



Academy Park- Phase 3

VICINITY MAP

SHOLE FAMILY HOME SEWBANK

INTERIOR PERMITS:
 FRONT SEWBANK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SEWBANK-10'
 SIDE SEWBANK-10'
CORNER LOTS:
 REAR SEWBANK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 FRONT SEWBANK-10'
 REAR SEWBANK-25' TO 30' (25' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
INTERIOR SEC-10'
 ROAD SEC-10' TO 25' (10' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)

ENGINEER CONTACTS:
 PROJECT ENGINEER: SCOTT PETERSON, 1255 SOUTH MILL ROAD, SPANISH FORK, UT 84601
 SURVEYOR CONTACTS: TERRY BROWN, 725 NORTH MAIN, SPANISH FORK, UT 84601
 OWNER CONTACTS: SCOTT PETERSON, 1255 SOUTH MILL ROAD, SPANISH FORK, UT 84601

ALL PUBLIC UTILITY EASEMENTS PLATED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SEWERLINES, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANOR AND THE GRANOR'S SUCCESSORS, HEIRS AND ASSIGNS.

CURVE	RADIUS	LENGTH	CHORD DIST	CHORD BRG.	DELTA
C1	530.00	19.61	19.61	N 88°48'11" W	230°71'32"
C2	10.00	12.45	11.66	S 14°15'08" W	71°18'26"
C3	4542.50	267.27	262.11	N 18°31'22" W	43°41'10"
C4	500.00	75.40	75.32	N 64°10'58" W	8°38'23"
C5	300.00	117.16	116.43	S 57°35'54" E	222°22'34"
C6	300.00	241.52	235.05	S 23°33'48" E	46°07'58"
C7	470.00	70.87	70.81	N 64°10'59" W	8°38'24"
C8	535.59	75.90	75.84	N 63°07'15" W	83°02'51"
C9	2821.55	4.02	4.02	S 68°50'10" E	070°29'28"
C10	2700.00	151.59	149.32	S 52°27'00" E	57°08'24"
C11	2700.00	171.52	168.85	S 18°15'50" E	36°23'49"
C12	2.50	3.93	3.54	S 45°00'00" W	090°00'00"
C13	2.50	3.93	3.54	N 45°00'00" W	090°00'00"
C14	330.11	77.92	77.74	S 06°26'48" E	137°31'26"
C15	330.00	109.29	108.80	S 23°15'51" E	118°58'44"
C16	340.00	22.28	22.28	S 34°37'13" E	335°00'00"
C17	15.00	31.83	28.08	N 23°02'00" E	120°48'14"
C18	60.00	36.33	37.09	S 43°01'41" W	062°00'20"
C19	60.00	63.81	60.84	S 28°32'11" E	150°52'52"
C20	60.00	127.86	123.49	N 62°31'31" E	111°28'30"
C21	15.00	31.83	28.08	S 43°38'05" W	120°48'14"
C22	340.00	32.48	47.25	S 88°20'34" E	3°58'00"
C23	330.00	41.68	41.65	S 64°35'04" E	71°41'12"
C24	4542.50	36.70	36.70	N 20°34'33" W	092°74'17"
C25	4542.50	106.43	106.42	N 20°30'24" W	170°33'37"
C26	4542.50	215.89	215.86	N 17°38'26" W	245°52'31"
C27	4542.50	3.25	3.25	N 0°45'31" W	070°28'28"
C28	417.81	159.31	158.30	S 03°13'16" W	212°00'51"
C29	442.81	136.12	135.59	S 42°30'17" W	173°48'48"

LINE TABLE

LINE	LENGTH	BEARING
L1	13.41	S 68°30'07" E
L2	19.29	S 00°00'00" W
L3	20.34	N 00°00'00" W
L4	21.73	N 00°00'00" W
L5	4.00	S 57°17'21" E
L6	2.00	N 48°04'01" E
L7	12.51	S 67°12'21" E
L8	12.16	S 68°50'10" E
L9	27.26	S 57°11'36" W
L10	41.55	S 35°36'41" E
L11	110.80	S 30°52'31" W
L12	41.34	S 30°52'31" W

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 FIBER OPTIC COMMUNICATION SERVICE LINES UP TO THE MAST OR 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, COLORS, SMELLS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 3. ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
 4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATION.
 5. LOT 4 DEDICATED TO SPANISH FORK CITY FOR A PUBLIC TRAIL.

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

SCALE 1" = 60'
 SCALE 1" = 120'

WEST 1/4 CORNER OF SECTION 25, T8S, R2E, S18&M
 467.55'
 N89°35'19"E

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 16648 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 SUBSCRIBED SAID TRACT OF LAND AND 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: _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH BEARS 160.55 FEET ALONG THE QUARTER SECTION LINE AND NORTH 559.91 FEET FROM THE WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE N80°37'17"E 166.18 FEET; THENCE S79°28'47"S 340.31 FEET; THENCE S60°07'05"E 144.57 FEET; THENCE S57°12'32"E 120.98 FEET; THENCE N30°08'13"E 194.72 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE 19.61 FEET (THE CHORD BEARS S58°48'11"E 19.61 FEET); THENCE N87°17'27"E 42.25 FEET; THENCE N88°51'06"W 60.50 FEET; THENCE N87°17'27"E 58.78 FEET; THENCE NORTH 88.92 FEET; THENCE WEST 54.16 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 12.45 FEET; THENCE (THE CHORD BEARS S14°31'08"W 11.66 FEET); THENCE S21°08'27"E 185.97 FEET; THENCE ALONG THE ARC OF A 4542.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 367.27 FEET (THE CHORD BEARS S18°15'50"E 367.27 FEET) TO THE POINT OF BEGINNING, CONTAINING 8.57 ACRES.

OWNERS' DEDICATION

I, _____ BEING MEMBER OF _____ HEREINAFTER REFERRED TO AS 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 HEREIN SET OUR HANDS THIS DAY OF _____ A.D. 2015.

MANAGING MEMBER: _____
 MEMBER: _____
 MEMBER: _____
 MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, _____ COUNTY OF UTAH, _____, A.D. 2015, PERSONALLY APPEARED BEFORE ME _____ OF _____ COUNTY OF UTAH, _____, PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION ACQUIRED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH _____

NOTARY ADDRESS _____ 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. 2015.

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

APPROVED _____
 COMMUNITY DEVELOPMENT DIRECTOR

ACADEMY PARK SUBDIVISION PHASE 3
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 20 LOTS AND 8.57 ACRES
 LOCATED IN THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN, UTAH COUNTY, UTAH.

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

File Name: Academy Park- Phase 3

Applicant: Scott Peterson

Number of Lots: 20

Address: 1255 South Mill Rd

Application Date: 2/3/2015

Final Plat Application

8.57 Acres

File #: 15-000112

Permit #: FP15-000033

Application Approved: 03/18/2015