



Maple Mountain Estates Phase 2

VICINITY MAP
-NTS-

KEY PLAN
-NTS-

LEGEND

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

SCALE 1" = 50'
SCALE 1" = 100'

DATA TABLE

ACREAGE IN LOTS=5.74
ACREAGE IN ROW=2.31
ACREAGE OF OPEN SPACE=0.33
TOTAL ACREAGE=8.38

NOTES:

- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SF6V 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.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
- A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
- FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN FURTHERITY 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.

DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

CURVE	RADIUS	LENGTH	CHORD	BRC	DELTA
C1	10.00	15.78	14.20	N 44°55'40" E	89°28'00"
C2	10.00	15.63	14.09	S 45°04'20" E	89°34'00"
C3	10.00	15.78	14.20	N 45°12'00" E	89°30'00"
C4	10.00	15.71	14.14	N 44°55'40" E	89°28'00"
C5	10.00	15.71	14.14	N 44°42'40" E	89°30'00"
C6	10.00	15.78	14.19	N 45°28'00" E	89°23'00"
C7	10.00	15.63	14.09	S 45°04'20" E	89°34'00"
C8	10.00	15.71	14.14	S 44°42'40" W	89°30'00"
C9	10.00	15.71	14.14	S 45°12'00" E	89°30'00"
C10	15.00	9.65	9.49	S 18°08'40" W	36°52'12"
C11	60.00	40.87	40.08	N 17°24'07" E	39°31'30"
C12	60.00	52.49	50.83	N 27°30'20" E	50°02'30"
C13	60.00	78.52	73.03	S 89°56'22" W	74°58'47"
C14	15.00	9.65	9.49	N 70°53'04" E	36°52'12"

SURVEYOR'S CERTIFICATE

I, BARRY D. PRETTIHAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 168406 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.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°19'10" E 851.41 FEET ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND SOUTH 1046.47 FEET, AND RUNNING THENCE S00°17'50" E 216.64 FEET, THENCE S89°20'45" E 34.39 FEET, THENCE N00°15'04" E 423.76 FEET, THENCE N89°42'40" E 3.66 FEET, THENCE N00°15'04" E 423.76 FEET, THENCE S00°17'50" E 216.64 FEET TO THE BOUNDARY OF MAPLE MOUNTAIN ESTATES PLAT "A", THENCE ALONG THE BOUNDARY OF MAPLE MOUNTAIN ESTATES PLAT "A" THE FOLLOWING: (1) S00°17'50" E 423.76 FEET, (2) N00°15'04" E 423.76 FEET, (3) N89°42'40" E 153.48 FEET, (4) N89°42'40" E 153.48 FEET, (5) S00°17'50" E 423.76 FEET, (6) S89°42'40" E 153.48 FEET TO THE POINT OF BEGINNING, CONTAINS 8.38 ACRES.

OWNER'S DEDICATION

I, _____ BEING 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.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2016.

MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, _____ DAY OF _____ A.D. 2016 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN TO THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH _____

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES, A.D. 2016.

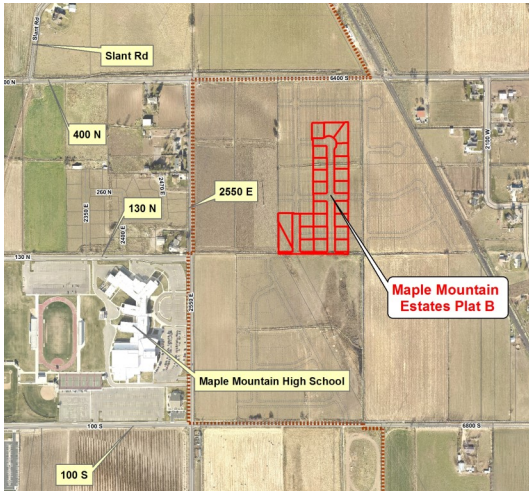
APPROVED: _____ DAY OF _____ A.D. 2016.

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

APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR _____

MAPLE MOUNTAIN ESTATES PLAT "B"
SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 23 LOTS AND 8.38 ACRES
LOCATED IN THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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



File Name: Maple Mountain Estates Phase 2
 Applicant: Scott Peterson
 Number of Lots: 13
 Address: 1939 East 6800 South
 Application Date: 05/24/2016

Final Plat Re-approval
 5.46 Acres
 File #: 15-000441
 Permit #: RFP16-00004
 Application Approved: 06/29/2016