

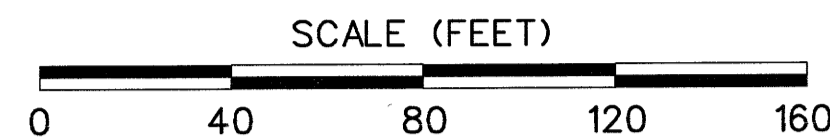
VICINITY MAP

CONDIE FARMS PLAT D

RESIDENTIAL SUBDIVISION
INCLUDING A VACATION OF LOTS 32 AND 33 OF
CONDIE FARMS PLAT B
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 32
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

DAVID SCHOFIELD
23:026:0021

DAVID SCHOFIELD
23:019:0025



INFORMATION TABLE

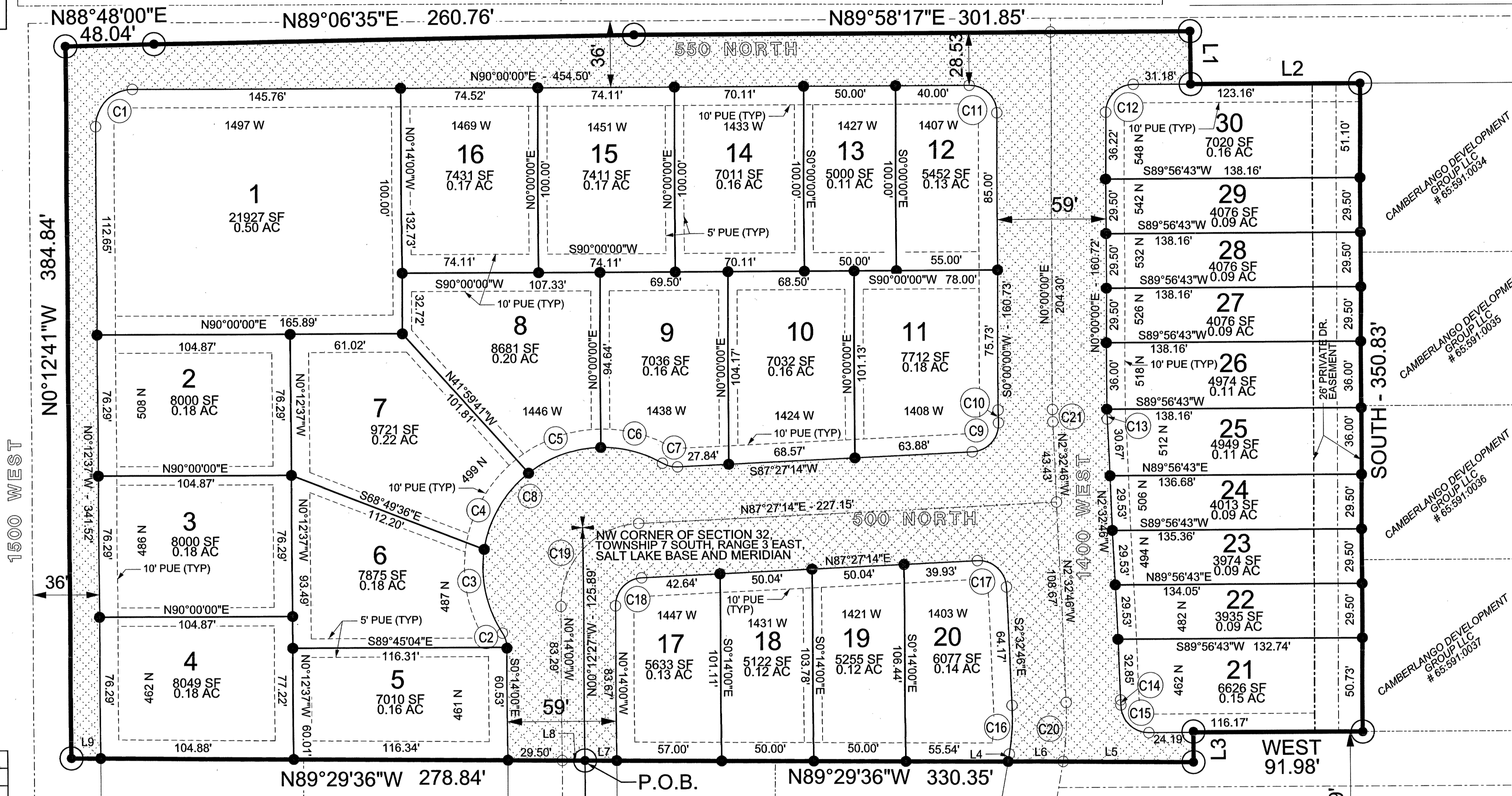
DESCRIPTION	=
TOTAL ACREAGE OF AREA PROPOSED	6.222 ACRES
TOTAL # OF UNITS AND TOTAL ACREAGE IN LOTS	30 / 4.82 AC
TOTAL ACRES IN ROADWAY	1.559 AC
LANE MILES OF ROAD	0.336 MILES
ZONING: R1-10 & WF-1	

Line Table

Name	Length	Direction
L1	28.60	S 00°12'35" E
L2	91.98	N 90°00'00" E
L3	16.00	S 00°27'47" W
L4	4.06	N 09°38'15" W
L5	70.63	N 89°29'36" W
L6	29.92	N 89°29'36" W
L7	17.26	N 89°29'36" W
L8	12.25	N 89°29'36" W
L9	15.87	N 89°29'36" W

Curve Table

Curve	Radius	Arc	Delta	Chord Length	Chord Direction
C1	20.00	31.49	90°12'37"	28.34	N 44°53'42" E
C2	15.00	8.55	32°38'39"	8.43	S 16°33'19" E
C3	65.00	47.44	88°08'50"	46.40	S 11°58'04" E
C4	65.00	48.89	43°05'50"	47.75	S 30°29'25" W
C5	65.00	42.16	37°09'46"	41.42	S 70°37'13" W
C6	65.00	35.05	30°53'46"	34.63	N 75°21'01" W
C7	15.00	8.55	32°38'39"	8.43	N 76°13'27" W
C8	65.00	173.55	152°58'31"	126.40	N 43°36'37" E
C9	15.00	23.48	89°41'04"	21.15	S 42°36'42" W
C10	179.50	6.99	2°13'51"	6.99	S 1°06'55" E
C11	15.00	23.56	90°00'00"	21.21	S 45°00'00" E
C12	15.00	23.56	90°00'00"	21.21	N 45°00'00" E
C13	120.50	5.37	02°33'04"	5.36	N 1°16'14" W
C14	179.50	3.19	01°01'03"	3.19	N 02°02'14" W
C15	15.00	23.16	88°28'19"	20.93	N 45°45'51" W
C16	120.50	26.39	12°32'46"	26.33	S 03°43'37" W
C17	15.00	23.56	90°00'00"	21.21	S 47°32'46" E
C18	15.00	22.96	87°41'14"	20.78	N 43°36'37" E
C19	44.50	68.10	87°41'14"	61.65	N 43°36'37" E
C20	150.00	31.98	12°12'52"	31.92	N 03°33'40" E
C21	150.00	6.67	2°32'46"	6.67	N 1°16'23" W



LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- ROW DEDICATED TO SPRINGVILLE CITY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 20 DAY OF January, 2022 A.D.
PERSONALLY APPEARED BEFORE ME Camille S. Cantor, THE SIGNER
OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT
THEY DID EXECUTE THE SAME.

700625
MY COMMISSION NUMBER
01-21-2022
MY COMMISSION EXPIRES

Marcie S. Clark
A NOTARY PUBLIC COMMISSIONED IN UTAH
Marcie S. Clark
PRINT NAME

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 20th DAY OF January, 2022.

BY: [Signature]
TITLE: Pre-Construction Rep III

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the boundary line of Condie Farms Plat B, on file at the Utah County records office; which point is also South 00°12'27" East along the section line 125.89 feet from the Northwest Corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along said plat boundary line N 89°29'36" W 278.84 feet; thence N 0°12'41" W 384.84 feet; thence N 88°48'00" E 48.04 feet; thence N 89°06'35" E 260.76 feet; thence N 89°58'17" E 301.85 feet; thence S 0°12'35" E 28.60 feet; thence East 91.98 feet; thence South 350.83 feet; Thence West 91.98 feet; thence S 0°27'47" W 16.00 feet to a point on the boundary line of Condie Farms Plat B; thence N 89°29'36" W 330.35 feet to the POINT OF BEGINNING.

Area = 6.222 acres (271,025 sq. ft.)
12/14/21
DATE

[Signature]
ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF 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, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED 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 20th DAY OF January, A.D. 2022.

Michael J. Camberlango
(MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

CAMILLE CANTO and CAMILLE S. CANTO
OWNERS OF CAMBERLANGO DEVELOPMENT GROUP, LLC
BY: [Signature]
(MANAGER)

STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF January, 2022, BY Michael J. Camberlango, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF CAMBERLANGO DEVELOPMENT GROUP, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS manager OF CAMBERLANGO DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER 700625 Marcie S. Clark
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES 01-21-2022 Marcie S. Clark
PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPRINGVILLE, 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 7th DAY OF December, A.D. 2021

[Signature]
MAYOR

[Signature]
ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

CITY ATTORNEY APPROVAL

APPROVED THIS 10th DAY OF March, A.D. 2022, BY THE CITY ATTORNEY.

[Signature]
CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 9th DAY OF November, A.D. 2021, BY THE SPRINGVILLE CITY PLANNING COMMISSION

COUNTY RECORDER

ENT 33943:2022 Rep 18231
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Rep 17 415 REP FEE 110.00 BY SR
RECORDED FOR SPRINGVILLE CITY (RECORPATED)

PLAT "D"
CONDIE FARMS
RESIDENTIAL SUBDIVISION
INCLUDING A VACATION OF LOTS 32 AND 33 OF
CONDIE FARMS PLAT B

SPRINGVILLE CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

18721

12/14/21

NOTARY PUBLIC SEAL: MARCIE S. CLARK, COMMISSION # 0068, COM. EXP. 01-21-2022

CITY ENGINEER SEAL: [Signature], 2/24/22

CITY-COUNTY ENGINEER SEAL: [Signature]

MW BROWN ENGINEERING, INC.

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

Section 32, Township 7 S, Range 3E TU-131 SS
Vacation of Lots 32 & 33 of Condie Farms Plat B