

Mapleton City Planning Commission Staff Report

Meeting Date: October 8, 2009

Item: 4

Applicant: Wendell A. Gibby

Prepared by: Cory Branch

Total Acreage: Approximately
118 acres

Public Hearing Item: Yes

Council Action Required:
Yes

REQUEST:

Wendell A. Gibby requests Final Plat approval of Freedom Vista Subdivision, Plats "A", "B", "C", and "D" (54 lots proposed), on property located generally at 2000 East Maple Street. The subject property is located in the PD-2 (Planned Development - 2) zone.

FINDINGS OF FACT:

1. Mapleton City Council met on May 22, 2008 and motioned to Conditionally Approve the Preliminary Plat regarding the above subject property (see attachment 1 – May 22, 2008 – Approved Resolution and Preliminary Plat Drawing).
2. At this time the applicant is proposing final plat approval. The applicant is requesting some modifications to the approved preliminary plat as noted in Items 2 and 3 of this agenda. Another change includes the design of the proposed retaining walls. Staff is prepared to discuss these issues at the night of the Commission meeting.
3. The applicant is proposing four phases to this subdivision (see Attachment 2 – Proposed Final Plat Drawings)

STAFF RECOMMENDATION:

Staff recommends Approval of the proposed final plat granted that the concerns raised by the DRC are met (see Attachment 3 – DRC Minutes).

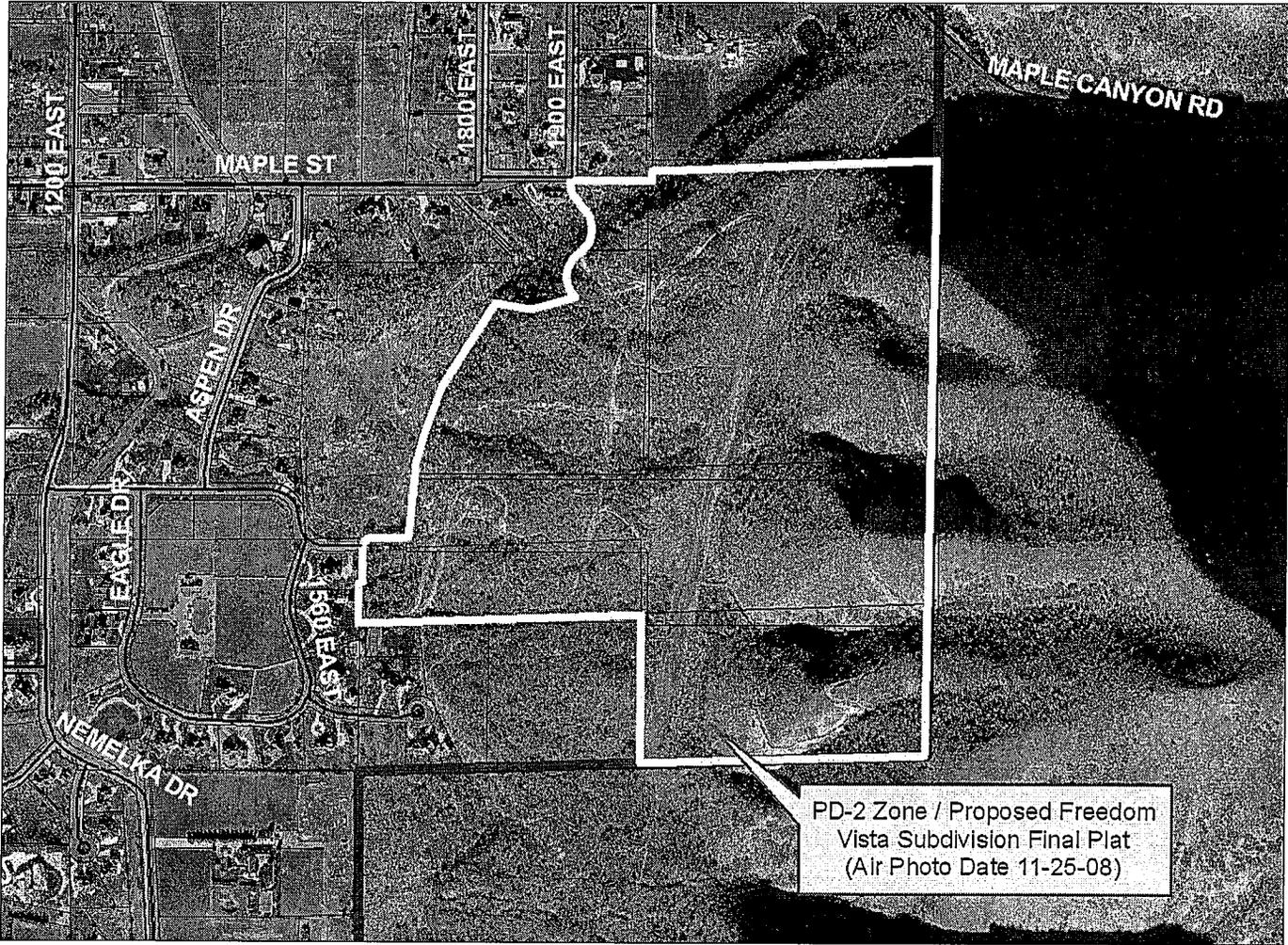
ALTERNATIVE ACTIONS:

1. The Planning Commission may recommend Denial of the proposed final plat. Reasons for denial should be stated in the motion.
2. Continue to a Future Meeting Date: This action could be based upon the findings that additional information is required prior to rendering a decision or to further consider information.

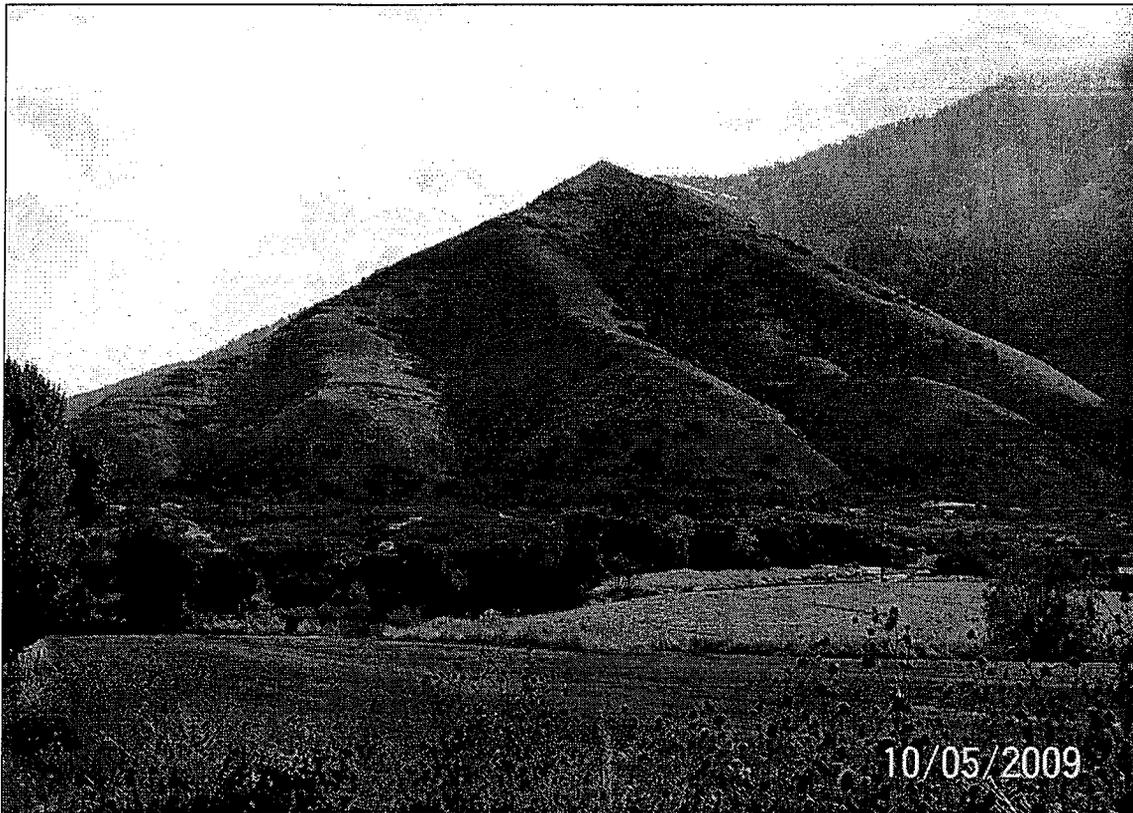
ATTACHMENTS:

1. May 22, 2008 – Approved Resolution and Preliminary Plat Drawing
2. Proposed Final Plat Drawings
3. DRC Minutes

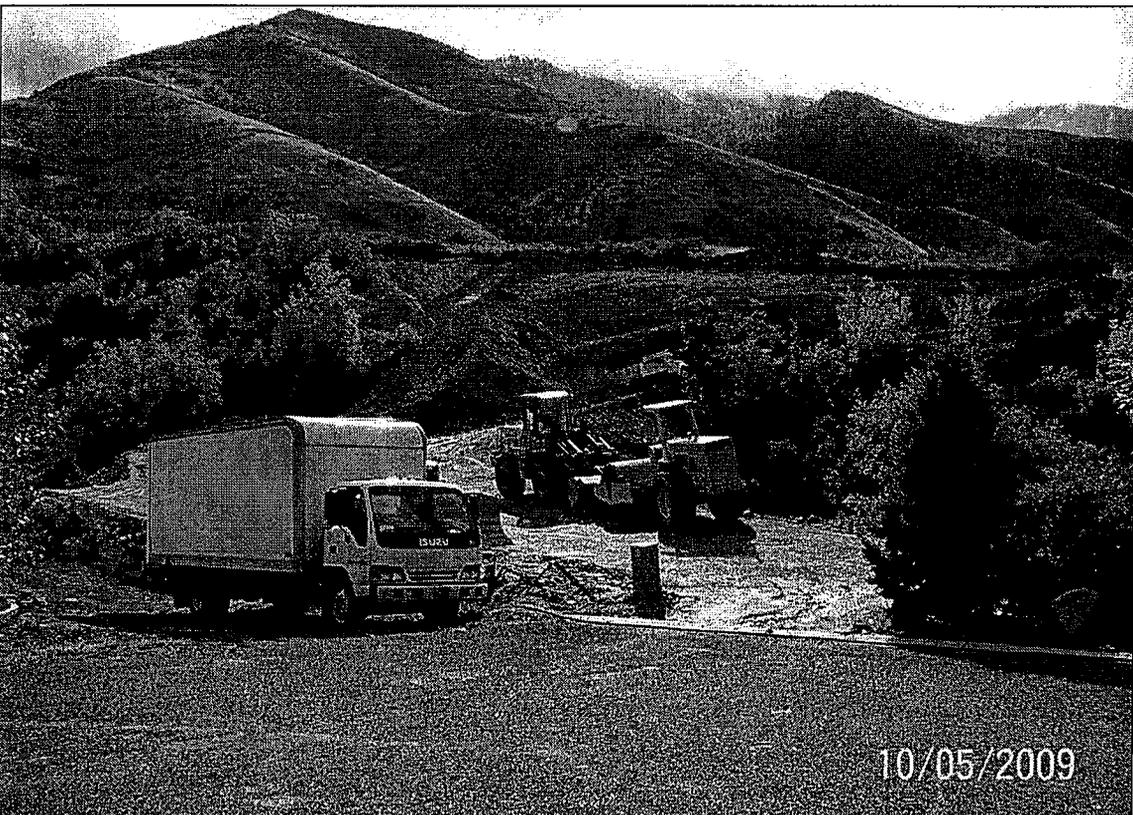
VICINITY MAP:



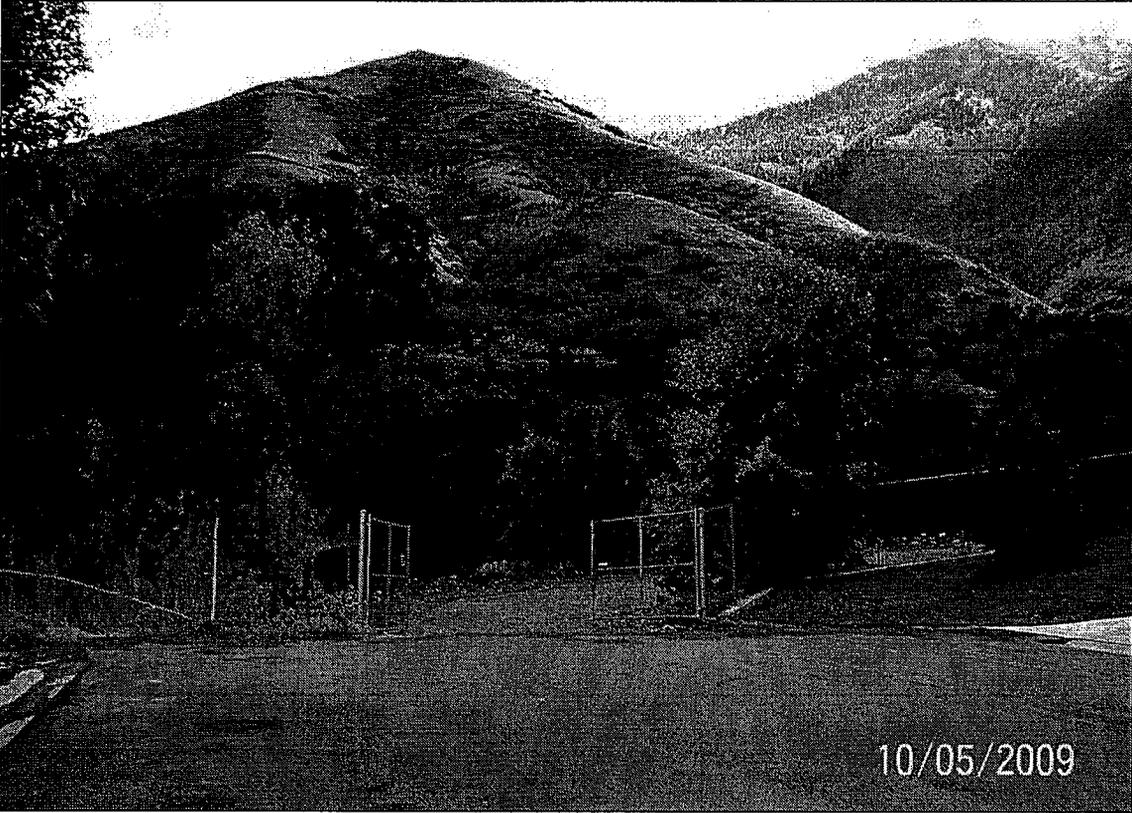
SITE PHOTOS:



Looking east at the proposed Freedom Vista Subdivision from 1000 East Street



Looking southeast at the location of proposed Krissa Street from Maple Street & 1900 East



Looking east at the location of proposed Andrew Street from Dogwood Drive

RESOLUTION NO. 2008-23

A RESOLUTION APPROVING FREEDOM VISTA PRELIMINARY SUBDIVISION

WHEREAS, the applicant has made a valid request regarding Preliminary Plat Approval in accordance with the Mapleton City Code, and;

WHEREAS, the applicant has demonstrated that they meet all of the applicable code requirements.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that the proposed Freedom Vista Preliminary Subdivision be Approved, with the following conditions:

- -A stub street be provided to the Roundy property located to the north.
- -The location of the trail easement through the Gibby property shall be consistent with Paragraph 3 of the Memorandum of Understanding and the City will pay for the construction and maintenance of the trail.
- -Existing easements for power lines on the plat until moved.
- -Landscaping on overall site plan to be approved by the DRC.
- -Verification of retaining wall specifications and certifications by their engineers that they will hold and meet their specifications.
- -All retaining walls on private property with applicable PUE for access to the city.
- -Some kind of HOA to make all home owners a party to detention and other water diversion and detention.
- -All lot owners to be branded to sign off on possible geological hazards, faults and notices of foundation inspections with a possible geotechnical study.
- -Retention basins to be recalculated based on and negotiated with the applicants' engineer.
- -The durability retention on retaining walls should be extended.
- -The cul de sac on the south end to have city participation by providing property.
- -The road width to be no more than 36 ft. of asphalt with sidewalk, curb and gutter on one side.
- -Section 17.08.020 of the Mapleton City Code to be met.
- -Building envelope within geotechnical study.
- -Additional requirements may be added at final plat approval after we receive IGS report.

This Resolution adopted this 22nd day of May 2008, by the City Council of Mapleton City, Utah.



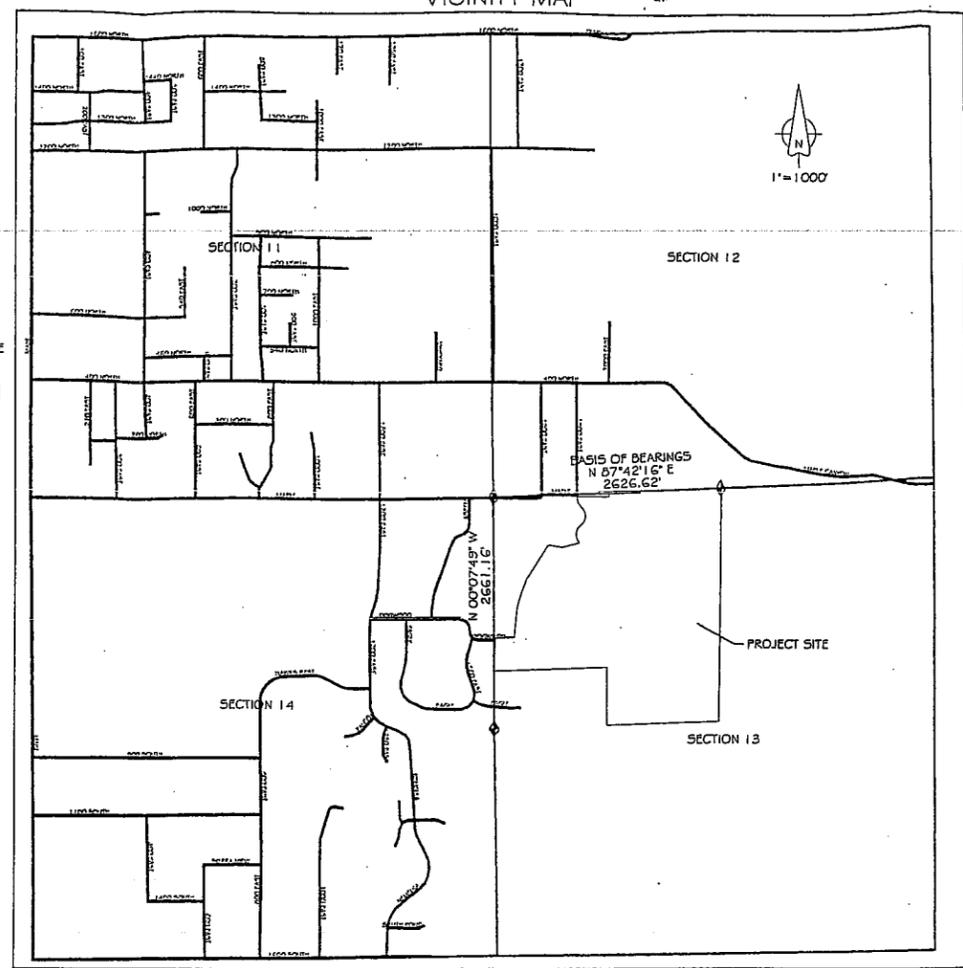
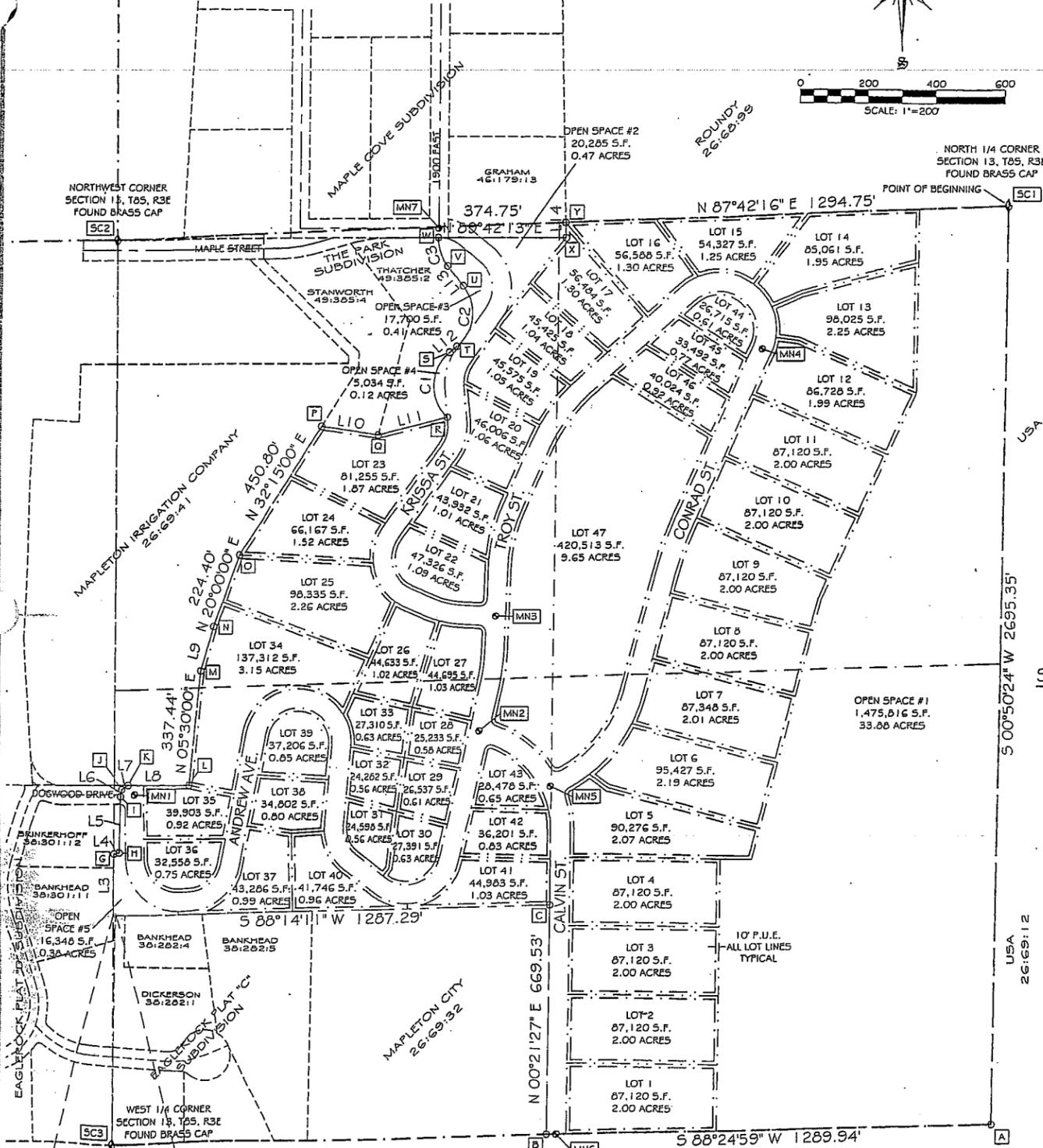
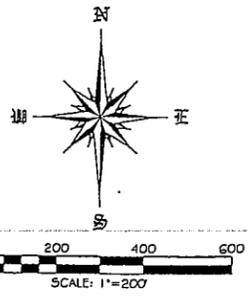
Laurel S. Brady
Mayor

ATTEST:


Camille Brown
City Recorder



Attachment 1



STATE PLANE COORDINATES

SPC	NORTHING	EASTING
SC1	7216372.34	623620.39
SC2	7216267.43	623636.30
SC3	7213607.13	623702.65
A	7213676.14	624991.76
B	7213642.64	624991.01
C	7214311.94	624996.01
D	7214272.47	623703.74
E	7214272.30	623703.76
F	7214272.83	623701.23
G	7214453.59	623700.84
H	7214457.74	623718.43
I	7214623.88	623719.85
J	7214644.63	623723.33
K	7214657.58	623743.05
L	7214655.85	623827.38
M	7214995.62	623859.74
N	7215126.51	623896.47
O	7215337.30	624073.21
P	7215715.41	624313.73
Q	7215694.00	624480.53
R	7215746.06	624683.96
S	7215936.14	624688.30
T	7215955.71	624709.28
U	7216133.53	624727.26
V	7216191.05	624631.47
W	7216273.99	624653.65
X	7216275.89	625028.28
Y	7216320.63	625027.28
MN1	7214630.25	623762.08
MN2	7214622.58	624764.82
MN3	7215160.25	624831.25
MN4	7215952.59	625604.52
MN5	7214660.47	624994.95
MN6	7213643.41	625019.76
MN7	7216301.99	624654.66

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°45'40" E	0.52'
L2	S 88°57'01" W	8.53'
L3	N 00°07'49" W	180.82'
L4	N 76°43'37" E	18.07'
L5	N 00°29'10" E	166.20'
L6	N 10°02'20" E	21.08'
L7	N 56°26'22" E	23.43'
L8	N 89°17'16" E	184.40'
L9	N 15°40'00" E	135.99'
L10	S 81°40'50" E	168.63'
L11	N 75°36'46" E	209.67'
L12	N 50°03'54" E	27.37'
L13	N 88°31'58" W	73.54'
L14	N 01°16'58" W	44.76'

GAS UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QUESTAR GAS COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

CABLE UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY COMCAST.

AUTHORIZED SIGNATURE _____ DATE _____

TELEPHONE UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QWEST COMMUNICATIONS.

AUTHORIZED SIGNATURE _____ DATE _____

POWER UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP.

AUTHORIZED SIGNATURE _____ DATE _____

IRRIGATION UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY MAPLETON IRRIGATION COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	128.00'	217.41'	97°18'58"	192.20'	N 01°24'25" E
C2	128.00'	197.93'	88°35'52"	178.79'	N 05°45'58" E
C3	128.00'	89.31'	39°58'45"	87.51'	N 18°32'33" W

LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- SET-BACK LINE
- OTHER PROPERTY LINES
- SECTION MONUMENT
- PROPOSED STREET MONUMENT
- STATE PLANE COORDINATE LABEL

NOTES:

- ALL LOTS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON ALL LOT LINES.
- ALL LOTS SUBJECT TO A PERMANENT SLOPE/RETAINING WALL EASEMENT BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE FRONT SETBACK LINES SHOWN ON SHEETS 2 THROUGH 6 OF THIS PLAT.
- OPEN SPACE AREAS ARE NOT DEDICATED TO THE CITY, BUT ARE PRIVATE OPEN SPACE AREAS TO BE RETAINED BY THE OWNER.

SURVEYOR'S CERTIFICATE

I, BLAKE E. TORGERSEN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 5152723, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE REAL PROPERTY SHOWN ON THIS PLAT, THAT I HAVE SUBDIVIDED SAID PROPERTY INTO LOTS, BLOCKS, STREETS, & EASEMENTS AS SHOWN ON THIS PLAT, THAT THE SAME HAS BEEN MONUMENTED AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

BLAKE E. TORGERSEN (SEE SEAL BELOW) JULY 26, 2007
 LS 5152723 DATE

BOUNDARY DESCRIPTION

Beginning at the North Quarter Corner of Section 13, Township 8 South, Range 3 East, Salt Lake Base and Meridian; Running thence S 00°50'24" W along the Quarter Section Line 2695.35 feet; thence S 88°24'59" W along the Quarter Section Line 1289.94 feet; thence N 00°21'27" E along the Sixteenth Line 669.33 feet; thence S 88°14'11" W along the Sixty-fourth Line 1287.29 feet; thence along the boundary of Plat D, Eagle Rock Subdivision the following seven courses: N 02°45'40" E 0.52 feet, S 88°57'01" W 8.53 feet, N 00°07'49" W 180.82 feet, N 76°43'37" E 18.07 feet, N 00°29'10" E 166.20 feet, N 10°02'20" E 21.08 feet, and N 56°26'22" E 23.43 feet; thence along the southerly and easterly boundary of the Mapleton Irrigation Company property the following five courses: N 89°17'16" E 184.40 feet, N 15°40'00" E 135.99 feet, N 50°03'54" E 27.37 feet, N 88°31'58" W 73.54 feet, and N 01°16'58" W 44.76 feet; thence along the southerly and easterly boundaries of said subdivision the following seven courses: S 81°40'50" E 168.63 feet, N 75°36'46" E 209.67 feet, northerly 217.41 feet along the arc of a 128.00 foot radius curve to the right through an angle of 97°18'58" (chord bears N 01°24'25" E 192.20 feet), N 50°03'54" E 27.37 feet, northerly 197.93 feet along the arc of a 128.00 foot radius curve to the left through an angle of 88°35'52" (chord bears N 05°45'58" E 178.79 feet), N 88°31'58" W 73.54 feet, and northwesterly 89.31 feet along the arc of a 128.00 foot radius curve to the right through an angle of 39°58'45" (chord bears N 18°32'33" W 87.51 feet) to the southerly boundary of Maple Cove Subdivision; thence N 89°42'13" E along said boundary 374.75 feet; thence N 01°16'58" W along the easterly boundary of said subdivision 44.76 feet; thence N 87°42'16" E along the Section Line 1294.75 feet to the point of beginning. Containing 118.01 acres.

Basis of Bearings is N 87°42'16" E from the Northwest Corner to the North Quarter Corner of Section 13, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AS INDICATED FOR PERPETUAL USE OF THE PUBLIC, AND THE EASEMENTS AS PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGEMENT

STATE OF UTAH
 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 BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.
 _____ DAY OF _____, A.D. 20____
 MAYOR _____
 APPROVED _____ ATTEST _____
 CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION.
 DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

FREEDOM VISTA SUBDIVISION, PLAT A

MAPLETON CITY, UTAH COUNTY, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S184M
 SCALE: 1"=200' SHEET 1 OF 6

SURVEYOR SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

Attach #2

SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938746 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT THE DESCRIBED BELOW TRACT OF LAND HAS BEEN SURVEYED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

18 Sep 2009 DATE
TODD W. OSBORN L.S. #4938746 (SEE SEAL BELOW) SIGNATURE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 522.39 FEET SOUTH 87°42'16" WEST ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 46°45'47" WEST 360.47 FEET TO A POINT ON A 112.00 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC SAID CURVE 160.49 FEET (CHORD BEARS SOUTH 16°55'56" EAST 147.11 FEET); THENCE SOUTH 24°07'06" WEST 296.75 FEET; THENCE NORTH 58°21'36" WEST 346.32 FEET; THENCE SOUTH 47°36'05" WEST 84.37 FEET THE POINT OF TANGENCY OF A 472.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 194.13 FEET (CHORD BEARS SOUTH 33°49'07" WEST 182.76 FEET); THENCE SOUTH 24°02'10" WEST 204.23 FEET TO THE POINT OF TANGENCY OF A 472.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC SAID CURVE 181.73 FEET (CHORD BEARS SOUTH 13°00'22" WEST 100.61 FEET); THENCE SOUTH 01°58'35" WEST 247.78 FEET TO THE POINT OF TANGENCY OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 88.88 FEET (CHORD BEARS SOUTH 07°20'34" WEST 98.78 FEET); THENCE SOUTH 12°42'33" WEST 39.88 FEET; THENCE NORTH 77°21'43" WEST 229.86 FEET; THENCE NORTH 70°39'51" WEST 166.82 FEET; THENCE NORTH 67°26'50" WEST 465.39 FEET; THENCE NORTH 20°00'00" EAST 147.22 FEET; THENCE NORTH 32°15'00" EAST 450.80 FEET; THENCE SOUTH 81°40'50" EAST 168.63 FEET; THENCE NORTH 75°36'46" EAST 209.67 FEET TO A POINT ON A 126.00 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 217.41 FEET (CHORD BEARS NORTH 01°24'25" EAST 102.20 FEET); THENCE NORTH 50°03'54" EAST 27.37 FEET TO THE POINT OF TANGENCY OF A 128.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 197.93 FEET (CHORD BEARS NORTH 05°45'58" EAST 178.79 FEET); THENCE NORTH 38°31'58" WEST 73.54 FEET TO THE POINT OF TANGENCY OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 89.31 FEET (CHORD BEARS NORTH 18°32'33" WEST 87.81 FEET); THENCE NORTH 89°42'11" EAST 374.75 FEET; THENCE NORTH 01°16'58" WEST 44.76 FEET; THENCE NORTH 87°42'16" EAST 772.36 FEET TO THE POINT OF BEGINNING, CONTAINING 23.58 ACRES

BASIS OF BEARINGS IS S 87°42'16" W FROM THE NORTH 1/4 CORNER TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, OF THAT TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON.

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

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S. ON THE _____ DAY OF _____ A.D. YEAR 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 BELOW)

ACCEPTANCE BY THE CITY OF MAPLETON

THE CITY COUNCIL OF MAPLETON CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION.

DIRECTOR - PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION.

FREEDOM VISTA SUBDIVISION, PLAT A

MAPLETON CITY, UTAH COUNTY, UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S18W SCALE: 1"=100' 1 OF 2

VICINITY MAP



LEGEND

- SUBDIVISION BOUNDARY
LOT LINE
RIGHT-OF-WAY LINE
ROAD CENTERLINE
EASEMENT LINE
10' PUBLIC UTILITY EASEMENT
ROADWAY DEDICATED TO CITY (PUBLIC)
PERMANENT SLOPE/RETAINING WALL EASEMENT
MAILBOX EASEMENT
DETENTION POND AND DRAINAGE EASEMENT
BUILDABLE AREA
10' TRAIL EASEMENT

RECEIVED
SEP 18 2009
MAPLETON CITY

STATE PLANE COORDINATES

BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE.

Table with columns: SPC, NORTHING, EASTING. Lists coordinates for points SC1 through MNT.

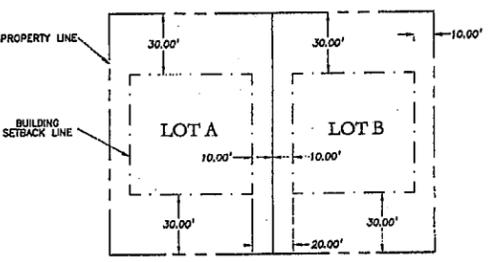
LINE TABLE

Table with columns: LINE, LENGTH, BEARING. Lists line data for lines L1 through L21.

CURVE TABLE

Table with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH, DELTA. Lists curve data for curves C1 through C36.

TYPICAL BUILDING SETBACKS



NOTES

- 1. ALL LOTS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON ALL LOT LINES.
2. ALL LOTS SUBJECT TO A PERMANENT SLOPE/RETAINING WALL EASEMENT.
3. OPEN SPACE AREAS ARE NOT DEDICATED TO THE CITY, BUT ARE PRIVATE OPEN SPACE AREAS TO BE MAINTAINED & MAINTAINED BY THE OWNER.
4. GEOLOGICAL HAZARDS MAY BE PRESENT. SEE EARTHTEC REPORT DATED NOVEMBER 23, 2005 ON FILE WITH THE CITY OF MAPLETON.

BOSS ENGINEERING & SURVEYING

1909 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX: (801) 763-5472

EASEMENT EXHIBIT

ENTRY #111629-2008

A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BUT EXCLUDING ANY PORTION THAT LIES WITHIN THE PARK SUBDIVISION:

COMMENCING AT A POINT COINCIDENT WITH THE NORTHWEST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY LOCATED THENCE SOUTH 87°42'16" WEST 1294.75 FEET; THENCE SOUTH 1°16'59" EAST 44.76 FEET; THENCE SOUTH 89°42'13" WEST 360.24 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE SOUTH 25°48'12" EAST 43.68 FEET; THENCE SOUTHERLY 33.33 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 12°14'14" (CHORD BEARS SOUTH 32°10'05" EAST 33.28 FEET); THENCE SOUTH 39°31'58" EAST 92.08 FEET; THENCE SOUTHERLY 164.36 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 73°34'19" (CHORD BEARS SOUTH 1°44'48" EAST 163.30 FEET); THENCE SOUTH 35°02'21" WEST 71.85 FEET; THENCE SOUTHERLY 90.31 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 40°25'32" (CHORD BEARS SOUTH 14°49'35" WEST 88.45 FEET); THENCE SOUTH 5°23'11" EAST 107.23 FEET; THENCE SOUTHERLY 91.59 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 40°59'59" (CHORD BEARS SOUTH 15°08'48" WEST 89.63 FEET); THENCE SOUTH 35°30'41" WEST 293.46 FEET; THENCE SOUTHERLY 226.53 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 101°34'37" (CHORD BEARS SOUTH 15°10'31" EAST 188.33 FEET); THENCE SOUTH 65°57'50" EAST 70.87 FEET; THENCE SOUTHERLY 96.25 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 1°03'35" (CHORD BEARS SOUTH 76°59'59" EAST 95.66 FEET); THENCE SOUTH 89°01'25" EAST 102.87 FEET.

ALSO, A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED SOUTH 00°50'24" WEST 1347.71 FEET; THENCE SOUTH 89°03'29" WEST 1488.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE NORTHERLY 78.37 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 9°58'50" (CHORD BEARS NORTH 92°00'00" WEST 78.20 FEET); THENCE NORTH 1°59'35" EAST 247.78 FEET; THENCE NORTHERLY 192.51 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 22°03'35" (CHORD BEARS NORTH 13°00'22" EAST 191.32 FEET); THENCE NORTH 24°02'10" EAST 204.24 FEET; THENCE NORTHERLY 208.84 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 23°33'54" (CHORD BEARS NORTH 35°49'07" EAST 204.20 FEET); THENCE NORTH 47°36'05" EAST 407.15 FEET; THENCE SOUTHERLY 392.44 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 156°31'02" (CHORD BEARS SOUTH 54°08'25" EAST 274.14 FEET); THENCE SOUTH 24°07'06" WEST 529.25 FEET; THENCE SOUTHERLY 167.61 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 9°36'12" (CHORD BEARS SOUTH 18°18'01" WEST 167.41 FEET); THENCE SOUTH 14°30'55" WEST 305.69 FEET.

ALSO, A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED SOUTH 87°42'16" WEST 585.35 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE SOUTH 37°36'54" WEST 286.95 FEET.

BASIS OF BEARING IS NORTH 87°42'16" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 13.

THE EASEMENT IS FOR EGRESS AND INGRESS, INSTALLATION AND MAINTENANCE OF UTILITIES, AND FOR ALL OTHER PURPOSES FOR THE PRESENT OR FUTURE BENEFIT OF THE DOMINANT ESTATE. AN ADDITIONAL EASEMENT OF 200 FEET ON EACH SIDE OF THE ABOVE DESCRIBED CENTERLINES IS GRANTED TO PROVIDE FOR PERMANENT RETAINING WALLS, GRADING, AND CONSTRUCTION SERVICES. THE OWNERS OF THE DOMINANT ESTATE MAY IMPROVE AND MAINTAIN THE EASEMENT, INCLUDING THE INSTALLATION OF ASPHALT, CONCRETE, OR OTHER FORMS OF PAVING, BUT SHALL HAVE NO OBLIGATION TO DO SO.

ENTRY #39627-2005

A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF MAPLETON CITY, WHICH IS LOCATED N 87°42'16" E ALONG THE SECTION LINE 958.62 FEET AND SOUTH 3.74 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EASTERLY 86.29 FEET ALONG THE SECTION LINE TO THE RIGHT THROUGH AN ANGLE OF 38°37'29" (CHORD BEARS S 70°59'02" E 84.66 FEET); THENCE S 51°40'18" E 74.11 FEET; THENCE SOUTHERLY 193.71 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 86°42'39" (CHORD BEARS S 05°18'58" E 175.75 FEET); THENCE S 35°22'11" W 161.07 FEET; THENCE SOUTHERLY 90.31 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 40°25'32" (CHORD BEARS S 14°49'35" W 88.45 FEET); THENCE S 05°23'11" E 108.24 FEET; THENCE SOUTHERLY 104.84 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°59'59" (CHORD BEARS S 15°08'48" W 104.84 FEET); THENCE S 35°30'41" W 293.46 FEET; THENCE SOUTHERLY 226.53 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 101°34'37" (CHORD BEARS S 15°10'31" W 273.92 FEET); THENCE SOUTHERLY 239.97 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 107°25'00" (CHORD BEARS S 12°15'20" E 206.34 FEET); THENCE S 65°57'50" E 447.47 FEET; THENCE NORTHEASTERLY 290.47 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 130°01'19" (CHORD BEARS N 49°01'31" E 232.04 FEET); THENCE N 15°59'09" W 127.11 FEET; THENCE NORTHEASTERLY 235.01 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 105°11'43" (CHORD BEARS N 36°36'43" E 203.36 FEET); THENCE N 69°12'35" E 98.77 FEET; THENCE NORTHEASTERLY 145.42 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 65°05'28" (CHORD BEARS N 56°39'50" E 137.72 FEET); THENCE N 24°07'06" E 781.26 FEET; THENCE NORTHEASTERLY 68.92 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 30°50'59" (CHORD BEARS N 39°32'16" E 68.09 FEET); THENCE N 54°58'05" E 51.07 FEET TO THE NORTH LINE OF SAID SECTION 13.

ALSO, A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING SOUTHERLY ALONG THE ABOVE DESCRIBED CENTERLINE 1677.23 FEET FROM THE BEGINNING POINT OF THE ABOVE DESCRIBED CENTERLINE; RUNNING THENCE S 24°02'10" W 55.97 FEET; THENCE SOUTHERLY 38.54 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 11°19'37" (CHORD BEARS S 18°22'21" W 39.47 FEET); THENCE S 12°42'33" W 22.45 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13. THE RIGHT-OF-WAY LINES OFFSET 28 FEET EACH SIDE OF THE TWO ABOVE DESCRIBED CENTERLINES SHALL BE LENGTHENED OR SHORTENED AS NECESSARY TO INTERSECT THE DESCRIBED TERMINATING LINES, AND SHALL BE CONNECTED WITH 15 FOOT RADIUS CURVES AT THE INTERSECTION OF THE TWO ABOVE DESCRIBED RIGHTS-OF-WAY.

BASIS OF BEARING IS N 87°42'16" E ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 13.

ENTRY #111584-2008

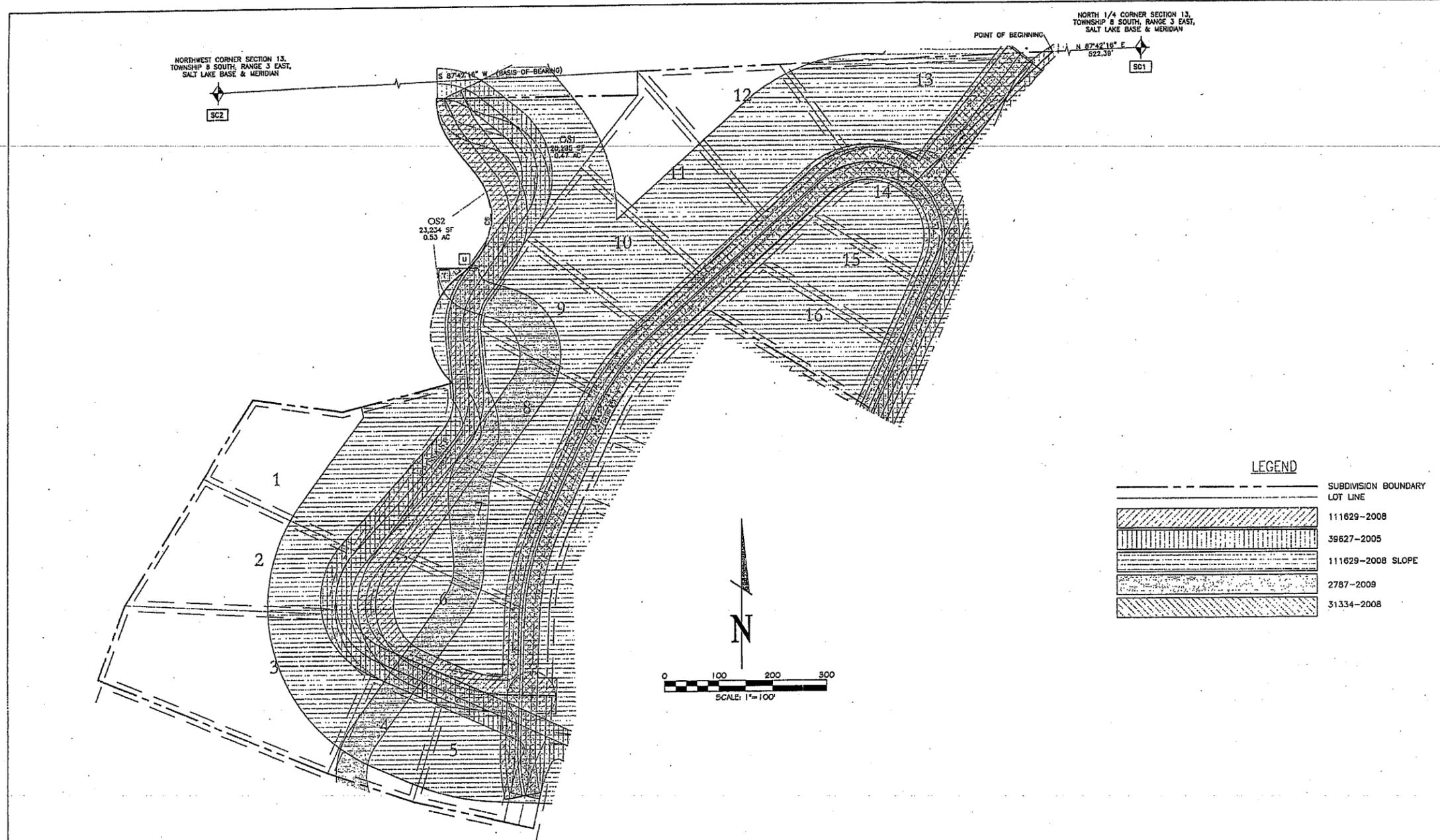
A 58 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF HCBRS PROPERTY THAT IS 500°50'24" W 1347.71 FEET ALONG THE SECTION LINE AND 588°03'29" W 1483.31 ALONG THE SOUTH LINE OF HCBRS PROPERTY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT 78.37 FEET (CHORD BEARS N08°28'00" E 78.29 FEET) TO THE POINT OF TANGENCY; THENCE N10°58'30" E 142.78 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 192.51 FEET (CHORD BEARS N13°00'22" E 191.32 FEET) TO THE POINT OF TANGENCY; THENCE N24°02'10" E 204.24 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 208.84 FEET (CHORD BEARS N35°49'07" E 204.20 FEET) TO THE POINT OF TANGENCY; THENCE N47°36'05" E 407.15 FEET TO THE POINT OF CURVATURE ON A 140.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 382.44 FEET (CHORD BEARS S34°08'25" E 274.14 FEET) TO THE POINT OF TANGENCY; THENCE S24°07'06" W 529.25 FEET TO THE POINT OF CURVATURE ON A 1000.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 167.61 FEET (CHORD BEARS S15°10'31" W 167.41 FEET) TO THE POINT OF TANGENCY; THENCE S14°30'55" W 305.69 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT ON THE NORTH LINE OF HCBRS PROPERTY THAT IS 87°42'16" W 585.24 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S37°36'54" W 287.03 FEET TO A POINT ON THE ABOVE DESCRIBED CENTERLINE.

FREEDOM VISTA SUBDIVISION, PLAT A

MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S1884M
SCALE: 1"=100'



LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	111629-2008
	39627-2005
	111629-2008 SLOPE
	2787-2009
	31334-2008

ENTRY #2787-2009

BEGINNING AT A POINT COINCIDENT WITH THE NORTHEAST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY DESCRIBED FROM THE NORTH 1/4 CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 87°42'16" WEST, 1294.75 FEET ALONG THE SECTION LINE; THENCE SOUTH 01°16'59" EAST 360.24 FEET; THENCE SOUTH 89°42'13" WEST, 360.24 FEET ALONG THE SOUTH BOUNDARY OF THE MAPLE COVE SUBDIVISION TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°42'13" EAST, 88.00 FEET; THENCE ALONG THE ARC OF A 128 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 35.28 FEET (CHORD BEARS SOUTH 38°42'11" EAST, 33.00 FEET); THENCE SOUTH 72°48'30" EAST, 48.78 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 240.93 FEET (CHORD BEARS SOUTH 18°53'05" EAST, 206.81 FEET); THENCE SOUTH 36°02'51" WEST, 180.18 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 70.59 FEET (CHORD BEARS SOUTH 14°49'35" WEST, 69.10 FEET); THENCE SOUTH 05°23'11" EAST, 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 111.63 FEET (CHORD BEARS SOUTH 15°08'48" WEST, 109.26 FEET); THENCE SOUTH 35°30'41" WEST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 177.28 FEET (CHORD BEARS SOUTH 15°10'31" EAST, 154.98 FEET); THENCE SOUTH 65°57'50" EAST, 70.87 FEET; THENCE ALONG THE ARC OF A 222.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET (CHORD BEARS SOUTH 76°59'59" EAST, 84.95 FEET); THENCE SOUTH 89°01'25" EAST, 130.67 FEET; THENCE SOUTH 01°58'35" WEST, 135.47 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 98.61 FEET (CHORD BEARS SOUTH 07°20'34" WEST, 98.76 FEET); THENCE SOUTH 12°42'33" WEST, 172.30 FEET; THENCE NORTH 77°17'27" WEST, 88.00 FEET; THENCE NORTH 12°42'33" EAST, 172.30 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 98.42 FEET (CHORD BEARS NORTH 07°20'34" EAST, 88.29 FEET); THENCE NORTH 01°58'35" EAST, 59.47 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET (CHORD BEARS NORTH 43°01'25" WEST, 28.28 FEET); THENCE NORTH 89°01'25" WEST, 54.87 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT 107.04 FEET (CHORD BEARS NORTH 78°59'18" WEST, 106.18 FEET); THENCE NORTH 65°57'50" WEST, 70.87 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 276.56 FEET (CHORD BEARS NORTH 15°10'31" WEST, 241.74 FEET); THENCE NORTH 35°38'47" EAST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 71.59 FEET (CHORD BEARS NORTH 15°08'48" EAST, 70.87 FEET); THENCE NORTH 02°21'11" WEST, 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT CURVE TO THE RIGHT 110.07 FEET (CHORD BEARS NORTH 14°49'35" EAST, 107.80 FEET); THENCE NORTH 35°02'21" EAST, 160.78 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT 96.69 FEET (CHORD BEARS NORTH 18°54'06" WEST, 116.38 FEET); THENCE NORTH 72°48'30" WEST, 48.78 FEET; THENCE ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE RIGHT 106.16 FEET (CHORD BEARS NORTH 36°36'10" WEST, 99.24 FEET); TO THE POINT OF BEGINNING.

CONTAINING 2.47 ACRES

BASIS OF BEARING IS NORTH 87°42'16" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

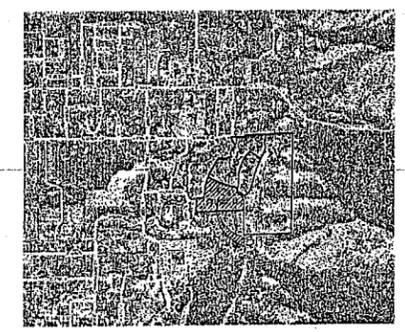
BOSS ENGINEERING & SURVEYING

1909 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX: (801) 763-8472

NORTHWEST CORNER SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

NORTH 1/4 CORNER SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

VICINITY KEY



SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938746 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT THE DESCRIBED BELOW TRACT OF LAND HAS BEEN SUBDIVIDED 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.

18 Sep 2009
DATE

Todd W. Osborn
TODD W. OSBORN L.S. # 4938746
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

COMMENCING AT A POINT 1488.17 FEET SOUTH 87°42'16" WEST ALONG THE SECTION LINE AND SOUTH 1308.20 FEET FROM THE NORTH QUARTER CORNER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 12°42'33" WEST, 35.12 FEET TO THE POINT OF TANGENCY OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 29.06 FEET (CHORD BEARS SOUTH 28°4'38" EAST, 26.67 FEET); THENCE SOUTH 07°07'30" WEST, 57.61 FEET TO A POINT ON A 272.00 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 324.20 FEET (CHORD BEARS SOUTH 33°47'19" EAST, 305.35 FEET); THENCE SOUTH 00°21'27" WEST, 215.27 FEET; THENCE SOUTH 88°14'11" WEST, 1287.23 FEET; THENCE NORTH 02°45'40" EAST, 0.52 FEET; THENCE SOUTH 88°37'01" WEST, 6.63 FEET; THENCE NORTH 00°07'49" WEST, 180.82 FEET; THENCE NORTH 76°43'37" EAST, 18.07 FEET; THENCE NORTH 00°29'10" EAST, 155.20 FEET; THENCE NORTH 10°02'20" EAST, 21.08 FEET; THENCE NORTH 58°26'22" EAST, 23.43 FEET; THENCE NORTH 89°17'16" EAST, 184.40 FEET; THENCE NORTH 05°30'00" EAST, 337.44 FEET; THENCE NORTH 15°40'00" EAST, 133.99 FEET; THENCE NORTH 20°00'00" EAST, 77.18 FEET; THENCE SOUTH 87°28'50" EAST, 463.39 FEET; THENCE SOUTH 70°39'51" EAST, 166.82 FEET; THENCE SOUTH 77°21'43" EAST, 229.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.87 ACRES

BASIS OF BEARINGS IS S 87°42'16" W FROM THE NORTH 1/4 CORNER TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, OF THAT TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON.

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

OWNER _____ OWNER _____
OWNER _____ OWNER _____
OWNER _____ OWNER _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE _____ DAY OF _____ A.D. YEAR
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 BELOW)

ACCEPTANCE BY THE CITY OF MAPLETON

THE CITY COUNCIL OF MAPLETON CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

DAY OF _____ A.D. YEAR.

BY RESOLUTION No. _____
APPROVALS:
CITY ENGINEER (SEE SEAL BELOW) MAYOR _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE MAPLETON CITY PLANNING COMMISSION.

DIRECTOR - PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

FREEDOM VISTA
SUBDIVISION, PLAT B

MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S13E4M
SCALE: 1"=100'

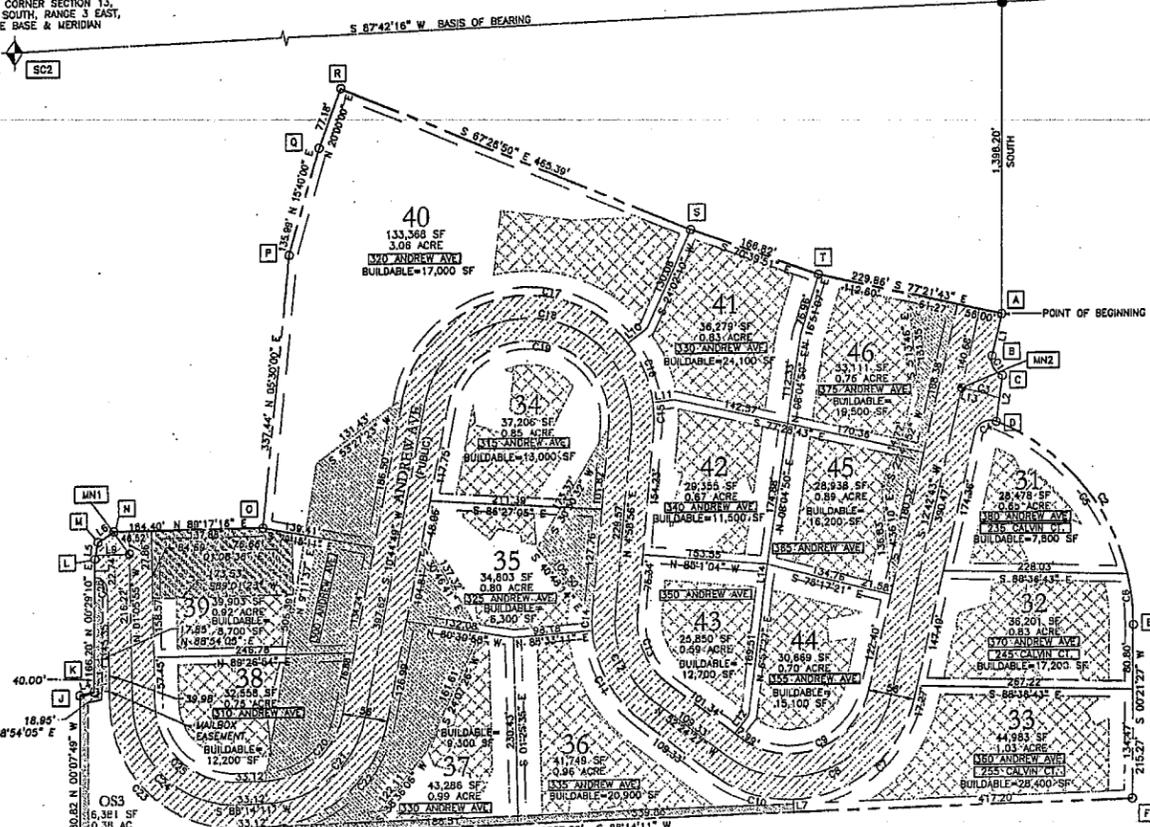
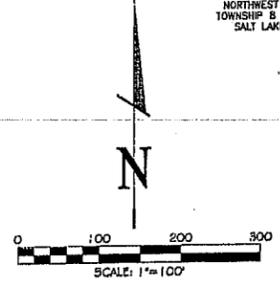
1 OF 2

SURVEYOR'S SEAL: TODD W. OSBORN, L.S. # 4938746, UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- 10' PUBLIC UTILITY EASEMENT
- ROADWAY DEDICATED TO CITY (PUBLIC)
- PERMANENT SLOPE/RETAINING WALL EASEMENT
- MAILBOX EASEMENT
- DETENTION POND AND DRAINAGE EASEMENT
- BUILDABLE AREA
- 10' TRAIL EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	55.12'	S 12°42'33" W
L2	57.61'	S 07°07'30" W
L3	60.52'	N 07°45'40" E
L4	18.07'	N 76°43'37" E
L5	21.08'	N 10°02'20" E
L6	23.43'	N 58°26'22" E
L7	15.34'	N 01°45'49" W
L8	10.00'	N 01°45'49" W
L9	41.32'	S 88°37'01" W
L10	30.19'	S 52°16'44" W
L11	25.91'	S 82°34'24" W
L12	28.00'	N 37°35'33" E
L13	7.03'	S 77°17'12" E
L14	21.23'	N 09°04'50" E

QUESTAR UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QUESTAR GAS COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

COMCAST UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY COMCAST.

AUTHORIZED SIGNATURE _____ DATE _____

QWEST UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QWEST COMMUNICATIONS.

AUTHORIZED SIGNATURE _____ DATE _____

ROCKY MOUNTAIN POWER APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP.

AUTHORIZED SIGNATURE _____ DATE _____

MAPLETON IRRIGATION APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY MAPLETON IRRIGATION COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

CURVE TABLE

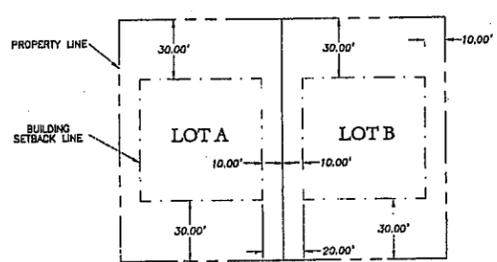
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S 28°54'38" E	26.67	20.00	29.06	83°14'21"
C2	S 33°47'19" E	305.35	272.00	324.20	68°12'32"
C3	S 73°19'25" E	431.51	300.00	411.84	07°56'02"
C4	N 62°23'14" E	30.50	20.00	34.68	89°21'22"
C5	N 40°35'26" W	249.88	272.00	259.62	54°41'18"
C6	S 06°28'40" E	64.43	272.00	64.58	13°38'14"
C7	N 50°28'22" E	191.07	155.00	205.84	75°31'38"
C8	S 70°09'03" W	215.77	128.00	258.55	114°53'01"
C9	S 70°09'03" W	158.57	100.00	200.51	114°53'01"
C10	N 72°05'08" W	105.08	158.00	107.18	38°21'22"
C11	S 28°07'20" E	128.32	158.00	132.24	48°34'13"
C12	S 23°42'45" E	122.92	128.00	128.21	87°23'23"
C13	S 23°42'45" E	96.03	100.00	100.16	87°23'23"
C14	S 02°34'21" W	23.99	158.00	24.01	08°49'10"
C15	S 01°13'20" E	33.72	158.00	33.78	17°24'32"
C16	S 22°34'26" E	81.53	158.00	82.48	30°17'40"
C17	S 76°30'47" W	284.51	158.00	358.12	131°31'54"
C18	N 82°08'07" W	255.68	128.00	388.25	174°14'07"
C19	N 82°08'07" W	199.25	100.00	304.18	174°14'07"
C20	S 49°29'30" W	125.17	100.00	135.24	77°29'22"
C21	S 49°29'30" W	150.22	128.00	173.11	77°29'22"
C22	N 49°29'30" E	195.27	158.00	210.98	77°29'22"
C23	S 48°25'52" E	221.89	158.00	248.85	90°39'54"
C24	S 48°25'52" E	182.07	128.00	202.65	90°39'54"
C25	S 48°25'52" E	142.24	100.00	158.24	90°39'54"
C26	N 48°05'55" W	21.21	15.00	23.56	90°00'00"

STATE PLANE COORDINATES

BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE.

SFC	NORTHING	EASTING
SC1	654,707.19	1,986,116.59
SC2	654,602.02	1,983,493.03
A	653,249.82	1,984,630.05
B	653,195.07	1,984,617.83
C	653,172.81	1,984,630.78
D	653,115.87	1,984,823.64
E	652,881.97	1,984,793.40
F	652,448.77	1,984,732.06
G	652,507.16	1,983,505.75
H	652,607.68	1,983,505.79
I	652,607.52	1,983,497.28
J	652,786.30	1,983,498.85
K	652,792.44	1,983,514.43
L	652,858.88	1,983,515.84
M	652,879.33	1,983,519.51
N	652,992.28	1,983,539.03
O	652,994.57	1,983,723.35
P	653,330.36	1,983,728.69
Q	653,481.26	1,983,792.41
R	653,533.76	1,983,818.80
S	653,555.32	1,984,248.47
OS3	653,500.11	1,984,405.83
MN1	652,884.51	1,983,558.23
MN2	653,187.63	1,984,580.75

TYPICAL BUILDING SETBACKS



NOTES:

- ALL LOTS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON ALL LOT LINES.
- ALL LOTS SUBJECT TO A PERMANENT SLOPE/RETAINING WALL EASEMENT.
- OPEN SPACE AREAS ARE NOT DEDICATED TO THE CITY, BUT ARE PRIVATE OPEN SPACE AREAS TO BE RETAINED & MAINTAINED BY THE OWNER.
- GEOLOGICAL HAZARDS MAY BE PRESENT. SEE EARTHTEC REPORT DATED NOVEMBER 25, 2005 ON FILE WITH THE CITY OF MAPLETON.

BOSS ENGINEERING & SURVEYING

1909 W. STATIS ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX (801) 763-8472

EASEMENT EXHIBIT

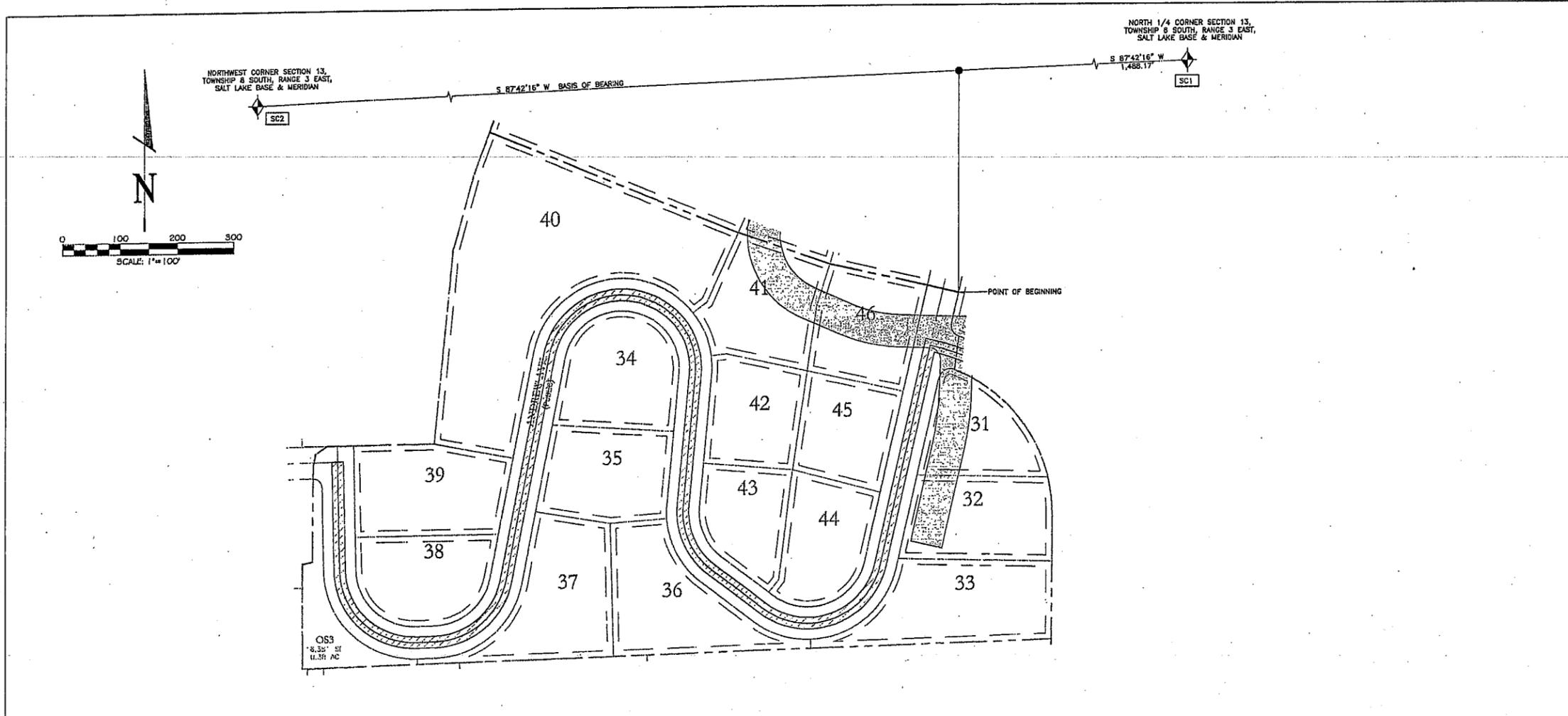
ENTRY #2787-2009
 BEGINNING AT A POINT COINCIDENT WITH THE NORTHEAST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY DESCRIBED FROM THE NORTH W CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 87°42'16" WEST, 1294.75 FEET ALONG THE SECTION LINE; THENCE SOUTH 01°16'58" EAST 360.24 FEET; THENCE SOUTH 89°42'13" WEST, 360.24 FEET ALONG THE SOUTH BOUNDARY OF THE MAPLE COVE SUBDIVISION TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°42'13" EAST, 56.00 FEET; THENCE ALONG THE ARC OF A 128 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 35.29 FEET (CHORD BEARS SOUTH 35°42'11" EAST, 33.00 FEET); THENCE SOUTH 72°48'30" EAST, 46.76 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 240.83 FEET (CHORD BEARS SOUTH 15°33'05" EAST, 206.91 FEET); THENCE SOUTH 35°02'21" WEST, 160.78 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 35°02'21" WEST, 160.78 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 70.86 FEET (CHORD BEARS SOUTH 14°49'35" WEST, 69.10 FEET); THENCE SOUTH 05°23'11" EAST 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 111.63 FEET (CHORD BEARS SOUTH 15°06'48" WEST, 100.26 FEET); THENCE SOUTH 35°36'47" WEST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 177.28 FEET (CHORD BEARS SOUTH 15°10'31" EAST, 154.96 FEET); THENCE SOUTH 69°57'50" EAST, 70.87 FEET; THENCE ALONG THE ARC OF A 222.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET (CHORD BEARS SOUTH 72°53'38" EAST, 84.95 FEET); THENCE SOUTH 88°01'25" EAST, 130.67 FEET; THENCE SOUTH 01°58'35" WEST, 135.47 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 98.91 FEET (CHORD BEARS SOUTH 07°20'34" WEST, 88.76 FEET); THENCE SOUTH 12°42'33" WEST, 172.30 FEET; THENCE NORTH 72°11'22" WEST, 56.90 FEET; THENCE NORTH 12°42'33" EAST, 172.30 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 86.42 FEET (CHORD BEARS NORTH 07°20'34" EAST, 88.29 FEET); THENCE NORTH 01°58'35" EAST, 59.47 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET (CHORD BEARS NORTH 43°01'25" WEST, 28.28 FEET); THENCE NORTH 88°01'25" WEST, 54.87 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT 107.04 FEET (CHORD BEARS NORTH 76°59'38" WEST, 108.38 FEET); THENCE NORTH 65°57'50" WEST, 70.87 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 276.58 FEET (CHORD BEARS NORTH 15°10'31" WEST, 241.74 FEET); THENCE NORTH 35°36'47" EAST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 71.68 FEET (CHORD BEARS NORTH 15°05'48" EAST, 70.04 FEET); THENCE NORTH 05°23'11" WEST, 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT CURVE TO THE RIGHT 110.07 FEET (CHORD BEARS NORTH 14°49'35" EAST, 107.80 FEET); THENCE NORTH 39°02'21" EAST, 160.78 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT 86.89 FEET (CHORD BEARS NORTH 16°33'05" WEST, 116.38 FEET); THENCE NORTH 72°48'30" WEST, 46.76 FEET; THENCE ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE RIGHT 106.16 FEET (CHORD BEARS NORTH 36°36'10" WEST, 89.24 FEET); TO THE POINT OF BEGINNING.

CONTAINING 2.47 ACRES

BASIS OF BEARING IS NORTH 87°42'16" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

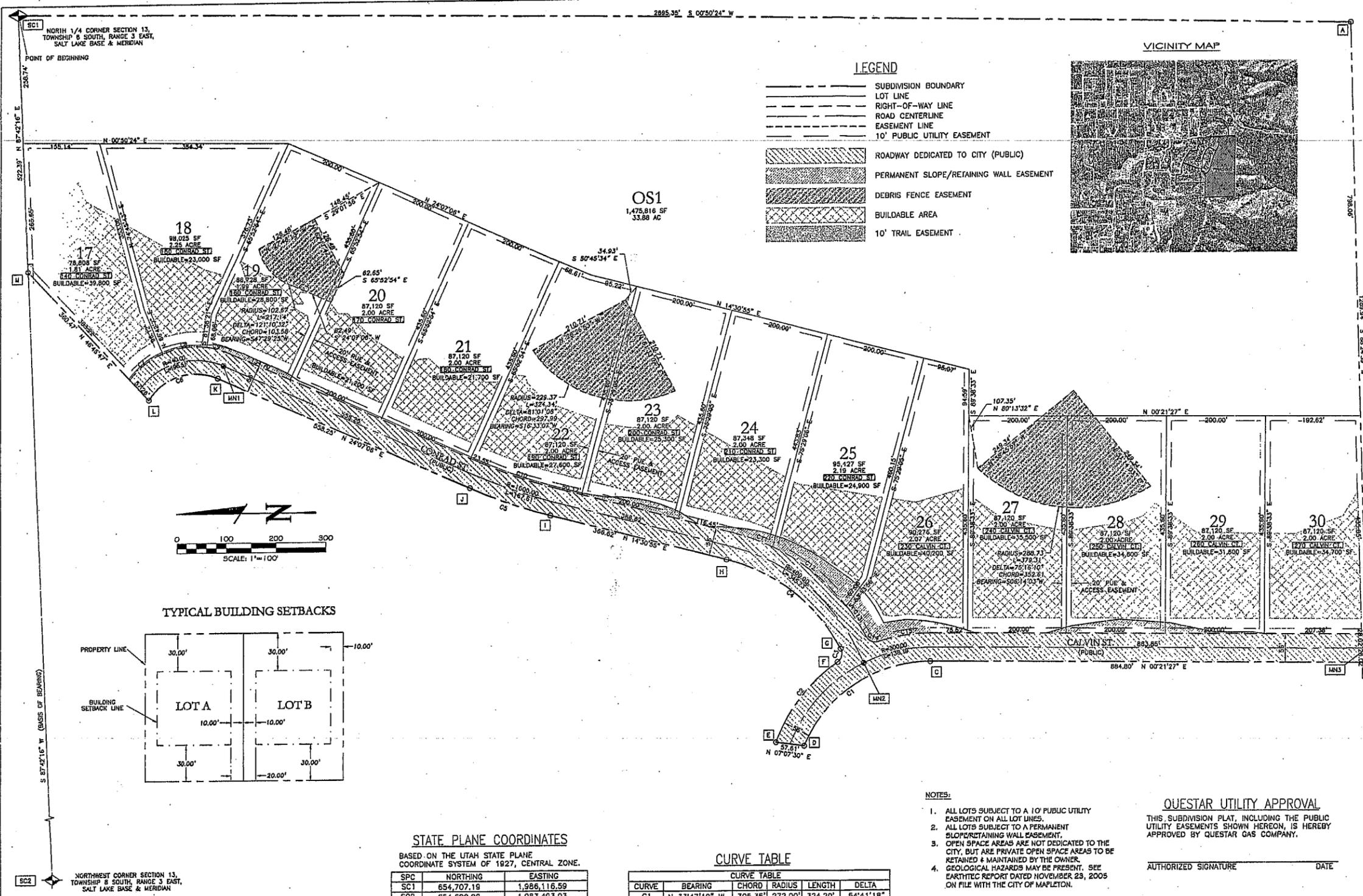
ENTRY #115751-2008
 A PORTION OF THE NORTH QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT WHICH LIES SOUTH 1638.49 FEET AND EAST 24.12 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE CENTERLINE OF DOODWOOD ROAD IN THE CITY OF MAPLETON, COUNTY OF UTAH, STATE OF UTAH; AND SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A TWENTY (20) FOOT WIDE NON-EXCLUSIVE INGRESS/EGRESS ROAD EASEMENT; THENCE FROM SAID POINT OF BEGINNING NORTH 88°54'05" EAST, 41.262 FEET; THENCE SOUTH 01°05'55" EAST, 188.64 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 202.85 FEET (CHORD BEARS SOUTH 46°25'52.05" EAST, 182.07 FEET); THENCE NORTH 88°14'11" EAST, 33.12 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 173.11 FEET (CHORD BEARS NORTH 49°23'30" EAST, 160.22 FEET); THENCE NORTH 10°44'48" EAST, 397.62 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 389.24 FEET (CHORD BEARS SOUTH 82°08'07" EAST, 256.68 FEET); THENCE SOUTH 04° 58'58" WEST, 229.58 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 128.21 FEET (CHORD BEARS SOUTH 23°44'46" EAST, 124.82 FEET); THENCE SOUTH 52°24'27" EAST, 109.33 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 258.65 FEET (CHORD BEARS NORTH 70°09'03" EAST 215.77 FEET); THENCE NORTH 12°42'33" EAST, 390.47 FEET; THENCE SOUTH 77°17'27" EAST, 7.03 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 406.97 FEET (CHORD BEARS SOUTH 38°28'00.24" EAST, 376.16 FEET); THENCE SOUTH 00°21'27" WEST, 79.63 FEET; THENCE SOUTH 89°41'17" EAST, 300.00 FEET TO THE END OF THE TWENTY (20) FOOT WIDE EASEMENT AND THE BEGINNING OF THE CENTERLINE OF THE CENTERLINE OF THE SIXTY (60) FOOT WIDE NON-EXCLUSIVE INGRESS/EGRESS ROAD EASEMENT; THENCE SOUTH 89°41'17" EAST, 65.24 FEET; THENCE SOUTH 33°04'30" EAST, 231.70 FEET; THENCE SOUTH 01°24'50" EAST, 478.50 FEET; THENCE SOUTH 50°15'41" EAST, 94.13 FEET; THENCE NORTH 77°18'58" EAST, 305.35 FEET; THENCE NORTH 08°15'53" WEST, 32.67 FEET; THENCE NORTH 61°40'54" WEST, 190.59 FEET; THENCE NORTH 32°50'58" EAST, 95.34 FEET; THENCE NORTH 78°29'01" EAST, 182.38 FEET; THENCE NORTH 81°39'07" EAST, 301.34 FEET; THENCE NORTH 10°22'47" EAST, 287.18 FEET; THENCE NORTH 33°01'07" WEST, 148.81 FEET; THENCE NORTH 70°42'19" WEST, 222.43 FEET; THENCE NORTH 01°34'13" EAST, 116.05 FEET; THENCE NORTH 51°55'01" EAST, 351.78 FEET; THENCE NORTH 00°58'57" WEST, 128.21 FEET; THENCE NORTH 23°19'05" WEST, 102.24 FEET; THENCE NORTH 07°02'17" EAST, 203.98 FEET; THENCE NORTH 19°51'24" WEST, 84.40 FEET; THENCE NORTH 24°43'24" EAST, 142.18; THENCE NORTH 05°44'37" WEST, 308.32 FEET TO THE END OF THE EASEMENT.



LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	2787-2009
	115751-2008

BOSS ENGINEERING & SURVEYING
 1909 W. STAYU ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX (801) 763-8472

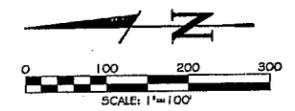
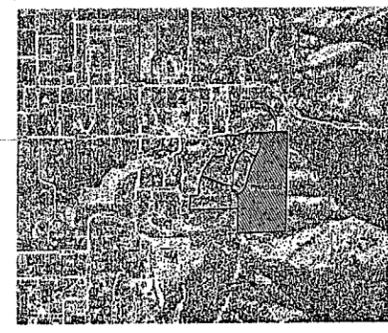
FREEDOM VISTA SUBDIVISION, PLAT B
 MAPLETON CITY, UTAH COUNTY, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S186M
 SCALE: 1"=100'



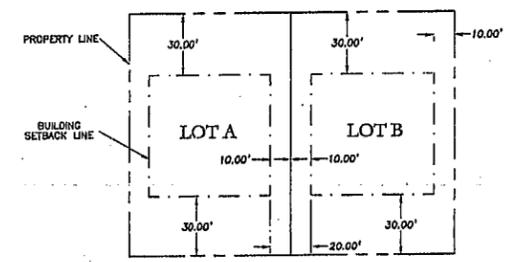
LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- 10' PUBLIC UTILITY EASEMENT
- ROADWAY DEDICATED TO CITY (PUBLIC)
- PERMANENT SLOPE/RETAINING WALL EASEMENT
- DEBRIS FENCE EASEMENT
- BUILDABLE AREA
- 10' TRAIL EASEMENT

VICINITY MAP



TYPICAL BUILDING SETBACKS



STATE PLANE COORDINATES

BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE.

SPC	NORTHING	EASTING
SC1	654,707.19	1,986,116.59
SC2	654,602.02	1,983,493.03
A	652,012.94	1,936,077.09
B	651,977.30	1,984,788.03
C	652,861.82	1,984,793.55
D	653,115.52	1,984,623.78
E	653,172.66	1,984,630.93
F	653,047.12	1,984,793.31
G	653,040.86	1,984,819.63
H	653,272.27	1,984,998.19
I	653,627.08	1,985,090.05
J	653,789.44	1,985,146.96
K	654,298.80	1,985,375.00
L	654,439.49	1,985,332.17
M	654,896.27	1,985,594.78
MN1	651,978.08	1,984,818.02
MN2	652,995.15	1,984,791.11
MN3	651,978.21	1,984,819.75

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N 33°47'19" W	305.35'	272.00'	324.20'	54°41'18"
C2	S 52°17'28" E	205.32'	328.00'	208.83'	36°28'40"
C3	S 76°37'45" E	27.06'	20.00'	29.72'	85°09'14"
C4	N 37°39'16" E	292.37'	372.00'	300.47'	46°16'43"
C5	N 19°19'01" E	172.10'	1028.00'	172.30'	09°36'12"
C6	N 16°55'56" W	147.11'	112.00'	180.49'	82°06'05"
C7	N 38°08'58" W	86.12'	168.00'	87.09'	29°42'10"
C8	S 07°37'07" E	90.81'	168.00'	91.95'	31°21'33"
C9	N 16°05'23" E	46.93'	168.00'	47.08'	16°03'27"
C10	N 19°19'01" E	162.72'	972.00'	162.91'	09°36'12"
C11	N 20°08'38" E	83.96'	428.00'	84.09'	11°15'26"
C12	N 38°41'32" E	191.39'	428.00'	193.02'	25°50'24"
C13	S 58°32'04" W	73.45'	428.00'	73.54'	09°50'40"
C14	N 21°38'22" E	25.61'	20.00'	27.80'	79°38'04"
C15	N 09°54'36" W	105.65'	328.00'	106.11'	16°32'07"

NOTES:

- ALL LOTS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON ALL LOT LINES.
- ALL LOTS SUBJECT TO A PERMANENT SLOPE/RETAINING WALL EASEMENT.
- OPEN SPACE AREAS ARE NOT DEDICATED TO THE CITY, BUT ARE PRIVATE OPEN SPACE AREAS TO BE RETAINED & MAINTAINED BY THE OWNER.
- GEOLOGICAL HAZARDS MAY BE PRESENT. SEE EARTHTEC REPORT DATED NOVEMBER 23, 2005 ON FILE WITH THE CITY OF MAPLETON.

QUESTAR UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QUESTAR COMMUNICATIONS.

AUTHORIZED SIGNATURE _____ DATE _____

MAPLETON IRRIGATION APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY MAPLETON IRRIGATION COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

QUESTAR UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QUESTAR GAS COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

COMCAST UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY COMCAST.

AUTHORIZED SIGNATURE _____ DATE _____

ROCKY MOUNTAIN POWER APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP.

AUTHORIZED SIGNATURE _____ DATE _____

SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938746 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT THE DESCRIBED BELOW TRACT OF LAND HAS BEEN SUBDIVIDED 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.

DATE 16 Sep 2009
TODD W. OSBORN L.S. # 4938746
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00°50'24" WEST 2695.35 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 88°24'59" WEST 1289.94 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 00°21'27" EAST 884.80 FEET ALONG THE SIXTEENTH SECTION LINE TO A POINT OF TANGENCY ON A 222.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 324.20 FEET (CHORD BEARS NORTH 33°47'19" WEST 305.35 FEET); THENCE NORTH 07°07'30" EAST 57.61 FEET TO A POINT OF TANGENCY ON A 328.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 208.83 FEET (CHORD BEARS SOUTH 52°17'28" EAST 205.32 FEET) TO A POINT OF TANGENCY OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC SAID CURVE 29.72 FEET (CHORD BEARS SOUTH 76°37'45" EAST 27.06 FEET) TO A POINT OF TANGENCY OF A 372.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC SAID CURVE 300.47 FEET (CHORD BEARS NORTH 37°39'16" EAST 292.37 FEET); THENCE NORTH 14°30'55" EAST 366.62 FEET TO A POINT OF TANGENCY OF A 1028.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 172.30 FEET (CHORD BEARS NORTH 19°19'01" EAST 172.10 FEET); THENCE NORTH 24°07'06" EAST 558.23 FEET TO A POINT OF TANGENCY OF A 112.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 160.49 FEET (CHORD BEARS NORTH 16°55'56" WEST 147.11 FEET); THENCE NORTH 46°46'47" EAST 360.47 FEET; THENCE NORTH 87°42'16" EAST 522.39 FEET ALONG THE NORTH SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 65.90 ACRES

BASE OF BEARINGS IS S 87°42'16" W FROM THE NORTH 1/4 CORNER TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, OF THAT TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON.

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

OWNER _____ OWNER _____
OWNER _____ OWNER _____
OWNER _____ OWNER _____

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH S.S.
ON THE _____ DAY OF _____ A.D. YEAR
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 BELOW)

ACCEPTANCE BY THE CITY OF MAPLETON

THE CITY COUNCIL OF MAPLETON CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

DAY OF _____ A.D. YEAR.

BY RESOLUTION NO. _____
APPROVALS:
CITY ENGINEER (SEE SEAL BELOW) _____ MAYOR _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE MAPLETON CITY PLANNING COMMISSION.

DIRECTOR - PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

FREEDOM VISTA SUBDIVISION, PLAT C

MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S18W
SCALE: 1"=100'

NOTARY PUBLIC SEAL: TODD W. OSBORN, LICENSE # 4938746, STATE OF UTAH

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

BOSS ENGINEERING & SURVEYING

1909 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84063, (801) 763-8467 FAX (801) 763-8472

EASEMENT EXHIBIT

ENTRY #111628-2008

A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BUT EXCLUDING ANY PORTION THAT LIES WITHIN THE PARK SUBDIVISION:

COMMENCING AT A POINT COINCIDENT WITH THE NORTHWEST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY LOCATED THENCE SOUTH 87°42'16" WEST 1294.76 FEET; THENCE SOUTH 1°18'58" EAST 44.76 FEET; THENCE SOUTH 89°42'13" WEST 300.24 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN:

RUNNING THENCE SOUTH 25°48'12" EAST 43.88 FEET; THENCE SOUTHERLY 33.33 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 12°43'48" (CHORD BEARS SOUTH 31°01'51" EAST 38.21 FEET); THENCE SOUTH 35°15'58" EAST 92.08 FEET; THENCE SOUTHERLY 164.39 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 77°34'19" (CHORD BEARS SOUTH 1°44'48" EAST 153.30 FEET); THENCE SOUTH 39°02'21" WEST 71.05 FEET; THENCE SOUTHERLY 80.31 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 40°25'32" (CHORD BEARS SOUTH 1°49'35" WEST 88.43 FEET); THENCE SOUTH 5°23'11" EAST 107.23 FEET; THENCE SOUTHERLY 91.59 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 40°59'58" (CHORD BEARS SOUTH 15°08'48" WEST 88.63 FEET); THENCE SOUTH 35°58'47" WEST 291.46 FEET; THENCE SOUTHERLY 228.81 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 101°34'37" (CHORD BEARS SOUTH 15°10'31" EAST 198.33 FEET); THENCE SOUTH 65°57'50" EAST 70.87 FEET; THENCE SOUTHERLY 96.25 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 110°31'55" (CHORD BEARS SOUTH 70°58'36" EAST 55.66 FEET); THENCE SOUTH 80°01'25" EAST 102.67 FEET.

ALSO, A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED SOUTH 00°50'54" WEST 1347.71 FEET; THENCE SOUTH 88°03'29" WEST 148.13 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN:

RUNNING THENCE NORTHERLY 78.37 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 8°58'50" (CHORD BEARS NORTH 5°28'00" WEST 78.29 FEET); THENCE NORTH 1°58'35" EAST 247.78 FEET; THENCE NORTHERLY 192.51 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 22°03'55" (CHORD BEARS NORTH 13°00'22" EAST 191.33 FEET); THENCE NORTH 24°07'10" EAST 204.20 FEET; THENCE NORTHERLY 205.64 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 23°33'54" (CHORD BEARS NORTH 35°49'07" EAST 204.20 FEET); THENCE NORTH 47°38'05" EAST 407.15 FEET; THENCE SOUTHERLY 382.44 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 154°11'02" (CHORD BEARS SOUTH 54°09'25" EAST 274.14 FEET); THENCE SOUTH 24°07'06" WEST 558.25 FEET; THENCE SOUTHERLY 167.61 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 9°36'12" (CHORD BEARS SOUTH 19°19'01" WEST 167.41 FEET); THENCE SOUTH 14°30'55" WEST 305.69 FEET.

ALSO, A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED SOUTH 87°42'16" WEST 585.35 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN:

RUNNING THENCE SOUTH 37°36'54" WEST 206.95 FEET.

BASIS OF BEARING IS NORTH 87°42'16" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 13.

THE EASEMENT IS FOR EGRESS AND INGRESS, INSTALLATION AND MAINTENANCE OF UTILITIES, AND FOR ALL OTHER PURPOSES OF THE DOMINANT OR FUTURE DOMINANT ESTATE. IN ADDITION, THE EASEMENT IS FOR THE INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL EASEMENT OF 200 FEET ON EACH SIDE OF THE ABOVE DESCRIBED CENTERLINES IS GRANTED TO PROVIDE FOR PERMANENT RETAINING WALLS, GRADING, AND CONSTRUCTION SERVICES. THE OWNERS OF THE DOMINANT ESTATE MAY IMPROVE AND MAINTAIN THE EASEMENT, INCLUDING THE INSTALLATION OF ASPHALT, CONCRETE, OR OTHER FORMS OF PAVING, BUT SHALL HAVE NO OBLIGATION TO DO SO.

ENTRY #118751-2008

A PORTION OF THE NORTH QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT WHICH LIES SOUTH 1638.49 FEET AND EAST 24.12 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE CENTERLINE OF DOCKWOOD ROAD IN THE CITY OF MAPLETON, COUNTY OF UTAH, STATE OF UTAH; AND SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A TWENTY (20) FOOT WIDE NON-EXCLUSIVE INGRESS/EGRESS ROAD EASEMENT; THENCE FROM SAID POINT OF BEGINNING NORTH 89°54'06" EAST, 41.262 FEET; THENCE SOUTH 01°58'58" EAST, 188.64 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 202.55 FEET (CHORD BEARS SOUTH 46°23'52.05" EAST, 182.07 FEET); THENCE NORTH 88°14'11" EAST, 33.12 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 173.11 FEET (CHORD BEARS NORTH 49°25'30" EAST, 160.22 FEET); THENCE NORTH 01°44'48" EAST, 397.84 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 389.24 FEET (CHORD BEARS SOUTH 82°08'07" EAST, 255.68 FEET); THENCE SOUTH 04° 58'58" WEST, 228.58 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 128.21 FEET (CHORD BEARS NORTH 23°42'48" EAST, 122.84 FEET); THENCE SOUTH 52°30'27" EAST, 109.33 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 256.65 FEET (CHORD BEARS NORTH 70°09'03" EAST 215.77 FEET); THENCE NORTH 12°42'33" EAST, 390.47 FEET; THENCE SOUTH 77°17'27" EAST, 7.03 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 406.57 FEET (CHORD BEARS SOUTH 38°28'00.24" EAST, 376.16 FEET); THENCE SOUTH 00°12'27" WEST, 59.83 FEET; THENCE SOUTH 89°11'17" EAST, 304.00 FEET TO THE END OF THE TWENTY (20) FOOT WIDE EASEMENT AND THE BEGINNING OF THE CENTERLINE OF THE CENTERLINE OF THE SIXTY (60) FOOT WIDE NON-EXCLUSIVE INGRESS/EGRESS ROAD EASEMENT; THENCE SOUTH 89°41'17" EAST, 66.24 FEET; THENCE SOUTH 37°08'30" EAST, 231.70 FEET; THENCE SOUTH 77°18'00" EAST, 305.35 FEET; THENCE NORTH 08°15'53" WEST, 32.67 FEET; THENCE NORTH 77°18'00" EAST, 305.35 FEET; THENCE NORTH 08°15'53" WEST, 32.67 FEET; THENCE NORTH 61°40'54" WEST, 190.59 FEET; THENCE NORTH 32°50'58" EAST, 93.34 FEET; THENCE NORTH 78°59'01" EAST, 181.16 FEET; THENCE NORTH 81°30'07" EAST, 301.34 FEET; THENCE NORTH 10°22'47" EAST, 95.16 FEET; THENCE NORTH 10°11'07" WEST, 145.81 FEET; THENCE NORTH 70°42'19" WEST, 222.43 FEET; THENCE NORTH 01°34'13" EAST, 116.03 FEET; THENCE NORTH 51°59'01" EAST, 391.78 FEET; THENCE NORTH 00°58'57" WEST, 128.21 FEET; THENCE NORTH 23°19'05" WEST, 102.24 FEET; THENCE NORTH 07°07'17" EAST, 233.39 FEET; THENCE NORTH 15°12'24" WEST, 84.40 FEET; THENCE NORTH 24°32'24" EAST, 142.18 FEET; THENCE NORTH 08°44'37" WEST, 108.32 FEET TO THE END OF THE EASEMENT.

ENTRY #11334-2008

A 66 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

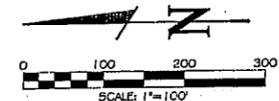
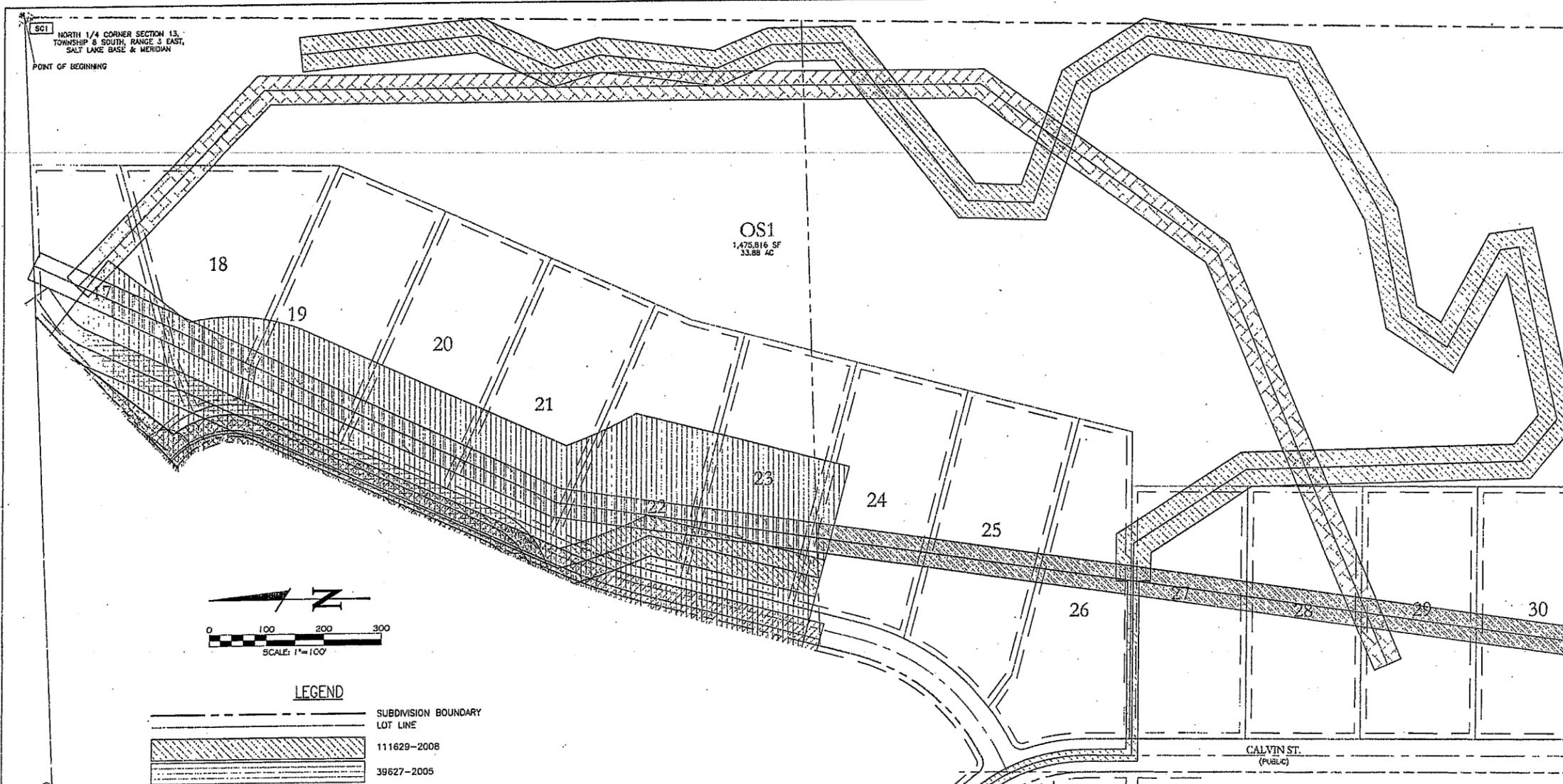
BEGINNING AT A POINT ON THE SOUTH LINE OF MCBS PROPERTY THAT IS S00°50'24"W 1347.71 FEET ALONG THE SECTION LINE AND S88°03'29"W 1483.33 FEET ALONG THE SOUTH LINE OF MCBS PROPERTY FROM SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT 78.37 FEET (CHORD BEARS N06°28'00"E 78.29 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 10°15'05" EAST 247.78 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 192.51 FEET (CHORD BEARS N13°00'22"E 191.33 FEET) TO THE POINT OF TANGENCY; THENCE N24°02'10"E 204.20 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 205.64 FEET (CHORD BEARS N33°49'07"E 204.20 FEET) TO THE POINT OF TANGENCY; THENCE N47°38'05"E 407.15 FEET TO THE POINT OF CURVATURE ON A 140.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 382.44 FEET (CHORD BEARS S54°08'25"E 274.14 FEET) TO THE POINT OF CURVATURE ON A 140.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 206.95 FEET (CHORD BEARS S19°19'01"W 167.41 FEET) TO THE POINT OF TANGENCY; THENCE S14°30'55"W 305.69 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT ON THE NORTH LINE OF MCBS PROPERTY THAT IS S87°42'16"W 585.35 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S37°37'55"W 207.03 FEET TO A POINT IN THE ABOVE DESCRIBED CENTERLINE.

FREEDOM VISTA SUBDIVISION, PLAT C

MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S184M
SCALE: 1"=100'



LEGEND

Symbol	Description
(Dashed line)	SUBDIVISION BOUNDARY
(Solid line)	LOT LINE
(Hatched pattern)	111628-2008
(Hatched pattern)	39627-2005
(Hatched pattern)	111629-2008 SLOPE
(Hatched pattern)	2787-2009
(Hatched pattern)	31334-2008
(Hatched pattern)	115751-2008
(Hatched pattern)	2731-1957
(Hatched pattern)	115745-2008
(Hatched pattern)	8709 745-271

ENTRY #39627-2005

A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF MAPLETON CITY, WHICH IS LOCATED N 87°42'16" E ALONG THE SECTION LINE 888.82 FEET AND SOUTH 3.74 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EASTERLY 88.29 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 38°37'29" (CHORD BEARS S 70°59'02" E 84.66 FEET); THENCE S 51°40'18" E 74.11 FEET; THENCE SOUTHERLY 193.71 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 86°42'39" (CHORD BEARS S 08°18'58" E 175.75 FEET); THENCE S 30°02'21" W 161.07 FEET; THENCE SOUTHERLY 80.31 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 40°25'32" (CHORD BEARS S 14°48'35" W 88.43 FEET); THENCE S 05°23'11" E 108.24 FEET; THENCE SOUTHERLY 104.64 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 46°30'21" (CHORD BEARS S 18°02'00" W 101.75 FEET); THENCE S 41°27'10" W 273.82 FEET; THENCE SOUTHERLY 230.87 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 107°29'00" (CHORD BEARS S 12°15'20" E 206.34 FEET); THENCE S 65°57'50" E 447.47 FEET; THENCE NORTHEASTERLY 280.47 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 130°01'19" (CHORD BEARS N 49°01'31" E 232.04 FEET); THENCE N 15°59'09" W 127.11 FEET; THENCE NORTHEASTERLY 235.01 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 108°11'43" (CHORD BEARS N 38°58'43" E 203.38 FEET); THENCE N 80°12'35" E 88.77 FEET; THENCE NORTHEASTERLY 145.42 FEET ALONG THE ARC OF A 128 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 65°03'28" (CHORD BEARS N 58°39'50" E 137.72 FEET); THENCE N 24°07'06" E 781.26 FEET; THENCE NORTHEASTERLY 58.92 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 30°32'59" (CHORD BEARS N 39°32'58" E 66.09 FEET); THENCE N 54°58'05" E 51.07 FEET TO THE NORTH LINE OF SAID SECTION 13.

ALSO A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING SOUTHERLY ALONG THE ABOVE DESCRIBED CENTERLINE 1677.23 FEET FROM THE BEGINNING POINT OF THE ABOVE DESCRIBED CENTERLINE; RUNNING THENCE S 24°02'10" W 55.87 FEET; THENCE SOUTHERLY 39.24 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 11°18'11" (CHORD BEARS S 18°22'51" W 39.47 FEET); THENCE S 12°42'33" W 22.45 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13.

THE RIGHT-OF-WAY LINES OFFSET 28 FEET EACH SIDE OF THE TWO ABOVE DESCRIBED CENTERLINES SHALL BE LENGTHENED OR SHORTENED AS NECESSARY TO INTERSECT THE DESCRIBED TERMINATING LINES, AND SHALL BE CONNECTED WITH 15 FOOT RADIUS CURVES AT THE INTERSECTION OF THE TWO ABOVE DESCRIBED RIGHTS-OF-WAY.

BASIS OF BEARING IS N 87°42'16" E ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 13.

ENTRY #2731 1957

BEGINNING ON THE NORTH BOUNDARY LINE OF THE GRANTOR'S LAND AT A POINT 435 FEET WEST, MORE OR LESS, FROM THE NORTH ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S27°02'W 1000 FEET, MORE OR LESS; THENCE S10°24'W 470 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID LAND AND BEING IN THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 13.

ENTRY #2787-2009

BEGINNING AT A POINT COINCIDENT WITH THE NORTHEAST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY DESCRIBED FROM THE NORTH N CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 87°42'16" WEST, 1294.76 FEET ALONG THE SECTION LINE; THENCE SOUTH 01°18'58" EAST 380.24 FEET; THENCE SOUTH 89°42'13" WEST, 300.24 FEET ALONG THE SOUTH BOUNDARY OF THE MAPLE COVE SUBDIVISION TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°42'13" EAST, 58.00 FEET; THENCE ALONG THE ARC OF A 128 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 35.28 FEET (CHORD BEARS SOUTH 35°42'11" EAST, 33.00 FEET); THENCE SOUTH 72°48'30" EAST, 46.76 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 240.93 FEET (CHORD BEARS SOUTH 18°53'05" EAST, 206.91 FEET); THENCE SOUTH 35°02'21" WEST, 160.78 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 70.58 FEET (CHORD BEARS SOUTH 14°48'35" WEST, 69.10 FEET); THENCE SOUTH 85°23'11" EAST, 107.23 FEET; THENCE ALONG THE ARC OF A 166.00 FOOT RADIUS CURVE TO THE RIGHT 111.63 FEET (CHORD BEARS SOUTH 15°08'46" WEST, 108.28 FEET); THENCE SOUTH 35°56'47" WEST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 177.28 FEET (CHORD BEARS SOUTH 15°10'31" EAST, 154.98 FEET); THENCE SOUTH 65°57'50" EAST, 70.87 FEET; THENCE ALONG THE ARC OF A 222.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET (CHORD BEARS SOUTH 78°59'01" EAST, 84.95 FEET); THENCE SOUTH 80°01'25" EAST, 130.67 FEET; THENCE SOUTH 01°58'58" WEST, 155.47 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 98.81 FEET (CHORD BEARS SOUTH 07°20'34" WEST, 98.76 FEET); THENCE SOUTH 12°42'33" WEST, 172.30 FEET; THENCE NORTH 77°17'27" WEST, 56.00 FEET; THENCE NORTH 12°42'33" EAST, 172.30 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 88.42 FEET (CHORD BEARS NORTH 07°20'34" EAST, 88.29 FEET); THENCE NORTH 01°58'58" EAST, 99.47 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET (CHORD BEARS NORTH 43°01'25" WEST, 28.28 FEET); THENCE NORTH 88°01'25" WEST, 54.67 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT 107.04 FEET (CHORD BEARS NORTH 78°59'01" WEST, 108.38 FEET); THENCE NORTH 89°57'50" WEST, 70.87 FEET; THENCE ALONG THE ARC OF A 166.00 FOOT RADIUS CURVE TO THE RIGHT 276.56 FEET (CHORD BEARS NORTH 15°10'31" WEST, 241.74 FEET); THENCE NORTH 35°56'47" EAST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 71.56 FEET (CHORD BEARS NORTH 15°08'46" EAST, 70.04 FEET); THENCE NORTH 05°23'11" WEST, 107.23 FEET; THENCE ALONG THE ARC OF A 166.00 FOOT CURVE TO THE RIGHT 110.07 FEET (CHORD BEARS NORTH 14°48'35" EAST, 107.80 FEET); THENCE NORTH 35°02'21" EAST, 160.78 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT 86.89 FEET (CHORD BEARS NORTH 18°53'05" WEST, 116.39 FEET); THENCE NORTH 72°48'30" WEST, 46.76 FEET; THENCE ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE RIGHT 108.16 FEET (CHORD BEARS NORTH 36°36'10" WEST, 99.24 FEET); TO THE POINT OF BEGINNING.

CONTAINING 2.47 ACRES

BASIS OF BEARING IS NORTH 87°42'16" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY # 115745-2008

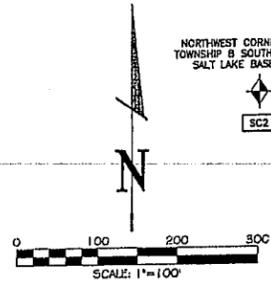
A PORTION OF THE NORTH QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT WHICH LIES WEST 472.50 FEET AND SOUTH 92.88 FEET FROM THE NORTH N CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING AT THE CENTERLINE OF THE EXISTING POWER LINE EASEMENT; THENCE FROM SAID POINT OF BEGINNING THE CENTERLINE OF A FIFTY (50) FOOT WIDE POWER LINE EASEMENT SOUTH 46°08'54" EAST, 470.23 FEET; THENCE SOUTH 00°01'20" WEST, 488.77 FEET; THENCE SOUTH 00°01'43" EAST, 811.76 FEET; THENCE SOUTH 35°49'13" WEST, 506.31 FEET; THENCE SOUTH 67°15'01" WEST, 773.91 FEET TO THE CENTERLINE OF THE EXISTING POWER LINE EASEMENT.

ENTRY #8709 745-271

BEGINNING ON THE SOUTH BOUNDARY LINE OF THE GRANTOR'S LAND AT A POINT 1430 FEET EAST, MORE OR LESS, FROM THE WEST ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 10°15'05" EAST, 139.9 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID LAND AND BEING IN THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 13.

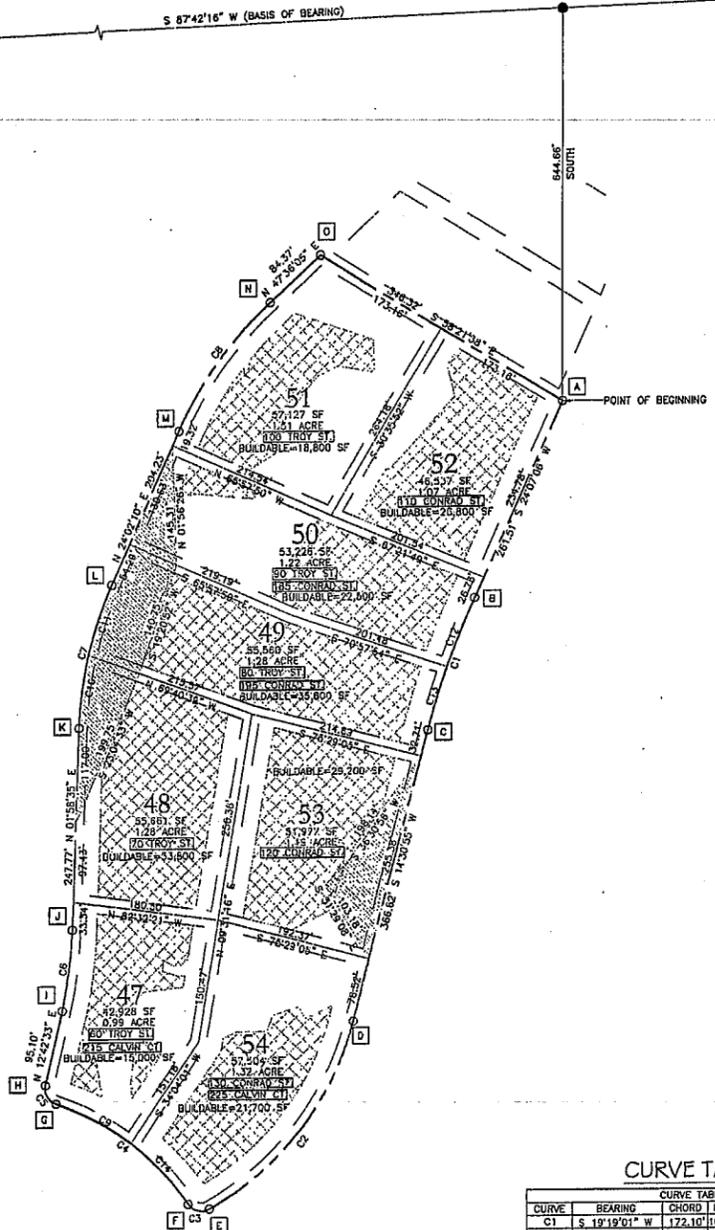
BOSS ENGINEERING & SURVEYING

1909 W. STATE ST., SUITE 230, PLEASANT GROVE, UT 84062, (801) 763-4467 FAX (801) 763-4472



NORTHWEST CORNER SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

NORTH 1/4 CORNER SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 4938748 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT THE DESCRIBED BELOW TRACT OF LAND HAS BEEN SUBDIVIDED 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.

DATE: 19 SEP 2005
TODD W. OSBORN, L.S. # 4938748
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

COMMENCING AT A POINT 863.83 FEET SOUTH 87°42'16" WEST ALONG THE SECTION LINE AND 644.56 FEET SOUTH FROM THE NORTH QUARTER CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 24°07'09" WEST 281.51 FEET TO A POINT OF TANGENCY OF A 1028.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT 172.30 (CHORD BEARS SOUTH 19°19'01" WEST 172.10 FEET); THENCE SOUTH 14°30'55" WEST 366.62 FEET TO A POINT OF TANGENCY OF A 372.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 300.47 FEET (CHORD BEARS SOUTH 37°39'18" WEST 292.37 FEET) TO A POINT OF TANGENCY OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.72 FEET (CHORD BEARS NORTH 76°37'45" WEST 27.09 FEET) TO A POINT OF TANGENCY OF A 328.80 FOOT REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 208.81 FEET (CHORD BEARS NORTH 52°17'28" WEST 205.32 FEET) TO A POINT OF TANGENCY OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.06 FEET (CHORD BEARS NORTH 28°54'38" WEST 26.57 FEET); THENCE NORTH 12°42'33" EAST 93.10 FEET TO A POINT OF TANGENCY OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC SAID CURVE 98.91 FEET (CHORD BEARS NORTH 07°20'34" EAST 98.76 FEET); THENCE NORTH 01°58'35" EAST 247.77 FEET TO A POINT OF TANGENCY OF A 472.00 FOOT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 180.73 FEET (CHORD BEARS NORTH 13°00'22" EAST 180.61 FEET); THENCE NORTH 24°02'10" EAST 204.23 FEET TO A POINT OF TANGENCY OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 192.76 FEET (CHORD BEARS NORTH 35°49'07" EAST 192.76 FEET); THENCE NORTH 47°38'05" EAST 84.37 FEET; THENCE SOUTH 58°21'38" EAST 346.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.65 ACRES

BASES OF BEARINGS IS S 87°42'16" W FROM THE NORTH 1/4 CORNER TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, OF THAT TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON.

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

OWNER _____ OWNER _____
OWNER _____ OWNER _____
OWNER _____ OWNER _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.
ON THE _____ DAY OF _____ A.D. YEAR
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 BELOW)

ACCEPTANCE BY THE CITY OF MAPLETON

THE CITY COUNCIL OF MAPLETON CITY, UTAH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

BY RESOLUTION No. _____
APPROVALS:
CITY ENGINEER (SEE SEAL BELOW) MAYOR _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE MAPLETON CITY PLANNING COMMISSION.
DIRECTOR - PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

FREEDOM VISTA
SUBDIVISION, PLAT D

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S13W
SCALE: 1"=100'

1 OF 2
SURVEYOR'S SEAL: TODD W. OSBORN, L.S. # 4938748
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- 10' PUBLIC UTILITY EASEMENT
- ROADWAY DEDICATED TO CITY (PUBLIC)
- PERMANENT SLOPE/RETAINING WALL EASEMENT
- BUILDABLE AREA

QUESTAR UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QUESTAR GAS COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

COMCAST UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY COMCAST.

AUTHORIZED SIGNATURE _____ DATE _____

QWEST UTILITY APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY QWEST COMMUNICATIONS.

AUTHORIZED SIGNATURE _____ DATE _____

ROCKY MOUNTAIN POWER APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP.

AUTHORIZED SIGNATURE _____ DATE _____

MAPLETON IRRIGATION APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY MAPLETON IRRIGATION COMPANY.

AUTHORIZED SIGNATURE _____ DATE _____

CURVE TABLE

CURVE	BEARING	CHORD RADIUS	LENGTH	DELTA
C1	S 19°19'01" W	172.10	1028.00	172.30
C2	S 37°39'16" W	292.37	372.00	300.47
C3	S 78°37'45" E	27.06	20.00	29.72
C4	N 52°17'28" W	205.32	328.80	208.81
C5	N 76°54'38" W	28.57	20.00	29.06
C6	N 07°20'34" E	93.78	472.00	98.91
C7	N 13°00'22" E	180.61	472.00	180.73
C8	N 35°49'07" E	192.76	472.00	192.76
C9	S 61°23'26" E	103.94	328.80	104.38
C10	S 07°29'29" W	80.72	472.00	80.87
C11	S 18°31'16" W	93.72	472.00	90.85
C12	N 21°34'58" E	91.18	1028.00	91.21
C13	S 16°46'30" W	81.07	1028.00	81.10
C14	N 43°11'49" W	104.00	328.80	104.43

STATE PLANE COORDINATES

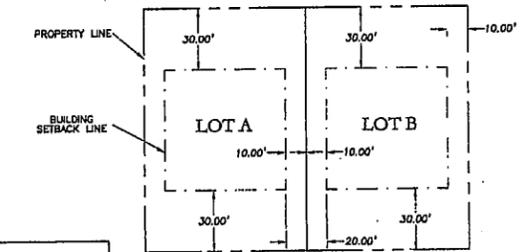
BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1927, CENTRAL ZONE.

SPC	NORTHING	EASTING
501	654,707.19	1,988,116.59
502	654,802.02	1,983,493.03
A	654,028.12	1,985,252.70
B	653,789.52	1,985,148.89
C	653,827.16	1,985,088.97
D	653,272.35	1,984,998.11
E	653,040.95	1,984,819.57
F	653,047.20	1,984,793.24
G	653,172.75	1,984,630.85
H	653,198.00	1,984,618.01
I	653,288.74	1,984,638.93
J	653,386.66	1,984,651.55
K	653,634.21	1,984,660.69
L	653,810.14	1,984,700.72
M	653,596.50	1,984,783.88
N	654,152.86	1,984,986.68
O	654,209.73	1,984,958.94

NOTES:

1. ALL LOTS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON ALL LOT LINES.
2. ALL LOTS SUBJECT TO A PERMANENT SLOPE/RETAINING WALL EASEMENT.
3. OPEN SPACE AREAS ARE NOT DEDICATED TO THE CITY, BUT ARE PRIVATE OPEN SPACE AREAS TO BE RETAINED & MAINTAINED BY THE OWNER.
4. GEOLOGICAL HAZARDS MAY BE PRESENT. SEE EARTHTEC REPORT DATED NOVEMBER 29, 2005 ON FILE WITH THE CITY OF MAPLETON.

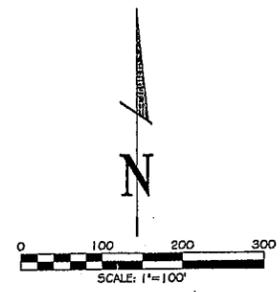
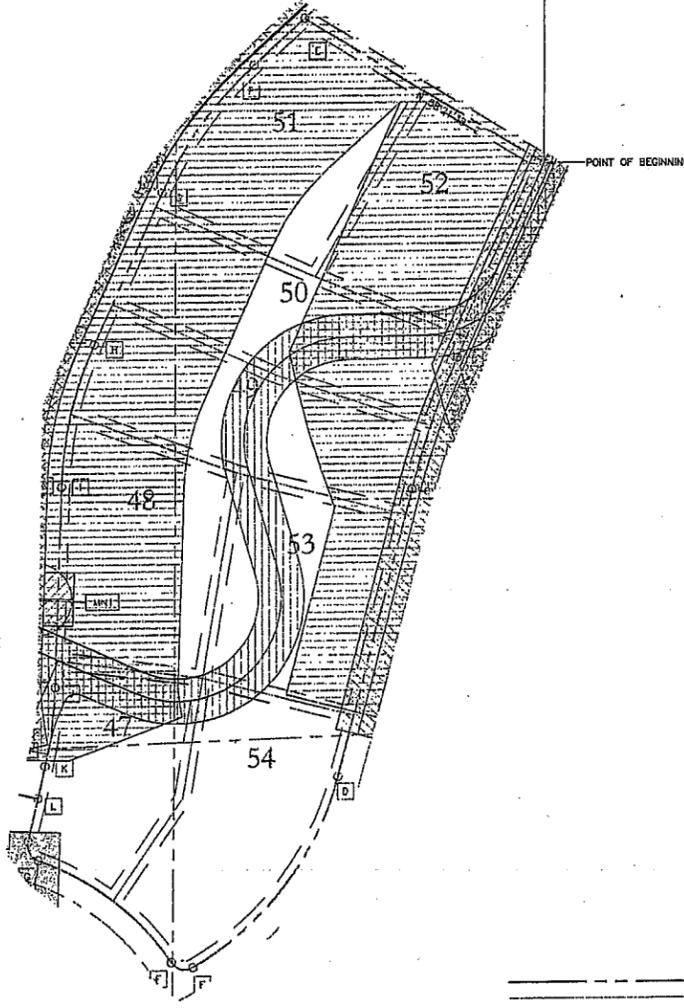
TYPICAL BUILDING SETBACKS



BOSS ENGINEERING & SURVEYING

1909 W. STATE ST., SUITE 200, PLEASANT GROVES, UT 84662, (801) 763-4467 FAX (801) 763-8472

EASEMENT EXHIBIT



LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	111628-2008
	39627-2005
	111628-2008 SLOPE
	2787-2009
	31334-2008

ENTRY #2787-2009

BEGINNING AT A POINT COINCIDENT WITH THE NORTHEAST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY DESCRIBED FROM THE NORTH 1/4 CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 87°42'16" WEST, 1284.75 FEET ALONG THE SECTION LINE; THENCE SOUTH 01°16'58" EAST, 350.24 FEET; THENCE SOUTH 89°42'13" WEST, 350.24 FEET ALONG THE SOUTH BOUNDARY OF THE MAPLE COVE SUBDIVISION TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°42'13" EAST, 350.00 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 33.23 FEET (CHORD BEARS SOUTH 35°42'11" EAST, 33.00 FEET); THENCE SOUTH 72°48'30" EAST, 46.76 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 240.93 FEET (CHORD BEARS SOUTH 18°53'05" EAST, 208.91 FEET); THENCE SOUTH 35°02'11" WEST, 150.78 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 70.56 FEET (CHORD BEARS SOUTH 14°49'55" WEST, 69.10 FEET); THENCE SOUTH 05°23'11" EAST, 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 111.63 FEET (CHORD BEARS SOUTH 15°06'48" WEST, 104.28 FEET); THENCE SOUTH 35°18'47" WEST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 177.28 FEET (CHORD BEARS SOUTH 15°10'31" EAST, 154.96 FEET); THENCE SOUTH 85°57'50" EAST, 70.87 FEET; THENCE ALONG THE ARC OF A 222.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET (CHORD BEARS SOUTH 78°59'38" EAST, 84.95 FEET); THENCE SOUTH 88°01'25" EAST, 130.67 FEET; THENCE SOUTH 01°58'35" WEST, 135.47 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 98.91 FEET (CHORD BEARS SOUTH 07°59'34" WEST, 98.78 FEET); THENCE SOUTH 12°42'33" WEST, 172.30 FEET; THENCE NORTH 77°17'27" WEST, 56.00 FEET; THENCE NORTH 12°42'33" EAST, 172.30 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 88.42 FEET (CHORD BEARS NORTH 07°20'34" EAST, 88.29 FEET); THENCE NORTH 01°58'35" EAST, 58.47 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET (CHORD BEARS NORTH 43°01'25" WEST, 28.28 FEET); THENCE NORTH 88°01'25" WEST, 54.67 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT 107.04 FEET (CHORD BEARS NORTH 78°59'38" WEST, 106.39 FEET); THENCE NORTH 85°57'50" WEST, 70.87 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 276.56 FEET (CHORD BEARS NORTH 15°10'31" WEST, 241.74 FEET); THENCE NORTH 35°36'47" EAST, 293.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 71.55 FEET (CHORD BEARS NORTH 15°06'48" EAST, 70.04 FEET); THENCE NORTH 05°23'11" WEST, 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT CURVE TO THE RIGHT 110.07 FEET (CHORD BEARS NORTH 14°49'55" EAST, 107.80 FEET); THENCE NORTH 35°02'11" EAST, 160.78 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT 96.69 FEET (CHORD BEARS NORTH 18°53'05" WEST, 116.39 FEET); THENCE NORTH 72°48'30" WEST, 46.76 FEET; THENCE ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE RIGHT 106.16 FEET (CHORD BEARS NORTH 39°36'10" WEST, 99.24 FEET); TO THE POINT OF BEGINNING.

CONTAINING 2.47 ACRES

BASIS OF BEARING IS NORTH 87°42'16" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY #31334-2008

A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF MCBRS PROPERTY THAT IS S00°50'24"W 1347.71 FEET ALONG THE SECTION LINE AND S88°03'28"W 1483.31 ALONG THE SOUTH LINE OF MCBRS PROPERTY FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT 75.37 FEET (CHORD BEARS N06°28'00"E 78.29 FEET) TO THE POINT OF TANGENCY; THENCE N01°58'35"E 247.78 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N14°38'00"E 407.15 FEET TO THE POINT OF CURVATURE ON A 1400.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE; THENCE N24°02'10"E 204.24 FEET TO THE POINT OF CURVATURE ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 205.64 FEET (CHORD BEARS N35°48'07"E 204.20 FEET) TO THE POINT OF TANGENCY; THENCE N47°38'00"E 407.15 FEET TO THE POINT OF CURVATURE ON A 1400.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE; THENCE S24°07'06"W 558.25 FEET TO THE POINT OF CURVATURE ON A 1000.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 167.61 FEET (CHORD BEARS S19°19'01"W 167.41 FEET) TO THE POINT OF TANGENCY; THENCE S14°30'55"W 305.69 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT ON THE NORTH LINE OF MCBRS PROPERTY THAT IS S87°42'16"W 583.24 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S37°37'59"W 287.03 FEET TO A POINT IN THE ABOVE DESCRIBED CENTERLINE.

ENTRY #111628-2008

A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BUT EXCLUDING ANY PORTION THAT LIES WITHIN THE PARK SUBDIVISION:

COMMENCING AT A POINT COINCIDENT WITH THE NORTHWEST CORNER OF THE PARK SUBDIVISION AND MORE PARTICULARLY LOCATED THENCE SOUTH 87°42'16" WEST 1284.75 FEET, THENCE SOUTH 1°16'58" EAST 44.76 FEET; THENCE SOUTH 89°42'13" WEST 350.24 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE SOUTH 25°48'12" EAST 43.68 FEET; THENCE SOUTHERLY 33.33 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 12°43'46" (CHORD BEARS SOUTH 32°10'05" EAST 33.26 FEET); THENCE SOUTH 38°31'58" EAST 32.08 FEET; THENCE SOUTHERLY 184.36 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 73°34'19" (CHORD BEARS SOUTH 1°44'48" EAST 153.30 FEET); THENCE SOUTH 35°02'21" WEST 71.65 FEET; THENCE SOUTHERLY 90.31 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 42°25'33" (CHORD BEARS SOUTH 14°49'55" WEST 88.46 FEET); THENCE SOUTH 52°31'11" EAST 107.23 FEET; THENCE SOUTHERLY 91.59 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 40°59'58" (CHORD BEARS SOUTH 15°06'48" WEST 89.65 FEET); THENCE SOUTH 35°36'47" WEST 293.46 FEET; THENCE SOUTHERLY 228.93 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 101°14'37" (CHORD BEARS SOUTH 15°10'31" EAST 198.35 FEET); THENCE SOUTH 85°57'50" EAST 70.87 FEET; THENCE SOUTHERLY 98.25 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 11°03'35" (CHORD BEARS SOUTH 76°59'38" EAST 95.66 FEET); THENCE SOUTH 88°01'25" EAST 102.67 FEET.

ALSO, A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED SOUTH 00°50'24" WEST 1347.71 FEET; THENCE SOUTH 88°03'28" WEST 1483.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE NORTHERLY 78.37 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 8°58'50" (CHORD BEARS NORTH 8°28'00" WEST 78.29 FEET); THENCE NORTH 15°05'58" EAST 247.78 FEET; THENCE NORTHERLY 184.36 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 22°03'35" (CHORD BEARS NORTH 13°00'22" EAST 191.32 FEET); THENCE NORTH 24°02'10" EAST 204.24 FEET; THENCE NORTHERLY 205.64 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 23°33'54" (CHORD BEARS NORTH 35°18'47" WEST 293.46 FEET); THENCE NORTH 47°14'37" EAST 407.15 FEET; THENCE SOUTHERLY 382.44 FEET ALONG THE ARC OF A 1400.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 156°31'02" (CHORD BEARS SOUTH 54°08'25" EAST 274.14 FEET); THENCE SOUTH 24°07'06" WEST 558.25 FEET; THENCE SOUTHERLY 167.61 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 9°35'11" (CHORD BEARS SOUTH 19°19'01" WEST 167.41 FEET); THENCE SOUTH 14°30'55" WEST 305.69 FEET.

ALSO, A 66-FOOT WIDE RIGHT-OF-WAY, 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT LOCATED SOUTH 00°50'24" WEST 1347.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE SOUTH 37°36'54" WEST 286.95 FEET.

BASIS OF BEARING IS NORTH 87°42'16" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 13.

THE EASEMENT IS FOR EGRESS AND INGRESS, INSTALLATION AND MAINTENANCE OF UTILITIES, AND FOR ALL OTHER PURPOSES FOR THE PRESENT OR FUTURE BENEFIT OF THE DOMINANT ESTATE. AN ADDITIONAL EASEMENT OF 200 FEET ON EACH SIDE OF THE ABOVE DESCRIBED CENTERLINES IS GRANTED TO PROVIDE FOR PERMANENT RETAINING WALLS, GRADING, AND CONSTRUCTION SERVICES. THE OWNERS OF THE DOMINANT ESTATE MAY IMPROVE AND MAINTAIN THE EASEMENT, INCLUDING THE INSTALLATION OF ASPHALT, CONCRETE, OR OTHER FORMS OF PAVING, BUT SHALL HAVE NO OBLIGATION TO DO SO.

ENTRY #39627-2005

A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF MAPLETON CITY, WHICH IS LOCATED N 87°42'16" E ALONG THE SECTION LINE 588.82 FEET AND SOUTH 374 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EASTERLY 88.29 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 38°37'29" (CHORD BEARS S 70°09'02" E 84.64 FEET); THENCE S 81°40'18" E 74.11 FEET; THENCE SOUTHERLY 193.71 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 88°42'39" (CHORD BEARS S 09°18'58" E 175.78 FEET); THENCE S 35°02'21" W 181.07 FEET; THENCE SOUTHERLY 90.31 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 40°25'32" (CHORD BEARS S 14°49'55" W 88.45 FEET); THENCE S 05°23'11" E 108.24 FEET; THENCE SOUTHERLY 104.64 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 46°50'21" (CHORD BEARS S 18°02'00" W 101.78 FEET); THENCE S 41°27'10" W 273.92 FEET; THENCE SOUTHERLY 238.87 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 107°25'00" (CHORD BEARS S 12°15'20" E 206.34 FEET); THENCE S 69°57'50" E 447.47 FEET; THENCE NORTHEASTERLY 280.47 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 130°01'19" (CHORD BEARS N 01°18'31" E 232.94 FEET); THENCE N 18°09'30" W 27.11 FEET; THENCE NORTHEASTERLY 235.01 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 105°11'43" (CHORD BEARS N 39°36'43" E 203.36 FEET); THENCE N 69°12'35" E 98.77 FEET; THENCE NORTHEASTERLY 145.42 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 64°00'28" (CHORD BEARS N 69°59'00" E 137.72 FEET); THENCE N 24°07'06" E 781.28 FEET; THENCE NORTHEASTERLY 68.82 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 30°50'59" (CHORD BEARS N 39°32'36" E 68.09 FEET); THENCE N 54°58'05" E 51.07 FEET TO THE NORTH LINE OF SAID SECTION 13.

ALSO A 56 FOOT WIDE RIGHT-OF-WAY, 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING SOUTHERLY ALONG THE ABOVE DESCRIBED CENTERLINE 1677.23 FEET FROM THE BEGINNING POINT OF THE ABOVE DESCRIBED CENTERLINE; RUNNING THENCE S 24°02'10" W 55.97 FEET; THENCE SOUTHERLY 38.54 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 11°18'37" (CHORD BEARS S 18°22'21" W 38.47 FEET); THENCE N 12°42'33" W 22.45 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13. THE RIGHT-OF-WAY LINES OFFSET 28 FEET EACH SIDE OF THE TWO ABOVE DESCRIBED CENTERLINES SHALL BE LENGTHENED OR SHORTENED AS NECESSARY TO INTERSECT THE DESCRIBED TERMINATING LINES, AND SHALL BE CONNECTED WITH 15 FOOT RADIUS CURVES AT THE INTERSECTION OF THE TWO ABOVE DESCRIBED RIGHTS-OF-WAY.

BASIS OF BEARING IS N 87°42'16" E ALONG THE SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION 13.

FREEDOM VISTA SUBDIVISION, PLAT D

MAPLETON CITY, UTAH COUNTY, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S18M
 SCALE: 1"=100'

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Friday, October 2, 2009

125 West Community Center Way (400 North), Mapleton, Utah 84664

Name of Subdivision: Freedom Vista Subdivision

Applicant Name: Wendell A. Gibby

Applicant Phone Number: 801-921-3288

Applicant E-mail: wgibby@novarad.net

Drawings Submitted: September 18, 2009

Community Development Department and Engineering and Public Works Department

Cory Branch, Planning Director, Phone: (801) 806-9101, Fax: (801) 489-5657

Email: cbranch@mapleton.org

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

E-mail: gcalder@mapleton.org

Mapleton City Council met on May 22, 2008 and motioned to Conditionally Approve the Preliminary Plat for Freedom Vista Subdivision. The DRC has reviewed the motion made by the Council to determine if the conditions have been met. The below information has been compiled:

1. **City Council Condition #1: A stub street be provided to the Roundy property located to the north.**
 - Plat "A" sheet 2 of 2 shows an existing 56' right of way easement at the north end of Troy Street that extends to the north property line. This easement is located between Lots 13 and 17. This easement should remain and not be vacated. This easement needs to be shown on Plat "A" sheet 1 of 2 and Plat "C" sheet 1 of 2.
2. **City Council Condition #2: The location of the trail easement through the Gibby property shall be consistent with Paragraph 3 of the Memorandum of Understanding and the City will pay for the construction and maintenance of the trail.**
 - A detailed drawing regarding the trail on the north and south boundaries has not been submitted. The trail may not exceed a maximum slope of 12%. A wider easement in 12% or greater slope areas will be required.
3. **City Council Condition #3: Existing easements for power lines on the plat until moved.**
 - Plat "C" sheet 1 of 2 needs to show the existing Rocky Mountain Power transmission line easements and related access roads.
4. **City Council Condition #4: Landscaping on overall site plan to be approved by the DRC.**
 - Northland Design Group has submitted a landscaping plan. Staff recommends that a more detailed design be required within the OS1, OS2, OS3, and detention pond and drainage easement areas which are shown on the subdivision plats.
 - A schedule of re-vegetating the existing and proposed cut/fill slopes and detention basins has not been included. Reference is made on the construction plan of re-vegetating by Northland design group but the construction plans do not have any details.

- Who does the applicant intend to own the open space property? How will it be maintained?
5. **City Council Condition #5: Verification of retaining wall specifications and certifications by their engineers that they will hold and meet their specifications.**
- The applicant is currently proposing to modify the retaining walls which were approved at the time of preliminary plat approval.
 - Retaining wall profiles need to include top back of curb elevations on the profile sheets.
 - Retaining wall #2 is lacking detail regarding the two boxes and 6" pipe.
6. **City Council Condition #6: All retaining walls on private property with applicable PUE for access to the city.**
- DRC is concerned with Lots 11, 12, 25, 26, 28, 35, 37, 45, and 46 as it relates to retaining walls and access to the buildable areas shown on the lots. How does the applicant intend to gain access to these lots?
7. **City Council Condition #7: Some kind of HOA to make all home owners a party to detention and other water diversion and detention.**
- The City has not received an HOA agreement to review.
8. **City Council Condition #8: All lot owners to be branded to sign off on possible geological hazards, faults and notices of foundation inspections with a possible geotechnical study.**
- Plats "A", "B", "C" & "D" do not show building setbacks from faults. A report from the applicants geotechnical engineer Earthtec of April 8, 2008 states that these setbacks will be shown. Earthtec report Nov. 23, 2005 states setback should be 50' on the main fault and 5' on secondary faults. The report shows both main and secondary faults. As per the Earthtec report and Mapleton City the fault setback lines must be shown on the plats.
 - It is the opinion of the DRC that a note should be added to each plat stating that a Geological Hazard report be required prior to a building permit being issued to each lot.
9. **City Council Condition #9: Retention basins to be recalculated based on and negotiated with the applicants' engineer.**
- The debris basins east of the development have changed from the typical earthen filled basin to a steel structural debris fence. These debris fence basins have been approved by the applicant's structural engineer and geotechnical engineer.
 - The applicant's geotechnical engineer Earthtec Engineering report dated April 8, 2008 states the basins should have the following capacity:
 - i. North Drainage 1,206 cubic yards
 - ii. Middle Drainage 2,400 cubic yards
 - iii. South Drainage 3,032 cubic yards
 - The construction drawings show two different capacities which are much smaller than required.
 - i. North Drainage 400 & 798 cubic yards
 - ii. Middle Drainage 785 & 1,580 cubic yards
 - iii. South Drainage 1,150 & 2,008 cubic yards

- The applicant needs to redesign the drawings and numbers on the construction drawings.
10. **City Council Condition #10: The durability retention on retaining walls should be extended.**
 - This needs to be discussed by the City Council.
 11. **City Council Condition #11: The cul-de-sac on the south end to have city participation by providing property.**
 - Plat "C" Calvin Street at the south end shows a proposed cul-de-sac. This cul-de-sac needs to meet city standards. An easement for property outside of the subdivision needs to be provided.
 12. **City Council Condition #12: The road width to be no more than 36 ft. of asphalt with sidewalk, curb and gutter on one side.**
 - This item is being discussed in Item 3 of the October 8, 2009 Planning Commission meeting.
 13. **City Council Condition #13: Section 17.08.020 of the Mapleton City Code to be met.**
 - Section 17.08.020 will be met once all of the conditions motioned by the Council on May 22, 2008 have been resolved.
 14. **City Council Condition #14: Building envelope within geotechnical study.**
 - The building envelopes are shown on the plats. DRC is concerned with the buildable areas for Lots 3, 4, 5, 31, 35, 37, and 39.
 15. **City Council Condition #15: Additional requirements may be added at final plat approval after we receive IGS report.**
 - No concerns.

OTHER ISSUES TO BE RESOLVED:

1. Plats "A" and "B" need to include an easement for the 18" waterline that is shown on Plat "C". This fulfills MOU requirement #4.
2. Plats "A", "B", "C" & "D" have a second page of recorded easements and right-of-ways. These need to be vacated or shown on the respective plats.
3. Plat "A" needs to identify the two temporary turnarounds as 90' diameter as shown on the construction plans.
4. Plat "C" shows an access road to the middle debris basin, this road needs to be relocated between lots 21 & 22 and provide access to the side of the basin.
5. Plat "C" shows two access roads near the south debris basin and new transmission line road. Combine this into one access road between lots 26 and 27, and provide access into the side of the basin.
6. How does the applicant intend to access OS1 shown on Plat "C"? Should OS1 be changed to OS4 on Plat "C"?

7. The storm detention basins have outlets that drain into the Mapleton Irrigation Pond.
 - The basin detail is missing pipe type and size.
 - The location of the outlet pipe needs to be shown such that future erosion will not occur at the outlets.
8. Remove the typical building setback diagram shown on the plats.
9. Show 10' PUE's on Lots 14, 15, and 16.
10. The proposed subdivision must include a total density of 47 lots. This fulfills MOU requirement #1.