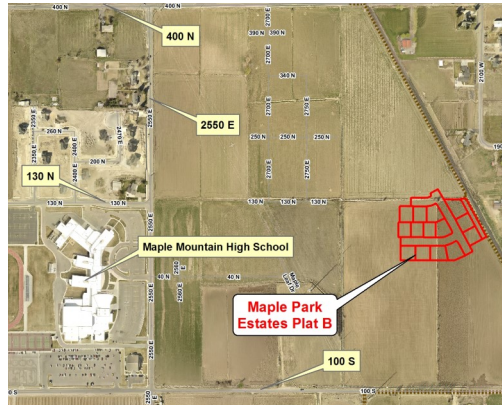




SPANISH FORK
PRIDE & PROGRESS

Maple Park Estates Plat B



ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PROPERTY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SEWERLINES, AND APPURTENANCE 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 METERS, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SEW 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.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE 801-855-0506
FAX 801-855-0109
89 WEST 200 NORTH
SPANISH FORK, UT 84606

SURVEYOR CONTACT INFO:
BARRY FREITMAN
PHONE 801-425-4240
251 WEST STATE ROAD
SALEM, UT 84653

OWNER/DEVELOPER CONTACT INFO:
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

KEY PLAN
-NTS-
PLAT "B"

VICINITY MAP
-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

LINE TABLE

LINE	LENGTH	BEARING
L1	8.76	N 29°20'00" W
L2	4.83	N 28°19'16" W
L3	16.00	N 89°51'20" W
L4	4.00	N 89°51'20" E
L5	39.53	N 30°23'54" E
L6	8.14	S 30°21'06" E
L7	1.87	S 30°21'06" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	70.00	37.21	36.77	N 74°54'59" E	20°22'21"
C2	10.00	15.59	14.66	N 100°10'37" E	28°18'47"
C3	100.00	53.52	52.88	N 74°48'47" E	30°33'48"
C4	2000.00	38.87	39.86	S 28°36'51" E	1°38'41"
C5	2000.00	81.90	81.90	S 28°36'51" E	1°38'41"
C6	150.00	74.13	73.38	N 70°59'10" E	28°18'52"
C7	130.00	11.38	11.37	N 87°38'14" E	30°00'37"
C8	130.00	57.76	57.39	N 74°24'04" E	25°22'28"
C9	10.00	15.67	14.72	S 75°25'24" E	82°58'35"
C10	1970.00	80.67	80.67	S 75°25'24" E	82°58'35"
C11	2030.00	42.17	42.17	S 29°50'34" E	1°31'20"
C12	2030.00	42.96	43.95	S 28°45'00" E	1°39'22"
C13	10.00	15.71	14.14	S 16°49'41" W	80°00'00"
C14	120.00	59.31	58.70	N 70°59'10" E	28°18'52"
C15	180.00	35.38	35.32	S 84°30'50" E	1°11'52'40"
C16	180.00	53.58	53.38	N 70°21'20" E	17°33'19"
C17	15.00	23.56	21.41	S 73°10'19" E	180°00'00"

DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

SURVEYOR'S CERTIFICATE

I, BARRY L. FREITMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 164068 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBMITTED 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 PLAN AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°15'47"E 1305.85 FEET ALONG THE QUARTER SECTION LINE AND EAST 480.83 FEET FROM THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°12'05" 100.00 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 37.21 FEET; THE CHORD BEARS N74°54'59" 36.77 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.59 FEET; THE CHORD BEARS N100°10'37" 14.66 FEET; THENCE N28°19'16" 8.76 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 53.52 FEET; THE CHORD BEARS N74°48'47" 52.88 FEET; THENCE S28°36'51" 38.87 FEET; THENCE S28°36'51" 81.90 FEET; THENCE S28°36'51" 39.28 FEET; THENCE S30°31'06" 44.59 FEET; THENCE N89°51'20" 120.79 FEET; THENCE N28°19'16" 4.83 FEET; THENCE N67°38'14" 37.14 FEET; THENCE S28°18'52" 300.34 FEET; THENCE S61°49'41" 133.50 FEET; THENCE S28°10'19" 43.88 FEET; THENCE S61°49'41" 60.00 FEET; THENCE S89°12'05" 64.32 FEET; THENCE N89°51'20" 37.20 FEET; THENCE NORTH 161.57 FEET; THENCE N89°51'20" 16.00 FEET; THENCE NORTH 150.00 FEET; THENCE S89°12'05" 8.00 FEET; THENCE NORTH 110.93 FEET; THENCE S89°12'05" 78.59 FEET; THENCE N00°16'40" 60.00 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

(I/WE, 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 HERETOBY SET OUR HANDS THIS _____ DAY OF _____, A.D. 2017.

MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH: _____ DAY OF _____, A.D. 2017 PERSONALLY ON THE APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, 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 BOARD OF DIRECTORS 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 FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2017.

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

COMMUNITY DEVELOPMENT DIRECTOR: _____

MAPLE PARK ESTATES PLAT "B"
SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 14 LOTS AND 5.14 ACRES
LOCATED IN 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: _____

File Name: Maple Park Estates Plat B

Applicant: Atlas Engineering

Number of Lots: 14

Address: 2000 East 6800 South

Application Date: 11/11/2016

Final Plat

5.14 Acres

File #: 16-001226

Permit #: FP16-000026

Application Approved: 06/21/2017