



Maple Mountain Estates Phase 1



SITE LOCATION

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

VICINITY MAP
-NTS-

ALL PUBLIC UTILITY EASEMENTS PLATED 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.

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 SEWAGE COMMUNICATION SERVICE LINES UP TO THE MAST OR 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, ODORS, SIGHTS, 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.

PLAT "A"

DETAILED CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	10.00	15.71	14.14	N 45°40'50" W	90°00'00"
C2	10.00	15.71	14.14	S 44°19'10" E	90°00'00"
C3	10.00	15.78	14.19	N 45°29'05" W	90°23'30"
C4	10.00	15.71	14.14	N 44°42'00" E	90°00'00"
C5	10.00	15.71	14.14	N 45°17'20" W	90°00'00"
C6	10.00	15.71	14.14	S 44°42'40" W	90°00'00"
C7	10.00	15.71	14.14	S 45°17'20" E	90°00'00"
C8	10.00	15.84	14.09	S 44°30'50" W	89°36'30"
C9	10.00	15.78	14.19	S 45°29'05" E	90°23'30"
C10	10.00	15.84	14.09	S 44°30'50" W	89°36'30"
C11	10.00	15.71	14.14	S 45°40'50" W	90°00'00"
C12	10.00	15.71	14.14	S 44°19'10" E	90°00'00"

CURVE TABLE

DETAILED BUILDING SETBACK & EASEMENT
-NTS-

OWNER'S DEDICATION

I, [NAME], 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 HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 2016.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH—S.S.
 COUNTY OF UTAH—S.S.
 ON THE ____ DAY OF _____, A.D. 2016, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME, DULY SHOWN/PREPARED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ KNOWLEDGE AND INTENT THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS: _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGAL BODIES

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. 2016.

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

COMMUNITY DEVELOPMENT DEPARTMENT

MAPLE MOUNTAIN ESTATES PLAT "A"

SPANISH FORK CITY, IAH COUNTY, UTAH
 CONTAINING 17 LOTS AND 6.51 ACRES
 LOCATED IN THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

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

NORTH 1/4 CORNER OF SECTION 21, T8S, R3E, SLB&M

File Name: Maple Mountain Estates Phase 1

Applicant: Atlas Engineering

Number of Lots: 17

Address: 6400 South 1800 East

Application Date: 05/24/2016

Final Plat Re-approval

6.48 Acres

File #: 15-000142

Permit #: RFP16-00003

Application Approved: 1/6/2016