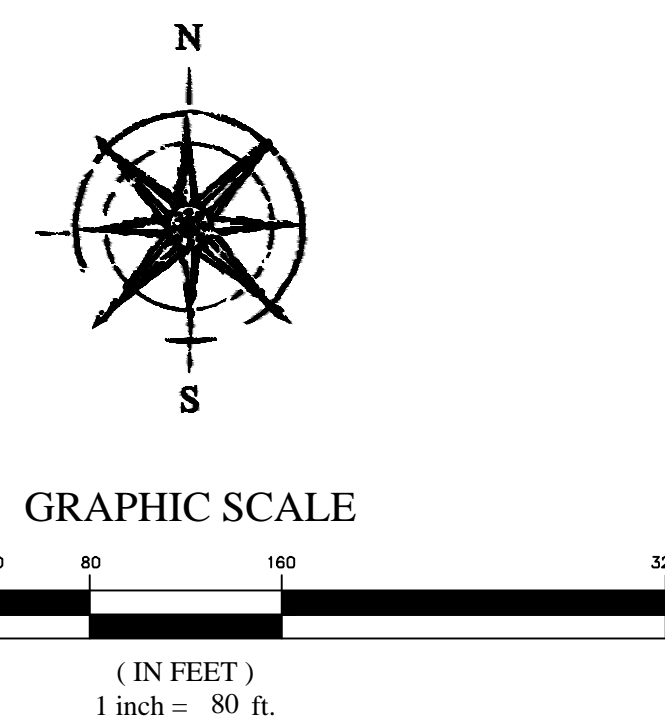


RIVER SPRING ESTATES

LOCATED IN THE NW 1/4 OF SECTION 2, T4S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH
JANUARY 2023



LEGEND

- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- WETLANDS (PER THE US ARMY CORPS OF ENGINEERS)
- WETLANDS BUFFER ZONE (25') (PER THE US ARMY CORPS OF ENGINEERS)
- PERMIT ONLY
- DRAINAGE EASEMENT (IN FAVOR OF RIVERTON CITY)
- PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

SURVEYOR'S CERTIFICATE

I, EVAN J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 183395 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOTS, STREETS, PARCELS, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS:

RIVER SPRING ESTATES

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN.

Evan J. Wood
Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Evan J. Wood
Date: 07/11/2023

BOUNDARY DESCRIPTION

A part of the NW1/4 of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, being a part of that Real Property described in Deed Book 11203 at Page 5426 and a part of that Real Property described in Deed Book 10018 at Page 6404 in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point located N0°00'44"W along the Section line 386.82 feet and East 81.39 feet from the West 1/4 Corner of Section 2, T4S, R1W, S.L.B.& M.; thence N57°00'00"E 82.74 feet; thence along the arc of a 173.00 foot radius curve to the left 26.82 feet through a central angle of 8°53'00" (chord: N52°53'30"E 26.80 feet); thence N48°07'00"E 304.09 feet; thence N49°55'00"E 353.24 feet; thence N50°53'00"E 126.89 feet; thence along the arc of a 273.00 foot radius curve to the left 220.69 feet through a central angle of 46°19'00" (chord: N27°43'30"E 214.73 feet); thence N4°34'00"E 135.87 feet; thence N10°11'00"E 53.80 feet to the south line of Lot 4 of said Section 2, the previous 8 (eight) courses and distances along a line parallel with, and 82.50 feet southerly of the centerline of the South Jordan Canal; thence N89°24'41"E 44.90 feet along the south line of said Lot 4 to the westerly line of lands of Riverton City described in Deed Book 97782 Page 9673 of the Official Records of Salt Lake County; thence S19°47'21"W along said deed 3.83 feet; thence N89°08'31"E along said deed 20.99 feet to the lands of the South Valley Sewer District; thence S14°02'42"E along said lands 13.44 feet; thence S5°00'00"W 350.35 feet along said lands and along the extension of, and along the westerly line of that Real Property described in Deed Book 9602 Page 4564; thence S23°40'00"W along said deed 9.42 feet to the north line of that Real Property described in Deed Book 10018 Page 6404; thence West along said deed 25.34 feet; thence S22°25'17"W 25.92 feet; thence along the arc of a 185.00 foot radius curve to the right 137.39 feet through a central angle of 42°33'07" (chord: S43°41'51"W 134.26 feet); thence S19°51'47"E 33.78 feet; thence S38°01'55"W 35.25 feet; thence S74°37'33"E 207.06 feet; thence N9°07'18"E 27.91 feet; thence S80°42'20"E 235.53 feet to the southwest corner of that Real Property described in Deed Book 8735 Page 4192; thence S76°18'00"E along said deed 19.42 feet; thence S13°34'56"E 25.74 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: S58°34'56"E 21.21 feet); thence N76°25'04"E 11.92 feet; thence southeasterly along the arc of a 214.57 foot radius non-tangent curve to the right (radius bears: S13°34'56"E 101.95 feet through a central angle of 27°13'25" (chord: S89°58'13"E 101.90 feet) to a point on the southerly line of said deed recorded in Deed Book 8735 Page 4192; thence S76°18'00"E 902.70 feet along said deed, and also along said deed recorded in Deed Book 10018 Page 6404, and along the south line of that Real Property described in Deed Book 5884 Page 2505 to the westerly line of lands of the South Valley Sewer District as described in Deed Book 10163 Page 6248; thence S21°30'00"W along said deed 301.03 feet; thence along the northerly lines of that Real Property described in Deed Book 8403 Pages 1547 and 1557 of the Official Records of Salt Lake County the following 6 (six) courses and distances: N76°13'00"W 1,229.93 feet; thence N22°16'00"E 45.56 feet; thence N76°50'00"W 479.97 feet; thence S50°00'00"W 54.38 feet; thence N76°13'00"W 48.01 feet; thence S50°37'00"W 19.62 feet to the northeasterly line of that Real Property described in Deed Book 8935 Page 6300 of the Official Records of Salt Lake County; thence along said deed the following 4 (four) courses and distances: N75°30'02"W 16.09 feet; thence S48°09'58"W 148.49 feet; thence along the arc of a 767.00 foot radius curve to the right 109.99 feet through a central angle of 8°12'59" (chord: S52°16'28"W 109.90 feet); thence S56°22'58"W 92.38 feet to the northerly line of that Real Property described in Deed Book 5838 Page 518; thence N75°19'02"W along said deed 22.73 feet to the point of beginning.

Contains: 12.49± acre
21 Lots & 6 Parcels

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

RIVER SPRING ESTATES

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES PURSUANT TO UTAH CODE TITLE 9A-604(D) TO THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE RIVER SPRING ESTATES HOME OWNERS ASSOCIATION, LLC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20__.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C., AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

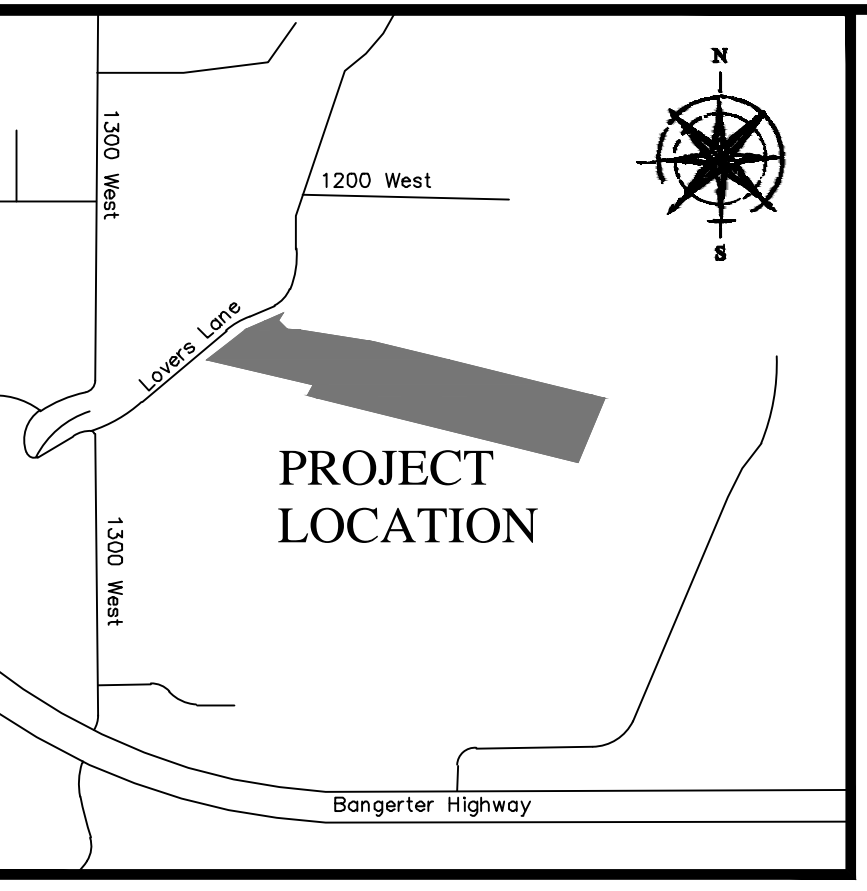
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

RIVER SPRING ESTATES

LOCATED IN THE NW 1/4 OF SECTION 2, T4S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
S _____
FEE _____ DEPUTY SALT LAKE COUNTY RECORDER



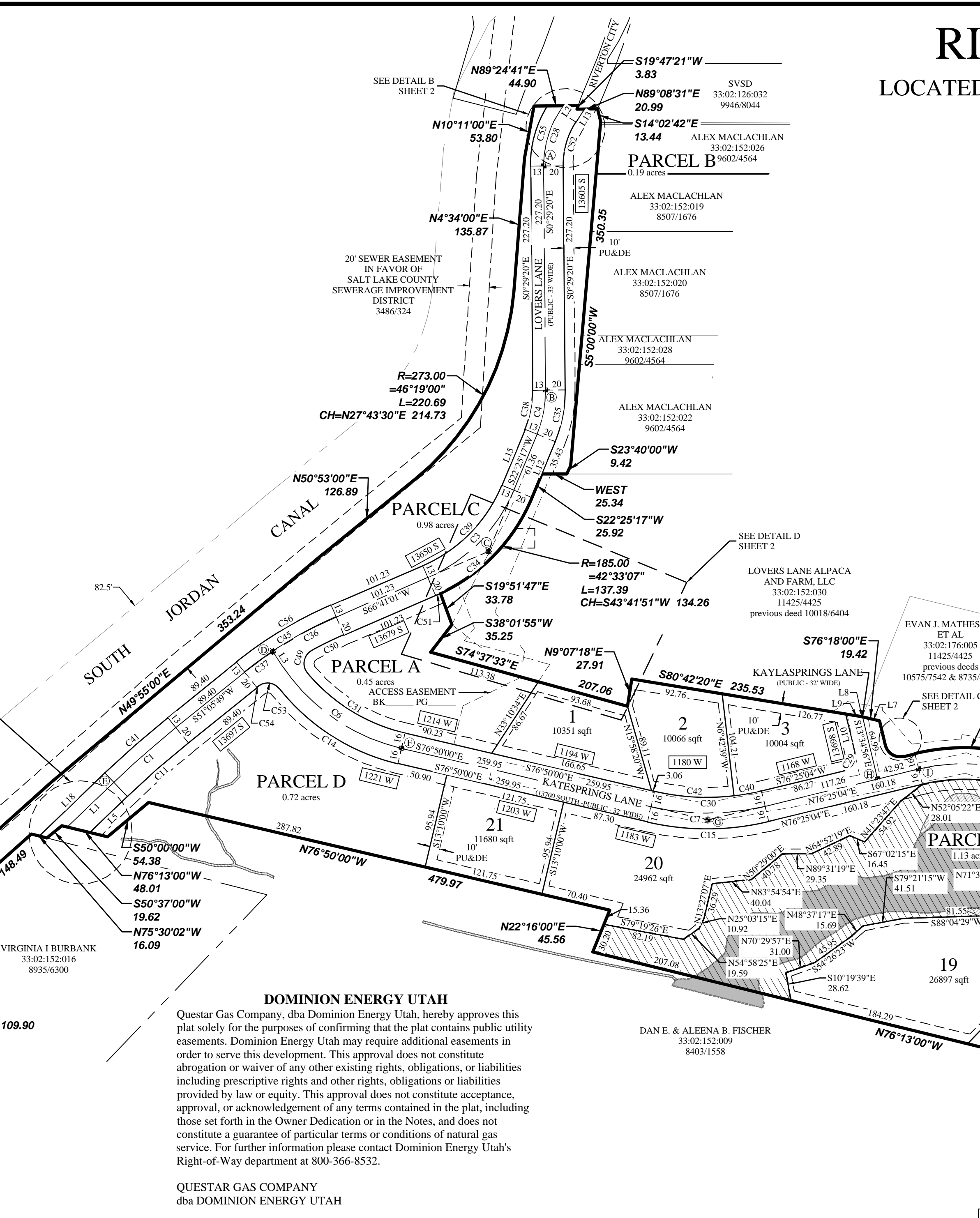
VICINITY MAP
N.T.S.

SECTION LINE MEASURED: 2,649.45
BASIS OF BEARING: N0°00'44"W 386.82
POINT OF BEGINNING
WEST 1/4 CORNER OF SECTION 2, T4S, R1W, SLB&M
ELEVATION = 4380.33

- ### GENERAL NOTES:
- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAN ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAN AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAN. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAN, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY & DRAINAGE EASEMENTS (P.U. & D.E.) IDENTIFIED ON THIS PLAN AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE P.U. & D.E.
 - PROPERTY LIES WITHIN FEMA FIRM PANEL NUMBER 4905C0445G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS DESIGNATED ZONE "X".
 - FLOOD AND WATER QUALITY CONTROL SYSTEM MUST BE PROTECTED, PRESERVED AND MAINTAINED IN ACCORDANCE TO THE RIVER SPRING ESTATES LONG-TERM STORMWATER MANAGEMENT PLAN
 - PARCELS A, B, C, D, & E ARE UNDEVELOPABLE AS PER TRANSFER OF DENSITY CREDIT SHARED WITH THE OTHER LOTS IN THIS PLAN. PARCELS A, B, C, & D ARE HEREBY CONVEYED TO RIVERTON CITY. PARCEL E IS HEREBY CONVEYED TO AND WILL BE MAINTAINED BY THE RIVER SPRING ESTATES HOME OWNERS ASSOCIATION, LLC.
 - P.U. & D.E. INCLUDES A PUBLIC UTILITY AND RIVERTON CITY UTILITY EASEMENT AND A DRAINAGE AND SNOW STORAGE EASEMENT IN FAVOR OF RIVERTON CITY.
 - PARCEL F IS A STORMWATER RETENTION POND TO BE OWNED AND MAINTAINED BY THE HOA. INSIDE OF LOTS 1-3 & 20-21, THE P.U. & D.E. IS LOCATED 10 FEET BEHIND THE CURB. INSIDE OF LOTS 4-18, THE P.U. & D.E. IS LOCATED 20 FEET BEHIND THE CURB TO ALLOW FOR BOTH THE INSTALLATION OF UTILITIES AND THE FRONT YARD DESIGN.
 - EASEMENT FINISH FLOOR ELEVATIONS ARE LIMITED BY HIGH GROUNDWATER AND MUST BE RESTRICTED AS INDICATED BY THE PLAN. A "RIVERTON CITY BASEMENT FINISH FLOOR ELEVATION CERTIFICATE" PREPARED BY A UTAH PROFESSIONAL LAND SURVEYOR CONFORMING THE RESTRICTIONS IS REQUIRED.

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20__ Questar Gas Company

By _____
Title _____

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

ROCKY MOUNTAIN POWER DATE _____

GEOTECHNICAL REPORT A GEOTECHNICAL REPORT HAS BEEN PREPARED BY AGES, INC., KNOWN AS PROJECT 107805 FOR RIVER SPRING ESTATES SUBDIVISION. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF AGES, INC.	COUNTY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, A.D. 20__ DIRECTOR _____	RIVERTON CITY PLANNING APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE RIVERTON CITY PLANNING DEPARTMENT. DIRECTOR _____	RIVERTON CITY ENGINEER APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE RIVERTON CITY ENGINEERING DEPARTMENT. CITY ENGINEER _____	APPROVAL AS TO FORM APPROVED THIS ____ DAY OF _____, A.D. 20__ RIVERTON CITY ATTORNEY _____	RIVERTON CITY COUNCIL PRESENTED TO THE RIVERTON CITY COUNCIL THIS ____ DAY OF _____, A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR _____ ATTEST: RECORDER _____
--	---	---	---	--	--

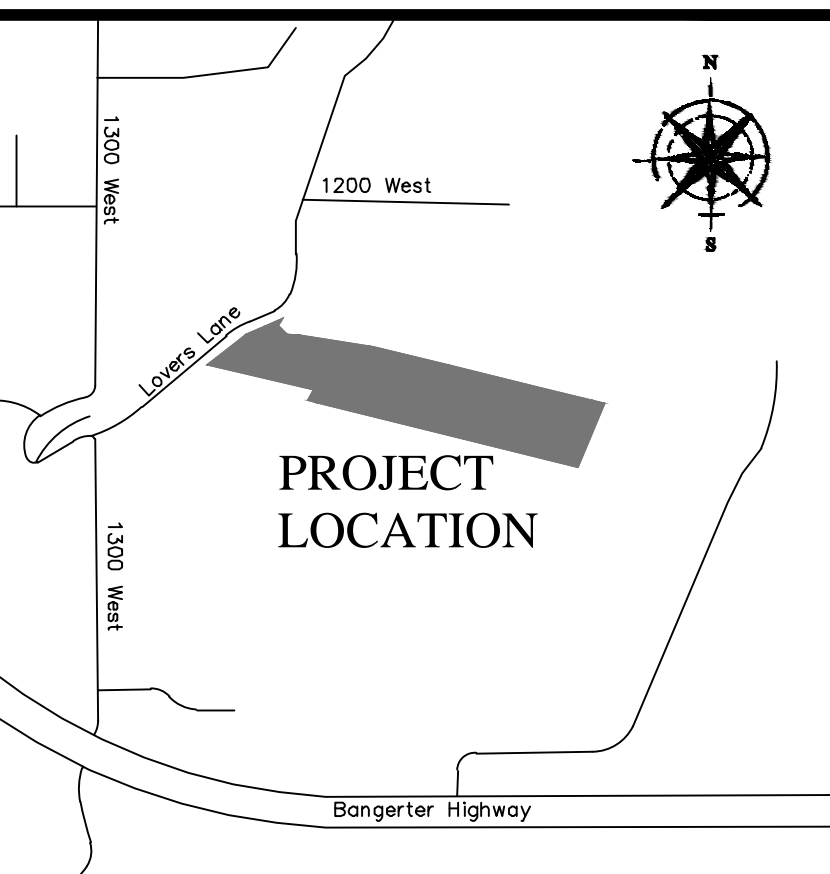
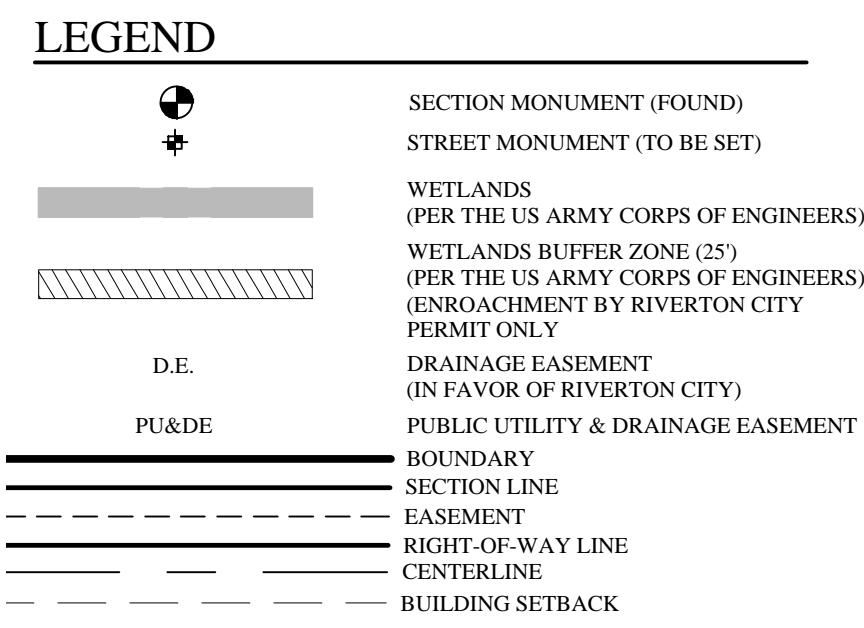
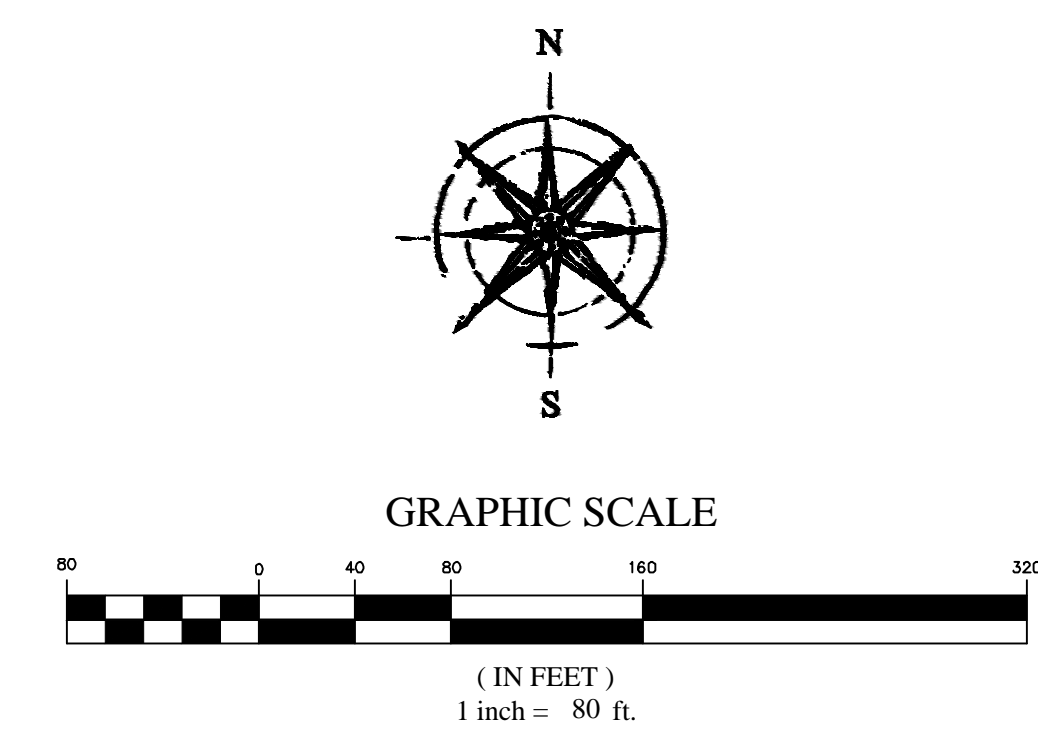
LOT #	~FINISHED FLOOR ELEVATION (FT)
4	4366
5	4367
6	4369
7	4368
8	4367
9	4366
10	4365
11	4365
12	4366
13	4367
14	4368
15	4367
16	4369
17	4366
18	4365
19	4365

MONUMENTS	SOUTH	WEST	MONUMENTS	BEARING & DISTANCE
A	13610	1200	A - B	S0°29'20"E 228.10
B	13645	1200	B - C	S19°29'12"W 169.47
C	13670	1205	C - D	S64°53'59"W 240.03
D	13680	1230	D - E	S50°44'39"W 209.68
E	13700	1250	D - F	S52°30'21"E 167.25
F	13700	1215	F - G	S76°50'00"E 319.39
G	13710	1175	G - H	N76°25'04"E 176.71
H	13705	1160	H - I	N76°25'04"E 42.92
I	13700	1155	I - J	S74°50'03"E 191.01
J	13710	1135	J - K	S49°26'20"E 222.66
K	13730	1115	K - L	S75°17'58"E 311.64
L	13745	1080	L - M	S76°14'03"E 122.14
M	13750	1065		

RECORD OF SURVEY R.O.S.: S2014-10-0494 & S2021-12-0839 COUNTY SURVEYOR _____ DATE _____	SOUTH VALLEY SEWER DISTRICT APPROVED THIS ____ DAY OF _____, A.D. 20__ GENERAL MANAGER _____	RIVERTON CITY WATER APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE RIVERTON CITY WATER DEPARTMENT. RIVERTON CITY WATER	EASEMENT APPROVAL CENTURY LINK DATE _____ COMCAST DATE _____
--	---	--	---

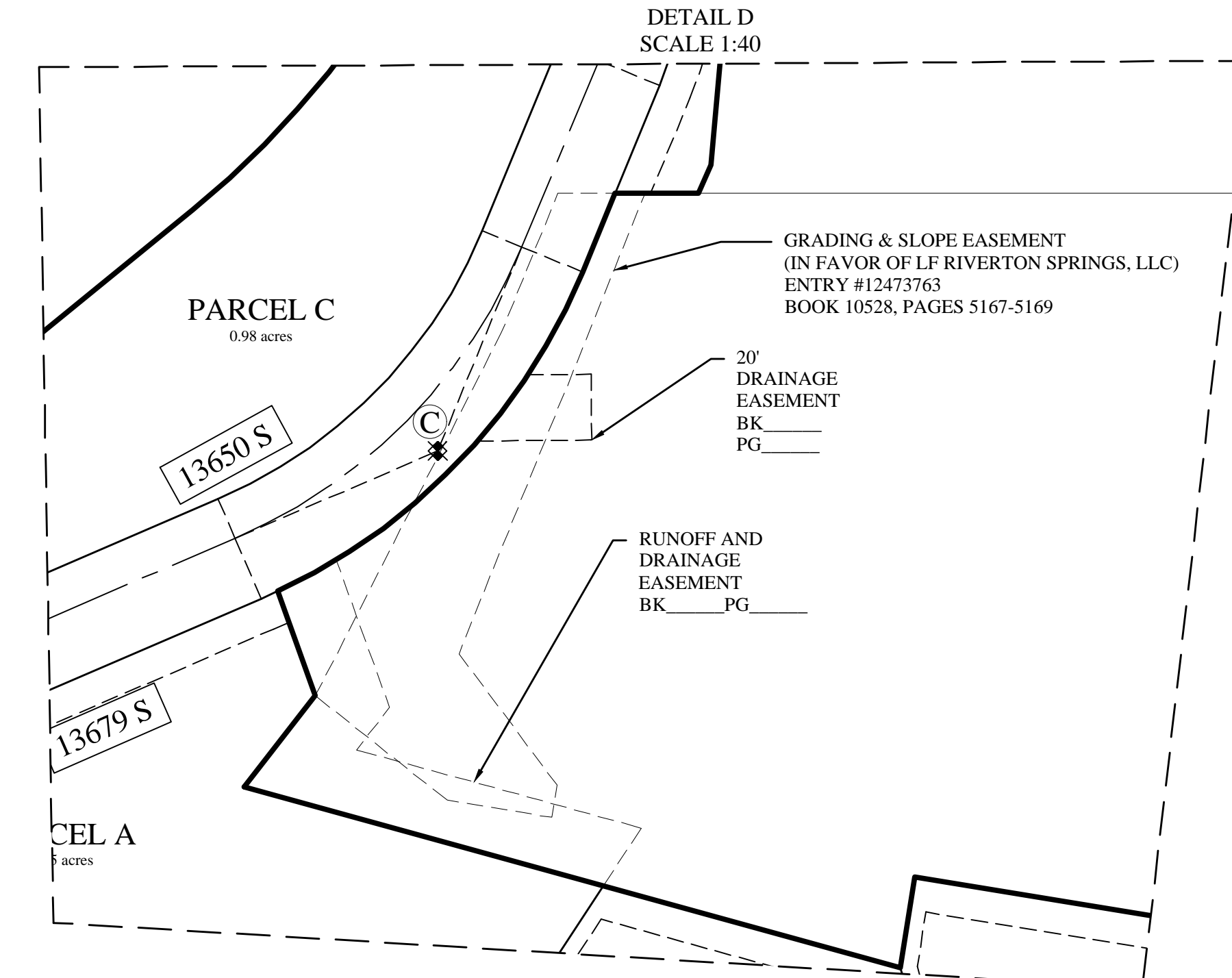
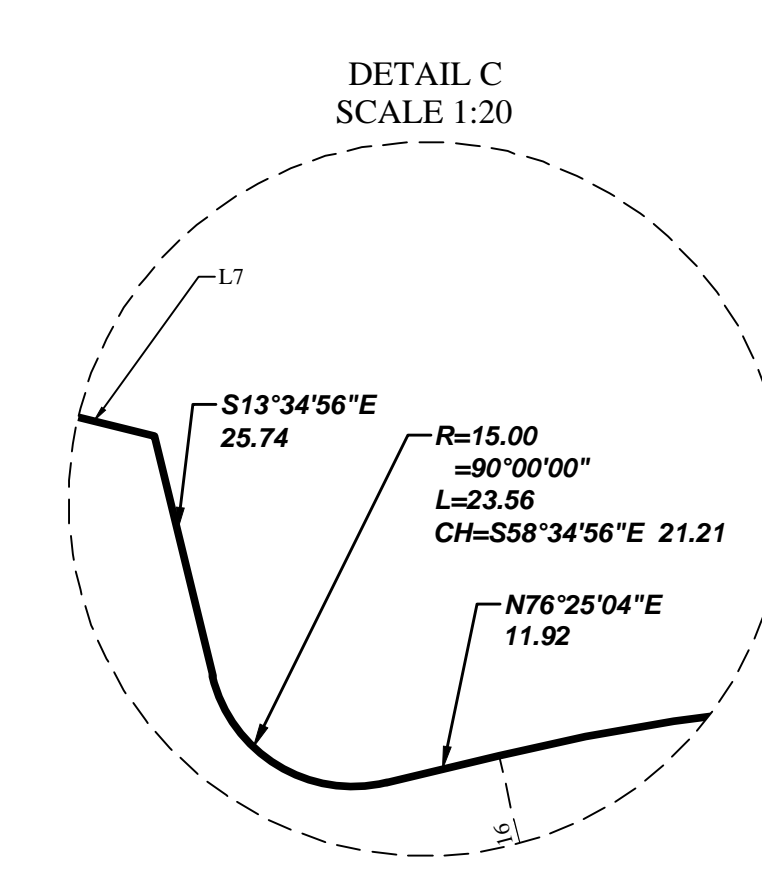
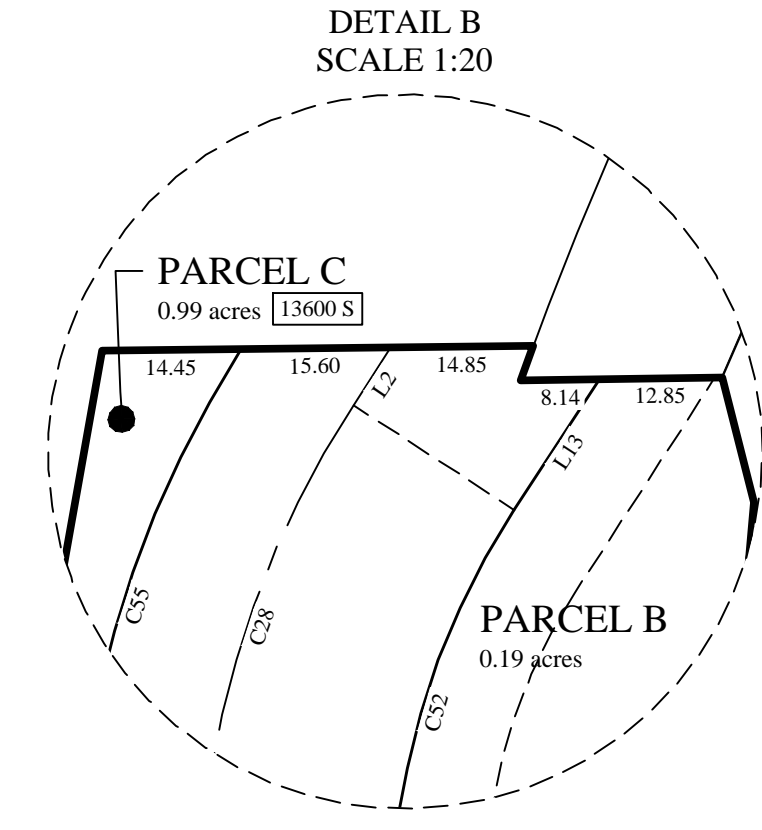
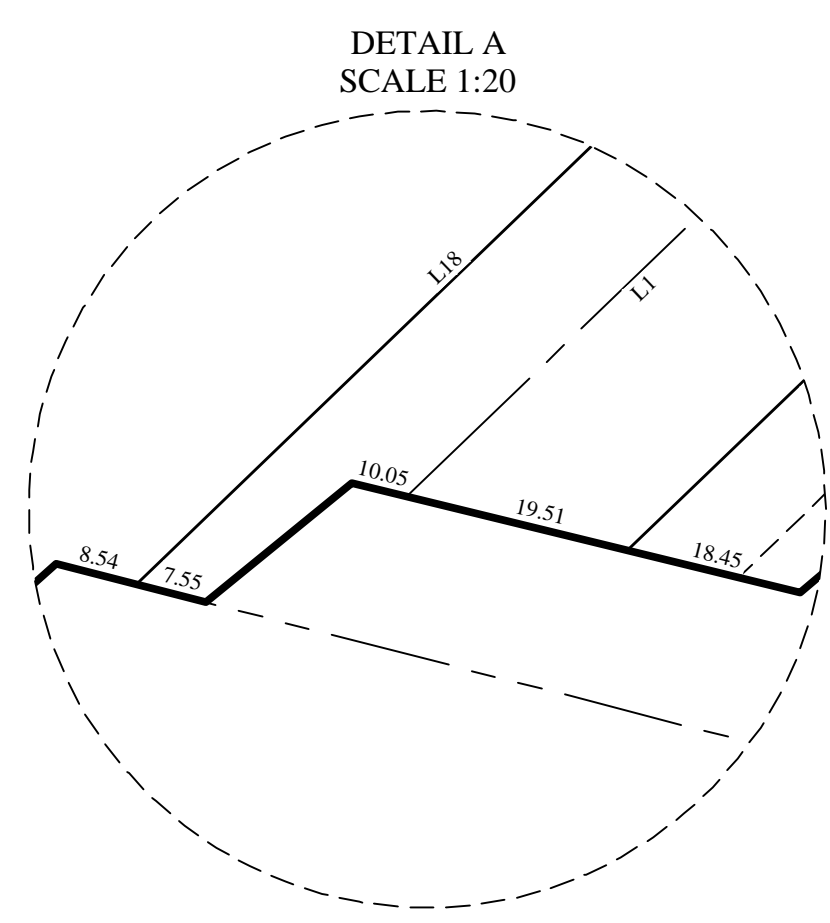
RIVER SPRING ESTATES

LOCATED IN THE NW¹/₄ OF SECTION 2, T4S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH
JANUARY 2023



VICINITY MAP
N.T.S.

- GENERAL NOTES:**
- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY & DRAINAGE EASEMENTS (P.U. & D.E.) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE P.U. & D.E.
 - PROPERTY LIES WITHIN FEMA FIRM PANEL NUMBER 49050443G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS DESIGNATED ZONE "X".
 - FLOOD AND WATER QUALITY CONTROL SYSTEM MUST BE PROTECTED, PRESERVED AND MAINTAINED IN ACCORDANCE TO THE RIVER SPRING ESTATES LONG-TERM STORMWATER MANAGEMENT PLAN.
 - PARCELS A, B, C, D, & E ARE UNDEVELOPABLE AS PER TRANSFER OF DENSITY CREDIT SHARED WITH THE OTHER LOTS IN THIS PLAT. PARCELS A, B, C, & D ARE HEREBY CONVEYED TO RIVERTON CITY. PARCEL E IS HEREBY CONVEYED TO AND WILL BE MAINTAINED BY THE RIVER SPRING ESTATES HOME OWNERS ASSOCIATION, LLC.
 - P.U. & D.E. INCLUDES A PUBLIC UTILITY AND RIVERTON CITY UTILITY EASEMENT AND A DRAINAGE AND SNOW STORAGE EASEMENT IN FAVOR OF RIVERTON CITY.
 - PARCEL F IS TO BE OWNED AND MAINTAINED BY THE HOA.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	985.00	4°53'25"	84.07	S48°39'06"W	84.05
C2	50.00	72°26'41"	63.22	N50°56'28"W	59.09
C3	165.00	44°15'44"	127.47	N44°33'09"E	124.32
C4	115.00	22°54'37"	45.98	N10°57'59"E	45.68
C5	80.00	63°52'34"	55.74	S60°53'55"W	52.90
C6	200.00	43°29'52"	151.84	S55°05'04"E	148.22
C7	250.00	26°44'56"	116.71	N89°47'32"E	115.66
C8	198.57	57°29'46"	199.27	S74°50'03"E	191.01
C9	250.00	30°08'53"	131.55	S61°09'36"E	130.03
C10	80.00	5°40'55"	7.93	S22°29'53"W	7.93
C11	965.00	4°53'13"	82.31	S48°39'13"W	82.28
C12	50.00	55°54'13"	48.79	S01°00'31"W	46.87
C13	50.00	80°48'51"	70.52	S67°21'01"E	64.82
C14	216.00	38°21'25"	144.60	S57°39'17"E	141.92
C15	266.00	26°44'56"	124.18	N89°47'32"E	123.06
C16	214.57	57°29'46"	215.32	S74°50'03"E	206.40
C17	266.00	12°24'11"	57.58	S52°17'15"E	57.47
C18	15.00	78°08'47"	20.46	N19°24'57"W	18.91
C19	15.00	89°07'39"	23.33	S64°13'16"W	21.05
C20	266.00	5°01'08"	23.30	S73°43'29"E	23.29
C21	15.00	61°30'55"	16.10	N45°28'35"W	15.34
C22	50.00	303°01'51"	264.44	N13°45'57"E	47.69
C23	15.00	61°30'55"	16.10	N73°00'30"E	15.34
C24	182.57	57°29'46"	183.21	S74°50'03"E	175.62
C25	15.00	90°00'00"	23.56	N58°45'57"E	21.21
C26	234.00	30°08'53"	123.13	S61°09'36"E	121.71
C27	15.00	90°00'00"	23.56	S31°14'03"E	21.21
C28	100.00	33°31'48"	58.52	S16°16'34"W	57.69

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C29	15.00	90°00'00"	23.56	N31°25'04"E	21.21
C30	234.00	26°44'56"	109.24	N89°47'32"E	108.25
C31	184.00	36°39'52"	117.74	S58°30'04"E	115.75
C32	50.00	29°59'32"	26.17	N57°14'48"E	25.88
C33	234.00	7°15'19"	29.63	S72°56'23"E	29.61
C34	185.00	44°15'44"	142.92	N44°33'09"E	139.39
C35	135.00	22°54'37"	53.98	N10°57'59"E	53.62
C36	400.00	10°29'48"	73.28	N61°26'07"E	73.18
C37	400.00	5°05'24"	35.54	N53°38'31"E	35.52
C38	102.00	22°54'37"	40.79	N10°57'59"E	40.51
C39	152.00	44°15'44"	117.42	N44°33'09"E	114.53
C40	234.00	6°52'17"	28.06	N79°51'13"E	28.05
C41	998.00	4°53'25"	85.18	S48°39'06"W	85.16
C42	234.00	19°52'39"	81.18	S86°46'19"E	80.77
C43	250.00	11°34'23"	50.50	S70°26'51"E	50.41
C44	250.00	18°34'29"	81.05	S55°22'24"E	80.69
C45	400.00	15°35'13"	108.82	S58°53'25"W	108.48
C46	234.00	5°24'41"	22.10	N48°47'30"W	22.09
C47	214.57	30°09'15"	112.93	N61°09'47"W	111.63
C48	234.00	17°28'53"	71.40	S60°14'17"E	71.12
C49	15.00	101°22'11"	26.54	S10°30'57"W	23.21
C50	380.00	5°28'39"	36.37	S63°56'32"W	36.35
C51	185.00	1°42'37"	5.52	S65°49'43"W	5.52
C52	80.00	33°31'48"	46.82	S16°16'34"W	46.15
C53	15.00	91°13'15"	23.88	N83°17'52"W	21.44
C54	380.00	0°18'05"	2.00	S51°05'49"W	2.00
C55	113.00	32°47'29"	64.67	S15°54'24"W	63.79
C56	413.00	15°35'13"	112.35	S58°53'25"W	112.01

Line Table		
LINE	DIRECTION	LENGTH
L1	S46°02'33"W	65.47
L2	S33°02'28"W	7.18
L3	S33°20'08"E	16.02
L4	S25°20'21"W	15.93
L5	S46°02'32"W	52.85
L6	S76°13'00"E	16.08
L7	S76°18'00"E	18.00
L8	S76°18'00"E	1.42
L9	S80°42'20"E	16.00
L10	S13°34'56"E	40.86
L11	S76°13'00"E	16.08
L12	S22°25'17"W	61.36
L13	S33°02'28"W	16.23
L14	S76°18'00"E	16.00
L15	S22°25'17"W	61.36
L16	S76°18'00"E	16.00
L17	S75°16'53"W	50.00
L18	S46°02'33"W	92.19
L20	S47°44'58"E	50.00

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

- SEWER DISTRICT NOTES**
- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 - THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.



RIVER SPRING ESTATES

LOCATED IN THE NW¹/₄ OF SECTION 2, T4S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ DEPUTY SALT LAKE COUNTY RECORDER