

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PHEASANT VALLEY SUBDIVISION, PLAT "A", WHICH POINT LIES S88°34'55"W 316.36 FEET ALONG THE SECTION LINE AND SOUTH 618.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S88°36'14"E 673.49 FEET ALONG SAID PHEASANT VALLEY SUBDIVISION, PLAT "A" SUBDIVISION TO THE WEST LINE OF CRYSTAL SPRINGS, PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID CRYSTAL SPRINGS, PLAT "A" SUBDIVISION THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S00°16'01"W 709.18 FEET, (2) N88°40'48"W 0.06 FEET, (3) S00°16'01"W 709.18 FEET, (4) S89°29'50"E 3.19 FEET TO THE WEST LINE OF LEORAH SPRINGS, PHASE 1; THENCE ALONG SAID LEORAH SPRINGS, PHASE 1 SUBDIVISION S00°32'44"W 604.89 FEET TO THE NORTH LINE OF CANYON SPRINGS, PLAT "A"; THENCE N89°38'00"W 688.06 FEET ALONG SAID CANYON SPRINGS, PLAT "A" SUBDIVISION; THENCE N00°53'30"E 1330.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.71 ACRES.

OWNER'S DEDICATION

(I) WE, _____ BEING THE UNDERSIGNED OWNER(S) 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 HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____ A.D. 2022.

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ 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 THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____ A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ 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. 2022.

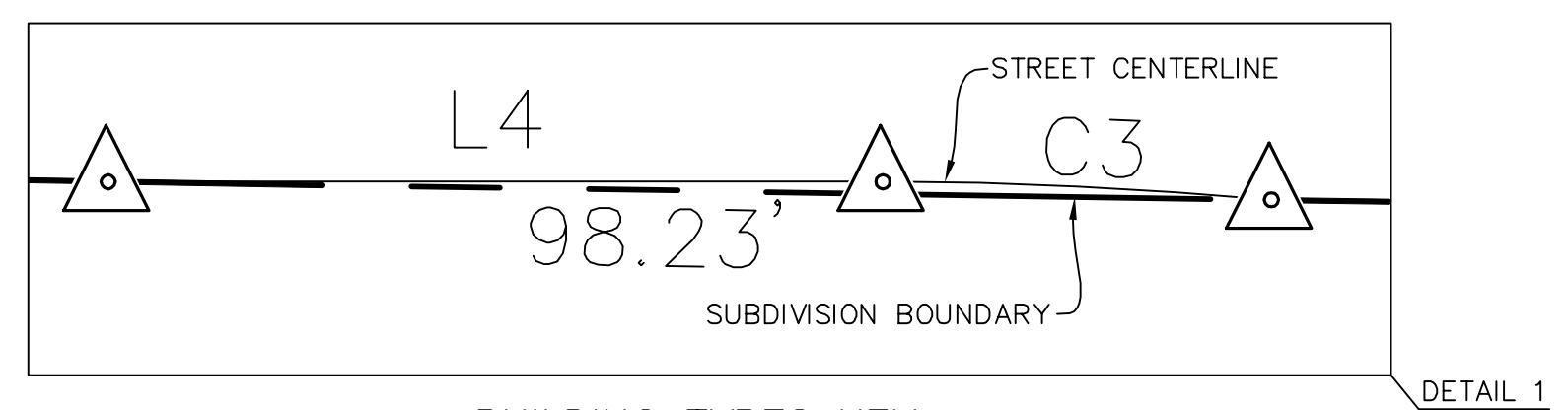
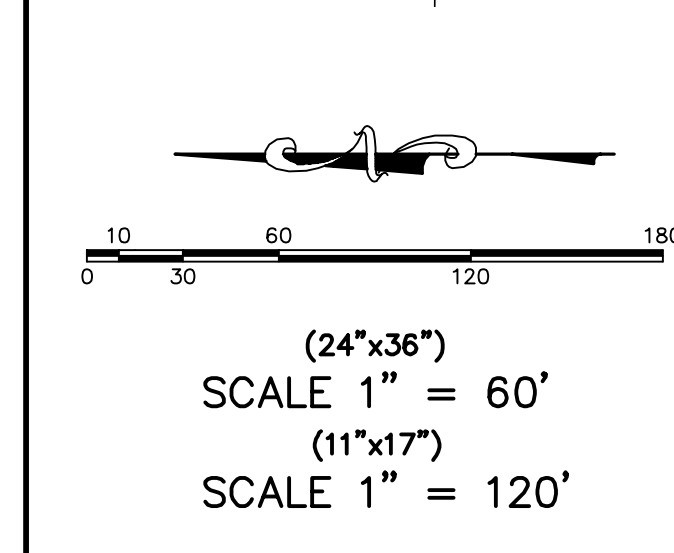
APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

WESTFIELDS CENTRAL
A RESIDENTIAL SUBDIVISION IN SHEET
SPRINGVILLE, UTAH COUNTY, UTAH 1 OF 3
CONTAINING 218 LOTS AND 20.71 ACRES.
LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

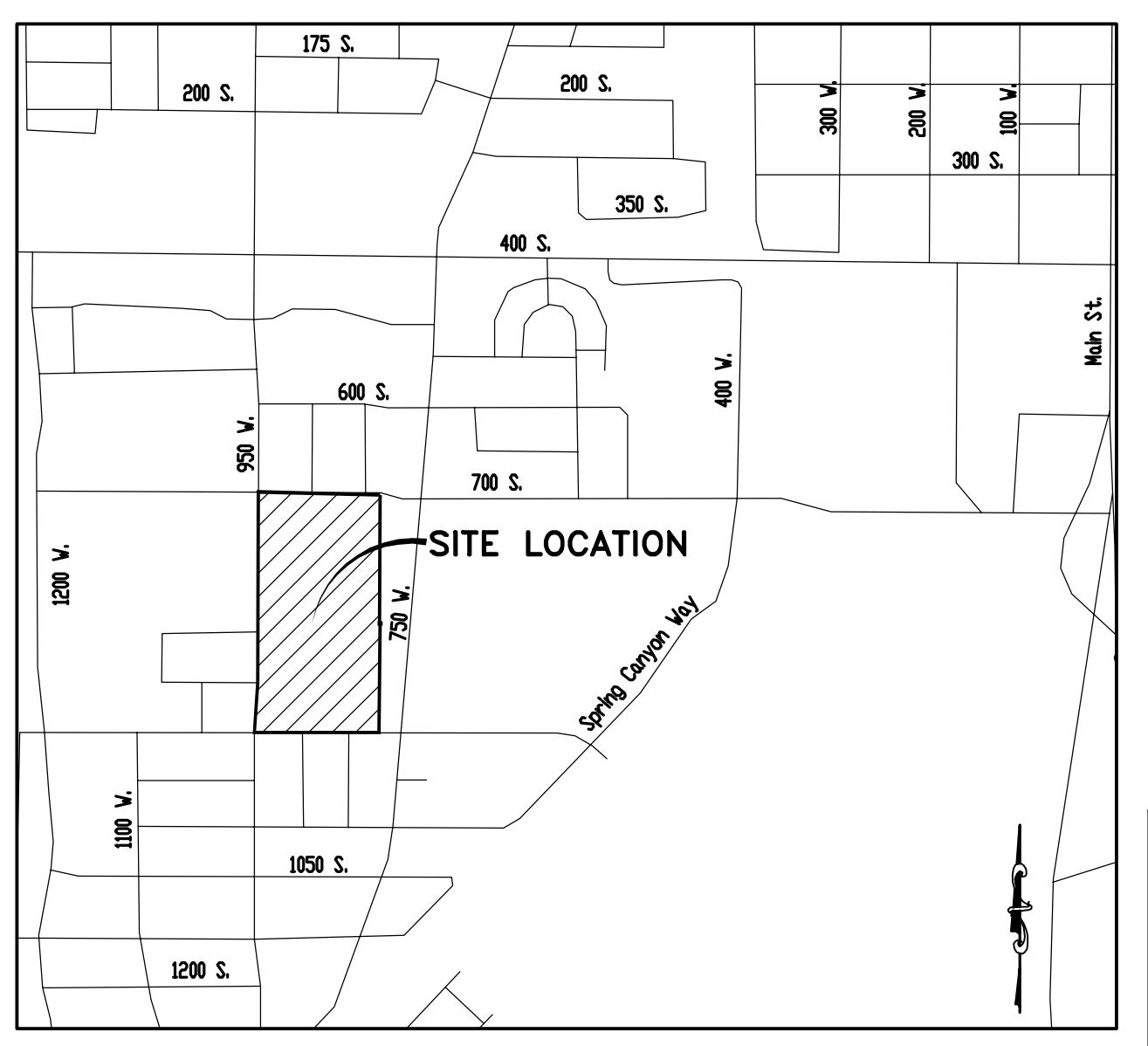
CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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- BUILDING TYPES KEY**
- H - HOUSE/ADU
 - C - COTTAGE/ADU
 - PH - PAIR HOUSE/ADU
 - T - TOWNHOUSE/ADU
 - PC - POCKET/COTTAGE COURT
 - TH-PU - TOWNHOUSE PARK-UNDER
 - 3THE - 3-TOWNHOUSE ESTATE
 - SF - STACKED FLAT
 - LH - LOFT HOUSE
 - MH - MEWS HOUSE
 - AH - APARTMENT HOUSE
 - AB - APARTMENT BUILDING
 - MXB - MIXED-USE BUILDING
 - CV - ART/EDUCATION BUILDING

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

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



VICINITY MAP
-NTS-