Mapleton City

Planning Commission Staff Report

August 13, 2015

Item 3

Applicant: Kathy Zobell

Location: 615 E Maple St.

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: RA-2

ATTACHMENTS

1. Findings for Decision.
2. Application Materials
3. DRC Minutes dated 7/22/14 and 6/30/15.

REQUEST

Consideration of a Final Plat approval for the Canto Subdivision Plat "B", an amendment of the Canto Subdivision Plat "A" to include two additional lots, located at approximately 600 East Maple Street in the Residential-Minor Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project area is approximately two acres in size and has frontage on both Maple Street and 600 East. There is an existing residence at the southwest corner of the property that was constructed in approximately 1947. The applicant was granted preliminary plat approval for three lots and final plat approval for lot 1 in August 2014. The current application is for final plat approval for lots 2 and 3 in addition to amending the configuration of lot 1. Curb, gutter and sidewalk improvements will be installed along Maple Street but will not be installed along 600 East. 600 East is generally devoid of curb, gutter and sidewalk improvements and is nearly completely built out. The City Staff have decided not to require the installation of these improvements along 600 East Street.

EVALUATION

Zoning Standards: Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (.33 acres) and a minimum lot frontage requirement of 100 feet on a public road. The proposed lots comply with these standards.

Review Criteria: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination. These standards are shown in attachment "1". The proposed project complies with these standards.

STAFF RECCOMENDATION

Approve the Preliminary and Final Plat for the Canto Subdivision Plat "B" consisting of one lot with the attached conditions.

SPECIAL CONDITION

1. All outstanding issues raised in the DRC minutes dated July 22, 2014 and June 30, 2015 shall be addressed prior to plat recording.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

June 30, 2015 at 8:30am

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

On June 24, 2015 an application was submitted for the Canto Subdivision Plat "B" subdivision consisting of two lots on approximately 1.55 acres, located at approximately 600 East Maple Street. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. All items that include an ***** and are **bolded**, must be submitted prior to this item being scheduled for a hearing with the Planning Commission.

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101
Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657
Email: btucker@mapleton.org

Application Deficiencies:

1. The applicant must submit a cover letter describing the project.
2. **The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.***
3. **The applicant must submit proof that the taxes are current for the subject property.***
4. **The applicant must submit a preliminary title report or policy of title insurance.***
5. The applicant must submit proof of the ability to dedicate to Mapleton City 3.5 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
6. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans submitted in June 2015:

1. The boundary description on the Preliminary Plan includes Lot 1 of the Canto Subdivision Plat "A". As that plat was already approved a new description is needed for Plat "B". Unless there is a change to the dimensions of Lot 1, Plat "A" there is no obvious reason to vacate and amend plat "A".
2. Please include the following addresses on the Final Plat: Lot 2 – 104 N; and Lot 3 – 665 E.
3. Signature blocks/lines must be included for approval by the "Legislative Body" in accordance with state law and Utah County's Requirements. Lines for signatures by the Mayor, City Engineer and City Recorder (to attest) must be included.
4. Signature blocks/lines must be included for approval by the "Planning Commission Approval" in accordance with state law and Utah County's Requirements. Lines for signatures by the Planning Commission Chairman and Community Development Director must be included.

5. The Final Plat must include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.
6. Signature blocks/lines for Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation need to be included on the final plat. These utility/service providers/infrastructure owners may have requirements for their respective signatures.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org
Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org
Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:
Project: Canto Subdivision Plat "B" **Date: June 30, 2015**

Please Submit Construction Plans to Public Works.

Upon final plat approval from the Planning Commission, the following items will be required:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements**.**
- ☐ Payment of impact fees ($4,528 per lot). An additional impact fee of $6,968 per lot will be required at the time of building permit issuance.
- ☐ Submittal of 3.5 acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application).
- ☐ Payment of engineering inspection fees ($200 per lot).
- ☐ Payment of street light fee ($450 per lot).
- ☐ Submit a SWPPP and Land Disturbance application and fee ($500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder ($30 per page and $1 per lot).

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

July 8, 2014 at 8:30am

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

On June 30, 2014 an application was submitted for the Canto Plat "A" subdivision located at approximately Maple Street and 600 East. The application includes Preliminary Plat Approval for 3 lots and Final Plat approval for 1 lot. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101
Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

- The project will require approval by the Planning Commission.
- ***Some of the coordinates in the boundary description and on the final plat don't match (see attached). Please correct**.
- Please remove the setback lines on the plats (setbacks are subject to change over time).

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org
Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org
Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:
Project: Canto Date: July 8, 2014

Site Grading:

1. Clearing and grubbing will be required.

Roadway:

1. Road x-sections:
    a. Maple Street x-section to match existing improvements on Maple Street, not x-section on sheet #4.
    b. *The cross section on sheet #4 should be labeled 600 E. The plat shows a strip on lots 1 and 3 to be dedicated to the City. Using the 32' ROW cross section, it appears that these areas should be shown as a pedestrian and PUE instead of a ROW. Please correct.
2. Bring all concrete improvements to current city standards, including ADA ramps.

Storm Drain:

1. Inlet-box and sump shall be meet city standards.

2. Storm Water Calculations: Design for 100 year storm. Geo-tech report submitted included information of a Haskell Subdivision and 4 sumps, please resubmit needed information.

Miscellaneous:

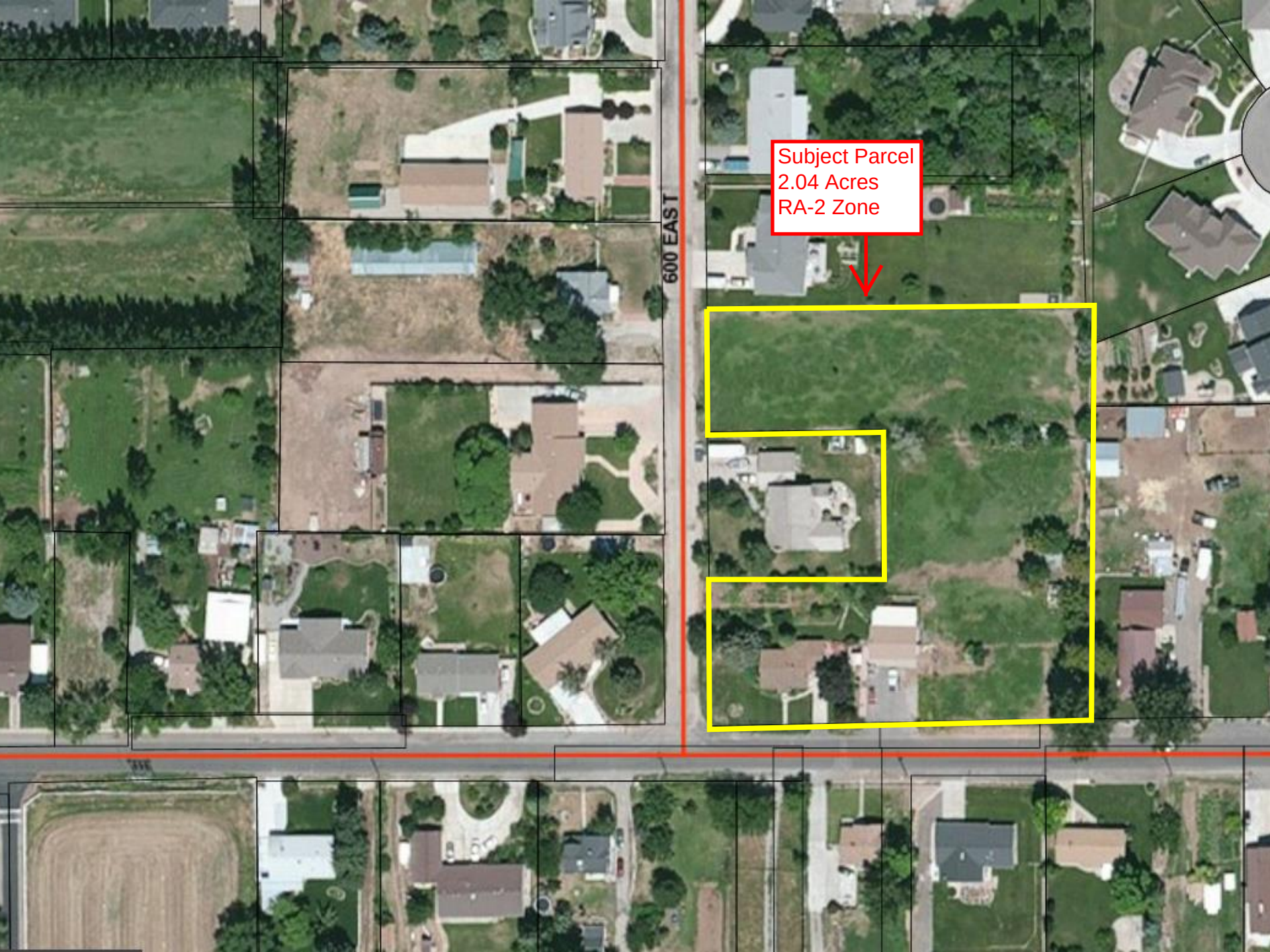
1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Power pole relocation will be required.
3. Mapleton/APWA standards will apply.

Upon final plat approval of phase 1 from the Planning Commission, the following items will be required:

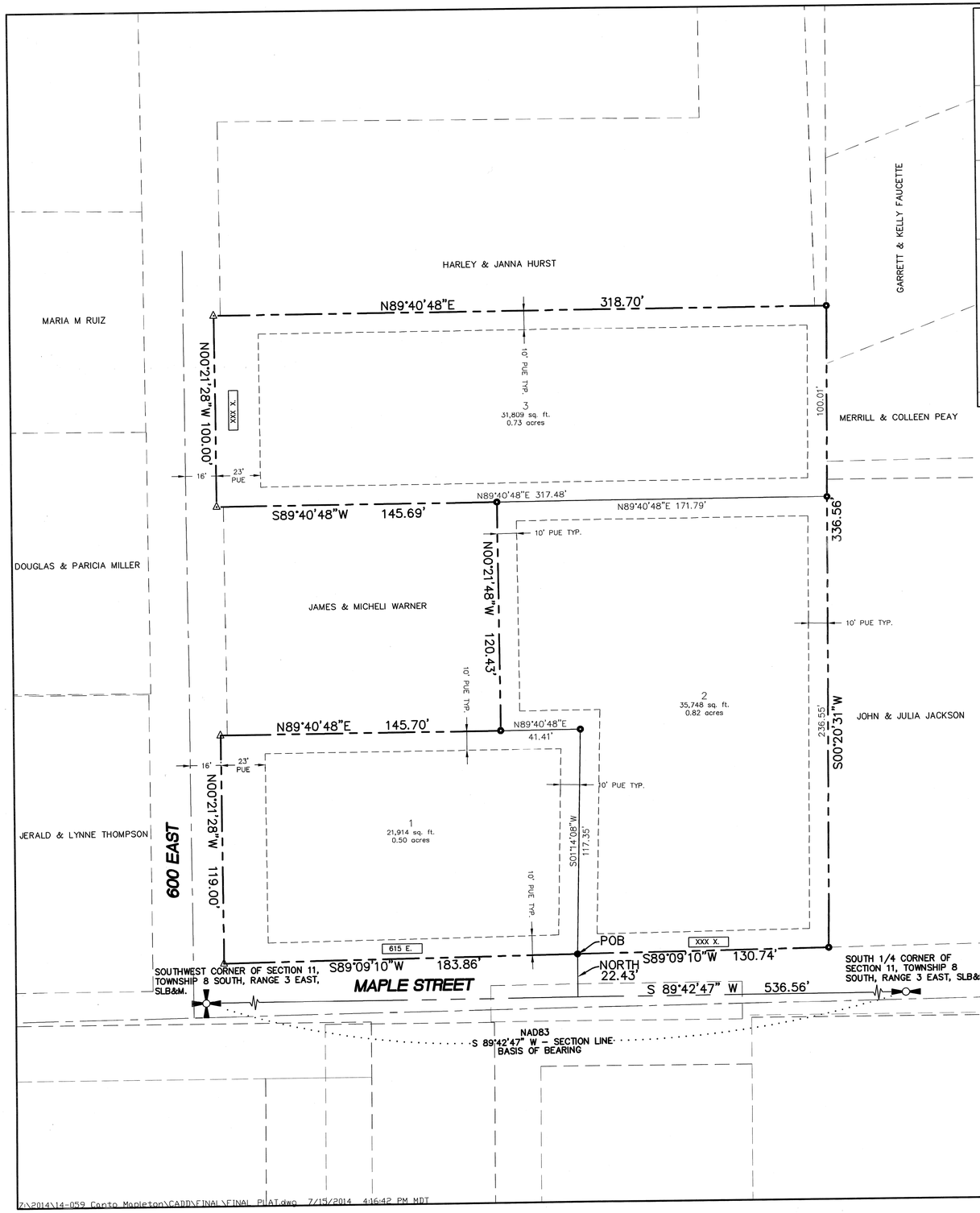
- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements**.**
- Payment of engineering inspection fees ($170 per lot).
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder ($30 per page and $1 per lot).

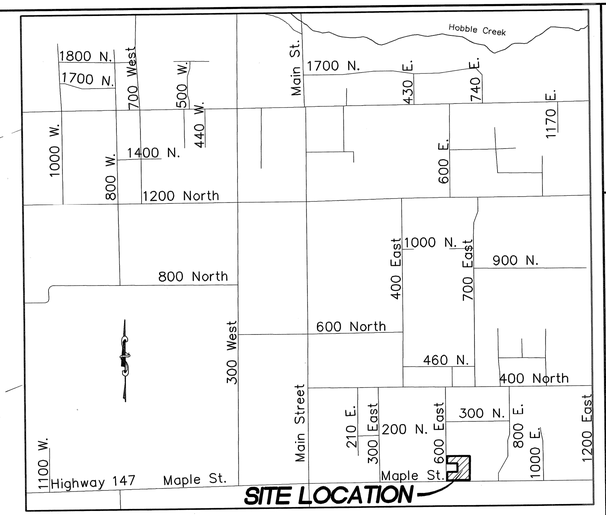
Prior to the recording of phase 2, the following items will be required:

- Submit final plat application to be approved by the Planning Commission.
- All of the items listed above for phase 1 as well as the following:
- Payment of impact fees ($4,528 per lot). An additional impact fee of $6,968 per lot will be required at the time of building permit issuance.
- Satisfy the water conveyance requirements.
- Payment of street light fee ($450 per lot)
- Submit a SWPPP and Land Disturbance application when phase 2 is recorded ($500). Contact Scott Bird at Public Works (489-6253) to review this requirement.


Subject Parcel
2.04 Acres
RA-2 Zone
600 EAST

Attachment “1” Findings for Decision		
No.	**Findings**	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✔
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✔
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✔
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✔
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✔
6.	The project does not impose an undue financial burden on the City.	✔
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✔
8.	The project plan recognizes and accommodates the existing natural conditions.	✔
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✔
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✔





VICINITY MAP

–NTS–

LEGEND

- CALCULATED POINT
- SET 5/8 REBAR AND CAP
- SET 1/2" PIN
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EXISTING DEED LINE
- EXISTING STREET CENTERLINE
- 1 — PROPOSED LOT NUMBERS
- 1855 S. — ADDRESS
- SET STREET MONUMENT

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT–OF–WAY DEPARTMENT AT 1–800–366–8532.

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF MAPLE STREET, WHICH POINT LIES SOUTH 89°42'47" WEST 536.56 FEET ALONG THE SECTION LINE AND NORTH 22.43 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°09'10"W 183.86 FEET; THENCE N00°21'28"W 119.00 FEET; THENCE N89°40'48"E 145.70 FEET; THENCE N00°21'48"W 120.43 FEET; THENCE S89°40'48"W 145.69 FEET; THENCE N00°21'28"W 100.00 FEET; THENCE N89°40'48"E 318.70 FEET; THENCE S00°20'31"W 336.56 FEET; THENCE S89°09'10"W 130.74 FEET TO THE POINT OF BEGINNING.
(AREA = 2.05 ACRES)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____. A.D. 2015.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 2015 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES — NOTARY PUBLIC (SEAL)

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015, BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTANCE BY UTILITIES

APPROVED _____ ROCKY MOUNTAIN POWER

APPROVED _____ CENTURYLINK

APPROVED _____ COMCAST

APPROVED _____ MAPLETON IRRIGATION

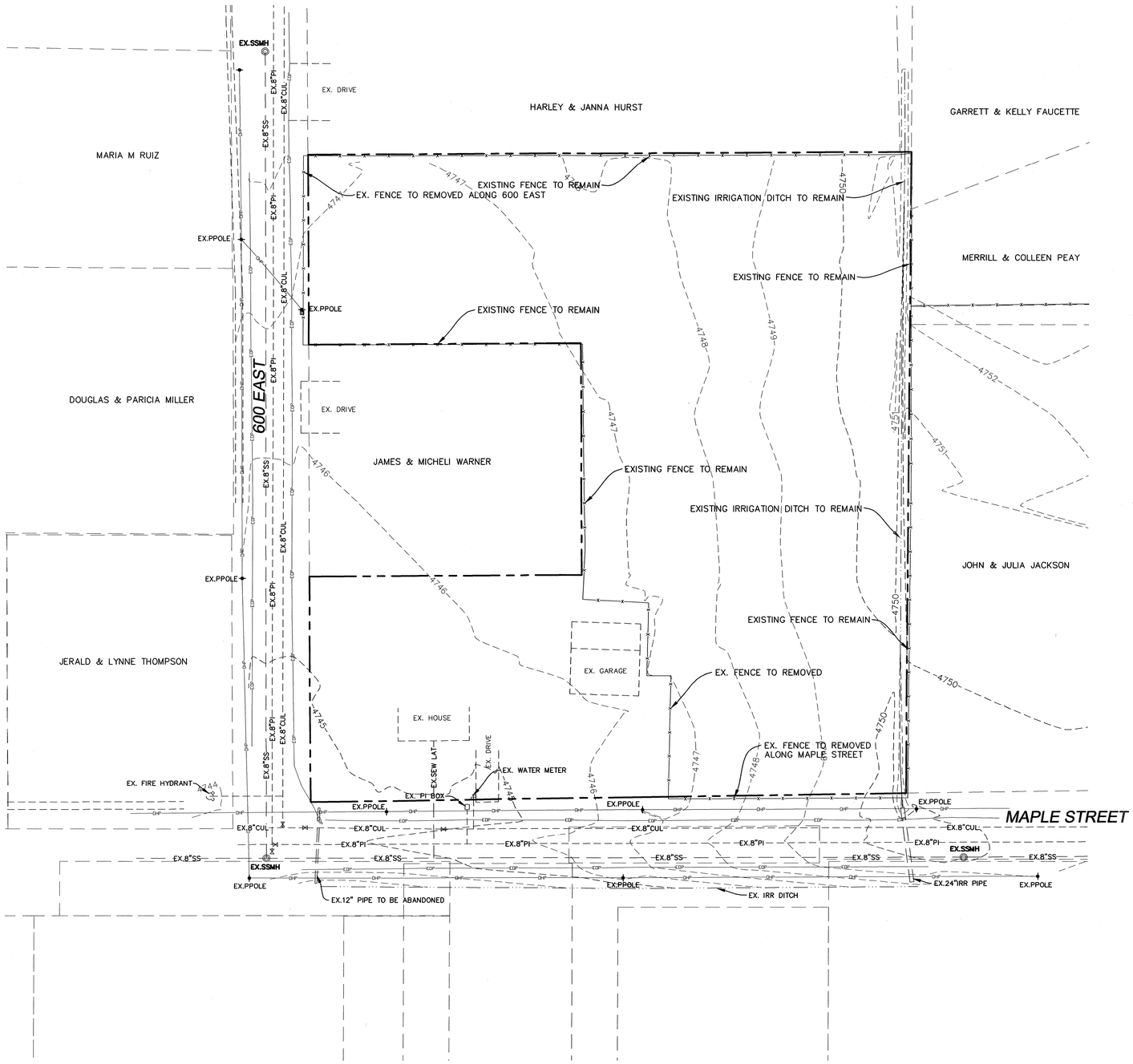
CANTO SUBDIVISION PLAT "B"

BEING AN AMENDMENT OF CANTO SUBDIVISION PLAT "A"
A RESIDENTIAL DEVELOPMENT
MAPLETON, UTAH COUNTY, UTAH

LOCATED IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
CONTAINING 3 LOTS AND 2.05 ACRES

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL

Z:\2014\14-059 Canto Mapleton\CADD\FINAL\FINAL PLAT.dwg 7/15/2014 4:16:42 PM MDT



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 3

EXISTING TOPOGRAPHY
JULY 2014

MAPLETON, UTAH
COUNTY, UTAH

CANTO SUBDIVISION
A SINGLE FAMILY DEVELOPMENT

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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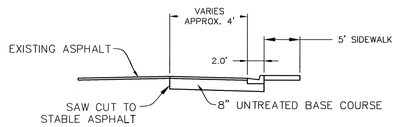
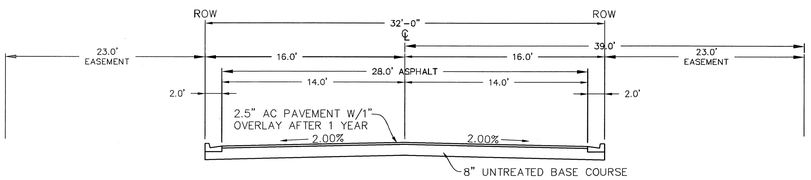
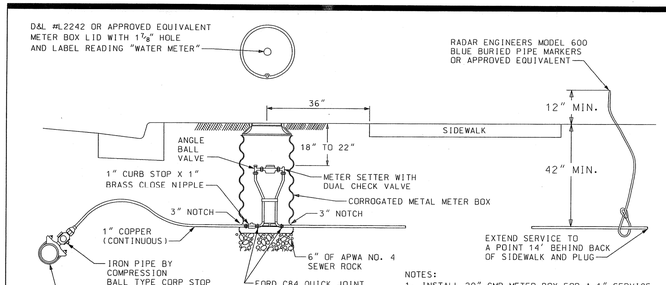
REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
8/22/14
STATE OF UTAH



MAPLE STREET TYPICAL SECTION
-NTS-



600 EAST STREET
DETAIL - 32' SECTION MINOR LOCAL
-NTS-

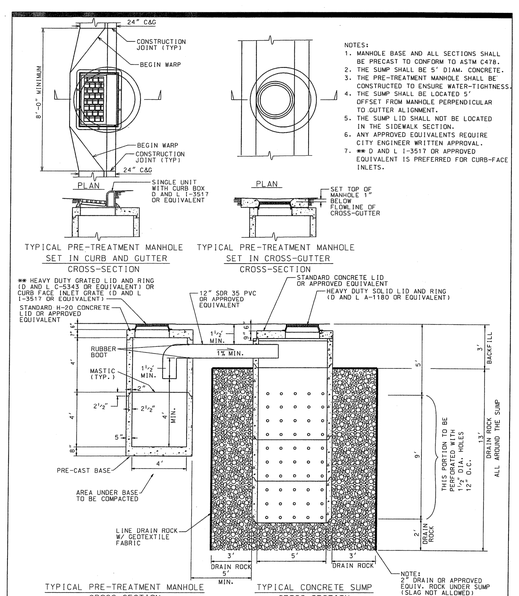


NOTES:
1. INSTALL 20" CMP METER BOX FOR A 1" SERVICE
2. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER PLACE CENTER OF METER BOX 36" BEHIND SIDEWALK.
3. TRAFFIC RATED METER BOX LIDS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY OR BY THE CITY ENGINEER OR HIS / HER DESIGNEE. WHEN AUTHORIZED USE D&L #B5020 OR APPROVED EQUIVALENT FOR 1" SERVICES AND SEE STANDARD FOR 2" WATER SERVICE FOR A 1½" SERVICE.

TYPICAL WATER SERVICE CONNECTION

MAPLETON CITY CORPORATION	Standard Drawing Addendum WATER-01 ADOPTED JULY 2010

4

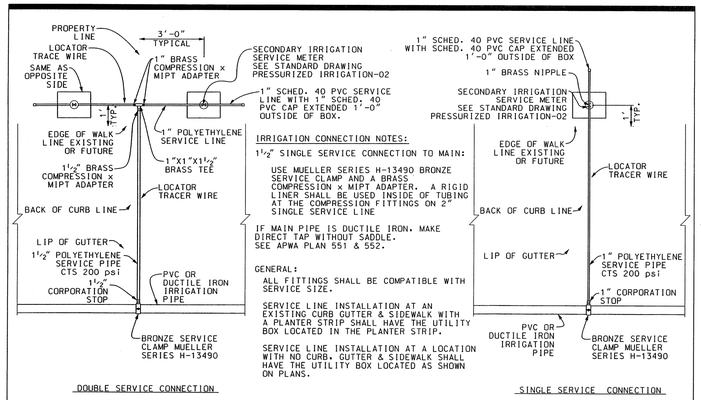


NOTES:
1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. THE SUMP SHALL BE 5' DIAM. CONCRETE.
3. THE PRE-TREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER-TIGHTNESS.
4. THE SUMP SHALL BE LOCATED 5' OFFSET FROM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT.
5. THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6. ANY APPROVED EQUIVALENTS REQUIRE CITY ENGINEER WRITTEN APPROVAL.
7. ** D AND L I-3517 OR APPROVED EQUIVALENT IS PREFERRED FOR CURB-FACE INLETS.

PRE-TREATMENT SUMP
MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION	Standard Drawing Addendum STORM DRAIN-01 ADOPTED JULY 2010

6



IRRIGATION CONNECTION NOTES:

1½" SINGLE SERVICE CONNECTION TO MAIN:

USE MUELLER SERIES H-13490 BRONZE SERVICE CLAMP AND A BRASS COMPRESSION x MIPT ADAPTER. A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTINGS ON 2" SINGLE SERVICE LINE

IF MAIN PIPE IS DUCTILE IRON, MAKE DIRECT TAP WITHOUT SADDLE. SEE APWA PLAN 551 & 552.

GENERAL:

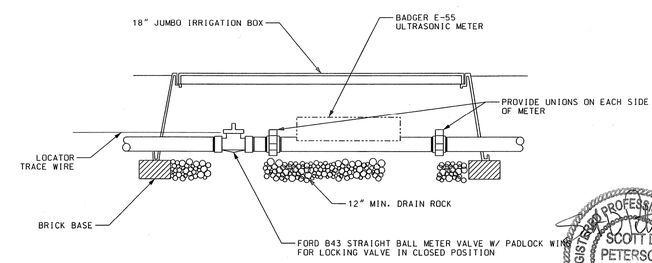
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED IN THE PLANTER STRIP.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED AS SHOWN ON PLANS.

SECONDARY IRRIGATION SERVICE CONNECTION
MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION	Standard Drawing Addendum PRESSURIZED IRRIGATION-01 ADOPTED JULY 2010



SECONDARY IRRIGATION SERVICE METER
MAPLETON CITY STANDARD

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
9/22/14
STATE OF UTAH

MAPLETON CITY CORPORATION	Standard Drawing Addendum PRESSURIZED IRRIGATION-02 ADOPTED MAY 2013

SHEET NO.
4

DETAIL SHEET
JULY 2014

MAPLETON, UTAH
COUNTY, UTAH

CANTO SUBDIVISION
A SINGLE FAMILY DEVELOPMENT

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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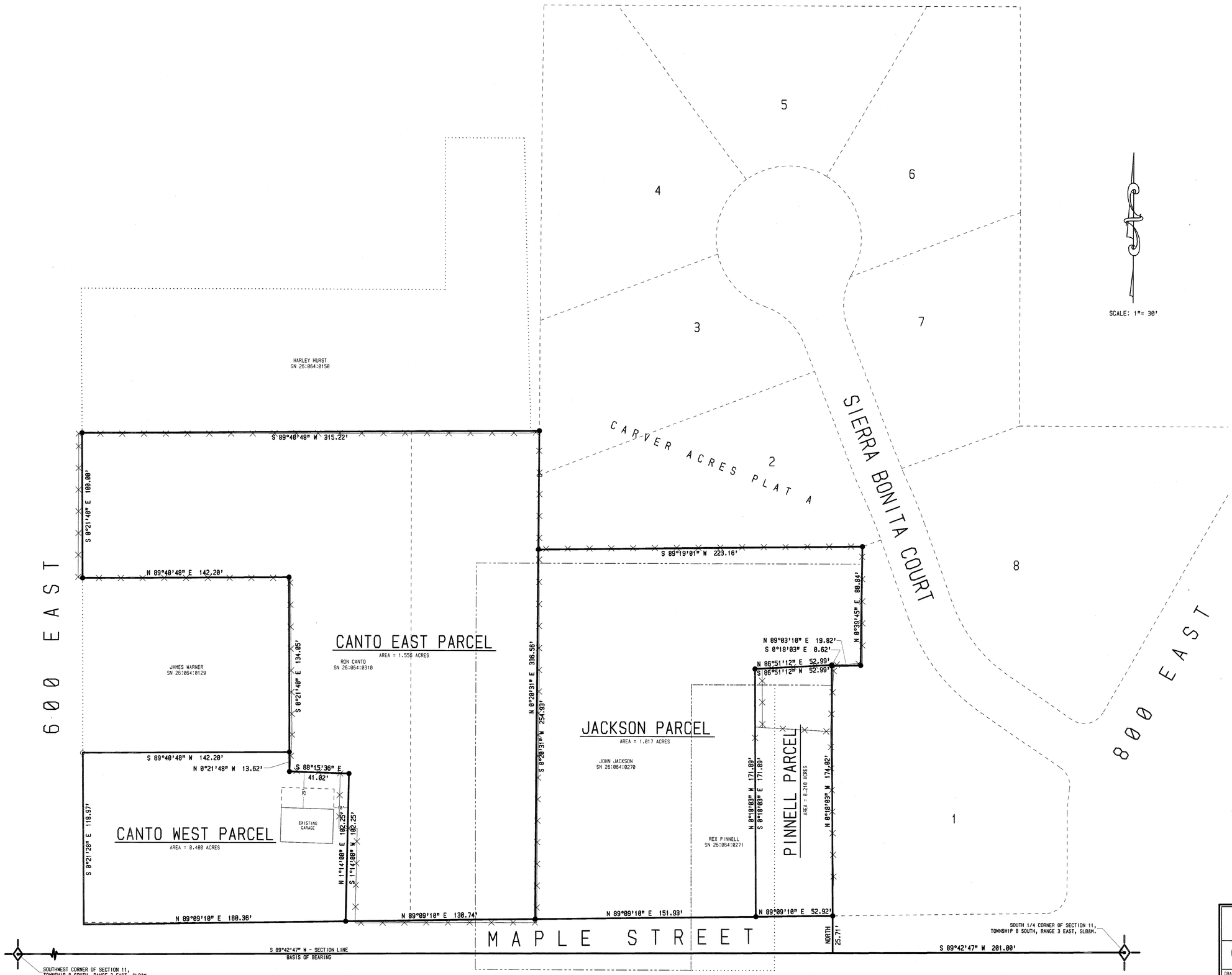


PINNELL SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, PLAT A, CARVER ACRES SUBDIVISION, WHICH POINT LIES SOUTH 89°42'47" WEST 201.00 FEET ALONG THE SECTION LINE AND NORTH 25.71 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°18'03" WEST 174.02 FEET ALONG THE WEST LINE OF SAID LOT 1 TO AN EXISTING FENCE; THENCE SOUTH 86°51'12" WEST 52.99 FEET ALONG SAID FENCE AND IT'S EXTENSION; THENCE SOUTH 0°18'03" EAST 171.89 FEET TO THE NORTH LINE OF MAPLE STREET; THENCE NORTH 89°09'10" EAST 52.92 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
(CONTAINING 0.210 ACRES)

JACKSON SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF MAPLE STREET, WHICH POINT LIES SOUTH 89°42'47" WEST 253.92 FEET ALONG THE SECTION LINE AND NORTH 25.19 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°18'03" WEST 171.89 FEET TO THE EXTENSION OF A FENCE; THENCE NORTH 86°51'12" EAST 52.99 FEET ALONG SAID FENCE; THENCE SOUTH 0°18'03" EAST 0.62 FEET TO THE WEST ANGLE POINT OF LOT 1, CARVER ACRES, PLAT A; THENCE NORTH 89°03' 10" EAST 19.82 FEET ALONG SAID LOT 1; THENCE NORTH 0°39'45" EAST 80.84 FEET ALONG SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°19'01" WEST 223.16 FEET ALONG THE SOUTH LINE OF LOT 2 OF SAID SUBDIVISION; THENCE SOUTH 0°20'31" WEST 254.93 FEET TO THE NORTH LINE OF MAPLE STREET; THENCE NORTH 89°09'10" EAST 151.93 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
(CONTAINING 1.016 ACRES)

CANTO EAST PARCEL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF MAPLE STREET, WHICH POINT LIES SOUTH 89°42'47" WEST 405.83 FEET ALONG THE SECTION LINE AND NORTH 23.71 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°20'31" EAST 336.56 FEET ALONG A FENCE AND THE WEST LINE OF CARVER ACRES SUBDIVISION TO A FENCE; THENCE SOUTH 89°40'48" WEST 315.22 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°21'48" EAST 100.00 FEET; THENCE NORTH 89°40'48" EAST 142.20 FEET; THENCE SOUTH 0°21'48" EAST 134.05 FEET; THENCE SOUTH 88°15'36" EAST 41.02 FEET; THENCE SOUTH 1°14'08" WEST 102.25 FEET TO THE NORTH LINE OF MAPLE STREET; THENCE NORTH 89° 09'10" EAST 130.74 FEET ALONG SAID STREET TO THE POINT OF BEGINNING. (AREA = 1.556 ACRES)

CANTO WEST PARCEL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF MAPLE STREET, WHICH POINT LIES SOUTH 89°42'47" WEST 536.56 FEET ALONG THE SECTION LINE AND NORTH 22.43 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 1°14'08" EAST 102.25 FEET; THENCE NORTH 88°15'36" WEST 41.02 FEET; THENCE NORTH 0°21'48" WEST 13.62 FEET; THENCE SOUTH 89°40'48" WEST 142.20 FEET; THENCE SOUTH 0°21'28" EAST 118.97 FEET TO THE NORTH LINE OF MAPLE STREET; THENCE NORTH 89°09'10" EAST 180.36 FEET ALONG SAID STREET TO THE POINT OF BEGINNING. (AREA = 0.488 ACRES)

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 89°42'47" W BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN — DATE: Dec. 30, 2013

REGISTERED LAND SURVEYOR — BARRY L. PRETTYMAN — #166406 — STATE OF UTAH

LEGEND:

- ● = 5/8" REBAR WITH ORANGE CAP MARKED RLS 166406.
- JACKSON DEED LINES
- ADJACENT LAND OWNER DEED LINES
- EXISTING FENCES

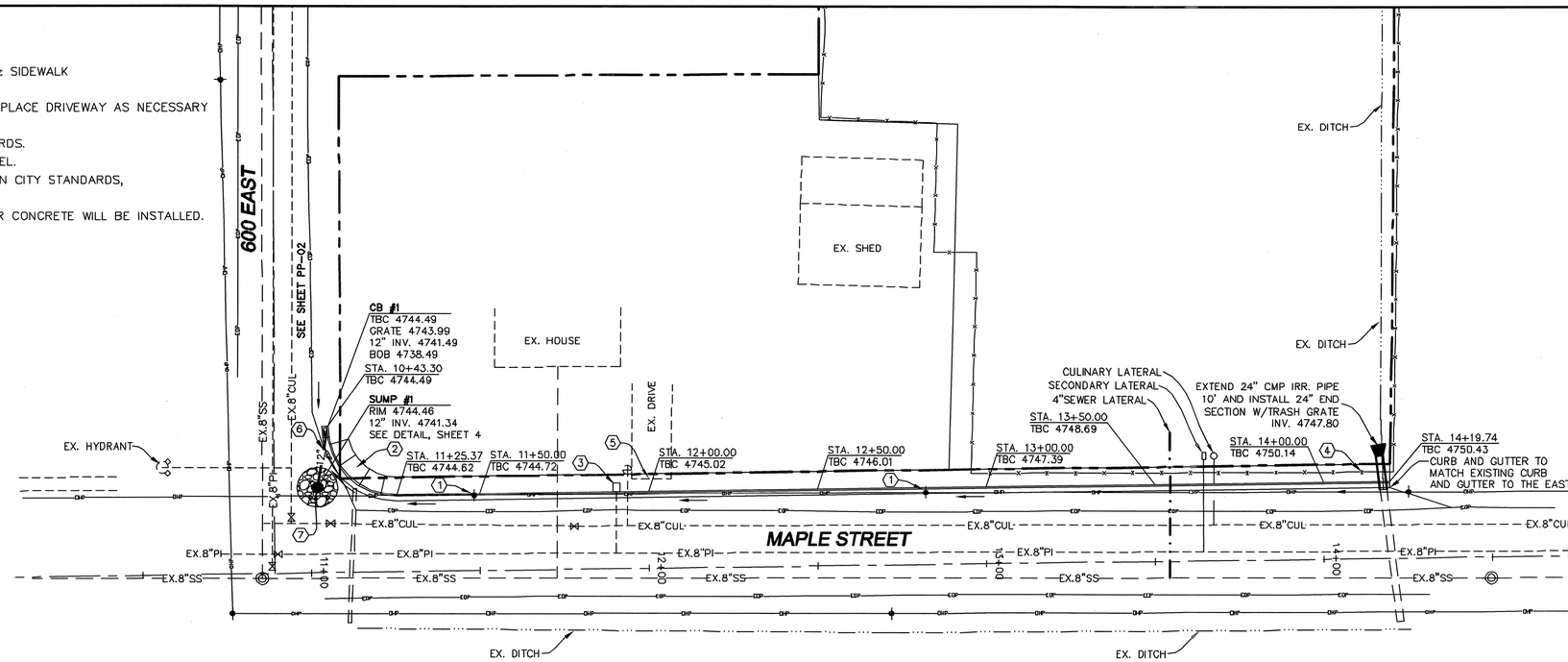
CANTO-JACKSON-PINNELL
RECORD OF SURVEY PLAT

COLE SURVEYING AND ENGINEERING
245 WEST SR 198, SUITE #5 - SALEM, UTAH 84653 - (801) 423-1040

DRAWN BY: B.L. PRETTYMAN	APPROVED BY: B.L. PRETTYMAN	DRAWING No.: 1 of 1
SCALE: 1" = 30'	DATE: AUG. 30, 2013	

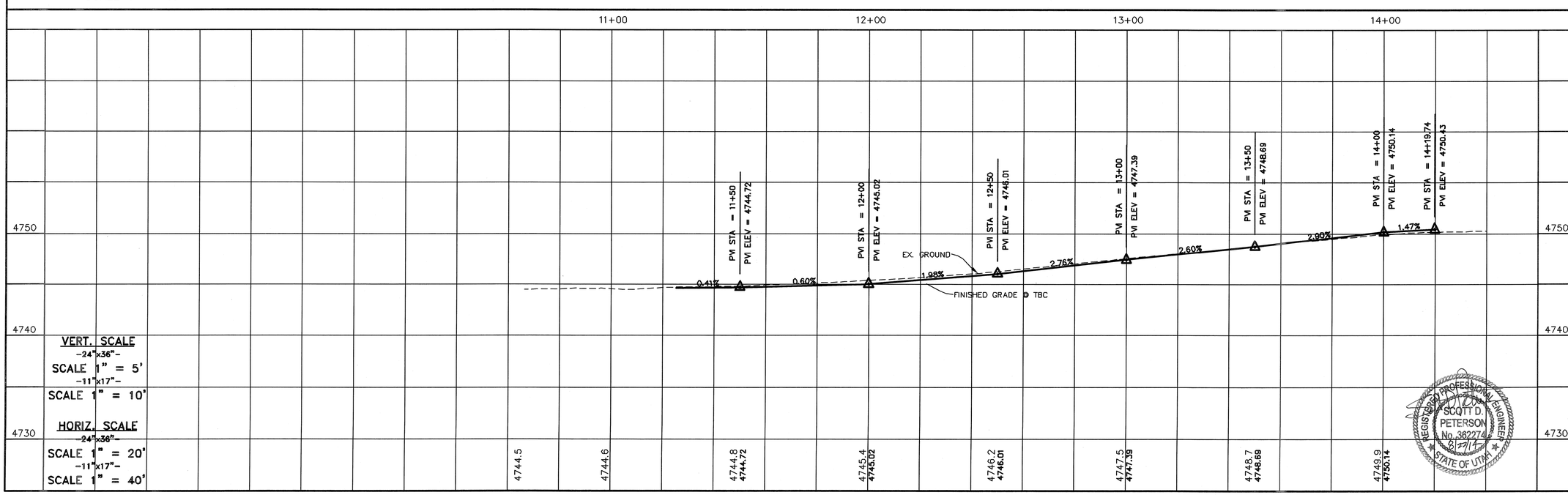
CONSTRUCTION NOTES

1. POWER POLE TO BE RELOCATED BEHIND PROPOSED CURB & SIDEWALK
2. CONST. PEDESTRIAN ACCESS RAMP PER MAPLETON CITY STANDARDS
3. RELOCATE EX. SECONDARY IRRIGATION BOX BEHING PROPOSED CURB & SIDEWALK
4. EX. FENCE TO BE REMOVED ALONG MAPLE STREET
5. CONSTRUCT DRIVE APPROACH PER MAPLETON CITY AND REMOVE & REPLACE DRIVEWAY AS NECESSARY
6. CONST. 14.8 L.F. 12" SDR-35 PVC OR EQUIVALENT @ 1.00%
7. PRETREATMENT CATCH BASIN AND SUMP PER MAPLETON CITY STANDARDS. ADDITIONAL DEPTH MAY BE REQUIRED TO REACH WELL DRAINING GRAVEL.
8. ALL CONCRETE IMPROVEMENTS TO BE BROUGHT TO CURRENT MAPLETON CITY STANDARDS, INCLUDING ADA RAMPS.
9. CLEARING AND GRUBBING REQUIRED IN ALL AREAS WHERE ASPHALT OR CONCRETE WILL BE INSTALLED.



0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



VERT. SCALE
-24"x36"-
SCALE 1" = 5'
-11"x17"-
SCALE 1" = 10'

HORIZ. SCALE
-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO.
PP-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

MAPLE STREET
STA. 10+50.00 TO STA. 14+50.00

SPANISH FORK, UTAH

CAMPO SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
6/27/14
STATE OF UTAH

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