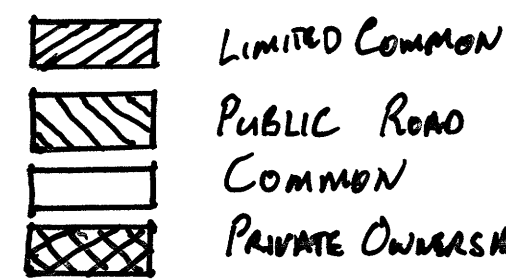


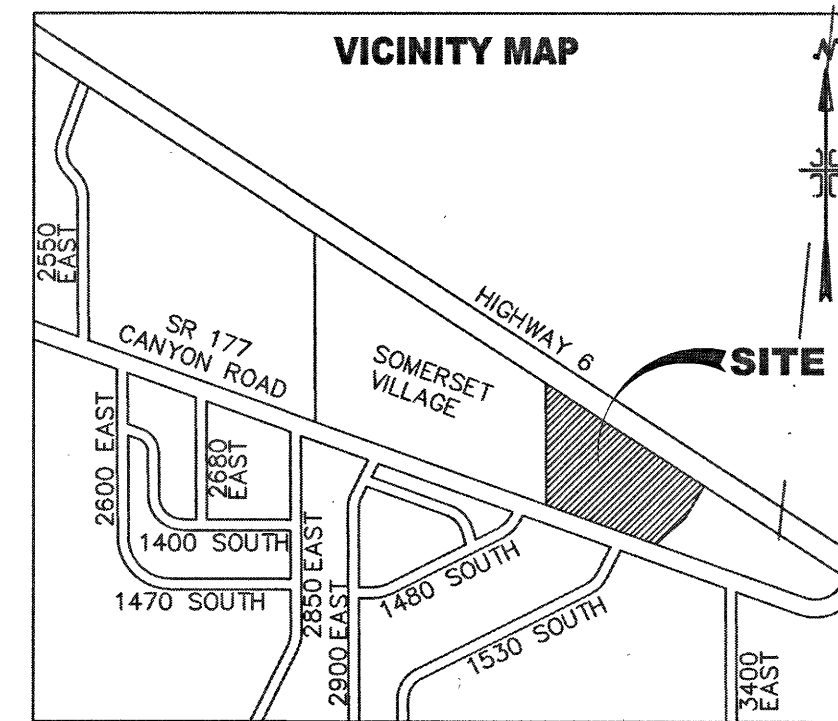
CANYON BREEZE MANOR P.U.D.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN



LEGEND

FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN
TO BE SET AT ALL LOT CORNERS
FOUND CLASS I STREET MONUMENT
SET STREET MONUMENT
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
PUBLIC UTILITY EASEMENT
SECTION LINE
CALCULATED POINT (NOT SET)



****PROJECT TO BE COMPLETED
IN ONE PHASE****

ALL IMPROVEMENTS AND DETAILS PER SPANISH
FORK CITY CONSTRUCTION STANDARDS

PROJECT STATISTICS

ZONE R-3
TOTAL AREA 250,470 SF (5.75 ac.)
ROAD 57,935 SF (1.33 ac.)
OPEN/LANDSCAPE 3.41 ac.
UNITS 35
DENSITY 6.3/du

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER

SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801)491-9091

LINE TABLE

LINE	LENGTH	DIRECTION
L1	16.00'	N34°59'11"E
L2	28.00'	N55°00'49"W
L3	16.00'	S34°59'11"W
L4	24.50'	S34°59'11"W
L5	4.46'	N55°00'49"W
L6	27.86'	S67°53'08"W
L7	29.73'	N82°11'48"W
L8	20.31'	N58°24'24"W
L9	27.42'	S81°41'47"W
L10	16.33'	N71°00'33"W
L11	31.26'	S86°06'58"W
L12	31.72'	N65°17'02"W
L13	41.97'	N33°27'57"W
L14	30.63'	N47°02'32"E
L15	13.00'	N12°22'00"E
L16	13.00'	S57°36'22"W
L17	10.00'	N55°00'49"W
L18	9.35'	S89°11'49"W
L19	26.00'	S84°37'01"W
L20	26.00'	N82°09'57"W
L21	10.76'	N52°14'25"W
L22	26.00'	N76°42'52"W
L23	7.50'	N67°03'55"W
L24	7.50'	N58°54'01"E

- NOTES:**
- ALL OPEN SPACE AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - ALL BUILDING DIMENSIONS ARE TYPICAL.
 - ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SEWAGE 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.
 - NDCBU = NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT.
 - ALL INTERIOR SANITARY SEWER LINES, DETENTION BASINS AND OPEN SPACE, ARE OWNED AND MAINTAINED BY THE HOA.
 - Ø TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET REBAR AND CAP (PLS 368356) TO BE SET AT ALL BOUNDARY ANGLE POINTS.
 - ALL PUBLIC UTILITY EASEMENTS PLATED HEREON ARE IN PERPETUITY OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8582.

APPROVED THIS 20th DAY OF May, 2019.

QUESTAR GAS COMPANY

BY: *[Signature]*

TITLE: *[Signature]*

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 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.

Boundary Description

BEGINNING AT A POINT LOCATED SOUTH 0°11'49" EAST ALONG SECTION LINE 600.71 FEET AND WEST 331.18 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 32°21'34" WEST 1.61 FEET; THENCE SOUTH 39°17'49" WEST 145.05 FEET; THENCE SOUTH 68°31'31" WEST 76.60 FEET; THENCE SOUTH 81°26'29" WEST 123.83 FEET; THENCE NORTH 67°13'51" WEST ALONG THE NORTHERLY BOUNDARY OF HIGHWAY 198 A DISTANCE OF 466.44 FEET; THENCE NORTH 0°09'02" WEST ALONG THE EASTERLY BOUNDARY LINE SOMERSET VILLAGE PUD PHASES 1 AND 2 A DISTANCE OF 481.93 FEET; THENCE SOUTH 55°00'49" EAST ALONG THE SOUTHERLY BOUNDARY OF HIGHWAY 6 A DISTANCE OF 876.15 FEET TO THE POINT OF BEGINNING.

AREA = 5.575 ACRES

ENT 6126312019 Map 4 16407
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 02 4:07 pm FEE 120.00 BY 16407
RECORDED FOR SPANISH FORK CITY CORPORATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 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 19th DAY OF June, A.D. 2019.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 19th DAY OF June, 2019, PERSONALLY APPEARED BEFORE ME *[Signature]* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR WHOSE IDENTITY IS 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 THE *[Signature]* OF *[Signature]* 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 *[Signature]* ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3-12-2023

120 N. 950 W. Springville
NOTARY ADDRESS

A NOTARY PUBLIC COMMISSIONED IN UTAH
Emilie De Marco
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

SPANISH FORK CITY 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 19th DAY OF June, A.D. 2019.

[Signature]
APPROVED BY CITY MANAGER

[Signature]
APPROVED BY CITY ATTORNEY

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR
ENGINEER
(See Seal Below)

[Signature]
ATTEST: *[Signature]*
CLERK-RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

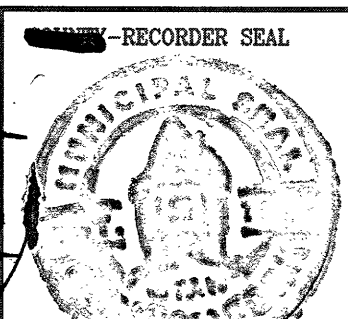
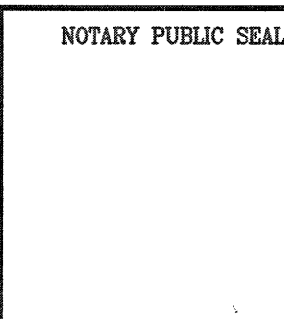
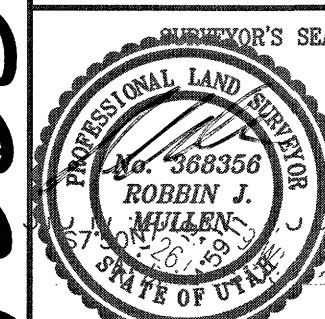
PLAT "A" CANYON BREEZE MANOR P.U.D.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
RESIDENTIAL SUBDIVISION

SPANISH FORK

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET



This form approved by Utah County and the municipalities therein.