

Mapleton City Planning Commission Staff Report

Meeting Date: December 10, 2009

Item: 6

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 reconsideration of Final Plat approval of Freedom Vista Subdivision, Plats "A", "B", "C", and "D" (47 lots proposed), on property located generally at 2000 East Maple Street. The subject property is located in the PD-2 (Planned Development - 2) zone. This item was heard by the Planning Commission on November 12, 2009. The Planning Commission motioned to continue the item to February 25, 2010. The applicant is requesting that the Planning Commission reconsider the motion.

FINDINGS OF FACT:

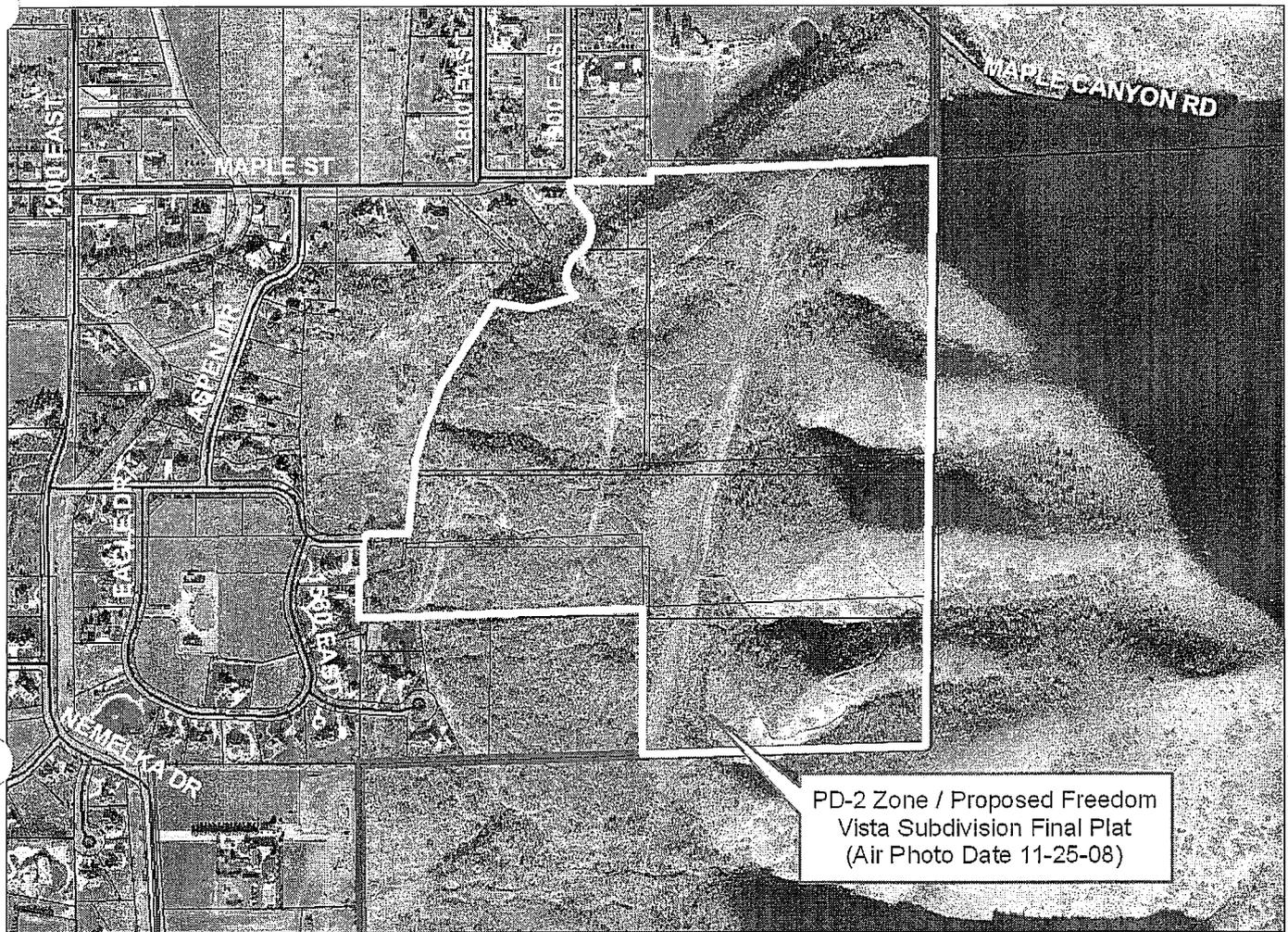
1. Mapleton City Council met on May 22, 2008 and motioned to Conditionally Approve the Preliminary Plat regarding the above subject property. (see Attachment 1 – May 22, 2008 – Approved Resolution and Preliminary Plat Drawings)
2. The request for Final Plat approval was heard by the Planning Commission on November 12, 2009. The Planning Commission motioned to continue the item to February 25, 2010 allowing the applicant time to satisfy the conditions of the City Council Resolution of May 22, 2008 as shown in attachment 1.
3. The applicant is requesting that the Planning Commission reconsider the motion made on November 12, 2009 thus allowing this item to be heard at the night of the December 10th meeting and not be continued to a future date.
4. The applicant is requesting some modifications to the approved preliminary plat. Changes include the design of the proposed retaining walls, debris basins, street cross section standards, etc. Staff is prepared to discuss these issues at the night of the Commission meeting.
5. A traffic study has been completed for this proposed subdivision by Horrocks Engineers. Staff is prepared to discuss this study at the night of the Commission meeting. (see Attachment 2 – Horrocks Engineers Traffic Study)
6. On November 12, 2009 the applicant requested that the Planning Commission amend the Mapleton City Street Cross Sections in order to add two new standard cross section drawings for hillside areas. The first standard would allow for a 56' right-of-way having 32' of asphalt with a 2' curb on both sides of the street and a 5' sidewalk on one side of the street. The second standard would allow for a 29' right-of-way having 24' of asphalt with a 2' curb on both sides of the street along the entrance to the proposed subdivision off of Maple Street. At the November 12th meeting the Commission motioned to deny the two proposed standard cross section drawings for hillside areas citing that the proposal is substandard and creates safety issues, and there are better ways to deal with the entrance to the subdivision. (see Attachment 3 – Proposed Street Cross Sections)
7. On November 18, 2009 the two proposed standard cross section drawings for hillside areas as noted in the above Findings of Fact #6 was heard by the City Council. The Council approved the proposed 56' right-of-way standard as shown in attachment 3 and continued the proposed 29' right-of-way standard to the December 16, 2009 Council meeting.
8. The applicant is proposing four phases to this subdivision. (see Attachment 4 – Proposed Final Plat Drawings)

STAFF RECOMMENDATION:

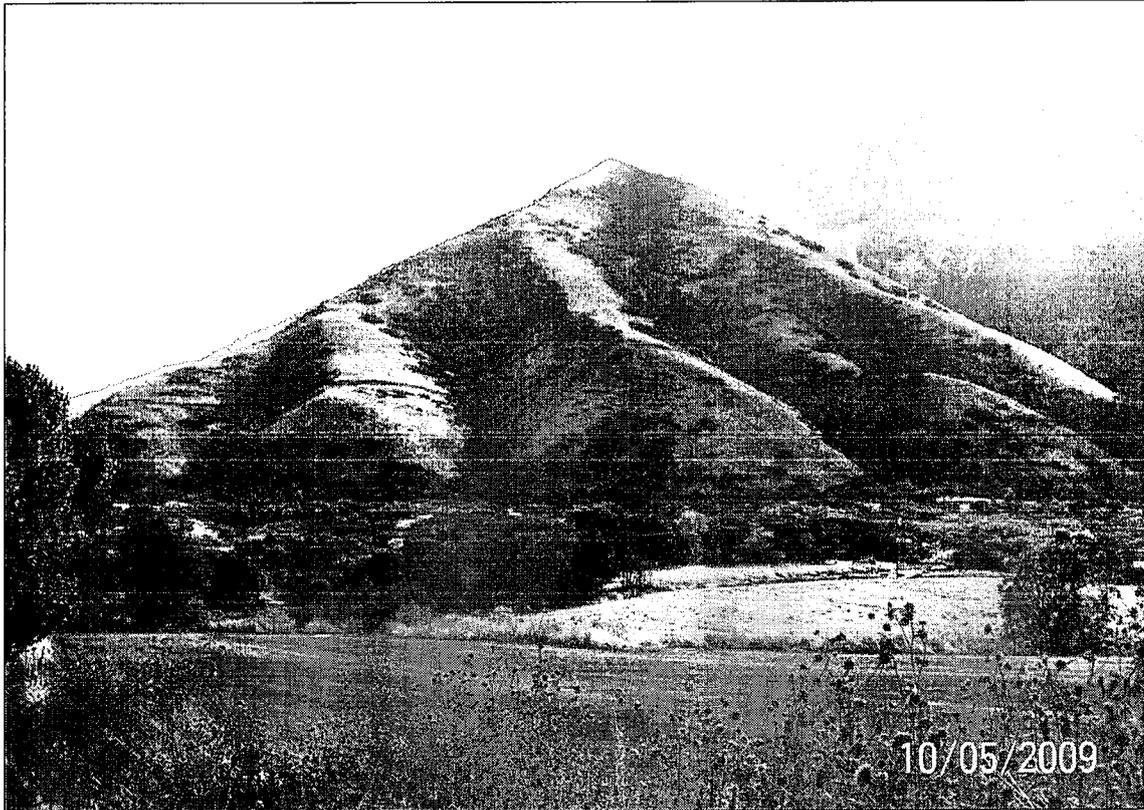
Staff recommends Approval of the proposed final plat with the condition that the concerns raised by the DRC are met. (see Attachment 5 – DRC Minutes)

	<p><u>ALTERNATIVE ACTIONS:</u></p> <ol style="list-style-type: none">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. <p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. May 22, 2008 – Approved Resolution and Preliminary Plat Drawings2. Horrocks Engineers Traffic Study3. Proposed Street Cross Sections4. Proposed Final Plat Drawings5. DRC Minutes
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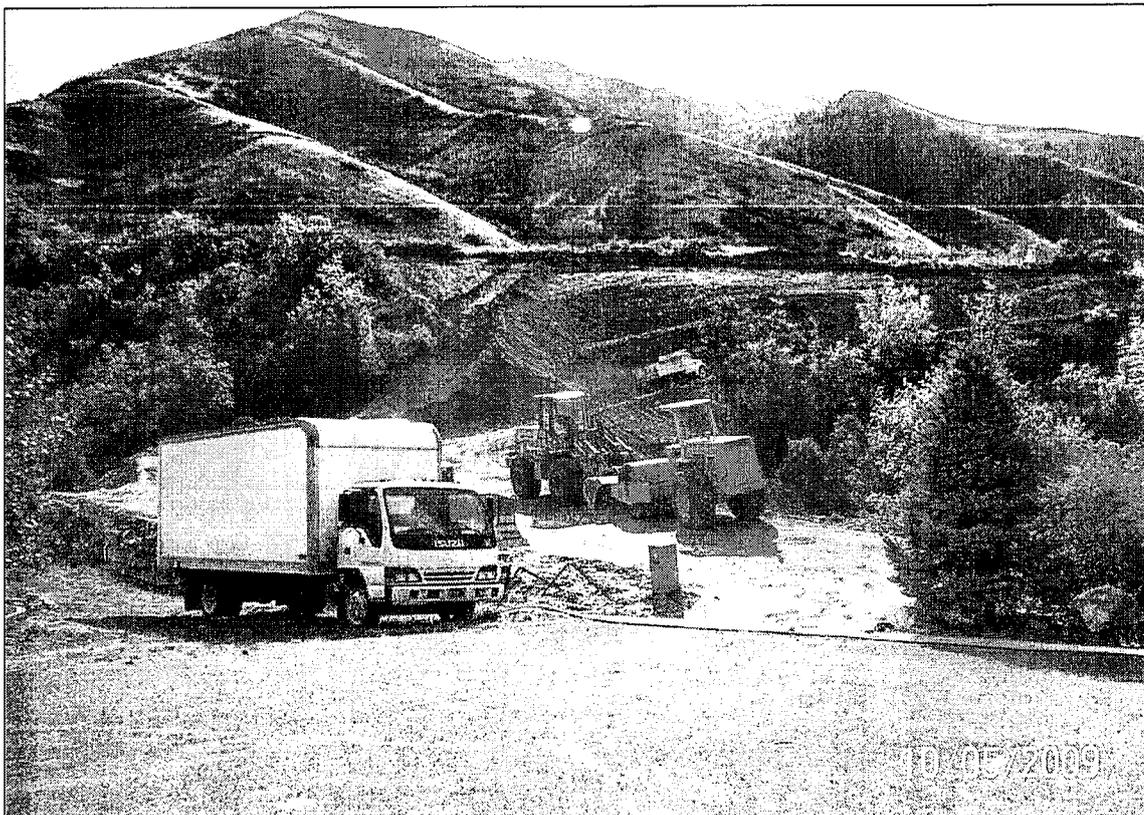
VICINITY MAP:



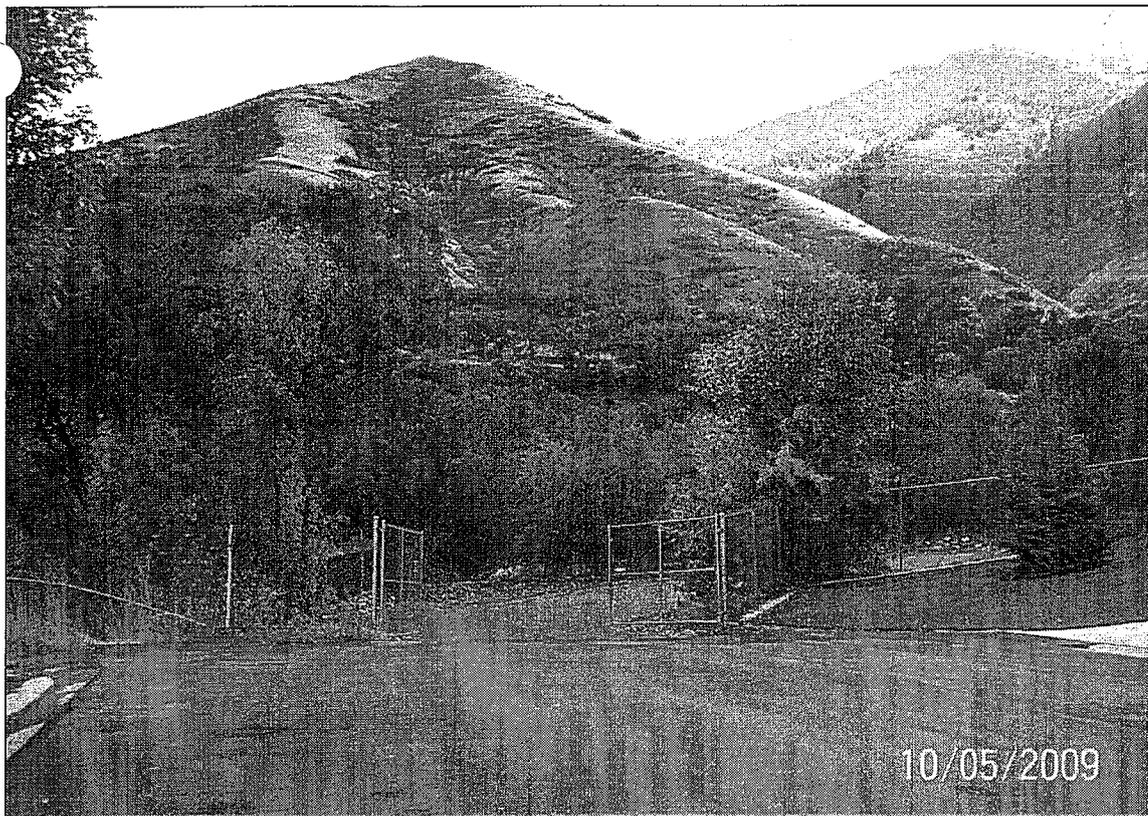
SITE PHOTOS:



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.



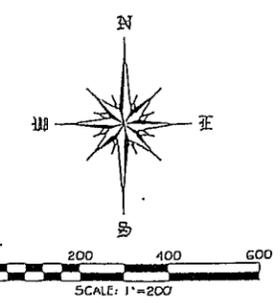
Laurel S. Brady
Mayor

ATTEST: 

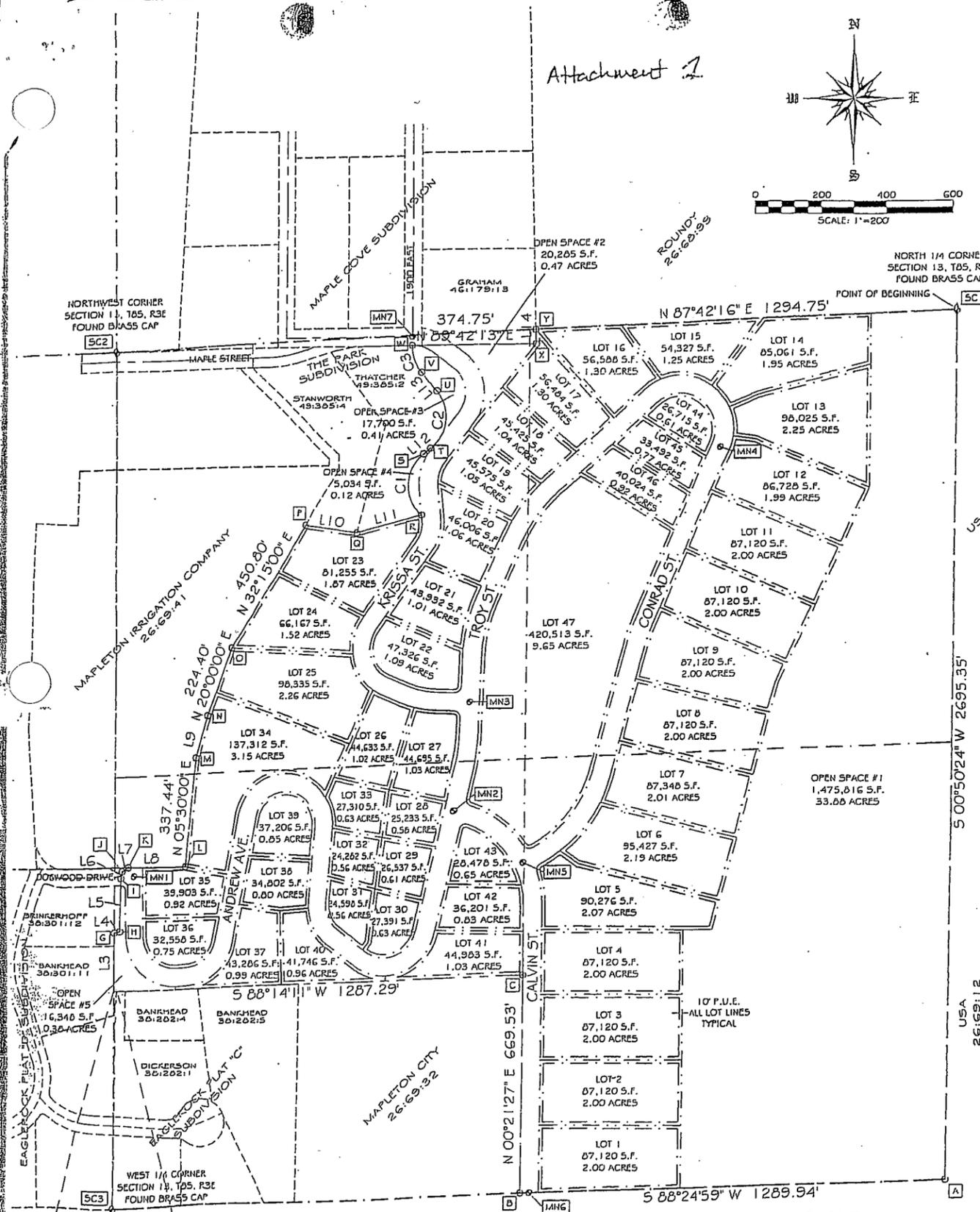
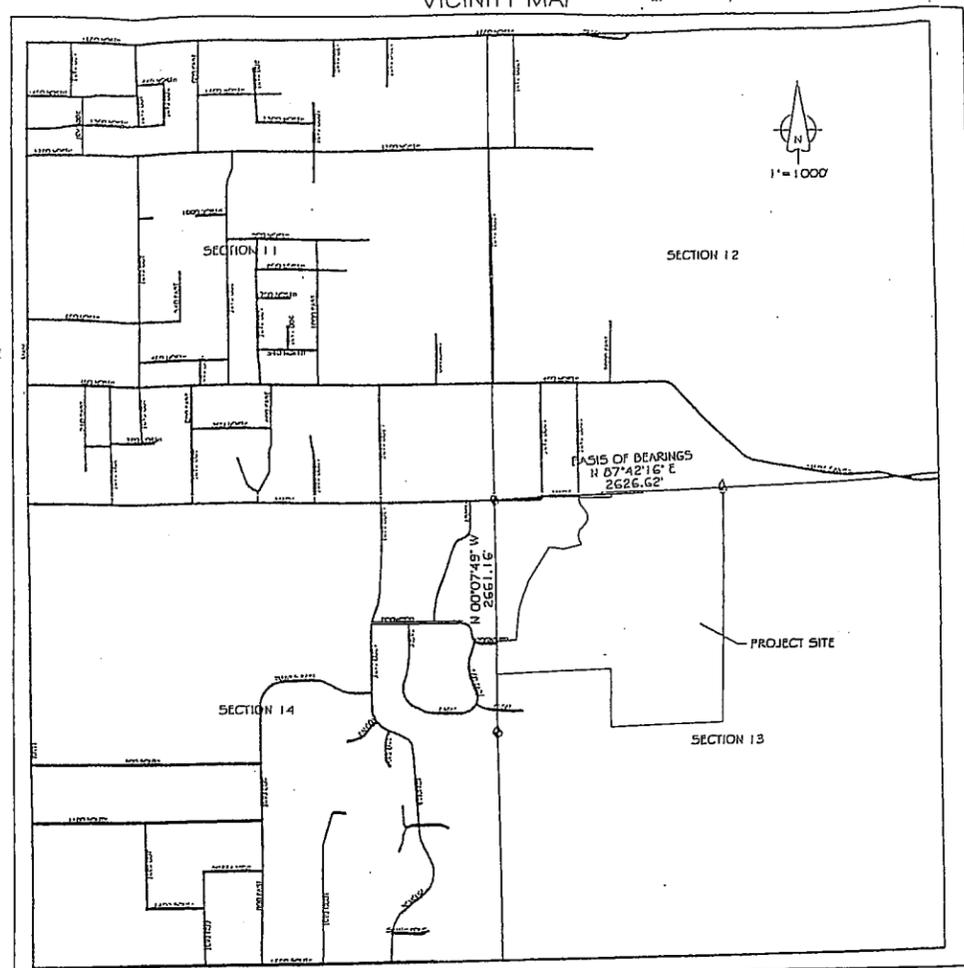
Camille Brown
City Recorder



Attachment 1



VICINITY MAP



STATE PLANE COORDINATES

SPT	NORTHING	EASTING
SC1	7216372.34	1626320.59
SC2	7216267.45	1623656.90
SC3	7213807.13	1623702.69
A	7213676.14	1626280.00
B	7213642.64	1624991.76
C	7214311.94	1624996.01
D	7214272.47	1623709.74
E	7214272.90	1623709.76
F	7214272.83	1623701.23
G	7214453.59	1623700.04
H	7214457.74	1623716.43
I	7214623.88	1623719.85
J	7214644.63	1623725.55
K	7214657.55	1623743.09
L	7214655.05	1623927.35
M	7214995.62	1623959.74
N	7215126.51	1623996.47
O	7215937.30	1624073.21
P	7215710.41	1624319.72
Q	7215694.00	1624480.53
R	7215746.06	1624603.56
S	7215958.14	1624688.30
T	7215955.71	1624709.28
U	7216193.53	1624727.26
V	7216191.05	1624681.47
W	7216273.35	1624633.65
X	7216273.09	1625028.28
Y	7216320.63	1625027.20
MN1	7214630.25	1623762.08
MN2	7214822.96	1624784.62
MN3	7215160.25	1624831.25
MN4	7215392.99	1625660.92
MN5	7214660.47	1624994.95
MN6	7213643.11	1625019.76
MN7	7216301.99	1624694.66

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°45'40" E	0.52'
L2	S 88°57'01" W	6.53'
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 38°31'50" 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°18'38"	192.20'	N 01°24'25" E
C2	128.00'	197.93'	88°39'52"	176.78'	N 05°45'50" E
C3	128.00'	89.31'	39°58'45"	87.51'	N 10°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 SLOPERETAINING 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.

ERSEN ENGINEERING
 379 WEST FAHNTAN DRIVE
 RICHFIELD, UTAH 84701
 435-896-0106

960 EAST 900 NORTH
 MAPLETON, UT 84664
 801-489-9489

SURVEYOR'S CERTIFICATE
 I, BLAKE E. TORGERSEN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER S 152723, 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, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

BLAKE E. TORGERSEN (SEE SEAL BELOW)
 LS 152723

JULY 26, 2007
 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 669.53 feet along the Quarter Section Line 1289.94 feet; thence N 02°45'40" E 0.52 feet, S 88°57'01" W 6.53 feet, thence S 08°14'11" W along the Sixty-fourth Line 1287.29 feet; thence along the boundary of Plat 1, Eagle Rock Subdivision the following seven courses: N 02°45'40" E 0.52 feet, S 88°57'01" W 6.53 feet, N 00°07'49" W along the Section Line 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 09°17'16" E 184.40 feet, N 05°00'00" E 337.44 feet, N 15°40'00" E 135.99 feet, N 00°29'10" E 224.40 feet, and N 38°31'50" E 73.54 feet to the southwest corner of the Plat. The Subdivision 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°18'38" (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°39'52" (chord bears N 05°45'50" E 176.78 feet), N 39°58'45" W 87.51 feet, and northerly 89.31 feet along the arc of a 128.00 foot radius curve to the right through an angle of 88°39'52" (chord bears N 10°32'33" W 87.51 feet) to the southerly boundary of Maple Cove Subdivision; thence N 09°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 07°42'16" E along the Section Line 1294.75 feet to the point of beginning.

Containing 18.01 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 HEREUNTO 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 _____
 (SEE SEAL BELOW) (SEE SEAL BELOW)
 CITY ENGINEER CLERK-RECORDER

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: BLAKE E. TORGERSEN, LICENSE NO. S 152723, STATE OF UTAH

NOTARY PUBLIC SEAL: _____

CITY ENGINEER SEAL: _____

CLERK-RECORDER SEAL: _____



To: Gary Calder
From: John Dorny, P.E.

Date: November 10, 2009

Final Technical Memorandum

Subject: Freedom Vista Subdivision Review

Horrocks Engineers was asked to review the subject subdivision concerning traffic-related issues paying particular attention to the northern access. The results of our review are contained below.

Project Understanding and Background

As proposed, the Freedom Vista subdivision consists of between 47 and 54 single-family homes depending on negotiations with the City of Mapleton and other design criteria. We have performed our review based on both the 47 and 54 lot option.

The project is shown with two accesses; one access is located at the eastern terminus of Maple Street (northern access) and the 2nd access joins the existing Dogwood Subdivision (southern access). The plan set we are performing our review from is dated May 7, 2009.

Project Trip Generation

Project trip generation was performed using the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th edition). It was estimated that Maple Street would provide the most direct access to the project and would be considered the main access. North/South access splits were used to account for varying traffic patterns. One condition estimated that 70% of the project traffic would use the northern access with the remaining 30% using the southern access. The second condition included a 60/40 split with 60% using the northern access and the remaining 40% using the southern access. We also further divided the two north/south split conditions using the lot amounts of 47 and 54. We have attached our results in **Table 1**.

Based on the above assumptions the project is estimated to generate between 545 and 623 vehicle trips per average weekday, with less on weekends. The hours of most use would be the a.m. and p.m. peak hours. The worse-case morning commute (*exiting*) and the evening commute (*entering*) the northern access would be 43 vehicles; or on average, one vehicle every 1 ½ minutes. This is not substantial and the existing roadway can accommodate these added trips.

**Table 1 - Trip Generation
Freedom Vista Subdivision**

54 Lots	# of Units	% Split North/South	Quantity	Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
	Single-Family Detached Housing (210) North Entrance					25%	75%		67%	33%
54	70%	37.8	425	36.2	9.1	27.2	43.8	29.3	14.4	
Single-Family Detached Housing (210) South Entrance					25%	75%		67%	33%	
54	30%	16.2	195	21.1	5.3	15.8	20.4	13.7	6.7	
Total Trips			54	620	57	14	43	64	43	21

54 Lots	# of Units	% Split North/South	Quantity	Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
	Single-Family Detached Housing (210) North Entrance					25%	75%		67%	33%
54	60%	32.4	369	32.4	8.1	24.3	38.1	25.5	12.6	
Single-Family Detached Housing (210) South Entrance					25%	75%		67%	33%	
54	40%	21.6	254	24.9	6.2	18.6	26.5	17.7	8.7	
Total Trips			54	623	57	14	43	65	43	21

47 Lots	# of Units	% Split North/South	Quantity	Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
	Single-Family Detached Housing (210) North Entrance					25%	75%		67%	33%
47	70%	32.9	374	32.8	8.2	24.6	38.6	25.9	12.7	
Single-Family Detached Housing (210) South Entrance					25%	75%		67%	33%	
47	30%	14.1	171	19.6	4.9	14.7	18.0	12.1	5.9	
Total Trips				545	52	13	39	57	38	19

47 Lots	# of Units	% Split North/South	Quantity	Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
	Single-Family Detached Housing (210) North Entrance					25%	75%		67%	33%
47	60%	28.2	324	29.5	7.4	22.1	33.6	22.5	11.1	
Single-Family Detached Housing (210) South Entrance					25%	75%		67%	33%	
47	40%	18.8	223	22.9	5.7	17.2	23.3	15.6	7.7	
Total Trips			47	548	52	13	39	57	38	19

Based on the Institute of Transportation Engineers Trip Generation Manual

Truck Access and Turning

Local construction companies were contacted to determine the typical truck sizes used in the construction of a new neighborhood. The two truck sizes most commonly used are the WB-50 and a WB-67D. The WB-50 is a tractor/trailer combo that carries wood and other construction materials. The WB-67D is a double trailer that hauls dirt and base material to and from the site. Horrocks overlaid the truck turning templates of these two vehicles on the subdivision plans. The subsequent **Figures** show the vehicles body overhang when using the northern access and approaching from Maple Street and from 1900 East. Both vehicles track about the same and require traveling into the on-coming lane. Both vehicles will need the complete width of the northern access if turning off of Maple Street.

It is recommended that construction trucks don't access this subdivision directly from Maple Street. A truck route should be established that restricts trucks to accessing the site via 1900 East. A stop sign may be needed at the southbound approach at 1900 East, along with a warning sign to large vehicles traveling to the Freedom Vista subdivision, to yield to oncoming vehicles as they maneuver through the northern access.

Other areas of the subdivision with centerline radiuses of 100' to 128' feet can also expect trucks to encroach into the on-coming lanes. It is common for trucks to extend into other lanes while maneuvering through curves or intersections. This truck lane-overlap would be temporary during construction and not permanent.

One way to mitigate the lane overlap is to widen the pavement of the roadway at the northern access to the subdivision through the 100' radius curve. The northern access has approximately 24 feet of pavement that tapers to 32'. The 24' pavement width is considered sub-standard based on Mapleton City standards. There are other pavement widths along Maple Street and other adjacent roadways that are 28 feet. The area of road near the northern access that shows a 100' radius curve could be widened by 4' (for a total of 40') of pavement to reduce the temporary truck overlap.

Project Access

As previously mentioned, there are two project accesses shown in the site plan. It is highly recommended that these two accesses remain fully open and functional through all seasons. Two accesses to subdivisions not only relieve the traffic impact to adjacent subdivision but also give emergency vehicles adequate response time when responding to emergency calls. Both accesses have 12% grade on portions and will reduce emergency vehicle response time.

The phasing of the two accesses was not discussed with the City or developer. It would be optimal to have both the north and south accesses open after the first few homes are complete in the subdivision. This need will be determined by the location of the homes and the emergency response times. The fire chief and city engineer should determine when the both accesses should be fully operational and what risk the city is willing to take.

Figure 1: WB-50 Approaching from North on 1900 East

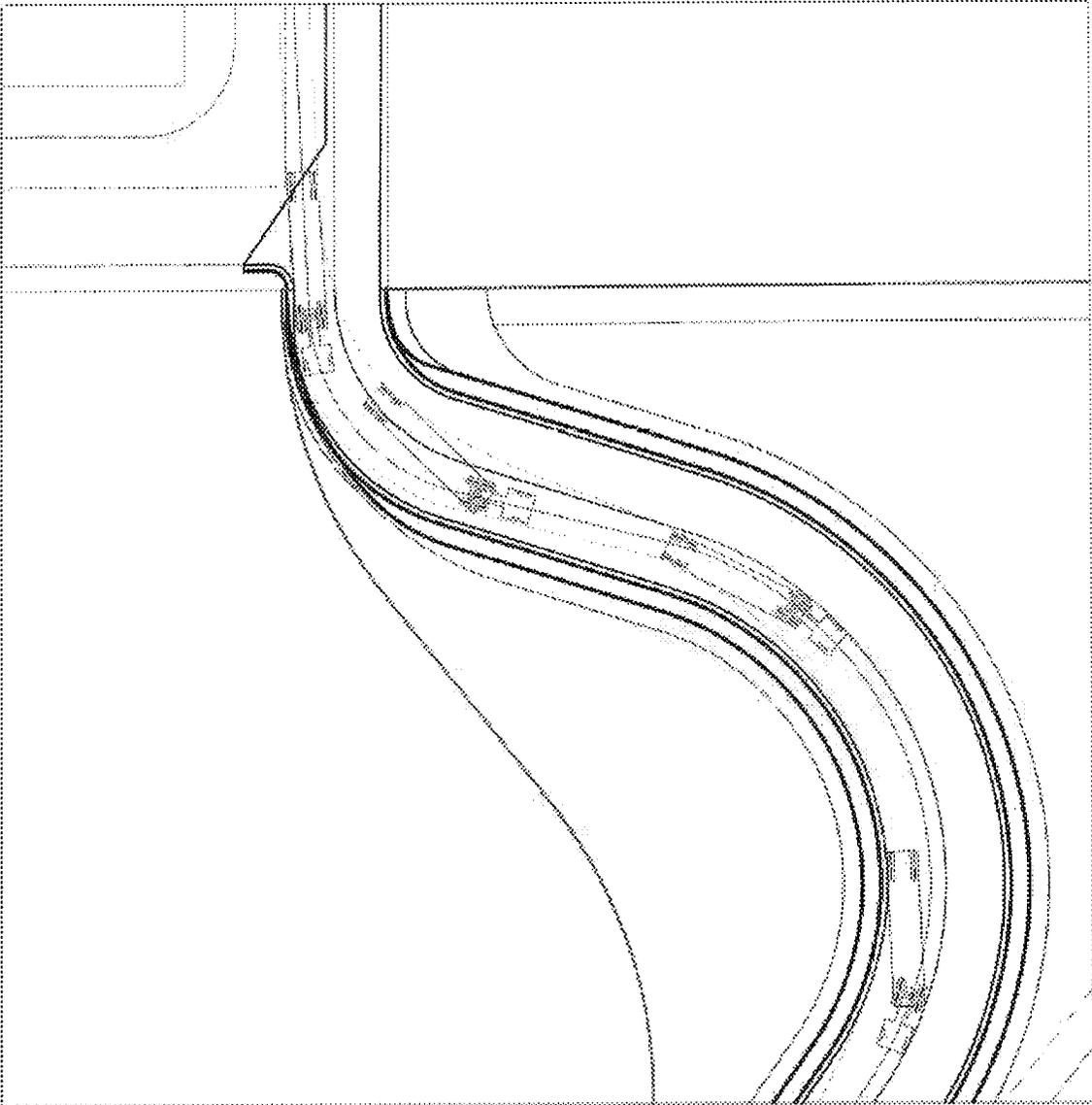


Figure 2: WB-50 Approaching from East on Maple Street

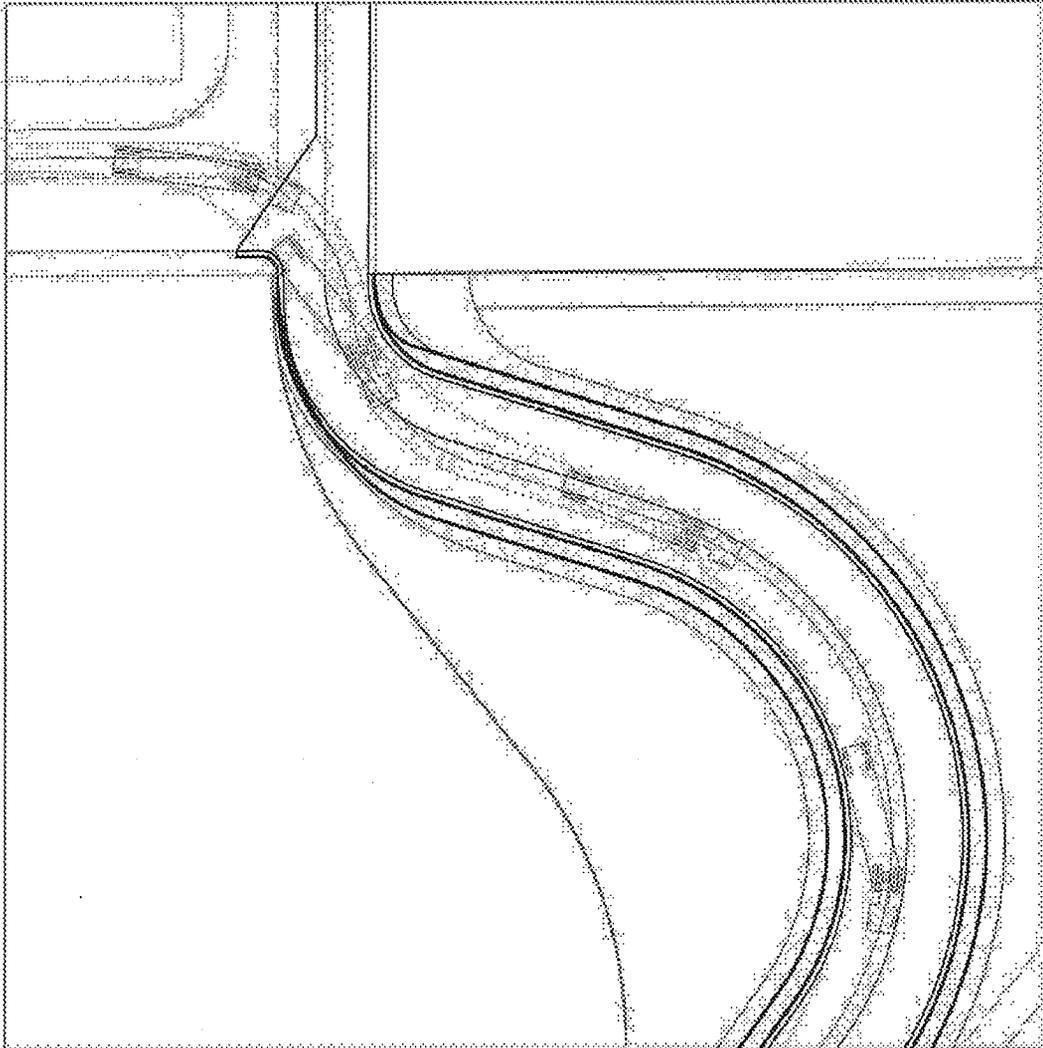


Figure 3: WB-67 D Approaching from North on 1900 East

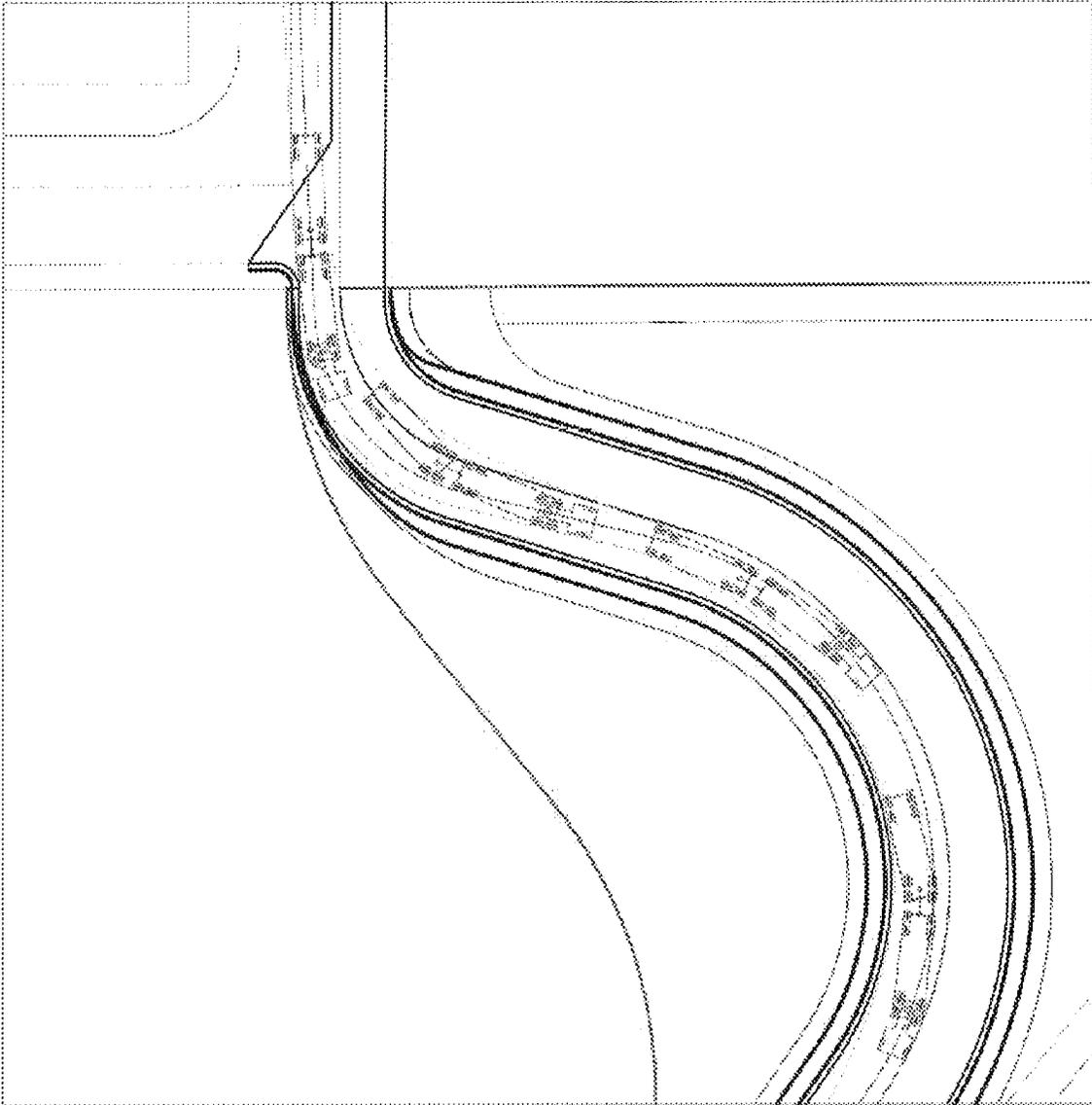
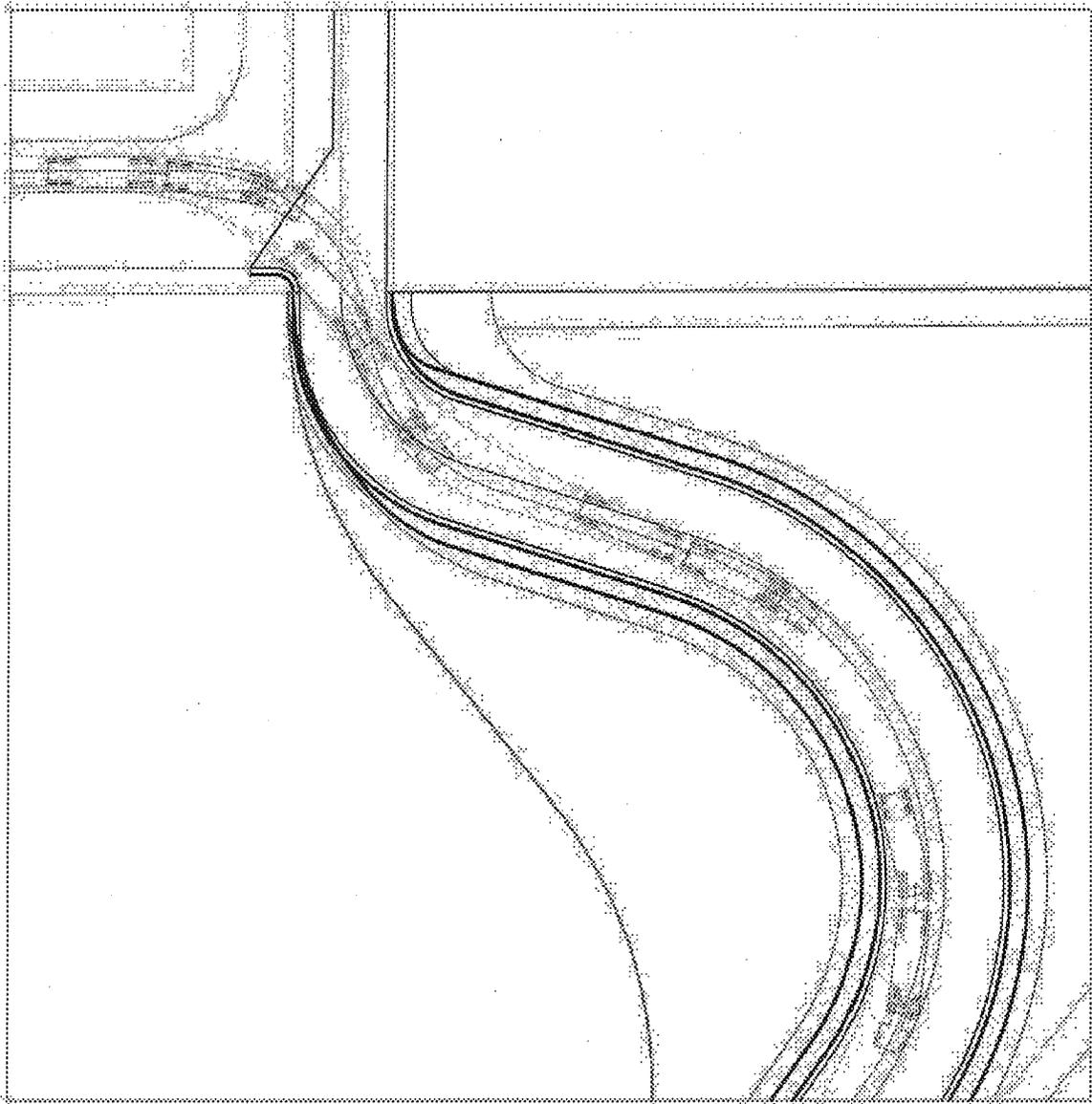


Figure 4: WB-67 D Approaching from East on Maple Street



Road Radius

Chapter 17.12.050 (paragraph D) of the Mapleton City Code states that the curve radius should be a minimum of 100' (128' at center line) on minor streets. The roadway at the northern access does not meet this standard and is the cause of the potential truck/lane overlap mentioned earlier. The American Association of State Highway and Transportation Officials (AASHTO) *Geometric Design of Highways and Streets* publication ("green book") suggests the following:

Roadway Design Speed	*Curve Radius
25 mph	181' (centerline)
20 mph	99' (centerline)

* Using standard road crown and superelevation

The road radiuses shown in the plans of 100' would operate best at a 20 mph design speed, per AASHTO. Adding more pavement width to the roadway from the main access through the 100' radius curve would help mitigate the tight curve radius.

Road Grade

Chapter 17.12.050 (paragraph C) of the Mapleton City Code states that the maximum grade of any street should be eight percent (8%) *unless the street design is approved by the city engineer.*

As mentioned before some areas of the subdivision show 12% grade. To deviate from the 8% grade, under the approval of the city engineer, should be under conditions where other options were considered. Grades over 8% may restrict school buses and in some cases fire trucks. Section D103.2 Grade of International Fire Code states that no road grade shall exceed ten percent (10%) *unless approved by the fire chief.* Both the northern and southern accesses lead to 12% grades on curves.

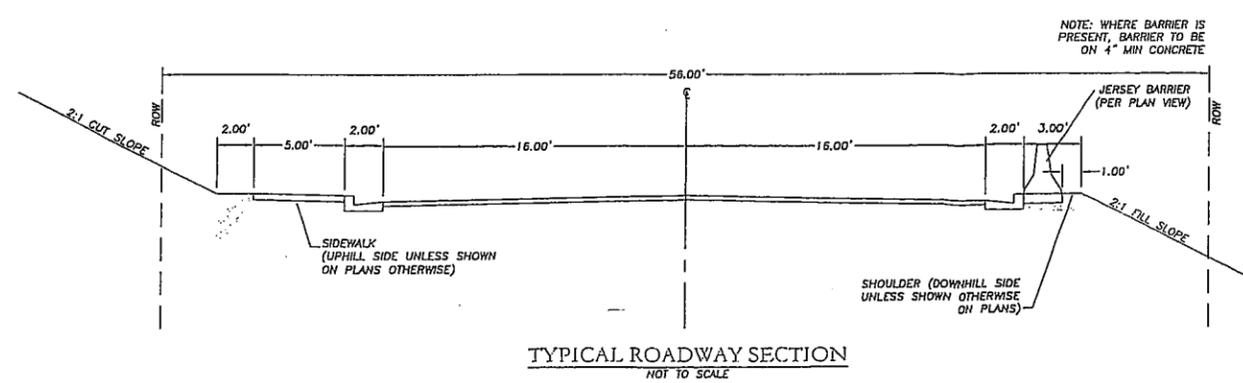
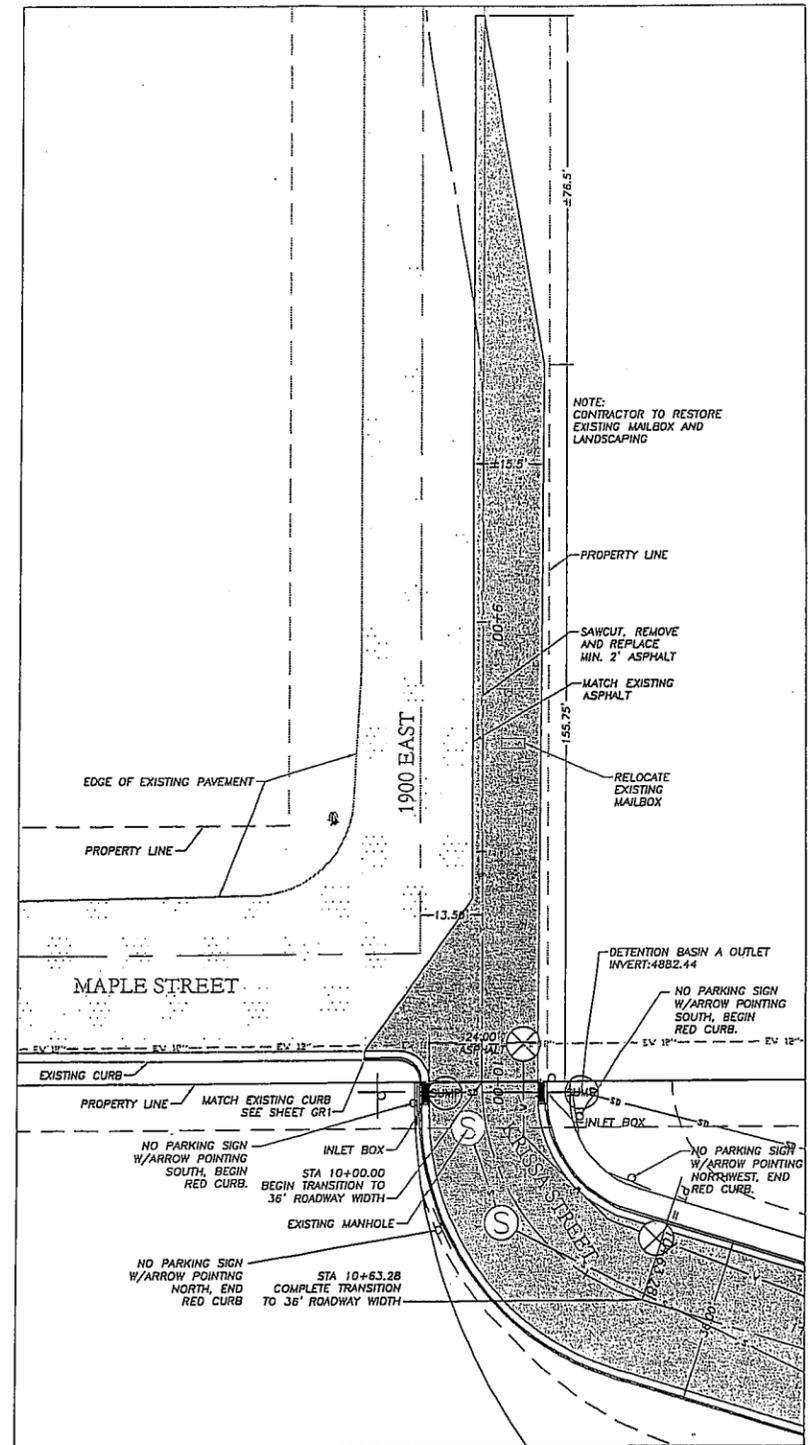
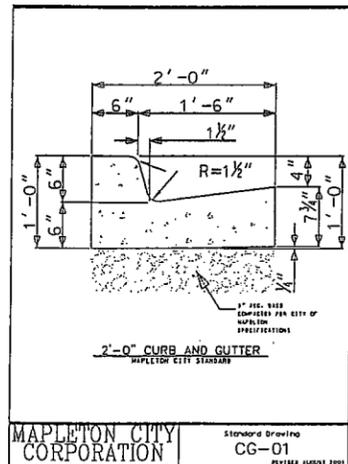
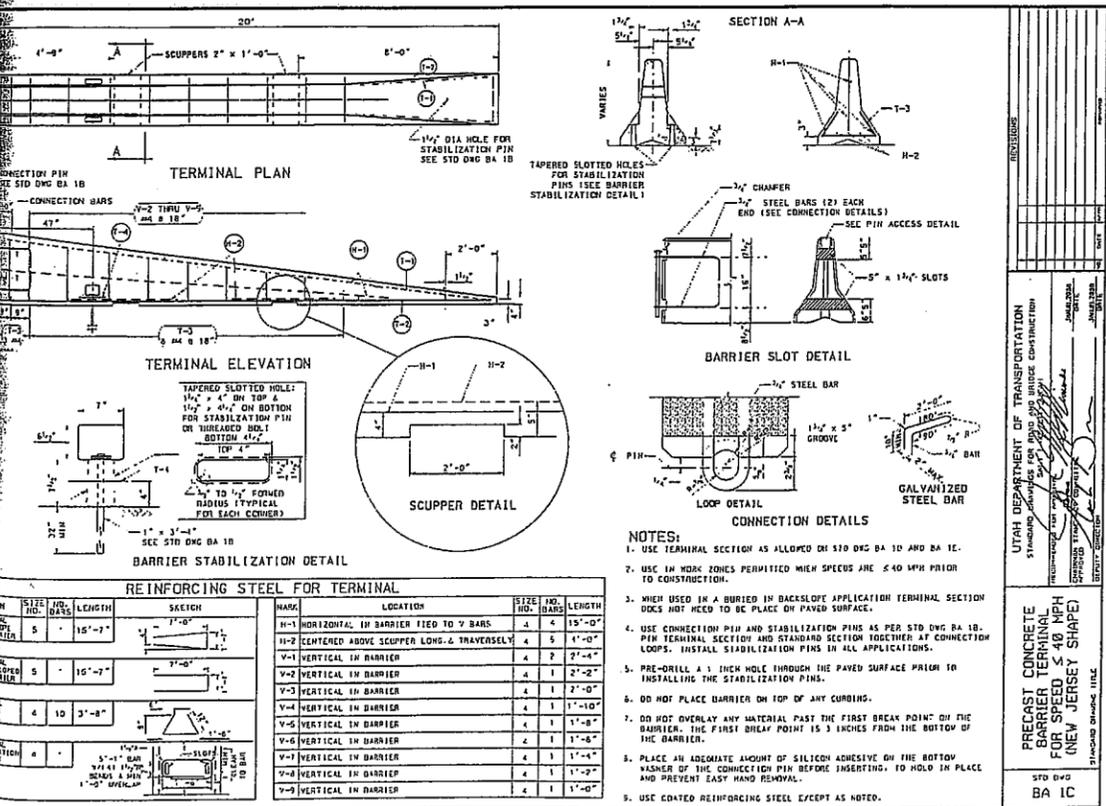
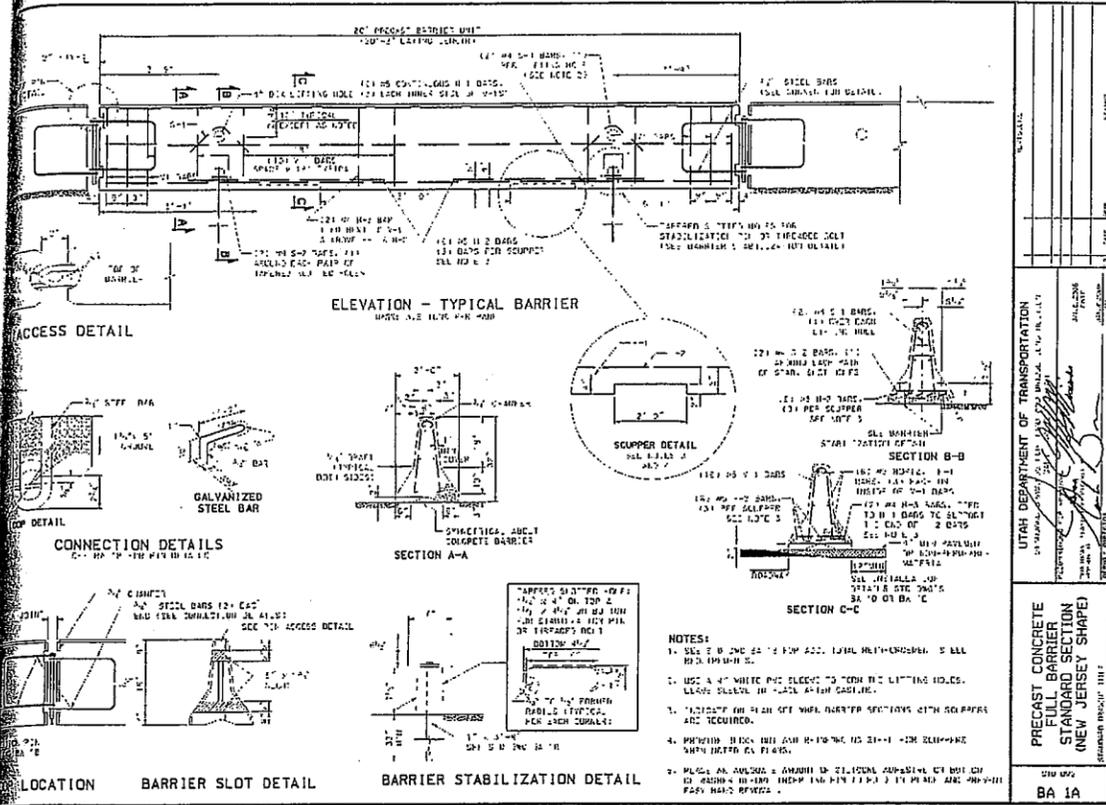
The national standard for grades on local roads according to the AASHTO "green book" is as follows:

"Grades for local residential streets should be as level as practical, consistent with the surrounding terrain. The gradient [grade] of local streets should be less than 15 percent..."

Weather and other factors should be considered when constructing steep grades. Though 12% grade on a road may not be optimal it may be considered acceptable under certain conditions such as when the surrounding terrain is similar. Reducing the grade to something less than 12% may require more hill-side scaring and encroach on adjacent property to the west of this project.

Recommendations & Comments

- The traffic generated by the project is not estimated to negatively impact the capacity of the existing roadway. Proper entrance signing and striping is recommended.
- Trucks should enter from 1900 East at the northern access in order to maneuver through the entrance based on the current design.
- A stop sign may be needed at the southbound approach at 1900 East, along with a warning sign to large vehicles traveling to Freedom Vista, to yield to oncoming vehicles as they maneuver through the northern access.
- Maintaining at least two project accesses is highly recommended for resident access, emergency response, and evacuation reasons.
- Local code requires that curves need to have a radius of at least 128'. All but one area of the subdivision meets this criterion. To help mitigate the truck overlap on the 100' radius curve is to add approximately 4' of pavement through this curve and to possibly reduce the speed limit to 20 mph surrounding and through this curve.
- The 12% grade is not optimal, however, there is some leeway given to the City Engineer when other feasible options are presented and pursued. The national standard allows for up to 15% grade but does not mention the affects of weather conditions or emergency response.



NO	REVISIONS	DESCRIPTION	DATE	BY

BOSS ENGINEERING & SURVEYING

1910 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX (801) 763-8472

DETAIL 6 FOR FREEDOM VISTA

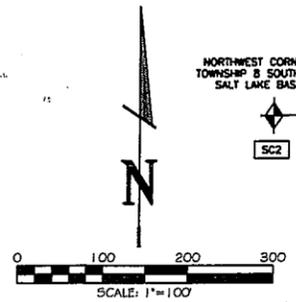
MCBRS DEVELOPERS
MAPLETON, UTAH

354278-2202

WILLIAM E. SPITZBERG

DESIGNED BY:	CG
CHECKED BY:	CG
DATE:	11/9/19
SCALE:	D6

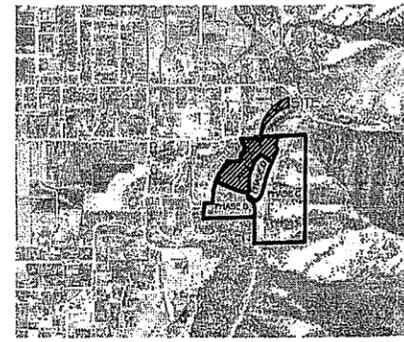
Attachment #4



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

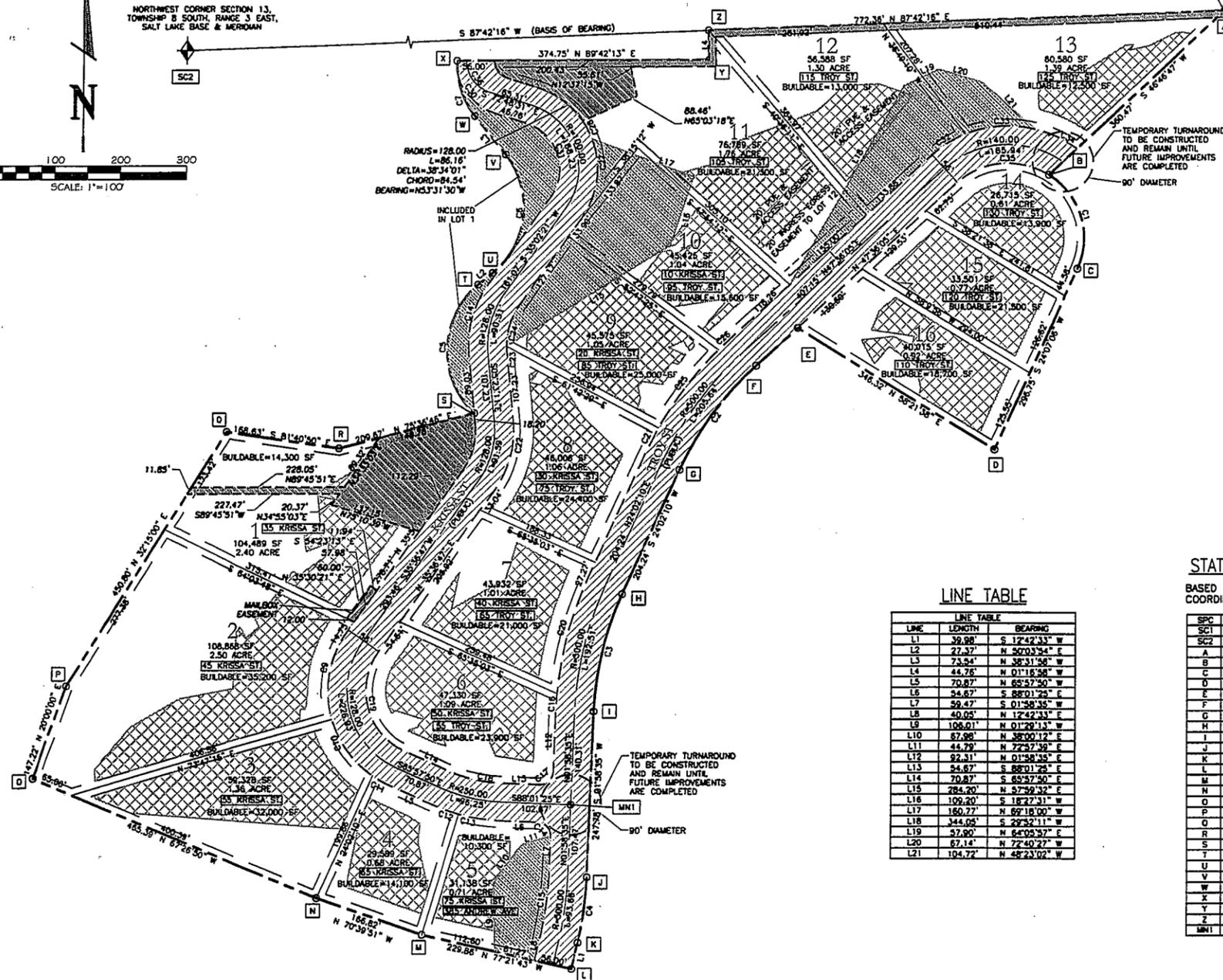
NORTH 1/4 CORNER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

VICINITY MAP



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



STATE PLANE COORDINATES

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

SPC	NORTHING	EASTING
SC1	854,707.19	1,986,116.59
SC2	854,602.02	1,983,493.03
A	854,686.27	1,985,494.78
B	854,439.49	1,985,332.17
C	854,298.80	1,985,375.00
D	854,023.04	1,985,263.78
E	854,209.86	1,984,959.02
F	854,152.78	1,984,896.74
G	853,996.52	1,984,763.96
H	853,810.06	1,984,700.80
I	853,634.13	1,984,660.17
J	853,386.48	1,984,651.63
K	853,289.85	1,984,636.21
L	853,248.87	1,984,636.21
M	853,229.92	1,984,405.99
N	853,355.15	1,984,248.63
O	853,333.60	1,983,818.96
P	853,671.90	1,983,862.29
Q	854,023.04	1,984,109.77
R	854,028.55	1,984,276.58
S	854,080.73	1,984,476.61
T	854,272.82	1,984,484.33
U	854,290.38	1,984,505.31
V	854,468.21	1,984,523.27
W	854,523.72	1,984,477.47
X	854,608.67	1,984,449.65
Y	854,610.60	1,984,624.28
Z	854,656.34	1,984,823.28
MN1	853,494.92	1,984,927.35

LINE TABLE

LINE	LENGTH	BEARING
L1	39.98'	S 17°42'33" W
L2	27.37'	N 50°03'34" E
L3	73.54'	N 38°31'58" W
L4	45.78'	N 01°11'58" W
L5	70.87'	N 63°57'50" W
L6	54.67'	S 88°01'25" E
L7	59.47'	S 01°58'35" W
L8	40.05'	N 17°42'33" E
L9	108.01'	N 01°29'13" W
L10	87.98'	N 38°00'12" E
L11	45.79'	N 72°27'59" E
L12	92.31'	N 01°11'58" W
L13	54.67'	S 88°01'25" E
L14	70.87'	S 63°57'50" E
L15	284.20'	N 57°50'32" E
L16	109.20'	S 18°27'31" W
L17	180.77'	N 67°18'00" W
L18	344.05'	S 29°52'11" W
L19	37.90'	N 64°05'37" E
L20	67.14'	N 72°49'27" W
L21	104.72'	N 48°23'02" W

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S 16°54'56" E	147.11'	112.00'	160.49'	82°06'05"
C2	S 33°49'07" W	192.76'	472.00'	194.13'	23°33'54"
C3	S 13°00'27" W	180.61'	472.00'	181.73'	22°03'55"
C4	S 07°20'34" W	88.76'	528.00'	98.98'	10°43'58"
C5	N 01°24'25" E	182.20'	128.00'	217.61'	79°18'58"
C6	N 05°45'58" E	178.29'	128.00'	192.92'	58°35'52"
C7	N 18°32'33" W	87.51'	128.00'	89.31'	39°58'45"
C8	S 15°06'48" W	70.64'	100.00'	71.36'	40°29'58"
C9	S 07°41'06" W	136.27'	156.00'	141.03'	31°47'47"
C10	N 35°42'28" W	104.12'	156.00'	106.16'	38°59'25"
C11	N 60°35'00" W	76.76'	156.00'	79.30'	10°45'39"
C12	S 78°59'38" E	106.37'	128.00'	107.03'	22°03'55"
C13	S 81°24'48" E	64.00'	228.00'	64.15'	13°13'14"
C14	N 43°01'25" W	28.28'	20.00'	31.42'	90°00'00"
C15	S 07°20'34" W	88.29'	472.00'	88.42'	10°43'58"
C16	N 03°19'54" E	24.98'	528.00'	24.98'	02°42'40"
C17	S 48°58'35" W	28.28'	20.00'	31.42'	90°00'00"
C18	N 78°59'38" W	84.95'	272.00'	85.47'	22°03'55"
C19	S 15°10'31" E	194.98'	100.00'	177.29'	101°34'37"
C20	S 14°21'42" E	172.95'	528.00'	178.31'	12°02'52"
C21	S 26°27'52" W	44.74'	528.00'	44.78'	04°51'24"
C22	S 15°06'48" W	109.26'	156.00'	111.63'	40°29'58"
C23	S 03°31'00" E	6.53'	100.00'	6.53'	03°44'22"
C24	N 16°48'41" E	62.94'	100.00'	64.03'	36°41'11"
C25	S 36°51'02" W	148.20'	528.00'	146.67'	15°54'56"
C26	N 48°17'17" E	25.74'	528.00'	25.74'	02°47'55"
C27	N 18°33'05" E	208.51'	128.00'	240.93'	107°50'52"
C28	S 18°43'05" E	208.51'	128.00'	240.93'	107°50'52"
C29	S 35°49'07" W	192.76'	472.00'	194.13'	23°33'54"
C30	S 36°36'10" E	99.24'	84.00'	106.16'	72°24'42"
C31	S 18°53'05" E	118.39'	72.00'	135.53'	107°50'52"
C32	S 78°29'12" W	172.48'	168.00'	181.12'	61°45'15"
C33	N 78°04'33" E	20.78'	20.00'	21.85'	82°35'33"
C34	N 84°45'19" E	88.45'	168.00'	88.93'	23°50'37"
C35	S 84°48'33" W	135.45'	112.00'	166.47'	107°50'52"
C36	N 36°33'09" W	59.14'	50.00'	63.28'	72°30'44"

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 EARTHTECH REPORT DATED NOVEMBER 23, 2005 ON FILE WITH THE CITY OF MAPLETON.

VEYOR'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 _____ TODD W. OSBORN L.S. # 4938746 (SEE SEAL BELOW)

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°21'38" WEST 346.32 FEET; THENCE SOUTH 47°35'05" 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 35°49'07" WEST 192.76 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°00'27" WEST 180.61 FEET); THENCE SOUTH 01°58'55" 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 98.98 FEET (CHORD BEARS SOUTH 07°20'34" WEST 88.76 FEET); THENCE SOUTH 12°42'33" WEST 39.88 FEET; THENCE NORTH 77°21'43" WEST 229.88 FEET; THENCE NORTH 70°39'51" WEST 186.82 FEET; THENCE NORTH 67°26'50" WEST 485.39 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 188.63 FEET; THENCE NORTH 75°36'46" EAST 209.67 FEET TO A POINT ON A 128.00 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 217.41 FEET (CHORD BEARS NORTH 01°24'25" EAST 192.20 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 87.51 FEET); THENCE NORTH 85°42'13" 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.

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 A

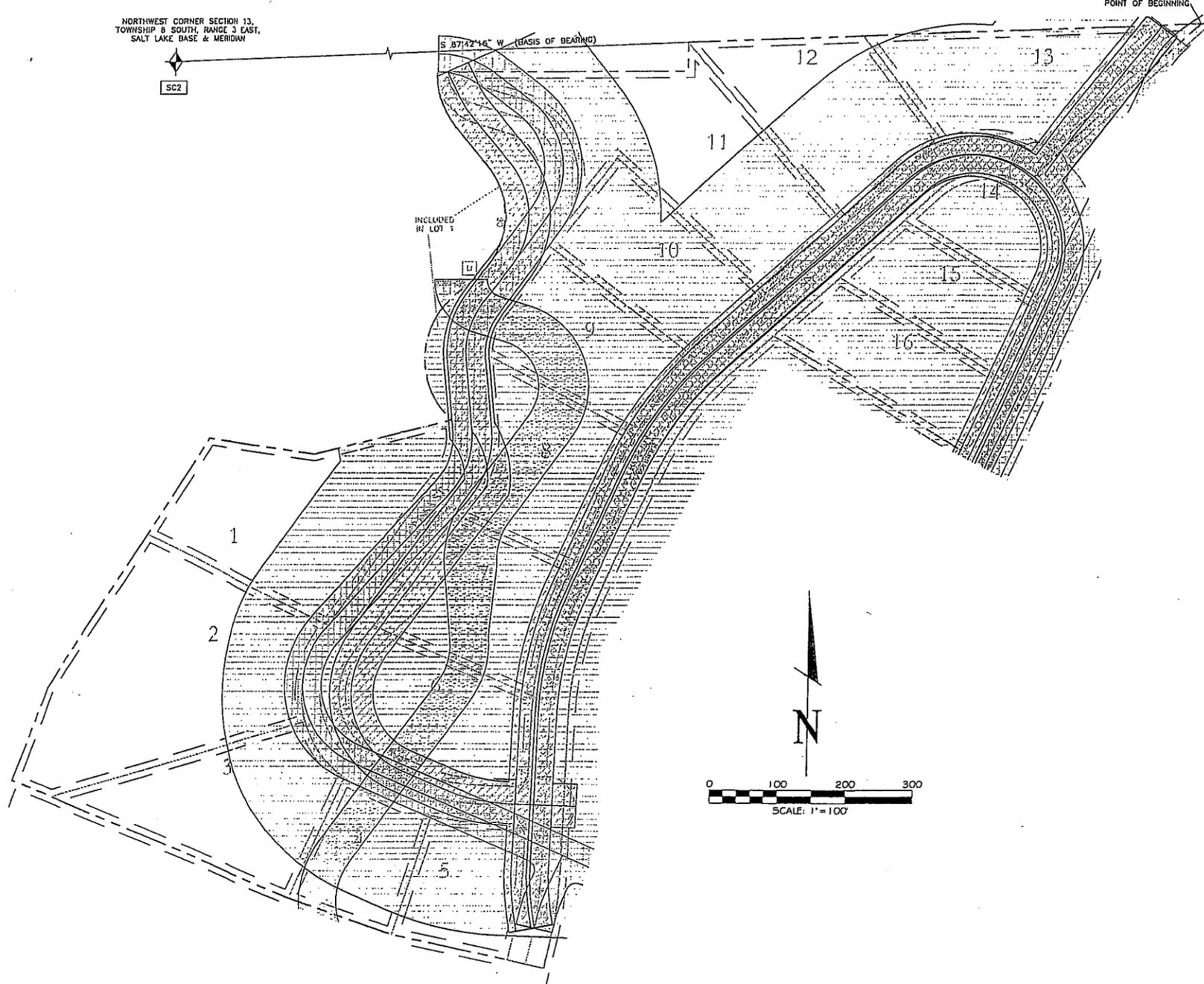
MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, SLB&M
SCALE: 1"=100'

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

EASEMENT EXHIBIT

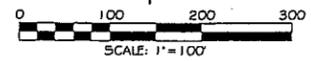
NORTHWEST CORNER SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

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



LEGEND

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



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°18'12" 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°18'05" EAST 33.26 FEET); THENCE SOUTH 59°31'56" 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°34'16" (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 40°25'32" (CHORD BEARS SOUTH 14°49'33" WEST 86.45 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°58'58" (CHORD BEARS SOUTH 15°06'48" WEST 89.65 FEET); THENCE SOUTH 35°36'47" WEST 293.46 FEET; THENCE SOUTHERLY 226.93 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 198.35 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 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°03'29" 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 8°58'50" (CHORD BEARS NORTH 6°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°03'35" (CHORD BEARS NORTH 13°00'22" EAST 191.32 FEET); THENCE NORTHERLY 205.84 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 382.44 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°07'08" WEST 558.25 FEET; THENCE SOUTHERLY 167.61 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 8°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°35'54" WEST 285.95 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 958.82 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 86.29 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 8°18'29" (CHORD BEARS S 10°59'02" E 84.66 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 08°18'58" E 175.75 FEET); THENCE S 35°02'21" 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°49'33" W 86.45 FEET); THENCE S 59°31'56" 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 101.75 FEET); THENCE S 41°27'10" 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 208.34 FEET); THENCE S 65°57'50" E 44.76 FEET; THENCE NORTHEASTERLY 250.47 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 89°12'35" E 98.77 FEET; THENCE NORTHEASTERLY 145.42 FEET ALONG THE ARC OF A 128 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 85°05'28" (CHORD BEARS N 56°39'50" E 137.72 FEET); THENCE N 24°07'08" E 781.25 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°32'36" 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 55.87 FEET; THENCE SOUTHERLY 39.54 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 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 #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 500°50'24" W 1347.71 FEET ALONG THE SECTION LINE AND 589°03'29" 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 78.37 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 192.51 FEET (CHORD BEARS N13°00'22" E 191.32 FEET) TO THE POINT OF TANGENCY; THENCE N24°07'08" 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°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 S5°00'25" E 274.14 FEET) TO THE POINT OF TANGENCY; THENCE S24°07'08" W 558.25 FEET TO THE POINT OF CURVATURE ON A 100.00 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 587°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°37'55" W 287.03 FEET TO A POINT ON THE ABOVE DESCRIBED CENTERLINE.

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°18'58" 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 36°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°02'21" WEST, 160.78 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 70.56 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, 109.26 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, 184.96 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°59'38" 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, 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, 88.20 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, 54.67 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, 106.38 FEET); THENCE NORTH 65°57'50" WEST, 70.87 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 276.56 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 71.56 FEET (CHORD BEARS NORTH 15°06'48" WEST, 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 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°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 36°36'10" WEST, 99.24 FEET); TO THE POINT OF BEGINNING.

CONTAINING 2.47 ACRES

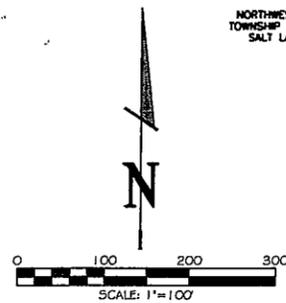
BASIS OF BEARING IS NORTH 87°42'16" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

BOSS ENGINEERING & SURVEYING

1900 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84162, (801) 763-8467 FAX (801) 763-8472

FREEDOM VISTA SUBDIVISION, PLAT A

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



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



BYOR'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: _____ 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 1398.20 FEET FROM THE NORTH QUARTER CORNER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 12°42'13" WEST, 55.12 FEET TO THE POINT OF TANGENCY OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 20.06 FEET (CHORD BEARS SOUTH 28°54'38" EAST, 26.57 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, 1287.29 FEET; THENCE NORTH 02°45'40" EAST, 0.52 FEET; THENCE SOUTH 88°57'01" WEST, 8.53 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, 166.20 FEET; THENCE NORTH 10°02'20" EAST, 21.08 FEET; THENCE NORTH 56°26'22" EAST, 23.43 FEET; THENCE NORTH 89°17'18" EAST, 184.40 FEET; THENCE NORTH 05°30'00" EAST, 337.44 FEET; THENCE NORTH 15°40'00" EAST, 135.99 FEET; THENCE NORTH 20°00'00" EAST, 77.18 FEET; THENCE SOUTH 87°26'50" EAST, 465.39 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, 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

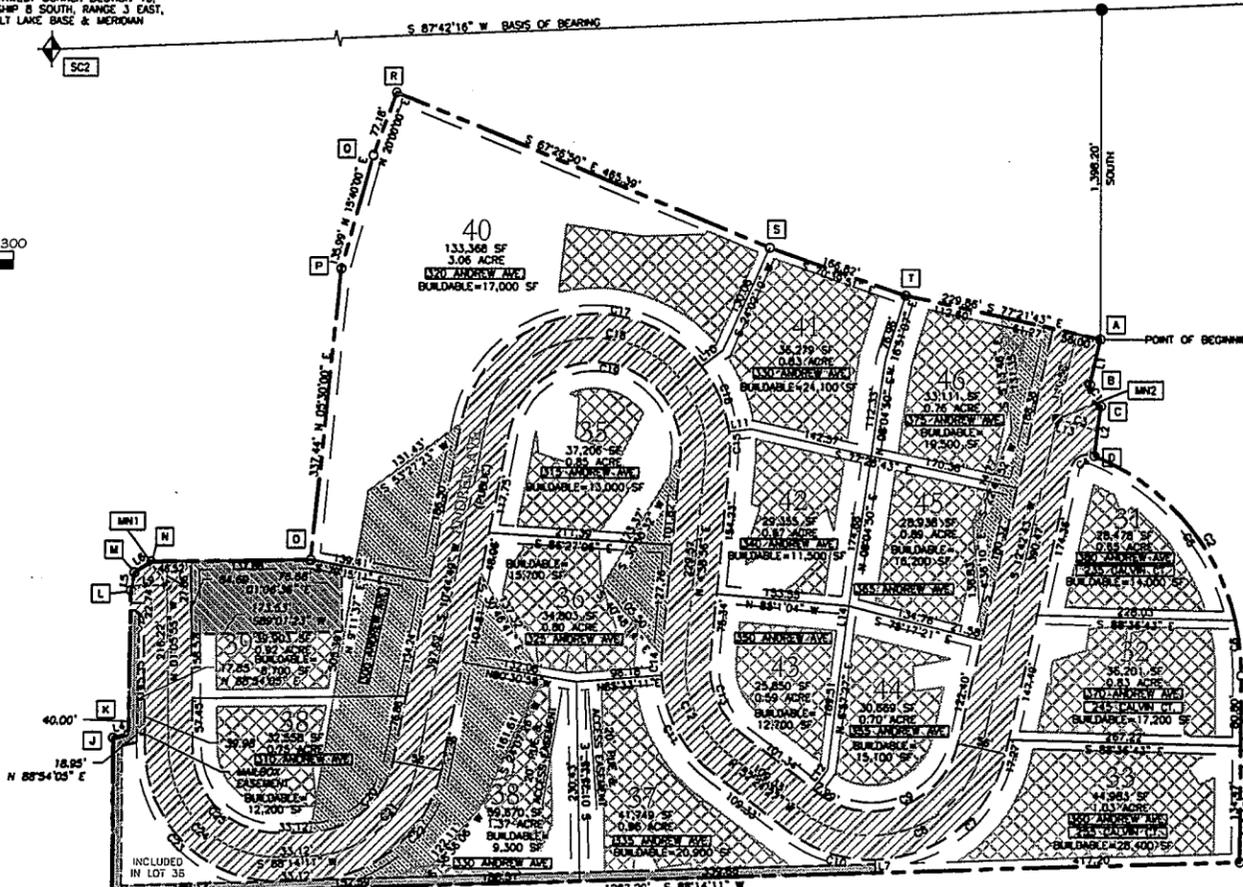
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE MAPLETON CITY PLANNING COMMISSION.

DIRECTOR - PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

**FREEDOM VISTA
SUBDIVISION, PLAT B**

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

SURVEYOR'S SEAL _____ 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°42'13" W
L2	57.61'	S 07°07'30" W
L3	305.35'	N 76°43'37" E
L4	18.07'	N 76°43'37" E
L5	21.08'	N 10°02'20" E
L6	23.43'	N 56°26'22" E
L7	15.34'	N 01°45'49" W
L8	NOT USED	
L9	41.37'	S 88°54'02" W
L10	30.19'	S 87°18'44" W
L11	25.91'	S 87°14'24" W
L12	28.00'	N 37°35'33" E
L13	7.03'	S 77°17'12" E
L14	21.24'	N 08°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	26.57	20.00	20.06	83°14'21"
C2	S 33°47'19" E	305.35	272.00	324.20	68°37'39"
C3	S 77°19'28" E	41.51	300.00	41.54	07°56'02"
C4	N 62°23'14" E	30.50	20.00	34.68	99°21'22"
C5	N 40°35'26" W	249.88	272.00	259.62	54°41'18"
C6	S 06°28'40" E	84.43	272.00	84.58	1°36'14"
C7	N 50°28'22" E	191.07	156.00	205.64	79°31'38"
C8	S 70°09'03" W	215.27	128.00	256.65	115°33'01"
C9	S 70°09'03" W	188.57	100.00	200.51	111°29'10"
C10	N 72°05'08" W	105.06	156.00	107.16	36°21'22"
C11	S 30°15'18" E	70.99	156.00	71.62	26°18'18"
C12	S 27°42'45" E	122.92	128.00	128.21	57°23'23"
C13	S 27°42'45" E	98.03	100.00	100.16	57°23'23"
C14	S 10°33'36" E	83.60	156.00	84.63	31°02'05"
C15	S 01°13'20" E	33.72	156.00	33.79	12°24'32"
C16	S 87°34'26" E	81.53	156.00	82.48	30°17'40"
C17	S 78°30'47" W	284.51	156.00	358.12	131°31'24"
C18	N 82°08'07" W	255.68	128.00	389.25	174°14'07"
C19	N 82°08'07" W	199.75	100.00	304.10	174°14'07"
C20	S 49°22'30" W	125.17	100.00	135.24	77°29'22"
C21	N 49°22'30" E	180.22	128.00	173.11	77°29'22"
C22	N 49°22'30" E	195.27	156.00	210.98	77°29'22"
C23	S 46°23'32" E	271.89	156.00	246.65	90°39'54"
C24	S 46°23'32" E	189.07	128.00	202.54	90°39'54"
C25	S 46°23'32" E	149.24	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.

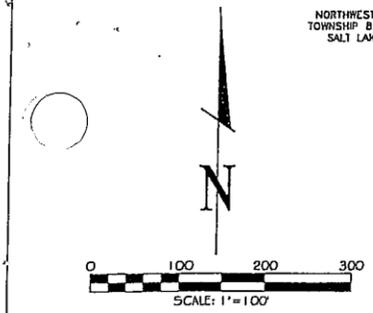
SPC	NORTHING	EASTING
SC1	654,707.19	1,986,116.59
SC2	654,602.02	1,983,493.03
A	653,249.62	1,984,630.06
B	653,195.07	1,984,617.93
C	653,172.81	1,984,630.78
D	653,115.67	1,984,623.64
E	652,861.97	1,984,793.40
F	652,646.77	1,984,782.06
G	652,607.16	1,983,505.76
H	652,607.68	1,983,509.79
J	652,607.52	1,983,497.26
K	652,786.30	1,983,493.85
X	652,782.44	1,983,514.43
L	652,956.58	1,983,515.84
M	652,979.33	1,983,519.51
N	652,992.28	1,983,539.03
O	652,994.57	1,983,723.36
P	653,330.36	1,983,735.69
Q	653,481.76	1,983,797.43
R	653,533.76	1,983,818.80
S	653,355.32	1,984,248.47
T	653,300.11	1,984,405.83
MN1	652,964.51	1,983,558.23
MN2	653,157.63	1,984,580.75

- 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.

BOSS ENGINEERING & SURVEYING

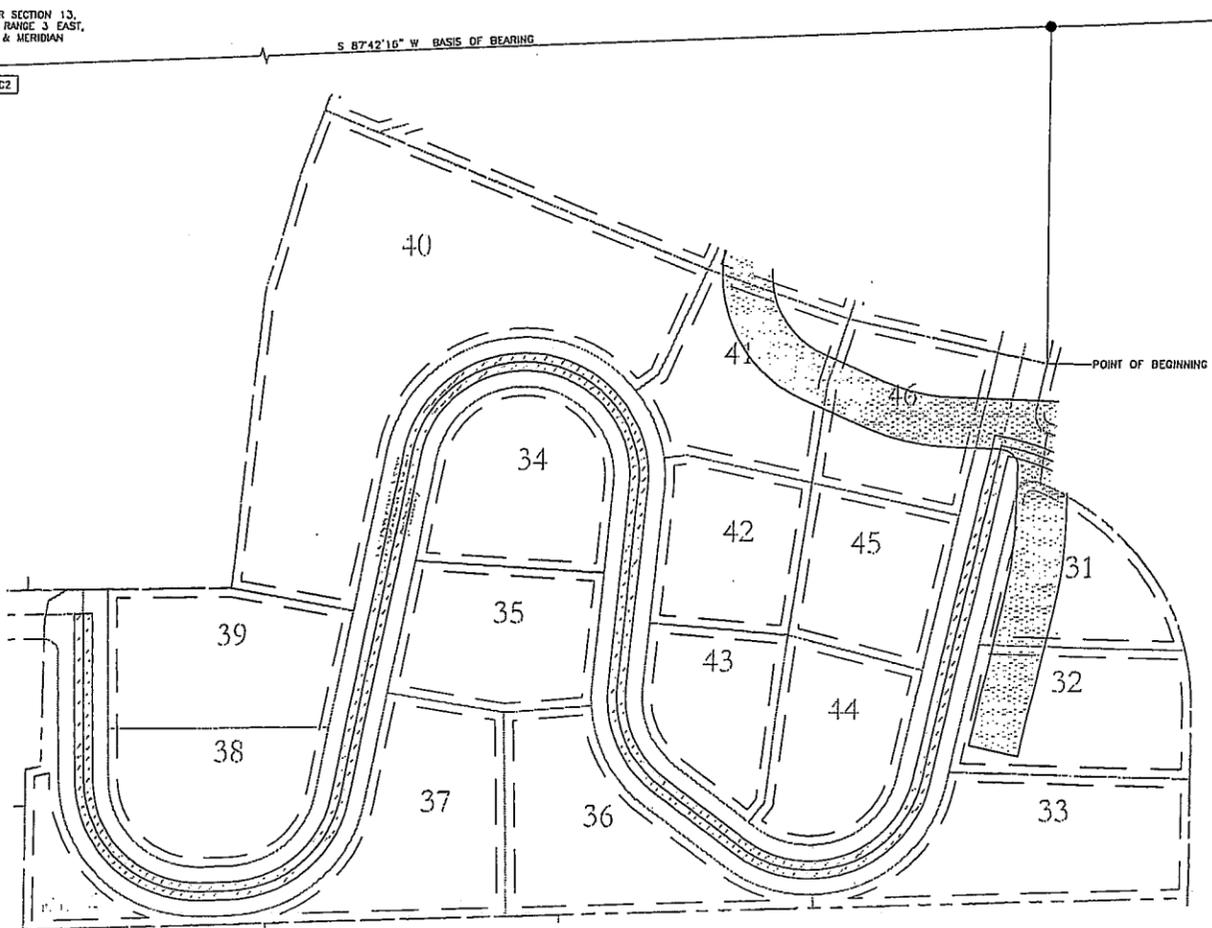
1909 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX: (801) 763-8472

EASEMENT EXHIBIT



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



LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	2787-2008
	115751-2008

ENTRY #2787-2008

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°16'58" 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 36°42'11" EAST, 33.00 FEET); THENCE SOUTH 72°43'30" EAST, 48.76 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT 248.93 FEET (CHORD BEARS SOUTH 18°53'05" EAST, 208.91 FEET); THENCE SOUTH 35°02'21" WEST, 160.78 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 70.56 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, 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, 151.96 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°59'38" 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, 98.76 FEET); THENCE SOUTH 12°42'33" WEST, 172.30 FEET; THENCE NORTH 77°17'27" WEST, 58.00 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, 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, 54.67 FEET; THENCE ALONG THE ARC OF A 278.00 FOOT RADIUS CURVE TO THE RIGHT 107.04 FEET (CHORD BEARS NORTH 06°52'33" WEST, 106.58 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°36'47" 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°08'48" EAST, 70.04 FEET); THENCE NORTH 05°23'11" WEST, 107.23 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE LEFT 111.63 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 98.69 FEET (CHORD BEARS NORTH 18°53'05" WEST, 116.39 FEET); THENCE NORTH 72°43'30" 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, 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 #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 DORWOOD 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 202.55 FEET (CHORD BEARS SOUTH 46°28'52.05" 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 14°49'35" EAST, 160.22 FEET); THENCE NORTH 10°44'49" 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, 255.68 FEET); THENCE SOUTH 04° 58'56" WEST, 228.58 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT 128.21 FEET (CHORD BEARS SOUTH 23°42'45" EAST, 122.92 FEET); THENCE SOUTH 52°24'27" EAST, 108.33 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, 380.47 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°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°06'30" 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°18'60" EAST, 305.35 FEET; THENCE NORTH 08°15'53" WEST, 32.67 FEET; 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 61°39'07" EAST, 301.34 FEET; THENCE NORTH 10°22'47" EAST, 267.16 FEET; THENCE NORTH 33°01'07" WEST, 145.81 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°59'57" WEST, 128.21 FEET; THENCE NORTH 23°19'05" WEST, 102.24 FEET; THENCE NORTH 07°07'17" EAST, 203.99 FEET; THENCE NORTH 15°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.

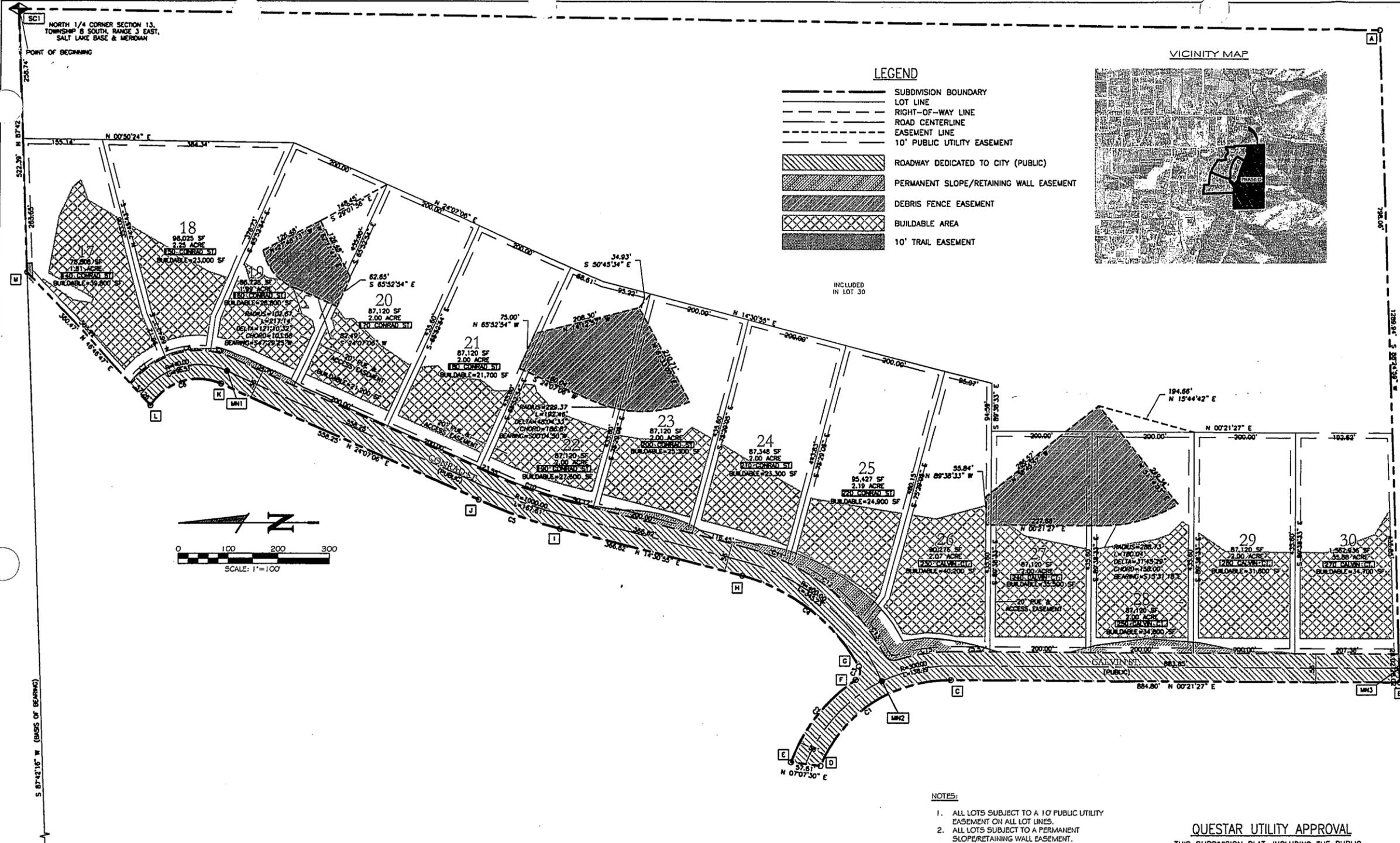
S:_Land Projects\2007\8080912 FREEDOM VISTA.dwg\SUBPLA1\p2.dwg, PH B-peg2, 11/18/2009 7:01:12 PM, scott, 1:2,07611

BOSS ENGINEERING & SURVEYING

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

**FREEDOM VISTA
SUBDIVISION, PLAT B**

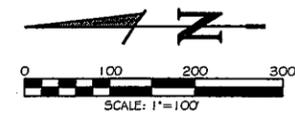
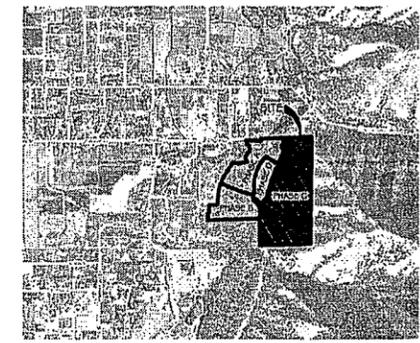
MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S18&M
SCALE: 1"=100'



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- 10' PUBLIC UTILITY EASEMENT
- [Hatched Box] ROADWAY DEDICATED TO CITY (PUBLIC)
- [Diagonal Lines Box] PERMANENT SLOPE/RETAINING WALL EASEMENT
- [Cross-hatched Box] DEBRIS FENCE EASEMENT
- [Dotted Box] BUILDABLE AREA
- [Horizontal Lines Box] 10' TRAIL EASEMENT

VICINITY MAP



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	1,986,077.09
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	654,686.27	1,985,594.78
MN1	651,978.08	1,984,816.02
MN2	652,995.15	1,984,791.11
MN3	651,978.21	1,984,815.75

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'	28.72'	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'	160.49'	82°06'05"
C7	N 30°17'18" W	40.89'	168.00'	40.99'	13°58'50"
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 56°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 08°54'36" W	105.65'	328.00'	106.11'	18°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 GAS COMPANY.

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 _____

MAPLETON IRRIGATION APPROVAL

THIS SUBDIVISION PLAT, INCLUDING THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, IS HEREBY APPROVED BY MAPLETON IRRIGATION 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 _____ 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 2895.35 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 272.00 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°30'59" 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 558.25 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 45°45'47" 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.

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, 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 _____

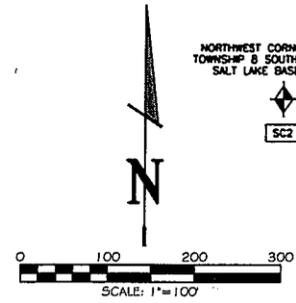
FREEDOM VISTA SUBDIVISION, PLAT C

MAPLETON CITY, UTAH COUNTY, UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S188M SCALE: 1"=100'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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BOSS ENGINEERING & SURVEYING

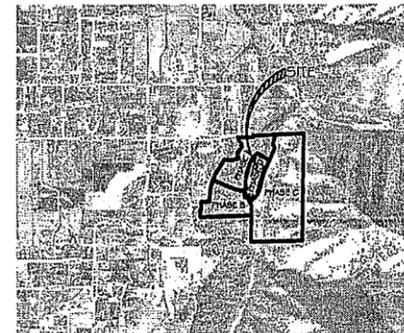
1909 W. STATE ST., SUITE 200, PLEASANT GROVE, UT 84062, (801) 763-8467 FAX: (801) 763-8472



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

BOUNDARY DESCRIPTION

COMMENCING AT A POINT 863.83 FEET SOUTH 87°42'16" WEST ALONG THE SECTION LINE AND 644.66 FEET SOUTH FROM THE NORTH QUARTER CORNER, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 24°07'06" WEST 261.51 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 75°37'45" WEST 27.06 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 95.10 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 33°49'02" EAST 182.76 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

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 S.S.
COUNTY OF UTAH
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 _____

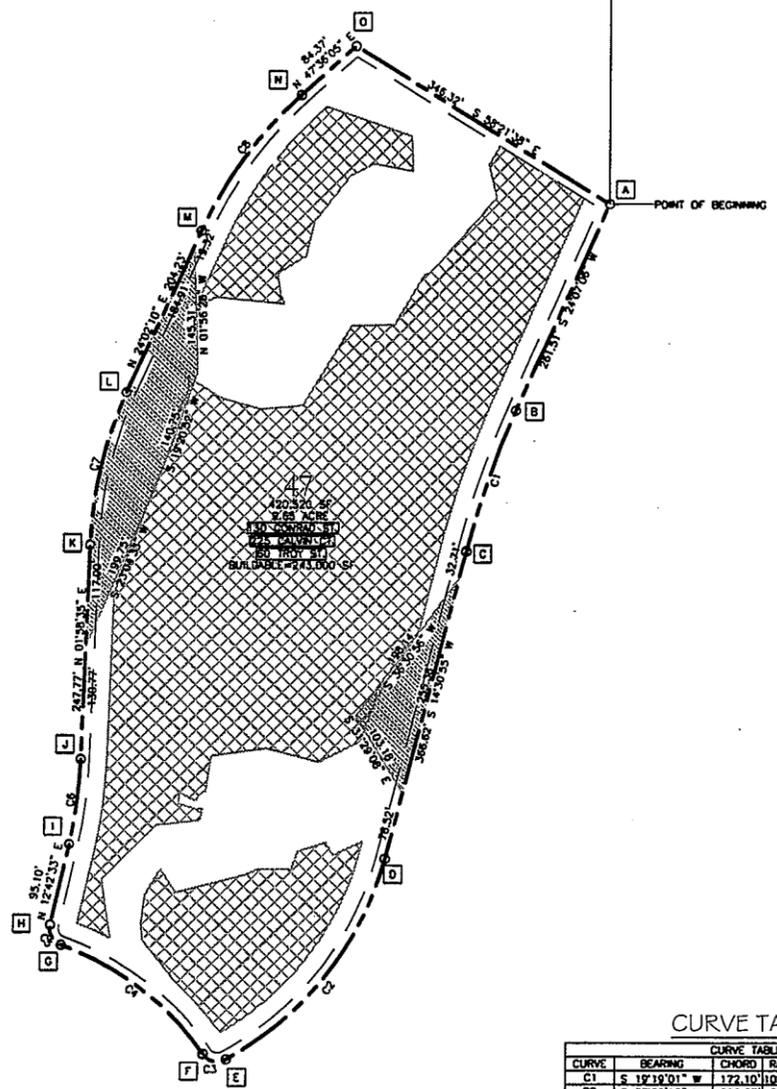
PLANNING COMMISSION APPROVAL

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

**FREEDOM VISTA
SUBDIVISION, PLAT D**

MAPLETON CITY, UTAH COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T8S, R3E, S18BM
SCALE: 1"=100'

1 OF 2
SURVEYOR'S SEAL _____ 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
- PERMANENT SLOPE/RETAINING WALL EASEMENT
- BUILDABLE AREA

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S 19°19'01" W	172.10	1028.00	172.30	09°36'12"
C2	S 37°39'16" W	292.37	372.00	300.47	46°16'43"
C3	S 76°37'45" E	27.06	20.00	29.72	82°53'02"
C4	N 52°17'28" W	205.32	328.80	208.81	52°17'28"
C5	N 28°54'38" W	26.57	20.00	29.06	82°14'21"
C6	N 07°20'34" E	98.76	472.00	98.91	10°43'26"
C7	N 13°00'22" E	180.61	472.00	180.73	27°03'36"
C8	N 33°49'02" E	182.76	472.00	192.76	23°33'54"
C9	NOT USED				
C10	NOT USED				
C11	NOT USED				
C12	NOT USED				
C13	NOT USED				
C14	NOT USED				

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	654,028.12	1,985,263.70
B	653,789.52	1,985,146.89
C	653,627.16	1,985,089.97
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	653,196.00	1,984,618.01
I	653,288.74	1,984,638.93
J	653,366.66	1,984,651.55
K	653,634.21	1,984,660.09
L	653,810.14	1,984,700.72
M	653,996.60	1,984,783.89
N	654,192.86	1,984,896.66
O	654,209.73	1,984,958.94

- 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.

BOSS ENGINEERING & SURVEYING

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

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 _____

EASEMENT EXHIBIT

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

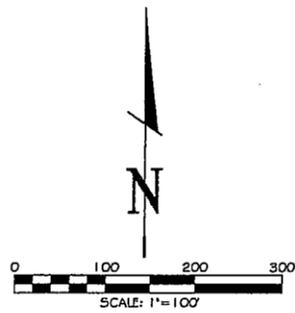
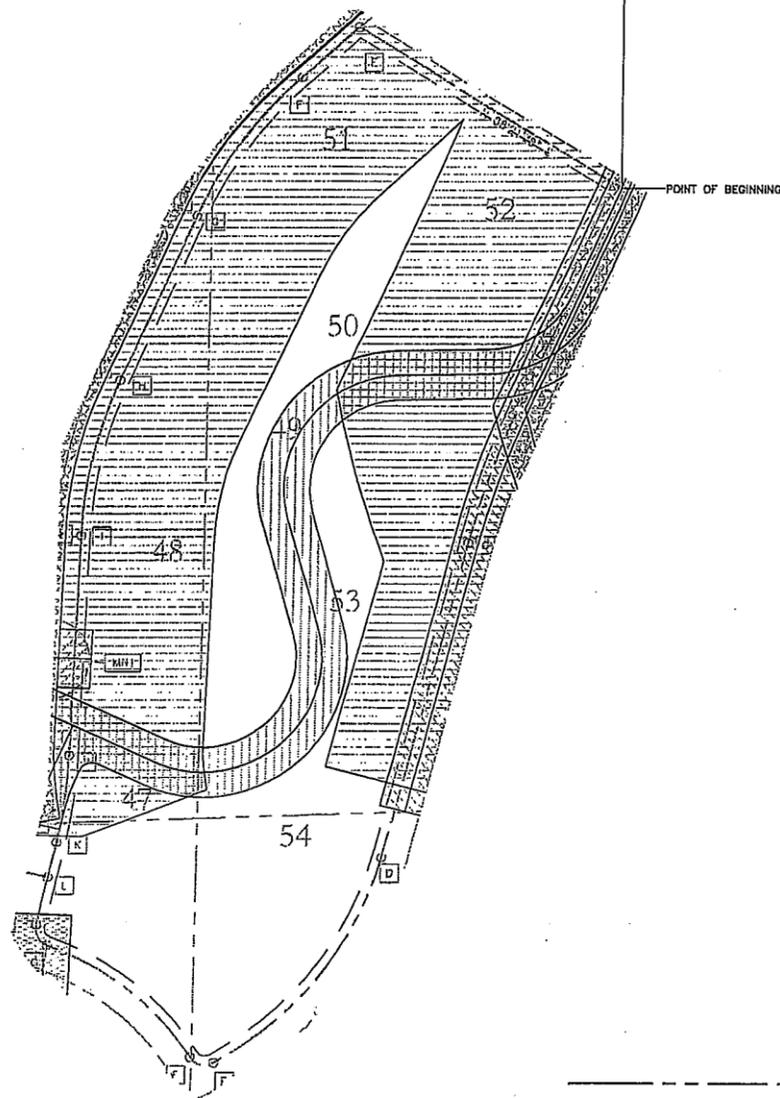
SC2

SC1

S 87°42'16" W (BASIS OF BEARING)

S 87°42'16" W
863.83

644.65
SOUTH



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°16'58" EAST 380.24 FEET; THENCE SOUTH 89°42'13" WEST, 380.24 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 36°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 70.56 FEET (CHORD BEARS SOUTH 14°40'35" 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, 109.26 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 19°10'31" EAST, 154.98 FEET); THENCE SOUTH 65°57'50" EAST, 70.87 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET (CHORD BEARS SOUTH 76°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 88.91 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°58'35" EAST, 88.47 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 76°59'38" WEST, 106.38 FEET); THENCE NORTH 65°57'50" WEST, 70.87 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE RIGHT 276.56 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 71.56 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°49'39" 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 96.89 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 106.16 FEET (CHORD BEARS NORTH 35°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°03'29"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 78.37 FEET (CHORD BEARS N05°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 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 205.64 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 S54°08'28"E 274.14 FEET) TO THE POINT OF TANGENCY; 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 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°37'55"W 287.03 FEET TO A POINT IN THE ABOVE DESCRIBED CENTERLINE.

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 11°18'58" EAST 44.76 FEET; THENCE SOUTH 89°42'13" WEST 380.24 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°43'48" (CHORD BEARS SOUTH 32°10'05" EAST 33.26 FEET); THENCE SOUTH 38°31'58" EAST 82.08 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 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 40°25'32" (CHORD BEARS SOUTH 14°40'35" 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°59'58" (CHORD BEARS SOUTH 15°06'48" WEST 89.65 FEET); THENCE SOUTH 35°36'47" WEST 293.46 FEET; THENCE SOUTHERLY 226.93 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 101°34'31" (CHORD BEARS SOUTH 15°10'31" EAST 198.35 FEET); THENCE SOUTH 65°57'50" EAST 70.87 FEET; THENCE SOUTHERLY 86.25 FEET ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE RIGHT THROUGH AN ANGLE OF 11°03'35" (CHORD BEARS SOUTH 76°59'38" EAST 85.66 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°03'29" 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 8°58'50" (CHORD BEARS NORTH 6°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°03'35" (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°49'07" EAST 204.20 FEET); THENCE NORTH 47°36'05" EAST 407.15 FEET; THENCE SOUTHERLY 382.44 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 158°31'02" (CHORD BEARS SOUTH 24°07'06" WEST 558.25 FEET); THENCE SOUTH 5°23'11" EAST 107.23 FEET; THENCE SOUTHERLY 167.61 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE LEFT THROUGH AN ANGLE OF 8°38'12" (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 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 OTHER PURPOSES FOR THE PRESENT OR FUTURE BENEFIT OF THE DOMINANT ESTATE. IN ADDITION, 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 958.82 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 56.29 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 35°02'21" 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 104.64 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 101.75 FEET); THENCE S 41°27'10" 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°25'09" (CHORD BEARS S 12°15'20" E 206.34 FEET); THENCE S 89°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 89°12'35" E 98.77 FEET; THENCE NORTHEASTERLY 145.42 FEET ALONG THE ARC OF A 128 FOOT RADIUS CURVE TO THE LEFT THROUGH AN ANGLE OF 65°05'28" (CHORD BEARS N 58°39'50" E 137.22 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°32'36" 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 1677.93 FEET FROM THE BEGINNING POINT OF THE ABOVE DESCRIBED CENTERLINE; RUNNING THENCE S 24°02'10" W 55.97 FEET; THENCE SOUTHERLY 39.54 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 ARE 28 FEET EACH SIDE OF THE TWO ABOVE DESCRIBED CENTERLINES. THESE LINES 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.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Thursday, December 3, 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: November 9, 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.
 - The applicant has informed staff that he will not provide access to the Roundy property located to the north.

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. This request still has not been received. The applicant is showing a trail in a 70% slope area. This location is unacceptable.
 - The trial easement for both the North and South locations needs to be recorded with the first plat that is recorded.

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, prior to plat recording.

4. **City Council Condition #4: Landscaping on overall site plan to be approved by the DRC.**
 - No concerns.

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. None of the Retaining wall drawings have been stamped by a structural engineer.
 - Retaining wall profiles need to include top back of curb elevations on the profile sheets. Retaining wall #4 needs to be raised to be higher than TBC or a jersey barrier needs to be placed in this location.
 - Retaining wall #2 is lacking detail regarding the two boxes and 6" pipe. This needs to be shown in greater detail.

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?
 - The plats must show the precise location of where the proposed 20' access easement will be provided.

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. These revised drawings need both the geo-tech engineer stamp and the structural engineer stamp, on pages D1-1 to D1-3.

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.**
 - This proposed cul-de-sac easement will be recorded simultaneously with the recording of Plat "C".
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.**
 - The applicant requested to amend the Mapleton City Street Cross Sections in order to add two new standard cross section drawings for hillside areas. The first standard would allow for a 56' right-of-way having 32' of asphalt with a 2' curb on both sides of the street and a 5' sidewalk on one side of the street. The second standard would allow for a 29' right-of-way having 24' of asphalt with a 2' curb on both sides of the street along the entrance to the proposed subdivision off of Maple Street. On November 18, 2009 the two proposed standard cross section drawings for hillside areas was heard by the City Council. The Council approved the proposed 56' right-of-way standard and continued the proposed 29' right-of-way standard to the December 16, 2009 Council 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.**
 - In our previous DRC minutes staff was concerned with the buildable areas for Lots 3, 4, 5, 31, 35, 37, and 39. The applicants engineer (Boss Engineering) has informed staff that they have done a manual inspection of these lots and due to previous survey data problems they have been able to resolve this issue. The most recent drawings reflect the changes made to the above lots regarding the buildable area concerns. Staff still has concerns regarding this issue and how it was calculated.
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. As recommended by the traffic study submitted by Horrocks Engineers dated November 10, 2009 the project plans should include the following:
 - a. Proper signage and paint striping be required.
 - b. Trucks must enter from 1900 East at the northern access.
 - c. Maintain two points of access for residential, emergency and evacuation purposes.
 - d. All street curves should have a minimum centerline radius of 128'.
2. Plats "A" and "B" need to include an easement for the 18" waterline that is shown on Plat "C". This fulfills MOU requirement #4.

3. 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. Any amended deeds need to be shown on the plats.
4. The latest revised drawings the applicant has submitted made changes to the property lines. The property line between Lots #2 and #3 and Lot #30 need to be consistent with the plat and construction drawings.
5. Landscaping details need to be included in the construction drawings, including an irrigation plan.
6. The applicant has informed staff that all of the open spaces and detention areas will be part of the lots and will be owned and maintained by the individual lot owner thus the applicant isn't proposing an HOA. Plat "A" shows the open space on the west side of Krissa Street to be included in Lot 1. Staff is concerned that the drawings show three separate parcels. Plat "B" shows the open space on the south side of Andrew Ave to be included in Lot 38. This open space should be included in Lot 37. Plat "C" shows the open space to be included in Lot 30. The east property line shown on Lot 30 must be removed in order for the open space to be included in Lot 30.