

NORTH
1" = 50'

Note:

The proposed subdivision is located in a high water table area, a geo-technical report will need to be submitted which addresses storm water and ground water remediation, storage, distribution and restrictions on basement / habitable floor space. A letter report is required prior to the issuance of a building permit.

UTILITY NOTE:

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT OF WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(ii).

ROCKY MOUNTAIN POWER
Approved this 11 day of November, A.D. 2016
Gregory Appleton
Rocky Mountain Power Representative

CENTURY LINK
Approved this 08 day of November, A.D. 2016
Kathy Whiting
Century Link Representative

COMCAST CABLE TELEVISION
Approved this 16 day of November, A.D. 2016
E. V. Saldaña
Comcast Representative

QUESTAR GAS
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing 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 Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.
Paul Mattie 11/16
Questar Gas Representative Date

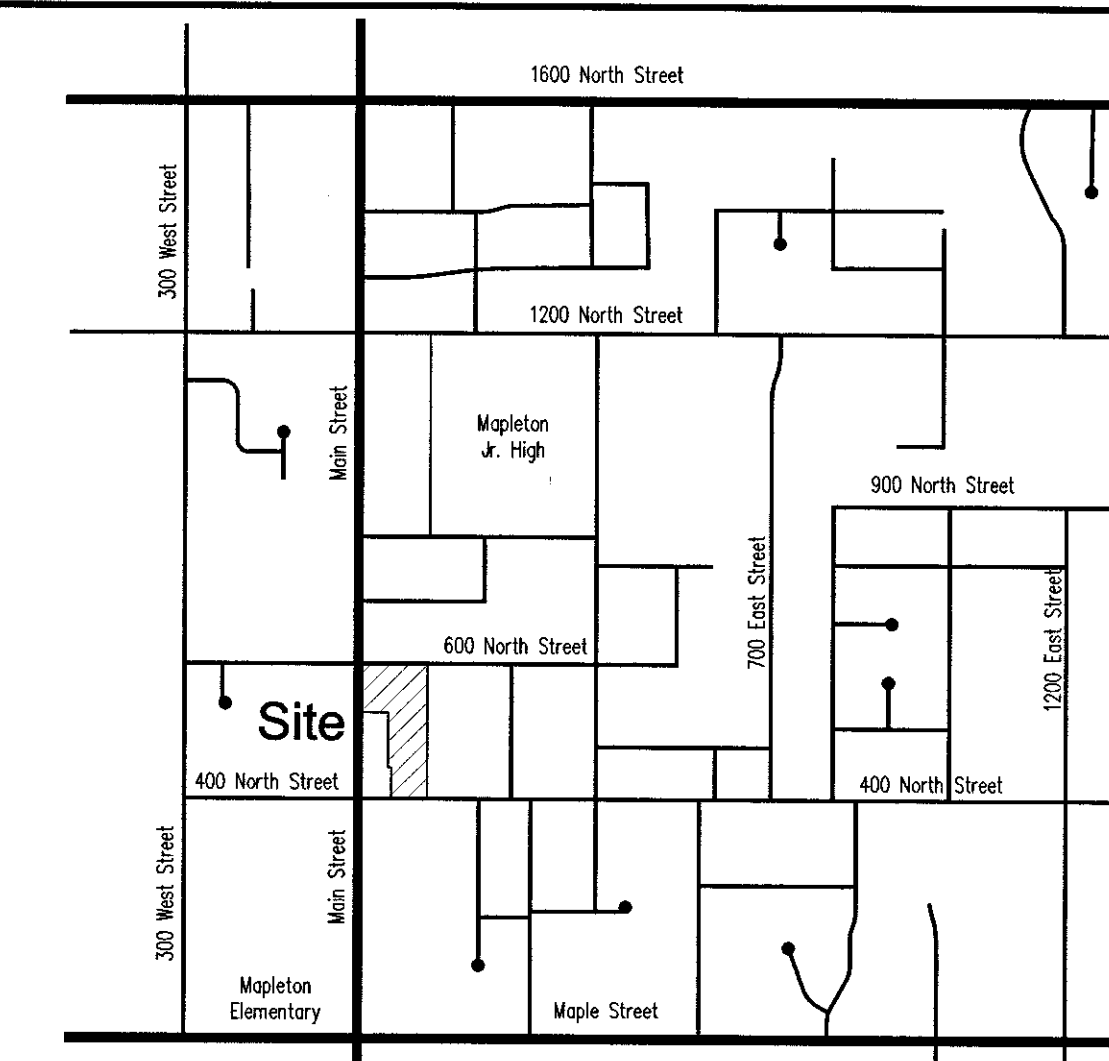
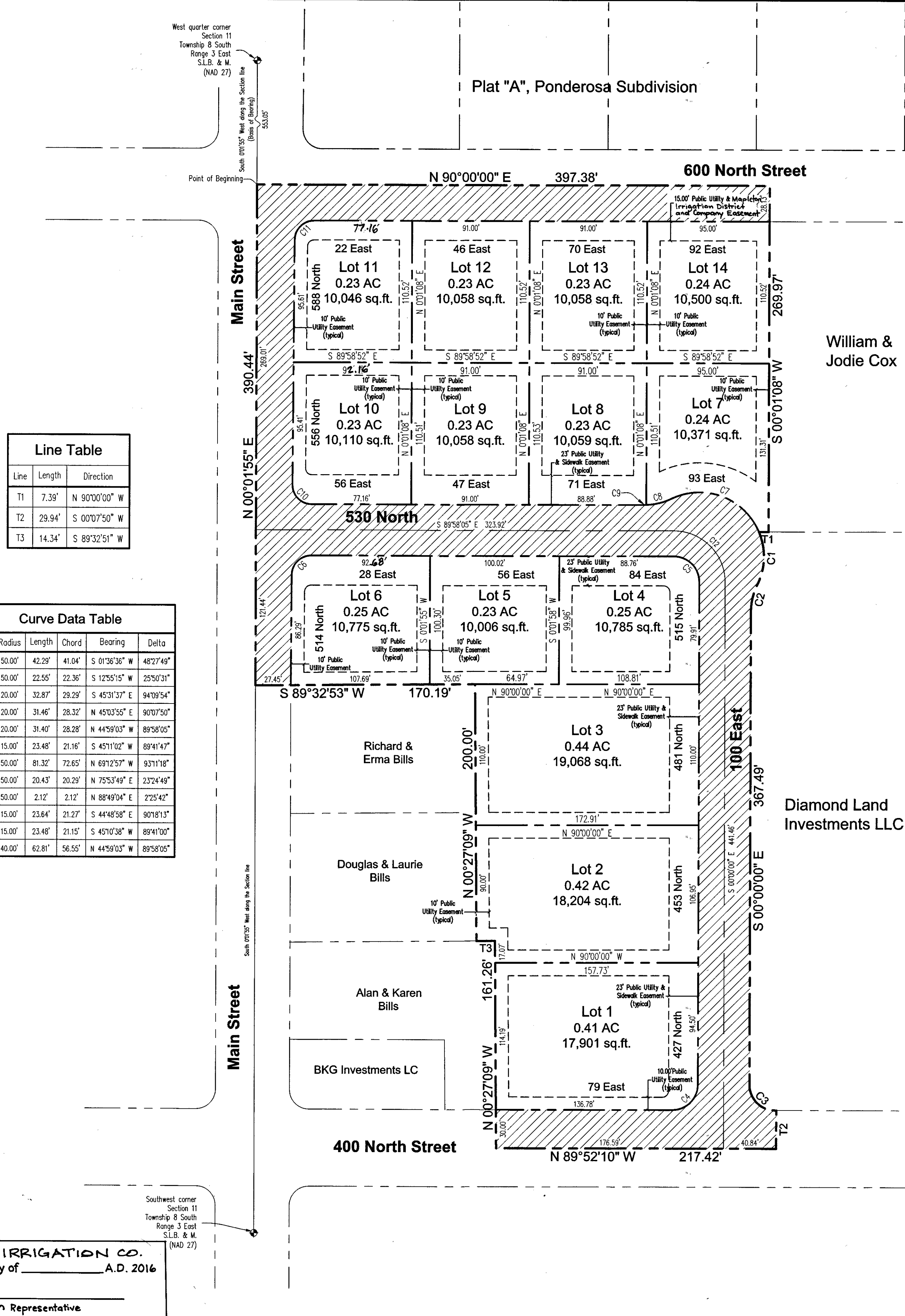
MAPLETON IRRIGATION CO.
Approved this ___ day of _____ A.D. 2016
Mapleton Irrigation Representative

Line Table

Line	Length	Direction
T1	7.39'	N 90°00'00" W
T2	29.94'	S 00°07'50" W
T3	14.34'	S 89°32'51" W

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	50.00'	42.29'	41.04'	S 01°36'36" W	48°27'49"
C2	50.00'	22.55'	22.36'	S 12°55'15" W	25°50'31"
C3	20.00'	32.87'	29.29'	S 45°31'37" E	94°09'54"
C4	20.00'	31.46'	28.32'	N 45°03'55" E	90°07'50"
C5	20.00'	31.40'	28.28'	N 44°59'03" W	89°58'05"
C6	15.00'	23.48'	21.16'	S 45°11'02" W	89°41'47"
C7	50.00'	81.32'	72.65'	N 89°12'57" W	93°11'18"
C8	50.00'	20.43'	20.29'	N 75°53'49" E	23°24'49"
C9	50.00'	2.12'	2.12'	N 88°49'04" E	2°25'42"
C10	15.00'	23.64'	21.27'	S 44°48'58" E	90°18'13"
C11	15.00'	23.48'	21.15'	S 45°10'38" W	89°41'00"
C12	40.00'	62.81'	56.55'	N 44°59'03" W	89°58'05"



Vicinity Map

Area dedicated to Mapleton City.

Irrigation Note:
Irrigation boxes along 600 North may not be fenced within yards. Direct access (not through fences) must be provided to Mapleton Irrigation District & Company from city streets.

Surveyor's Certificate
I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the State of Utah, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description
Commencing at a point located South 00°01'55" West along the Section line 553.05 feet from the West quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 90°00'00" East 397.38 feet; thence South 00°01'00" West 289.97 feet; thence North 90°00'00" West 7.39 feet; thence along the arc of a 50.00 foot radius curve to the right 42.29 feet (chord bears South 01°36'36" West 41.04 feet); thence along the arc of a 50.00 foot radius curve to the left 22.55 feet (chord bears South 12°55'15" West 22.36 feet); thence South 367.49 feet; thence along the arc of a 20.00 foot radius curve to the left 32.87 feet (chord bears South 45°31'37" East 29.29 feet); thence South 00°07'50" West 29.94 feet; thence North 89°58'10" West 217.42 feet; thence North 00°27'09" West 161.26 feet; thence South 89°32'51" West 14.34 feet; thence North 00°01'55" West 200.00 feet; thence South 89°32'51" West 170.19 feet more or less to the Section line; thence North 00°01'55" East along the Section line 390.44 feet to the point of beginning.
Area = 228,660 sq.ft. or 5.24 Acres

Basis of Bearing is South 00°01'55" West along the Section line from the West quarter corner to the Southwest corner of said Section 11.
Nov. 8, 2016
DATE
Roger D. Dudley
SURVEYOR
(See Seal Below)

Owner's Dedication
Know all men by these presents that we, all of 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, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.
In witness hereof we have hereunto set our hands this 26th day of January, A.D. 2017
Craig R. Perry *Thomas Carter*
CRAIG R. PERRY THOMAS CARTER

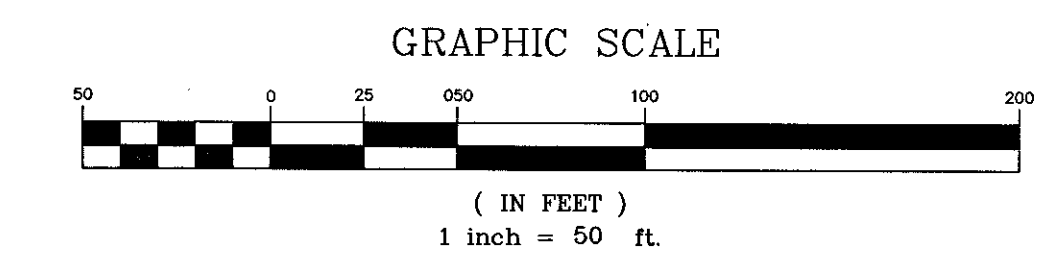
Acceptance of Legislative Body
THE City Council of Mapleton, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF October, 2016.
Mike Hill *Thomas Carter*
MAYOR ATTEST, CITY RECORDER
(See Seal Below) (See Seal Below)

Acknowledgment
STATE OF UTAH } S.S.
COUNTY OF UTAH }
On the 10th day of Nov., A.D. 2016, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.
Roger D. Dudley A notary public commissioned in Utah 687419
(Notary's full name) (Commission number)
3-1-20
My Commission Expires (signature)

Planning Commission Approval
APPROVED THIS 09 DAY OF September, A.D. 2016 BY THE Mapleton PLANNING COMMISSION.
Chris E. Johnson
COMMUNITY DEVELOPMENT DIRECTOR CHAIRMAN, PLANNING COMMISSION

Mapleton Irrigation Company Approval
APPROVED THIS 10th DAY OF SM, A.D. 2017 BY THE MAPLETON IRRIGATION COMPANY.
Mike Morris
MAPLETON IRRIGATION CO. REPRESENTATIVE
ENT. 180712017 Reg # 15426
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 22 2:57 PM FEE 44.00 BY VP
CORDED FOR MAPLETON CITY CORPORATION

15426



PLAT "A"
Maple Breeze Estates
Subdivision
Mapleton Utah County, Utah
Scale: 1" = 50 Feet

PREPARED BY

DUDLEY AND ASSOCIATES INC.

Occupancy Restriction Notice
ORDINANCE NO. ___ OF _____, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY _____

Acknowledgement (PERSONAL)
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ___ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES : _____
NOTARY PUBLIC (SEE SEAL)

Acknowledgement (CORPORATE)
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ___ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY-AT-LARGE OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING AT _____

CORPORATE SEAL
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL
Roger D. Dudley
11/8/16

11/8/16 7:14 PM