

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.

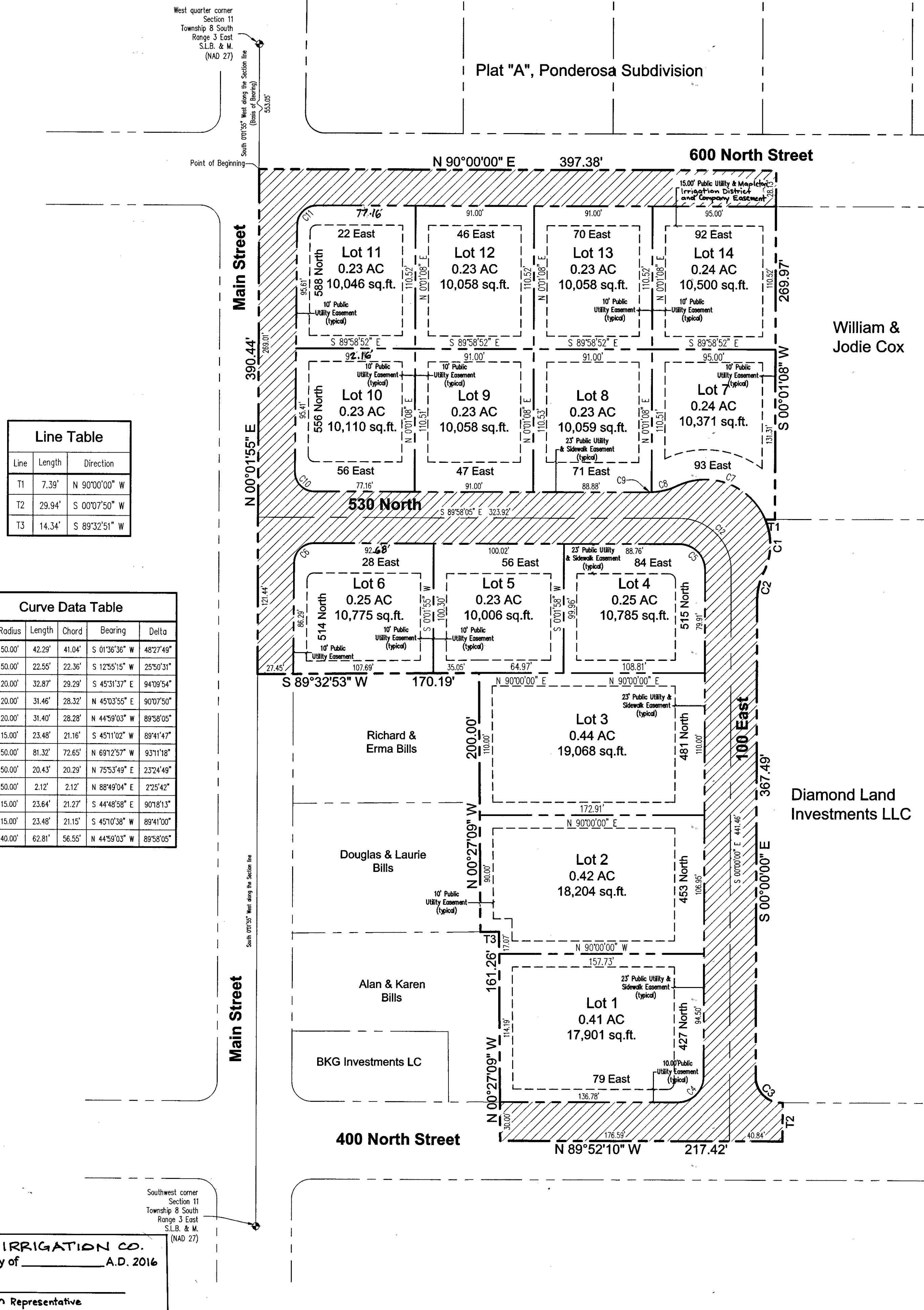
Paul Mattie 11/16
Questar Gas Representative Date

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

Mapleton Irrigation Representative

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°33'49" 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"

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



Southwest corner Section 11 Township 8 South Range 3 East S.L.B. & M. (NAD 27)

West quarter corner Section 11 Township 8 South Range 3 East S.L.B. & M. (NAD 27)

Point of Beginning

South 07°05' West along the Section line

Southwest corner Section 11 Township 8 South Range 3 East S.L.B. & M. (NAD 27)

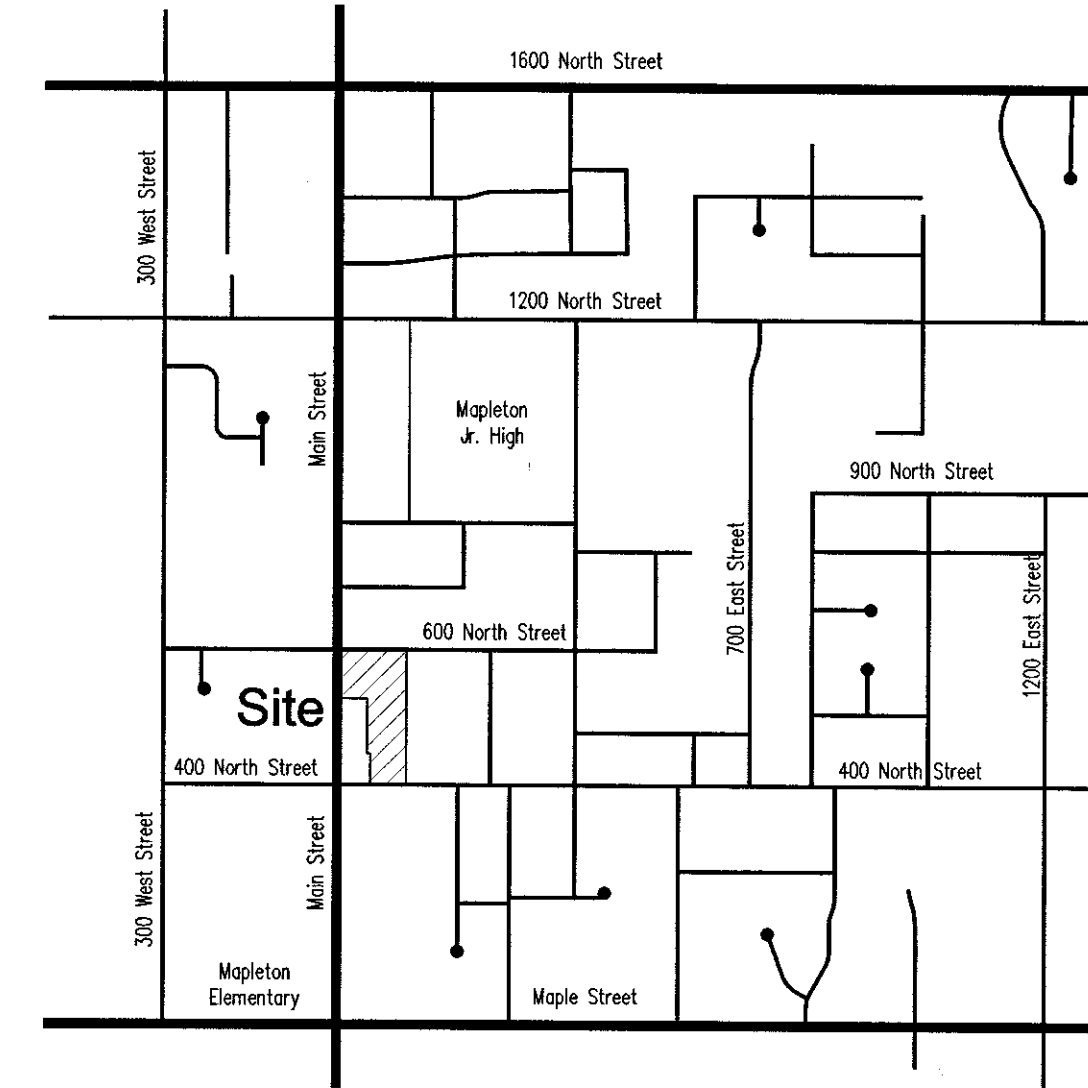
Plat "A", Ponderosa Subdivision

600 North Street

William & Jodie Cox

Diamond Land Investments LLC

400 North Street



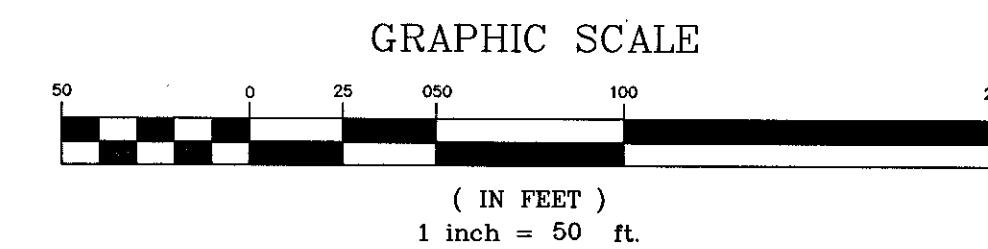
Vicinity Map

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.

15426



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°52'10" 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°27'09" 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
CRAIG R. PERRY

Thomas Carter
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.

Shelli
MAYOR
CITY ENGINEER
(See Seal Below)

Vanessa
ATTEST
CITY RECORDER
(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)
My Commission Expires 3-1-20 (signature)

Planning Commission Approval

APPROVED THIS 09 DAY OF September, A.D. 2016 BY THE Mapleton PLANNING COMMISSION.
Community Development Director CHAIRMAN, PLANNING COMMISSION

Mapleton Irrigation Company Approval

APPROVED THIS 10th DAY OF SM, A.D. 2017 BY THE MAPLETON IRRIGATION COMPANY.
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

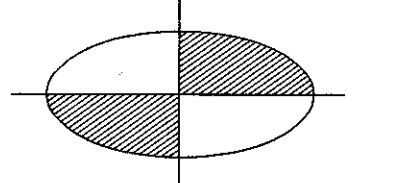
Conditions of Approval

PLAT "A"

Maple Breeze Estates

Mapleton Subdivision 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

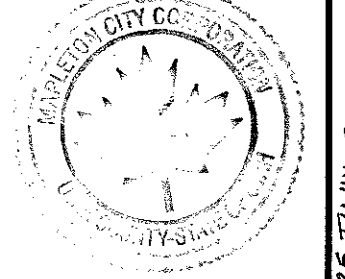
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Roger D. Dudley
11/8/16



11/8/16 7:10 PM