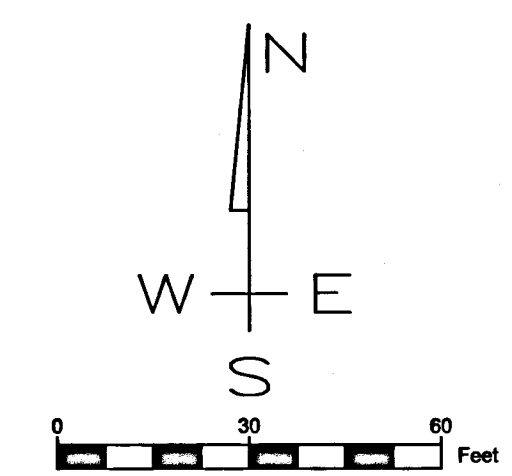


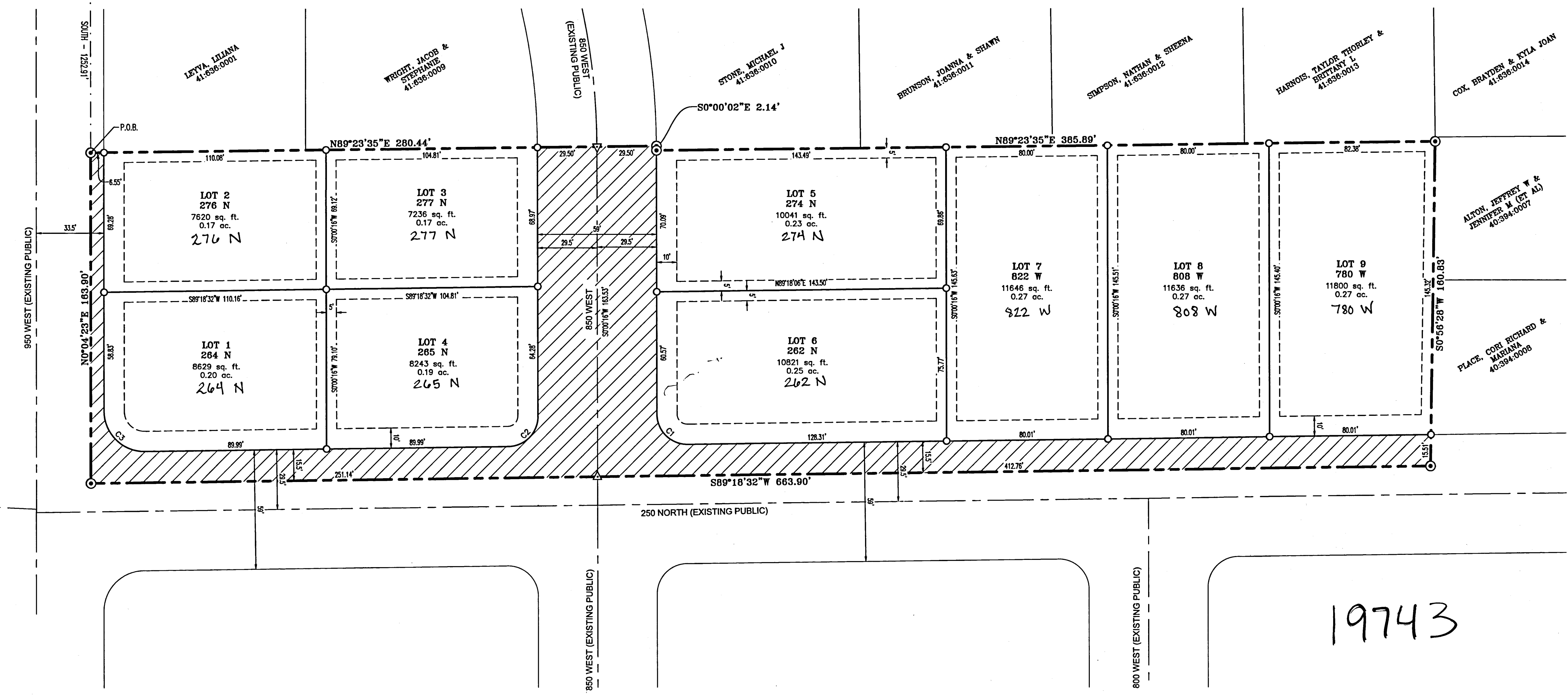
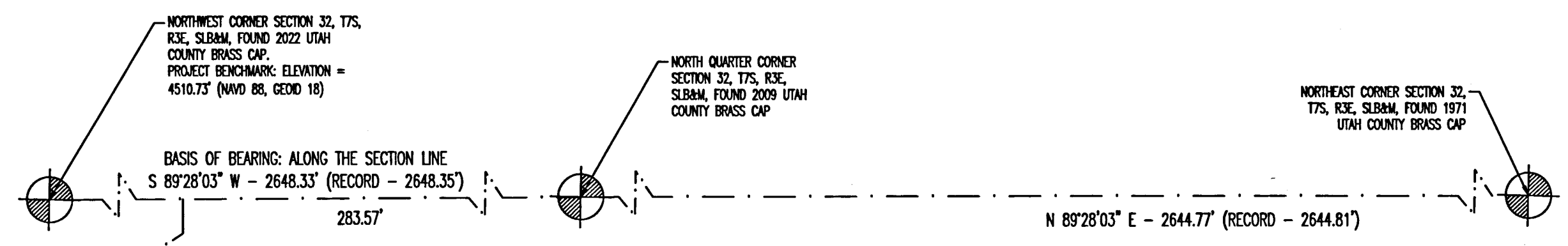
CONDIE FARMS PLAT "E"

LOCATED IN THE NORTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN,
SPRINGVILLE, UTAH COUNTY,
UTAH



LEGEND

- OVERALL PROPERTY CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- STREET MONUMENT
- PROPERTY LINE
- LOT LINE
- PUE
- AREA DEDICATED TO SPRINGVILLE CITY AS PUBLIC RIGHT-OF-WAY
0.46 ACRES (20,183 SQ. FT.)



SURVEYOR'S CERTIFICATE
I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 13513878 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
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED ON THE SOUTHERLY BOUNDARY OF HARVEST MEADOWS PLAT "A" OF OFFICIAL RECORDS, SAID POINT BEING 283.57 FEET S 89°28'03" W ALONG THE SECTION LINE AND 1252.91 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 32, AND RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE COURSES: 1) N 89°23'35" E 280.44 FEET, 2) S 00°00'02" E 2.14 FEET, 3) N 89°23'35" E 385.89 FEET TO THE BOUNDARY OF THE GRASSLANDS PLAT "B-1" OF OFFICIAL RECORDS, THENCE ALONG SAID BOUNDARY S 00°56'28" W 160.83 FEET, THENCE ALONG THE BOUNDARY OF SAID GRASSLANDS PLAT B-1 AND THE BOUNDARY OF THE GRASSLANDS PLAT "A" OF OFFICIAL RECORDS S 89°18'32" W 663.90 FEET TO AN EXISTING FENCE, THENCE ALONG SAID FENCE N 00°04'23" E 163.90 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 2.48 ACRES (107,854 SQ. FT.)

SURVEYOR'S SEAL
JAXON T. BROWN
PLS 13513878
5-8-2025
DATE:

OWNER'S DEDICATION
KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF MAY, A.D. 2025.
PRINT: KEN J. CONDIE (OWNER OF CONDIE FARM INC.) SIGNED: [Signature]

CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, 2025, BY KEN J. CONDIE, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF CONDIE FARM INC., AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS MANAGER OF CONDIE FARM INC.
MY COMMISSION NUMBER: 120493 SIGNED: [Signature] (A NOTARY PUBLIC COMMISSIONED IN UTAH)
MY COMMISSION EXPIRES: 9-14-2025 Myrion Worley
PRINT NAME OF NOTARY

ACCEPTANCE BY THE CITY OF SPRINGVILLE
THE CITY OF SPRINGVILLE, 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 12 DAY OF MAY, A.D. 2025.
APPROVED: [Signature] CITY ENGINEER ATTEST: [Signature] CITY RECORDER
APPROVED: [Signature] CITY MAYOR APPROVED: [Signature] CITY ATTORNEY

LAND USE AUTHORITY
APPROVED THIS 12 DAY OF MAY, 2025 BY THE SPRINGVILLE CITY DIRECTOR [Signature]

PLAT "E" CONDIE FARMS
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
SPRINGVILLE, UTAH COUNTY, UTAH
SCALE: 1" = 30'

UTAH COUNTY RECORDER
ENT 38980-2025 MAP# 19743
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 28 09:12 AM FEE \$3.00 BY AC
RECORDED FOR SPRINGVILLE CITY

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

- PROJECT SUMMARY**
- TOTAL PROJECT AREA = 2.48 ACRES
 - TOTAL LOT ACREAGE = 2.02 ACRES
 - RIGHT-OF-WAY ACREAGE = 0.46 ACRES
 - LANE MILES OF ROAD = 0.03 MILES

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.74'	15.00'	21.34'	S45°20'36"E	90°41'44"
C2	23.38'	15.00'	21.08'	S44°39'24"W	89°18'16"
C3	31.68'	20.00'	28.47'	N45°18'33"W	90°45'51"

NOTARY PUBLIC SEAL
MYRIAH WORLEY
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 720493
COMM. EXP. 09-14-2025

CITY ENGINEER SEAL
SPRINGVILLE, UTAH
[Signature]

CITY RECORDER SEAL
UTAH COUNTY RECORDER
[Signature]

Sec 32, T7S, R3E, S13B, TU-131 JB