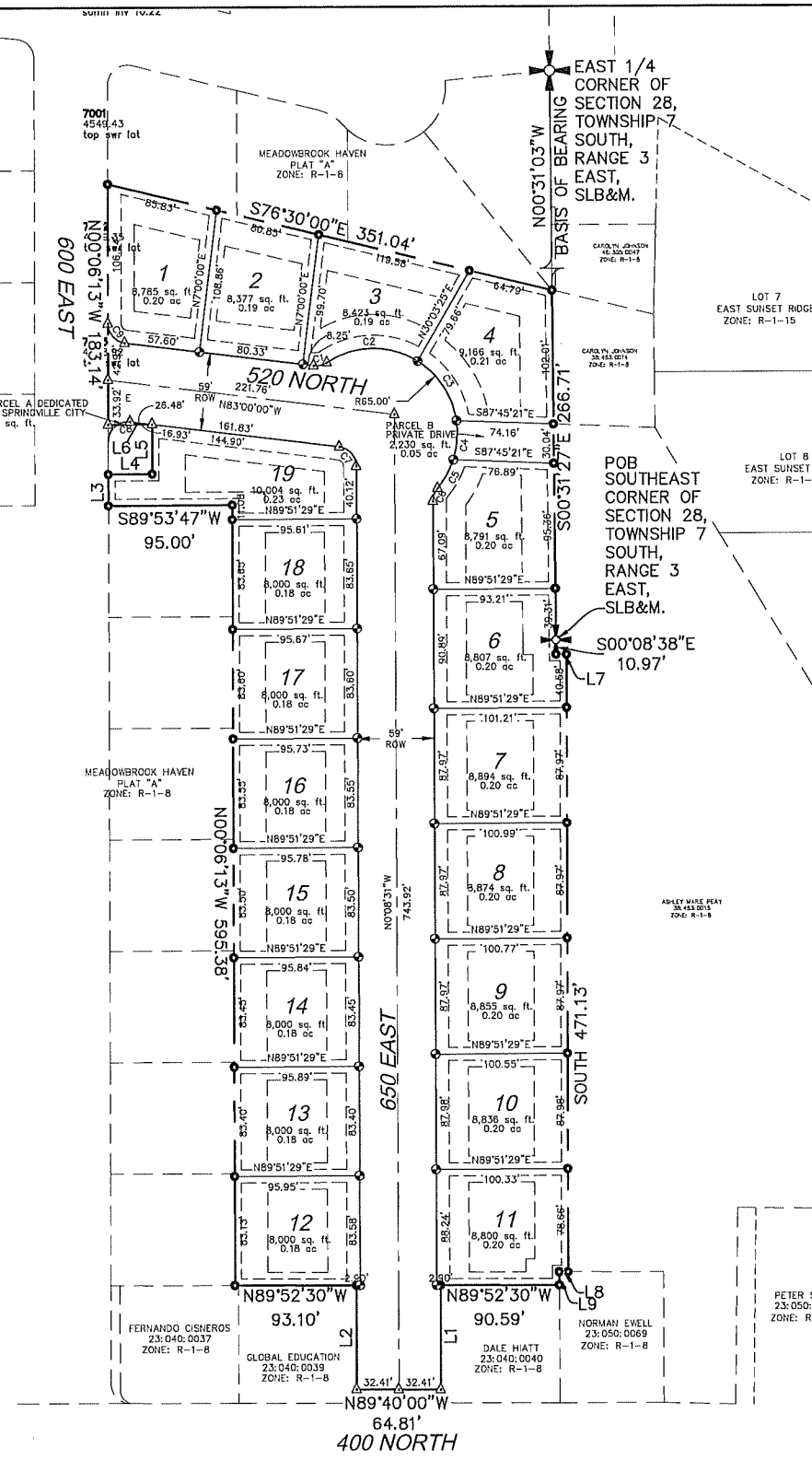
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	10.58'	15.00'	10.37'	N76°57'53"E	40°04'14"
C2	74.15'	65.00'	70.25'	S89°22'40"W	64°53'49"
C3	55.90'	65.00'	54.16'	N33°17'30"W	49°45'50"
C4	30.29'	65.00'	30.03'	N4°41'10"E	26°11'30"
C5	25.11'	65.00'	24.95'	N29°06'24"E	22°38'58"
C6	10.56'	15.00'	10.34'	S20°00'56"W	40°49'55"
C7	21.69'	15.00'	19.85'	N41°34'16"W	82°51'29"
C8	10.10'	15.00'	9.91'	S77°42'23"W	38°35'14"
C9	21.36'	15.00'	19.60'	S40°52'50"E	81°31'45"

LEGEND

- FOUND BRASS CAP
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES



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



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

David F. Hunt
 08-10-22
 DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT

OWNER'S DEDICATION

(I) WE, _____ BEING THE UNDERSIGNED OWNER(S) 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(S) THIS _____ DAY OF _____ A.D. 2022.

MEMBER: _____
 MEMBER: _____
 MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH - S.S.
 COUNTY OF UTAH - _____
 ON THE _____ DAY OF _____, A.D. 2022 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 THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID EXECUTED THE SAME.

 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ 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. 2022.

APPROVED _____ APPROVED _____
 CITY MANAGER CITY ATTORNEY
 APPROVED _____ ATTEST _____
 ENGINEER (SEE SEAL) CLERK-RECORDER
 APPROVED _____
 COMMUNITY DEVELOPMENT DIRECTOR

MILL POND ESTATES

A RESIDENTIAL SUBDIVISION IN
 SPRINGVILLE, UTAH
 CONTAINING 19 LOTS AND 5.16 ACRES.
 LOCATED IN THE SOUTHEAST CORNER OF SECTION 28, OF TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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