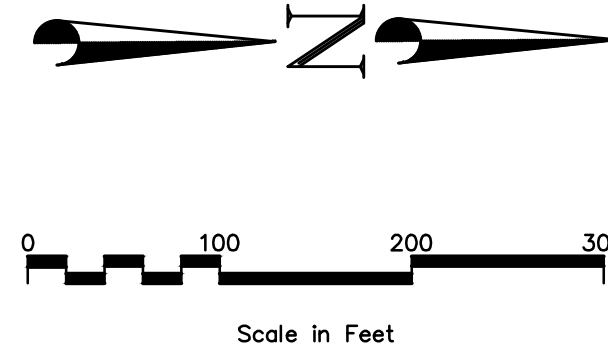
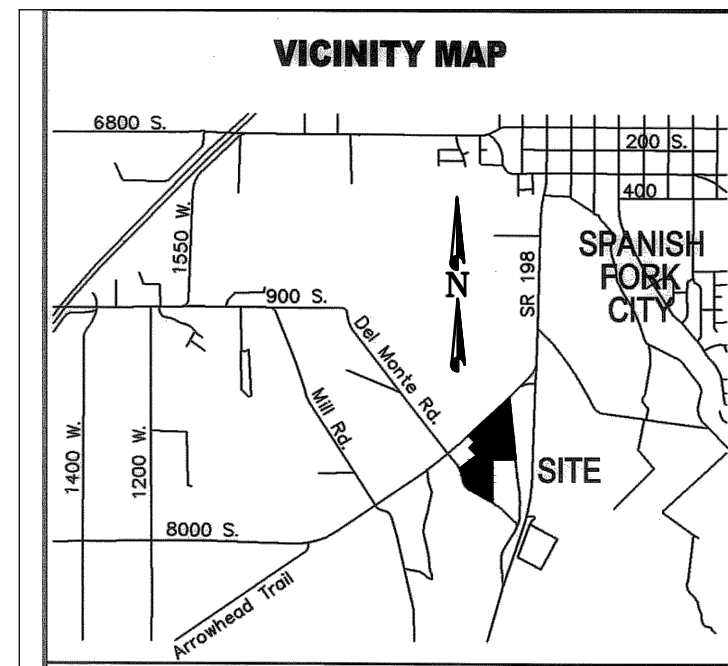


FRITZI SUBDIVISION PLAT "B"

(COMBINING LOT 1, FRITZI SUBDIVISION PLAT "A" WITH OTHER LAND)

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE EAST LINE OF LOT 1, FRITZI SUBDIVISION PLAT "A", WHICH POINT LIES SOUTH 0°12'22" EAST 169.15 FEET ALONG THE SECTION LINE AND WEST 829.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LOT 1 THE FOLLOWING TWO COURSES: (1) SOUTH 6°11'57" EAST 908.03 FEET; (2) SOUTH 89°05'03" WEST 459.55 FEET; THENCE SOUTH 27°17'51" EAST 304.71 FEET; THENCE NORTH 89°48'42" EAST 16.97 FEET; THENCE SOUTH 0°06'27" EAST 318.50 FEET; THENCE SOUTH 0°06'37" EAST 117.67 FEET; THENCE NORTH 89°43'47" EAST 2.63 FEET; THENCE SOUTH 0°27'34" WEST 249.93 FEET ALONG THE WEST BOUNDARY OF MOON SUBDIVISION PLAT "A" AND THE EXTENSION THEREOF; THENCE NORTH 6°02'57" WEST 715.52 FEET; THENCE NORTH 43°01'46" WEST 55.87; THENCE NORTH 21°02'15" WEST 139.28 FEET; THENCE NORTH 16°28'27" WEST 163.26 FEET; THENCE NORTH 15°37'00" WEST 165.20 FEET; THENCE NORTH 46°34'40" EAST 385.51 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, FRITZI SUBDIVISION PLAT "A"; THENCE ALONG SAID LOT 1 THE FOLLOWING SEVEN COURSES: (1) NORTH 42°13'43" WEST 180.40 FEET; (2) NORTH 47°33'19" EAST 146.20 FEET; (3) NORTH 43°52'56" WEST 149.47 FEET; (4) NORTH 48°01'49" EAST 936.64 FEET; (5) SOUTHEASTERLY 13.35 FEET ALONG THE ARC OF A 8.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 86°58'11" EAST 12.02 FEET); (6) SOUTH 41°58'11" EAST 57.62 FEET; (7) SOUTHEASTERLY 124.86 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°46'14" (CHORD BEARS SOUTH 24°05'04" EAST 122.84 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING SOUTH 627.60 FEET AND WEST 842.20 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 84°30'00" WEST 30.00 FEET; THENCE SOUTH 93°00'00" EAST 30.00 FEET; THENCE NORTH 84°30'00" EAST 30.00 FEET; THENCE NORTH 5°30'00" WEST 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS
51 LOTS
26,678 ACRES OR 1,162,077 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 0°12'22" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE UTAH CENTRAL ZONE NAD83 BEARINGS

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **FRITZI SUBDIVISION PLAT "B"** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS _____ DAY OF _____, 2022.

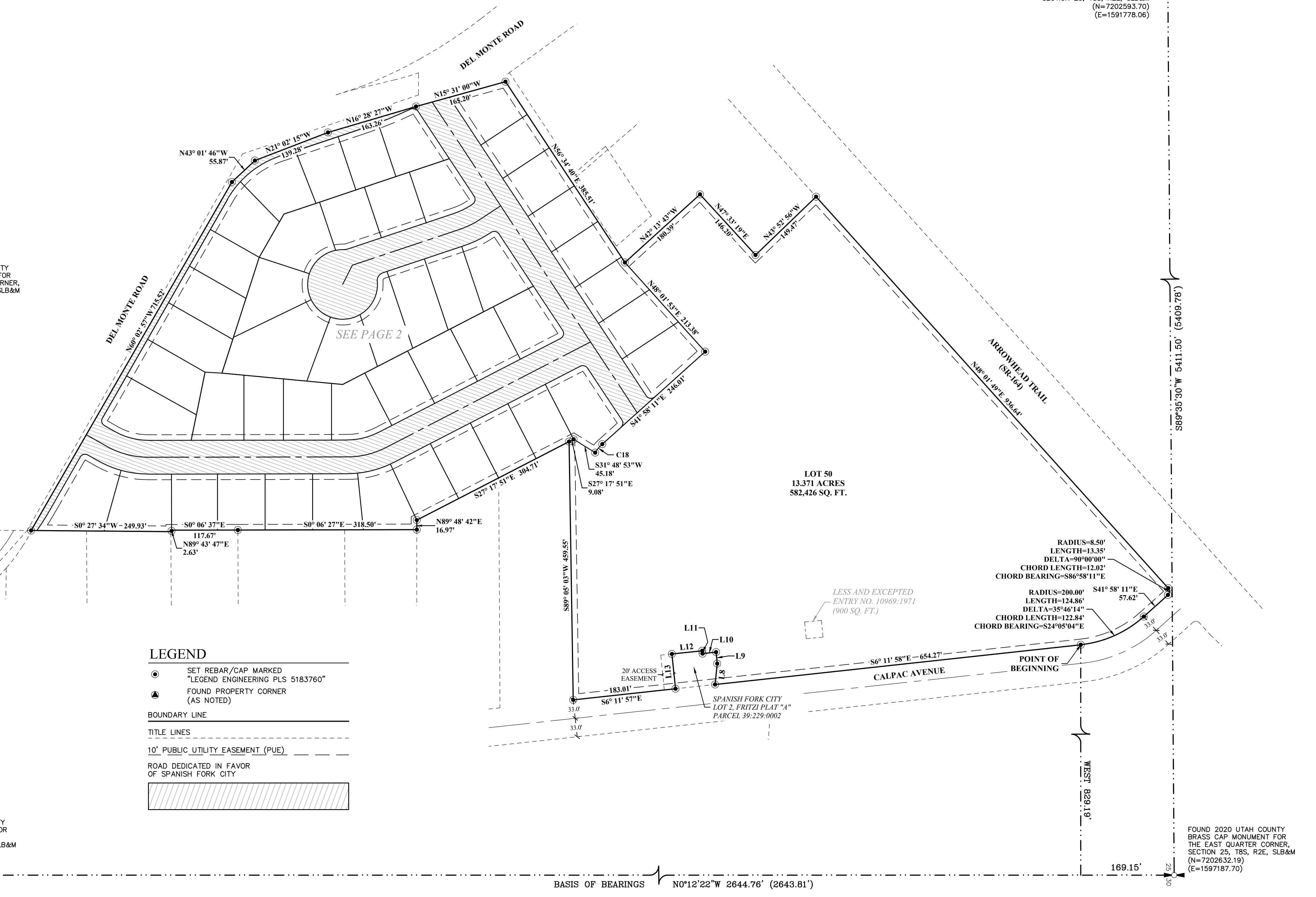
PRINT NAME _____
SIGNATURE _____
DATE _____

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME, _____, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____
NOTARY PUBLIC _____ NOTARY PUBLIC _____
(SEE SEAL BELOW) RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____, SPANISH FORK CITY, 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.
CITY MANAGER _____ CITY ATTORNEY _____
COMMUNITY DEVELOPMENT DIRECTOR _____ ATTEST _____
APPROVED _____ ENGINEER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

	NOTARY SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
Recorder	DATE: 3/11/22	SCALE: 1"=100'	PAGE: 1 OF 2
			PROJECT: S22-017



LEGEND

- SET REBAR/CAP MARKED "LEGEND ENGINEERING PLS 5183760"
- ▲ FOUND PROPERTY CORNER (AS NOTED)

BOUNDARY LINE
TITLE LINES
10' PUBLIC UTILITY EASEMENT (PUE)
ROAD DEDICATED IN FAVOR OF SPANISH FORK CITY

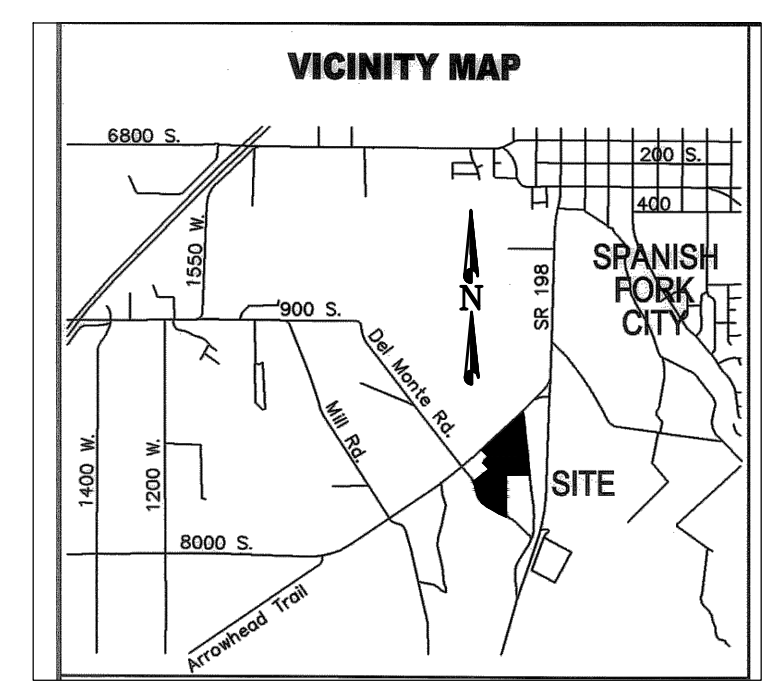
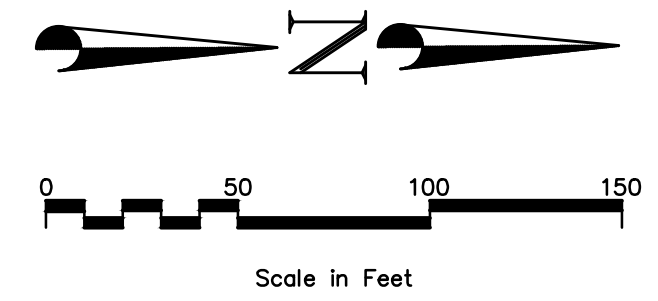
FOUND 1956 UTAH COUNTY BRASS CAP MONUMENT FOR THE SOUTH QUARTER CORNER, SECTION 25, T8S, R2E, SLB&M (N=7199959.36) (E=1594412.02)

FOUND 1952 UTAH COUNTY BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER, SECTION 25, T8S, R2E, SLB&M (N=7199988.40) (E=1597197.21)

FOUND 2056 UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 25, T8S, R2E, SLB&M (N=7202593.70) (E=1591778.06)

FOUND 2020 UTAH COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 25, T8S, R2E, SLB&M (N=7202632.19) (E=1597187.70)

BASIS OF BEARINGS N0°12'22"W 2644.76' (2643.81')



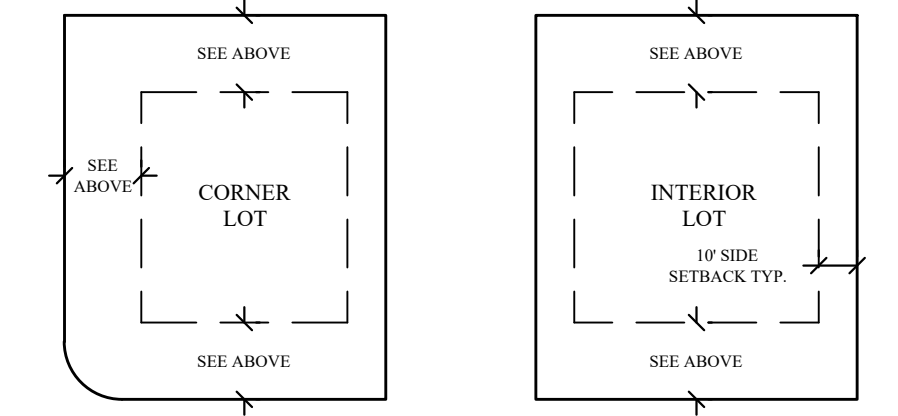
LEGEND

- SET REBAR/CAP MARKED
LEGEND ENGINEERING PLS 5183760
- ▲ FOUND PROPERTY CORNER
(AS NOTED)
- BOUNDARY LINE
- - - TITLE LINES
- - - 10' PUBLIC UTILITY EASEMENT (PUE)
- ROAD DEDICATED IN FAVOR
OF SPANISH FORK CITY

CURVE TABLE											
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.26'	10.00'	81° 42' 22"	13.08'	S15° 43' 25"W	C19	17.20'	10.00'	98° 32' 51"	15.16'	N7° 18' 15"E
C2	63.39'	830.00'	4° 22' 33"	63.37'	N22° 56' 39"W	C20	15.71'	10.00'	90° 00' 00"	14.14'	S11° 34' 40"W
C3	32.69'	830.00'	2° 15' 23"	32.68'	N19° 37' 42"W	C21	46.88'	180.00'	14° 55' 20"	46.75'	N25° 57' 40"W
C4	85.20'	170.00'	28° 42' 58"	84.31'	S32° 51' 29"E	C22	15.71'	10.00'	90° 00' 00"	14.14'	N78° 25' 20"W
C5	38.67'	170.00'	13° 02' 02"	38.59'	S53° 43' 59"E	C23	31.25'	120.00'	14° 55' 20"	31.16'	N25° 57' 40"W
C6	15.71'	10.00'	90° 00' 00"	14.14'	N74° 45' 00"E	C24	5.44'	15.00'	20° 45' 41"	5.41'	N8° 07' 10"W
C7	15.71'	10.00'	90° 00' 00"	14.14'	S15° 15' 00"E	C25	14.82'	62.00'	13° 41' 46"	14.79'	S4° 35' 12"E
C8	46.80'	530.00'	5° 03' 35"	46.79'	N57° 43' 13"W	C26	65.52'	62.00'	60° 32' 59"	62.51'	S41° 42' 35"E
C9	62.52'	120.00'	29° 50' 56"	61.81'	N14° 49' 32"E	C27	47.43'	62.00'	43° 49' 47"	46.28'	N86° 06' 02"E
C10	44.49'	180.00'	14° 09' 38"	44.37'	N22° 40' 11"E	C28	47.43'	62.00'	43° 49' 47"	46.28'	N42° 16' 15"E
C11	49.29'	180.00'	15° 41' 18"	49.13'	N7° 44' 43"E	C29	54.45'	62.00'	50° 19' 01"	52.72'	N4° 48' 10"W
C12	18.11'	180.00'	5° 45' 47"	18.10'	N2° 58' 49"W	C30	70.36'	62.00'	65° 01' 12"	66.64'	N62° 28' 16"W
C13	60.84'	180.00'	19° 21' 56"	60.55'	N15° 32' 41"W	C31	20.02'	15.00'	76° 28' 52"	18.57'	S56° 44' 26"E
C14	56.96'	120.00'	27° 11' 55"	56.43'	N13° 41' 53"W	C32	39.07'	150.00'	14° 55' 20"	38.96'	N25° 57' 40"W
C15	16.78'	10.00'	96° 07' 29"	14.88'	N75° 21' 35"W	C33	71.21'	150.00'	27° 11' 55"	70.54'	N13° 41' 53"W
C16	14.64'	10.00'	83° 52' 31"	13.37'	S14° 38' 25"W	C34	78.14'	150.00'	29° 50' 56"	77.26'	N14° 49' 32"E
C17	14.22'	10.00'	81° 27' 09"	13.05'	N82° 41' 45"W	C35	6.50'	180.00'	2° 04' 12"	6.50'	N26° 15' 45"W
C18	19.81'	70.00'	16° 12' 56"	19.75'	S50° 04' 39"E						

LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.39'	S63° 11' 20"E
L2	62.00'	N87° 44' 19"W
L3	62.00'	N4° 58' 52"W
L4	30.00'	S60° 15' 00"E
L5	30.00'	S60° 15' 00"E
L6	41.10'	S29° 45' 00"W
L7	10.28'	S0° 27' 34"W
L8	37.35'	N83° 55' 36"W
L9	20.49'	S83° 59' 18"W
L10	24.12'	S6° 00' 42"E
L11	5.00'	S83° 59' 18"W
L12	54.34'	S6° 00' 42"E
L13	62.24'	N84° 05' 26"E

- SINGLE FAMILY HOME SETBACKS**
- INTERIOR LOTS:**
 FRONT SETBACK - 20 TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK - 20'
 SIDE SETBACK - 5' - 10', TOTAL OF 15'
- CORNER LOTS:**
 FRONT SETBACK - 20 TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK - 20'
 INTERIOR SIDE - 10'
 ROAD SIDE - 15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)



- SUBDIVISION NOTES**
- STATE PLANE GRID COORDINATES AND GRID DISTANCES ARE SHOWN IN PARENTHESIS.
 - ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER. ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, 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 THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
 - A 10 FOOT PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
 - OFFSET PINS TO BE PLACED IN THE BACK OF CURB AT LOT LINE EXTENSIONS AND 3/4" x 24" REBAR WITH SURVEY CAPS STAMPED "LEGEND ENGINEERING PLS 5183760" TO BE PLACED AT ALL OTHER CORNERS.

FRITZI SUBDIVISION PLAT "B"
 LOCATED IN THE SOUTHEAST QUARTER OF
 SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN
 SPANISH FORK CITY, UTAH COUNTY, UTAH


ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 PHONE: (801) 718-5993
 forwin@elevateng.com

Recorder	DATE:	3/11/22
	SCALE:	1"=50'
	PAGE:	2 OF 2
	PROJECT:	S22-017

