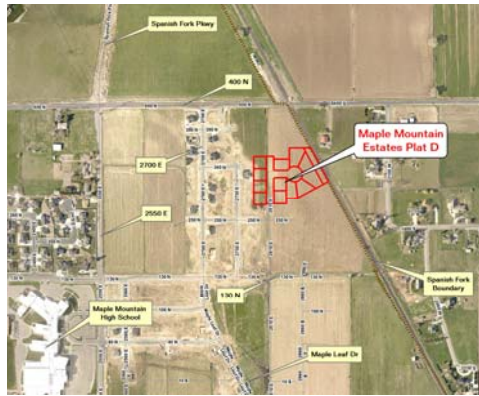




Maple Mountain Estate Plat D



OWNER CONTACT INFO
 NAME: SPANISH FORK PLAT D
 ADDRESS: 1936 EAST 6800 SOUTH, SPANISH FORK, UT 84603
 PHONE: 435-438-0298
 FAX: 435-438-0298
 E-MAIL: SPANISH.FORK@UTAH.GOV

DESIGNER CONTACT INFO
 NAME: ATLAS ENGINEERING
 ADDRESS: 1000 NORTH MAIN, SPANISH FORK, UT 84603
 PHONE: 435-438-0298
 FAX: 435-438-0298
 E-MAIL: SPANISH.FORK@UTAH.GOV

DATA TABLE
 ACREAGE IN LOTS=3.17
 ACREAGE IN ROWS=0.84
 ACREAGE OF OPEN SPACE=0.37
 TOTAL ACREAGE=4.48

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 BROADCAST 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.
 2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, VIBRATIONS, TRAFFIC, 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 LOCATIONS.
 5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

LEGEND

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

SCALE 1" = 40'
SCALE 1" = 80'

DETAIL-TYP: BUILDING SETBACK & EASEMENT

SURVEY TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	10.00	15.71	14.14	S 40°13'58" E	80°00'00"
C2	15.00	14.20	13.88	S 82°06'30" E	147°14'38"
C3	82.00	15.43	15.44	S 82°16'04" W	113°00'00"
C4	82.00	70.18	66.40	S 87°16'04" W	64°57'24"
C5	82.00	53.44	50.80	N 82°06'30" E	88°22'34"
C6	82.00	53.44	50.80	N 82°06'30" E	88°22'34"
C7	82.00	86.19	83.09	S 88°24'20" E	113°00'00"
C8	15.00	14.20	13.88	N 82°06'30" E	88°22'34"
C9	10.00	15.71	14.14	S 40°13'58" E	80°00'00"

LINE TABLE

LINE	LENGTH	BEARING
1	157.1	S 89°42'40" E

VICINITY MAP

SURVEYOR'S CERTIFICATE

BARRY L. FREITMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 18848 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 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 WHICH LIES 589'18"26" W 103.73 FEET ALONG THE SECTION LINE AND SOUTH 47°17'4" FROM THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MERIDIAN, AND RUNNING THENCE N89°42'40"E 160.00 FEET; THENCE S00°13'56"E 22.07 FEET; THENCE N89°42'40"E 15.78 FEET; THENCE N00°13'56" W 50.00 FEET; THENCE N89°42'40"E 168.39 FEET; THENCE S28°10'17"E 306.44 FEET; THENCE S61°30'24" W 294.17 FEET; THENCE S89°42'40" W 78.44 FEET; THENCE S00°13'56" E 30.87 FEET; THENCE S89°42'40" W 160.00 FEET; THENCE S00°13'56" E 6.83 FEET; THENCE S89°42'40" W 100.00 FEET; THENCE N00°13'56" W 304.36 FEET TO THE POINT OF BEGINNING, CONTAINS 4.48 ACRES.

OWNER'S DEDICATION

I, THE UNDERSIGNED 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.

I, WITNESS HEREOF, HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 2018.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH: COUNTY OF UTAH: DAY OF _____, A.D. 2018 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SAID ACTIVITY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SH/SE IS THE _____ 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 _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION INCURRED 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. 2018.

APPROVED: _____ CITY MANAGER APPROVED: _____ CITY ATTORNEY APPROVED: _____ ENGINEER (SEE SEAL) ATTEST: _____ CLERK-RECORDER APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR

MAPLE MOUNTAIN ESTATES PLAT "D"

SPANISH FORK CITY, UTAH COUNTY, UTAH
 CONTAINING 12 LOTS AND 4.48 ACRES
 LOCATED IN THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MERIDIAN, UTAH COUNTY, UTAH.

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

File Name: Maple Mountain Estates

Final Plat

Applicant: Atlas Engineering

4.48 Acres

Number of Lots: 12

File Number: 14-000764

Address: 1936 East 6800 South

Permit Number: FP17-000024

Application Date: 12/08/2017

Application Approved: Pending