



Planning Commission Meeting

July 25, 2024
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, July 25, 2024, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Items

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – June 13, 2024.
2. Consideration of Preliminary Plat for the Harmony Ridge Plat “F” subdivision consisting of 20 lots. The project is proposed based on the approved Annexation and Development Agreement approved for this project.

Action Item

3. Consideration of a Preliminary Plat application and the authorization to utilize a Transferable Development Right (TDR) to subdivide an existing two-acre lot into two one-acre lots located in the A-2, TDR-Receiving Site (TDR-R) zones.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 7/17/24.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified July 17, 2024)

April Houser, Executive Secretary

Item:

2

Date:

7/25/2024

Applicant:

Edge Homes

Location:

150 W 4500 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

PD-3

Attachments

1. Standard findings.
2. Approved concept and trails plans.
3. Preliminary plat plans.

REQUEST

Consideration of Preliminary Plat for the Harmony Ridge Plat "F" subdivision consisting of 20 lots. The project is proposed based on the approved Annexation and Development Agreement approved for this project.

BACKGROUND & DESCRIPTION

The subject property is approximately 460 acres in size and is located at the southern end of the City with frontage on Highway 89 and Highway 6. In 2011, the City approved a development agreement and the PD-3 zoning for the Harmony Ridge project on the site. On May 17, 2023 the City Council approved several amendments to the development agreement and concept plan and authorized up to 990 total residential units. The Planning Commission has already approved plats A through E.

The applicant is now requesting approval of a preliminary plat for the Harmony Ridge Plat "F" subdivision. The lots range in size from approximately .15 of an acre to ½ an acre.

Subdivision applications are considered administrative in nature. This means that if the application complies with City standards and the requirements of the development agreement, the applicant is entitled to an approval. Special conditions may be included to mitigate reasonably anticipated detrimental effects that may be identified.

EVALUATION

PD-3 Zone: The PD-3 zone was adopted specifically for this project. Staff has included a summary of some of the requirements below followed by a brief staff response.

- *The zone allows for a maximum of 990 residential units.*

Response: The development agreement includes a concept plan showing generally how the project will be developed with the maximum of 990 units. The Planning Commission has already approved plats A-E consisting of 531 units. The proposed plat is consistent with the approved concept plan and with the density limitations.

- *The HOA shall have an architectural review committee review building permits to ensure compliance with the adopted design guidelines.*

Response: The adopted design guidelines are meant to create quality designs and a visually interesting development. The design review will take place prior to issuance of a building permit and after the plat has been approved.

- *A minimum of 40% of the site shall be preserved as permanent open space.*

Response: The approved concept plan exceeds the 40% open space requirement. This plat includes approximately 27.5 acres of protected open space.

Development Agreement: The recorded development agreement for this project outlines the responsibilities of both parties. Staff has included a summary of some of the requirements of the development agreement below that are applicable to this phase of the project, followed by a brief response.

- *All public infrastructure improvements shall be constructed by the applicant.*

Response: The applicant has completed, or is nearing completion, of all necessary off-site water, pressurized irrigation, storm drain and sewer infrastructure to service this phase.

- *The development agreement includes a trails exhibit showing all trails to be built by the developer.*

Response: This plat includes a continuation of an asphalt trail along the main road (Harmony Ridge Parkway), as well as a 6' natural surface trail through a portion of the open space.

Subdivison Requirements: The Planning Commission is the final land use authority for preliminary plat applications of three lots or more. Final plat approval is granted by the Development Review Committee (DRC). MCC section 17.04.050.B outlines the review standards the Commisison is to consider, which are included in attachment "1".

Access: The subdivision ordinance requires *projects of 30 lots or more to have at least two points of vehicular access*. At build out, the project will have four separate access points, one on Highway 89, two on Highway 6, and one connection to the Mapleton Village project to the north. Construction of homes will be limited to no more than 30 until at least two points of access exist for these lots.

RECOMMENDATION

Approve the preliminary plat with the condition that the DRC comments be addressed prior to plat recording.

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.	✓

Attachment "2"
Approved Concept and Trails Plans



LEI

A Utah Corporation

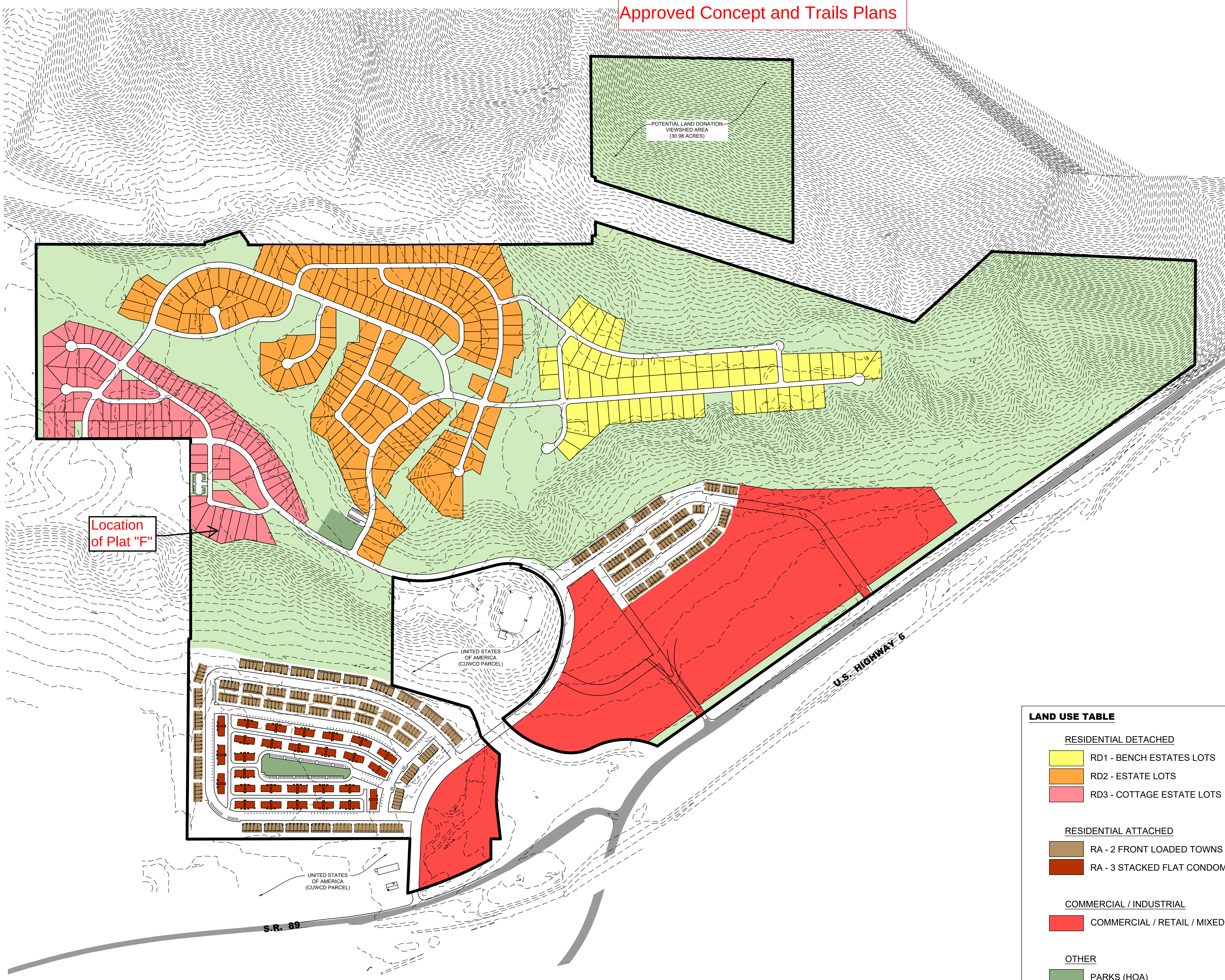
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT E - DENSITY PLAN



LAND USE TABLE		
RESIDENTIAL DETACHED		RESIDENTIAL UNITS
	RD1 - BENCH ESTATES LOTS	68
	RD2 - ESTATE LOTS	205
	RD3 - COTTAGE ESTATE LOTS	103
RESIDENTIAL ATTACHED		
	RA - 2 FRONT LOADED TOWNS	334
	RA - 3 STACKED FLAT CONDOMINIUMS	280
COMMERCIAL / INDUSTRIAL		
	COMMERCIAL / RETAIL / MIXED	
OTHER		
	PARKS (HOA)	
	APPROXIMATE PRESERVED OPEN SPACE / PUBLIC FACILITIES	

REVISIONS

1

2

3

4

5

LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

SCALE:
1"=300'

DATE:
5/17/2023

SHEET
E

U:\0_LEI PROJECTS\2022-0022 HARMONY RIDGE - MAPLETON\DWG\EXHIBIT E - DENSITY PLAN.DWG 5/17/2023 11:23 AM



LEI

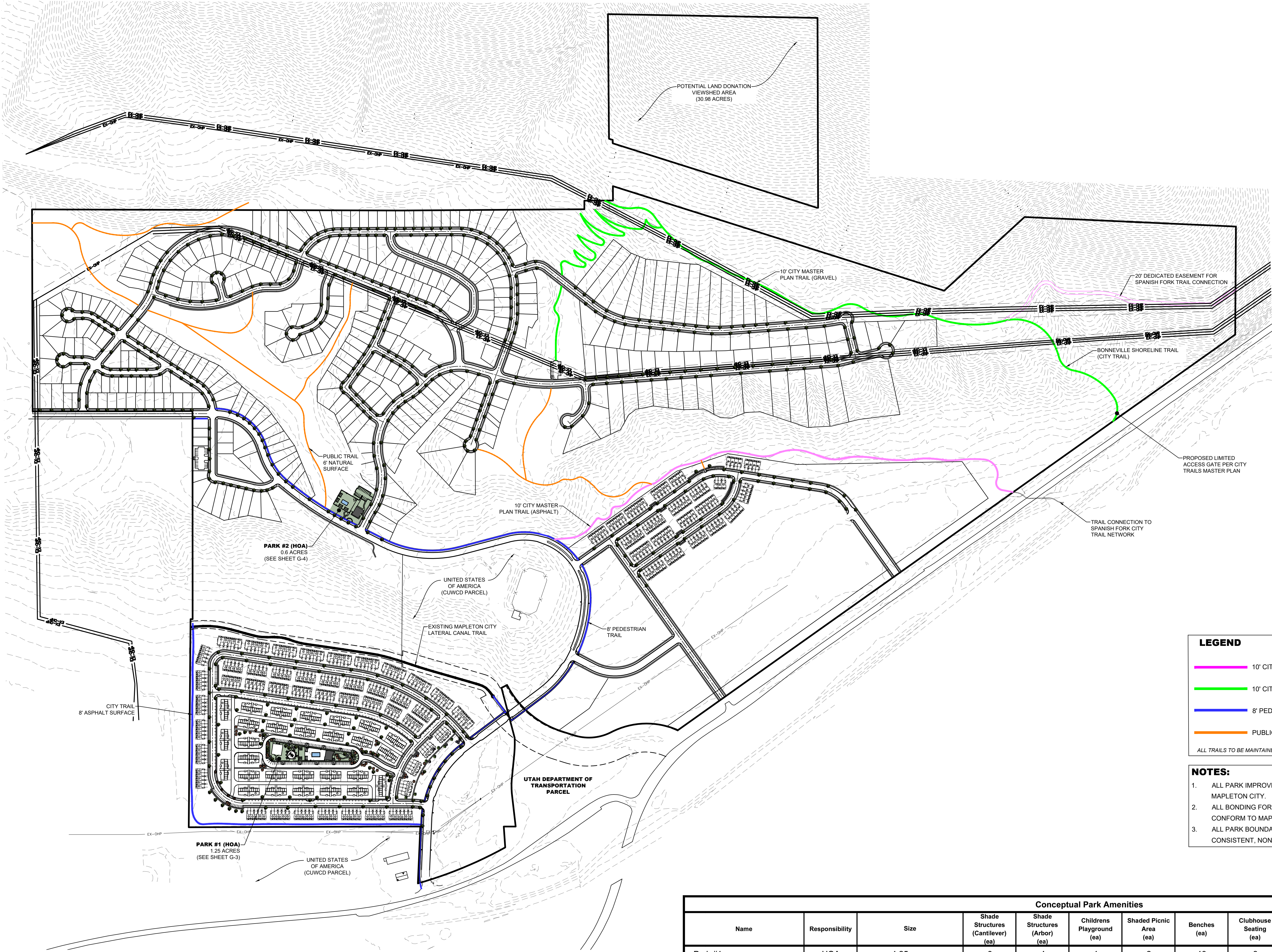
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CONSTRUCTION

HARMONY RIDGE
MAPLETON, UTAH
EXHIBIT G-2 PARKS AND OPEN SPACE



LEGEND

- 10' CITY MASTER PLAN TRAIL (ASPHALT) ± 3,287 LFT.
- 10' CITY MASTER PLAN TRAIL (GRAVEL) ± 5,076 LFT.
- 8' PEDESTRIAN TRAIL ± 8,230 LFT.
- PUBLIC TRAIL - 6' NATURAL SURFACE ± 7,445 LFT.

ALL TRAILS TO BE MAINTAINED BY THE CITY UNLESS OTHERWISE NOTED

- NOTES:**
- ALL PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO BE APPROVED BY MAPLETON CITY.
 - ALL BONDING FOR PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO CONFORM TO MAPLETON CITY STANDARDS.
 - ALL PARK BOUNDARIES SHARED WITH SINGLE FAMILY LOTS SHALL HAVE CONSISTENT, NON-PRIVACY FENCING.

Conceptual Park Amenities												
Name	Responsibility	Size	Shade Structures (Canilever) (ea)	Shade Structures (Arbor) (ea)	Childrens Playground (ea)	Shaded Picnic Area (ea)	Benches (ea)	Clubhouse Seating (ea)	Clubhouse (ea)	Swimming Pool (ea)	Pickleball Court (ea)	Parking Lot (sf)
Park #1	HOA	1.25 acres	2	4	1	2	13	8	1	1	2	54,410
Park #2	HOA	0.60 acres	4	2	0	0	0	0	1	1	0	6,735
Viewshed	City	30.98 acres	0	0	0	0	0	0	0	0	0	0
Total		32.83 acres	6	6	1	2	13	8	2	2	2	61,145

REVISIONS	
1	-
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LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

SCALE:
1"=300'

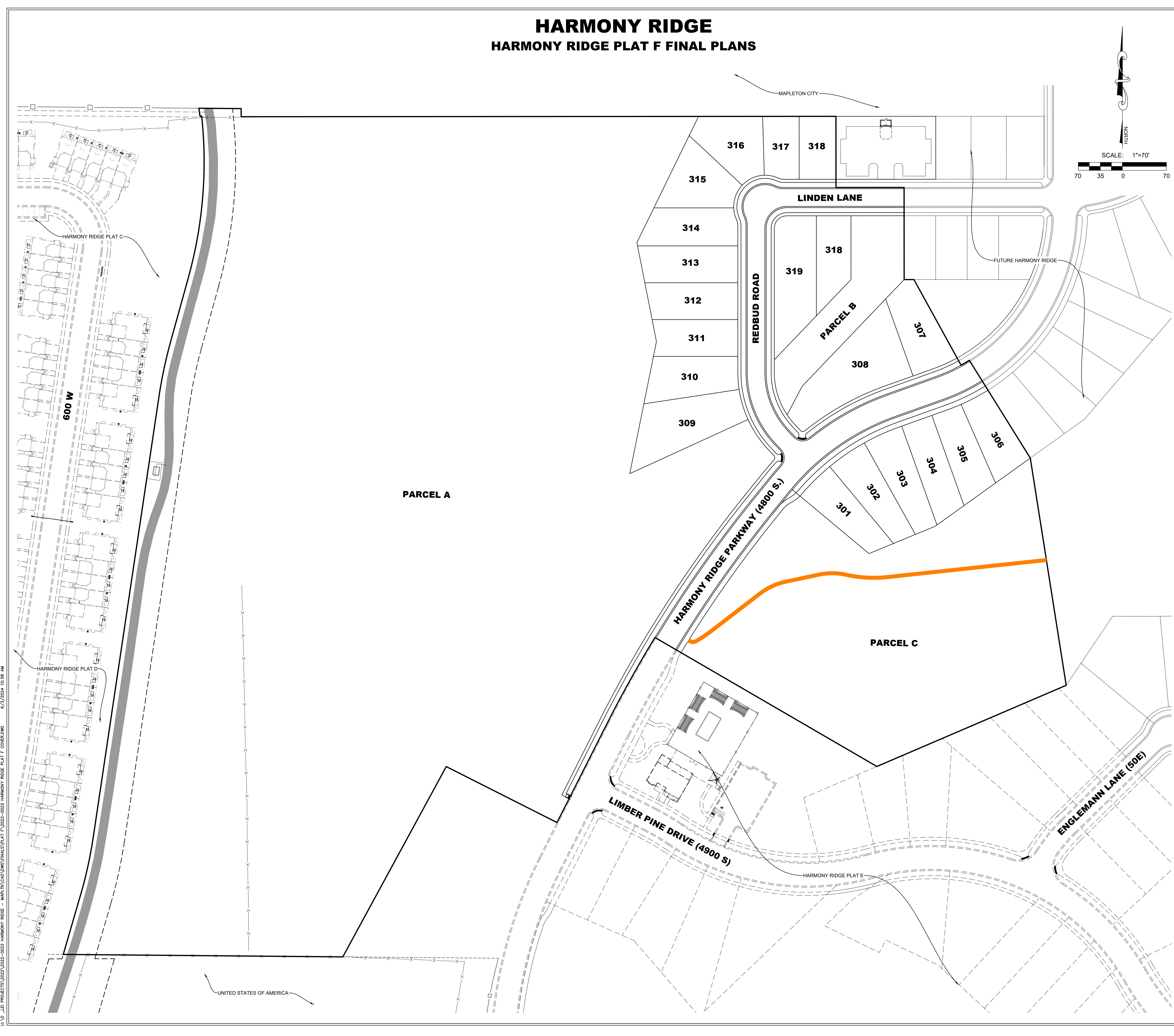
DATE:
3/01/2023

SHEET

G-2



HARMONY RIDGE
HARMONY RIDGE PLAT F FINAL PLANS



VICINITY MAP

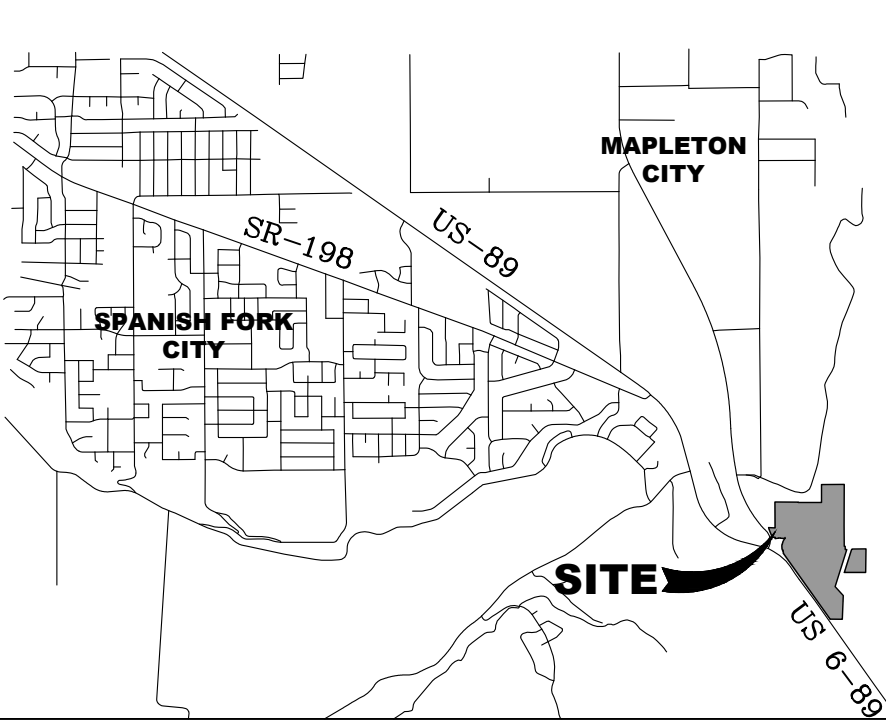


TABLE OF CONTENTS

COVER	FINAL PLAT F (SHEET 1 OF 1)
NOTES	GENERAL NOTES
SHEET 101	EXISTING CONDITIONS
SHEET 201	UTILITY PLAN
SHEET 301	GRADING PLAN
SHEET 401	HARMONY RIDGE PARKWAY (4800 S.) PLAN & PROFILE
SHEET 402	REDBUD ROAD PLAN & PROFILE
SHEET 403	LINDEN LANE PLAN & PROFILE
SHEET 404	6 FOOT TRAIL PLAN & PROFILE
SHEET 405	WELL PUMPLINE RE-ROUTE PLAN & PROFILE
SHEET 601	CONSTRUCTION DETAILS #1
SHEET 602	CONSTRUCTION DETAILS #2
SHEET 603	CONSTRUCTION DETAILS #3

TABULATIONS:

TOTAL AREA:	33.34 ACRES
LOT AREA:	4.63 ACRES
STREET AREA:	1.12 ACRES
OPEN SPACE:	27.59 ACRES
# OF UNITS	20 UNITS

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX-SB	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
EX-SB	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4'x4' CATCH BASIN
---	---	3'x3' CATCH BASIN
EX-W	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
EX-PI	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT - LOCAL
---	---	STREET LIGHT - COLLECTOR
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

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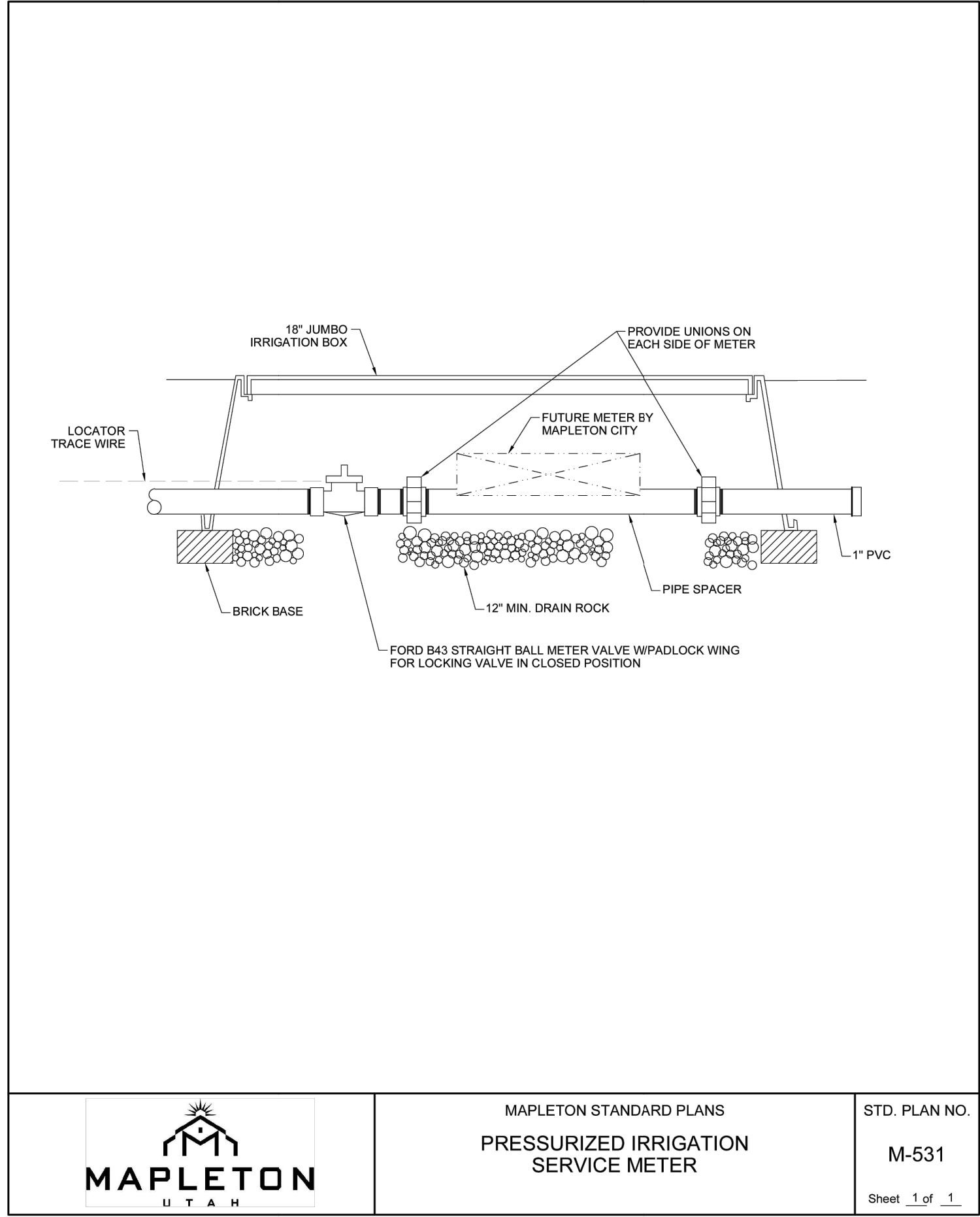
NOT FOR
CONSTRUCTION

HARMONY RIDGE - PLAT F FINAL
MAPLETON, UTAH
COVER

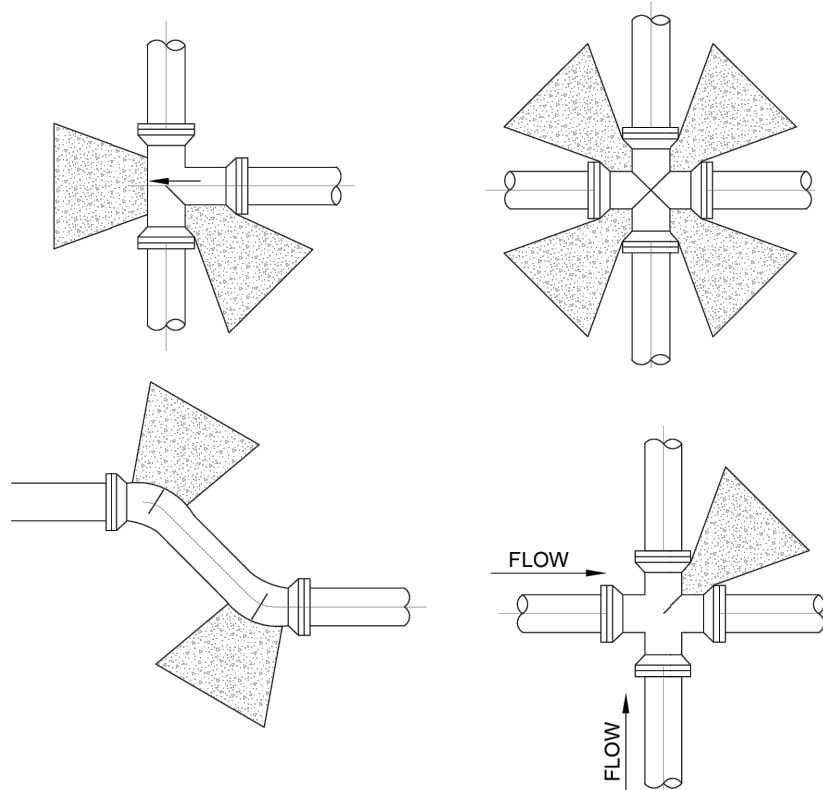
REVISIONS
1 -
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LEI PROJECT #: 2022-0022
DRAWN BY: CJ/BAP
DESIGNED BY: NKW
SCALE: 1"=70'
DATE: 06/03/2024

SHEET
COVER



THRUST BLOCK MINIMUM BEARING AREA IN SQUARE FEET					
SIZE OF PIPE	TEES VALVES FLUGS	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
18"	26	43	23.5	12	11

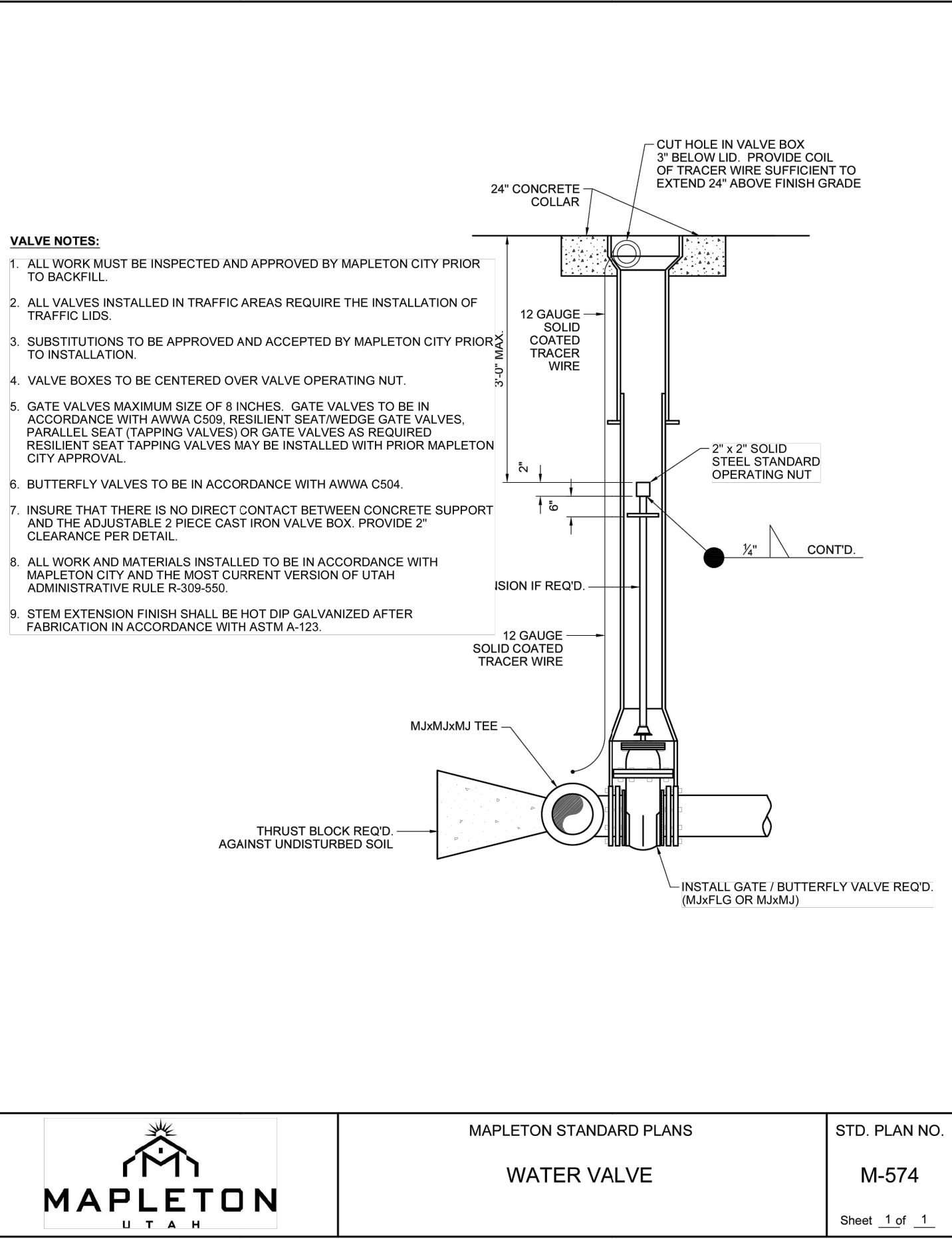


- THRUST BLOCK NOTES:**
1. INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
 2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 33.05.20.
 3. CONCRETE: CLASS 3,000 MINIMUM PER APWA 03.30.04. POUR CONCRETE AGAINST UNDISTURBED SOIL.
 4. PIPE JOINTS: DO NOT COVER WITH CONCRETE. LEAVE COMPLETELY ACCESSIBLE.
 5. GREASE: APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
 6. SPECIAL CONSTRUCTION REQUIREMENTS:
A. THRUST DESIGN FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
B. BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER THIS PLAN.
C. REINFORCING STEEL BARS TO BE EPOXY COATED AT LEAST 15 MILS THICK. MINIMUM STRESS YIELD STRENGTH OF TIE DOWN BARS IS 70,000 PSI.
D. LOCKING RESTRAINTS DEVICES WILL BE USED ON ALL MJ FITTINGS IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.



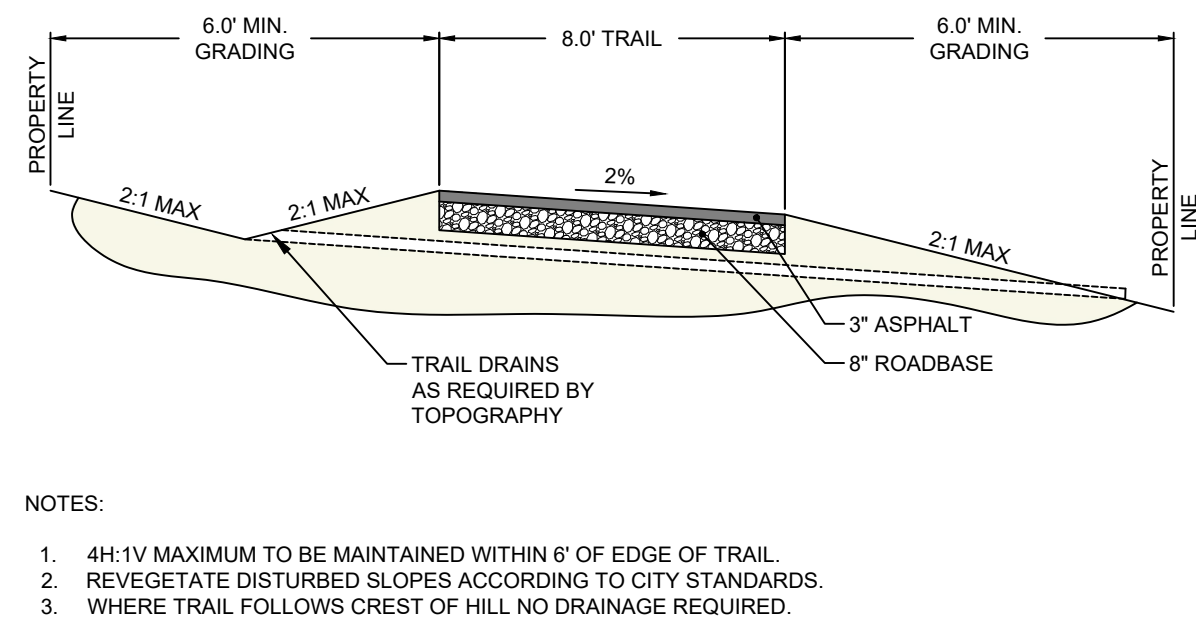
MAPLETON STANDARD PLANS
THRUST BLOCKS

STD. PLAN NO.
M-561
Sheet 1 of 1

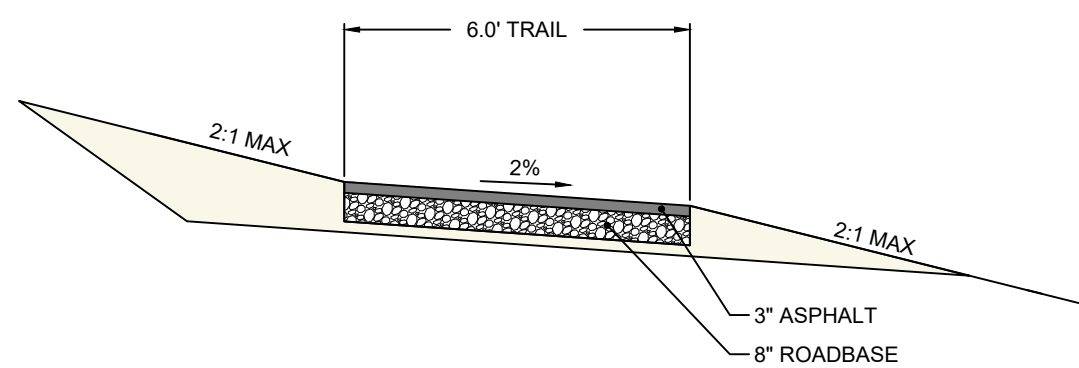


MAPLETON STANDARD PLANS
WATER VALVE

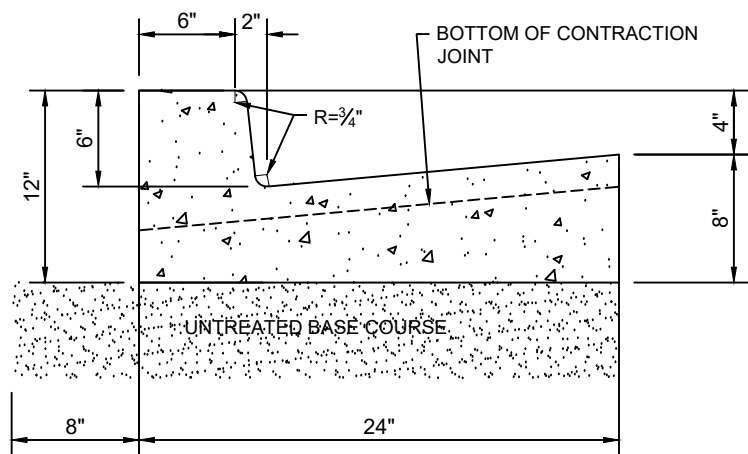
STD. PLAN NO.
M-574
Sheet 1 of 1



1 ASPHALT TRAIL CROSS SECTION

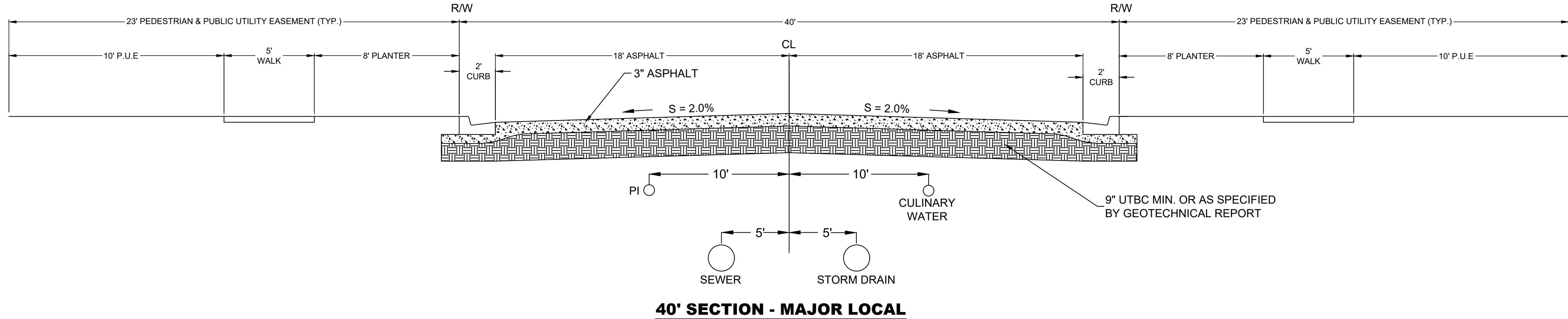
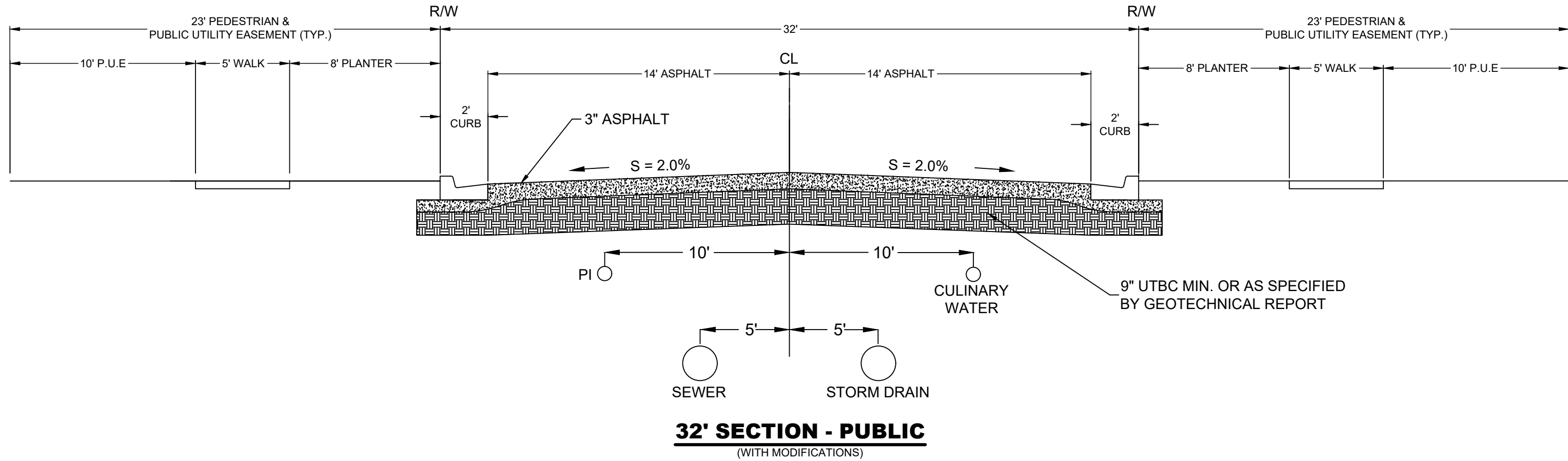


2 6' ASPHALT TRAIL CROSS SECTION



24" HIGH BACK FLOW CURB & GUTTER

2 CURB & GUTTER DETAILS



3 CROSS SECTION DETAILS



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NOT FOR
CONSTRUCTION

HARMONY RIDGE - PLAT F FINAL
MAPLETON, UTAH
CONSTRUCTION DETAILS #2

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:
2022-0022
DRAWN BY:
CJI/BAP
DESIGNED BY:
NKW
SCALE:
N.T.S.
DATE:
06/03/2024

SHEET

602

Item:

3

Date:

7/25/2024

Applicant:

Andrea Bushman

Location:

947 N 1800 E

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

A-2, TDR-R

Attachments

1. Standard findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat application and the authorization to utilize a Transferable Development Right (TDR) to subdivide an existing two acre lot into two one-acre lots located in the A-2, TDR-Receiving Site (TDR-R) zones.

BACKGROUND & DESCRIPTION

The subject property is a two acre lot in the Walters Estates subdivision and is developed with a single-family dwelling. Below is a timeline and history of the Waters Estates subdivision, the Maple Glen subdivision to the north and the surrounding property to the south and east.

- 2006 – City approves a TDR-R and the Maple Glen subdivision consisting of six one-acre lots and one lot of approximately two acres.
- 2015 – City approves a TDR-R on approximately 60 acres of property south and east of Maple Glen. No subdivision concept plan or plat was approved at that time.
- 2017 – City approves the use of a TDR to split one of the two acre lots in Maple Glen into two one-acre lots, similar to what is being proposed with the current application.
- 2018 – City approves the Walters Estates subdivision that included four two-acre lots, including the subject lot.

The applicant is proposing to subdivide their existing lot to create one new building lot. Both lots would be one acre in size.

EVALUATION

This application is considered administrative in nature. The legislative decision of whether the site should be eligible for TDRs has already been made. The purpose of the Planning Commission's review is to determine whether the project is consistent with the existing code. If the project is consistent, the Commission should recommend approval to the City Council.

TDR-Receiving Site: As mentioned previously, the subject property is already part of a TDR-R. Mapleton City Code section 18.76.070 indicates that once a TDR-R has been approved that:

"...the property owner shall be eligible to transfer development rights to the property in accordance with the requirements of this chapter..."

During the past few years, there have been applications dealing with the use of TDR's within previously platted subdivisions. MCC Section 18.76.070.B states:

"In no case shall a receiving site rezone be approved in any previously platted subdivision."

Since the rezone to TDR-R has already occurred, this section does not apply.

MCC Section 18.76.080 indicates that the City Council shall approve a request to utilize TDRs if the request is consistent with the following criteria (a staff response is also included):

1. Does not exceed the density limitations of the TDR ordinance;

Response: The TDR ordinance would allow for two one-acre lots with the use of one TDR certificate. The application is consistent with this requirement.

2. Is in accordance with TDR ordinance in general;

Response: The property is already designated a TDR-Receiving Site. The purpose of this meeting is to determine if the project is in compliance with the TDR ordinance.

3. Is in accordance with the subdivision requirements;

Response: The property will comply with the minimum size and width requirements and with the subdivision ordinance. Since the property is already part of an existing subdivision, the only improvements would be to install utility laterals to the site.

4. Is consistent with other recommendations of the General Plan; and

Response: The General Plan designates the subject property as "*Rural Residential*" and recommends two acres per lot, or one acre per lot when TDRs are being used. Goal 9 of the General Plan encourages continuing to implement the TDR program. The application is consistent with the General Plan.

5. Achieves a desirable development compatible with surrounding development.

Response: As mentioned previously, the Maple Glen subdivision consists primarily of one acre lots that were created utilizing TDRs, including the lot that abuts the subject property to the north. The proposed new lot would be consistent with other lots along this street.

Subdivision Review: The Planning Commission is the final decision making-body on the preliminary plat. However, because the code requires City Council approval to apply the TDR, the Commission's approval is contingent on the Council's final decision.

RECOMMENDATION

Approve the preliminary plat contingent on the City Council authorizing the use of a TDR on this site consistent with MCC Section 18.76.080.

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.	✓

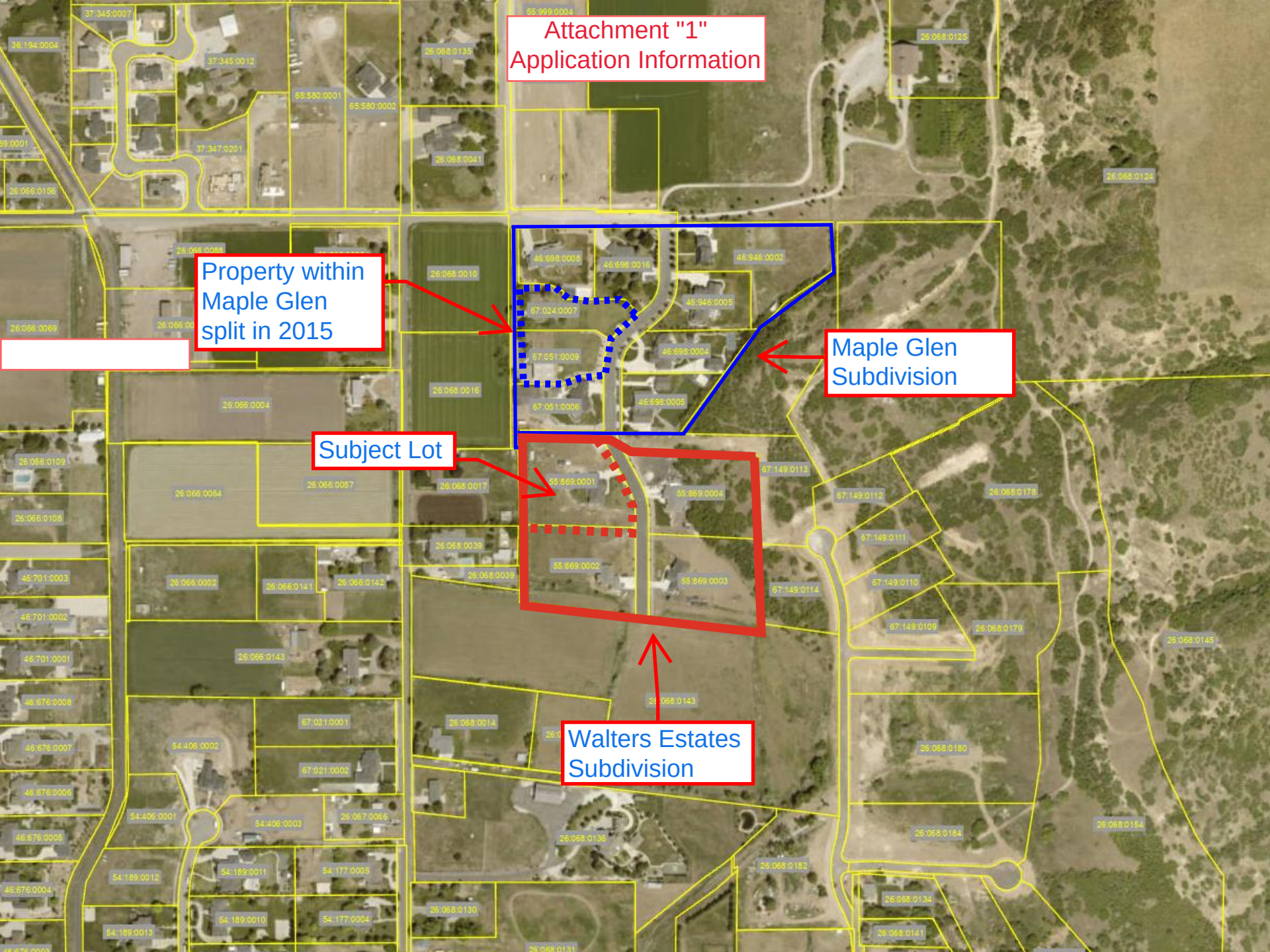
Attachment "1"
Application Information

Property within
Maple Glen
split in 2015

Maple Glen
Subdivision

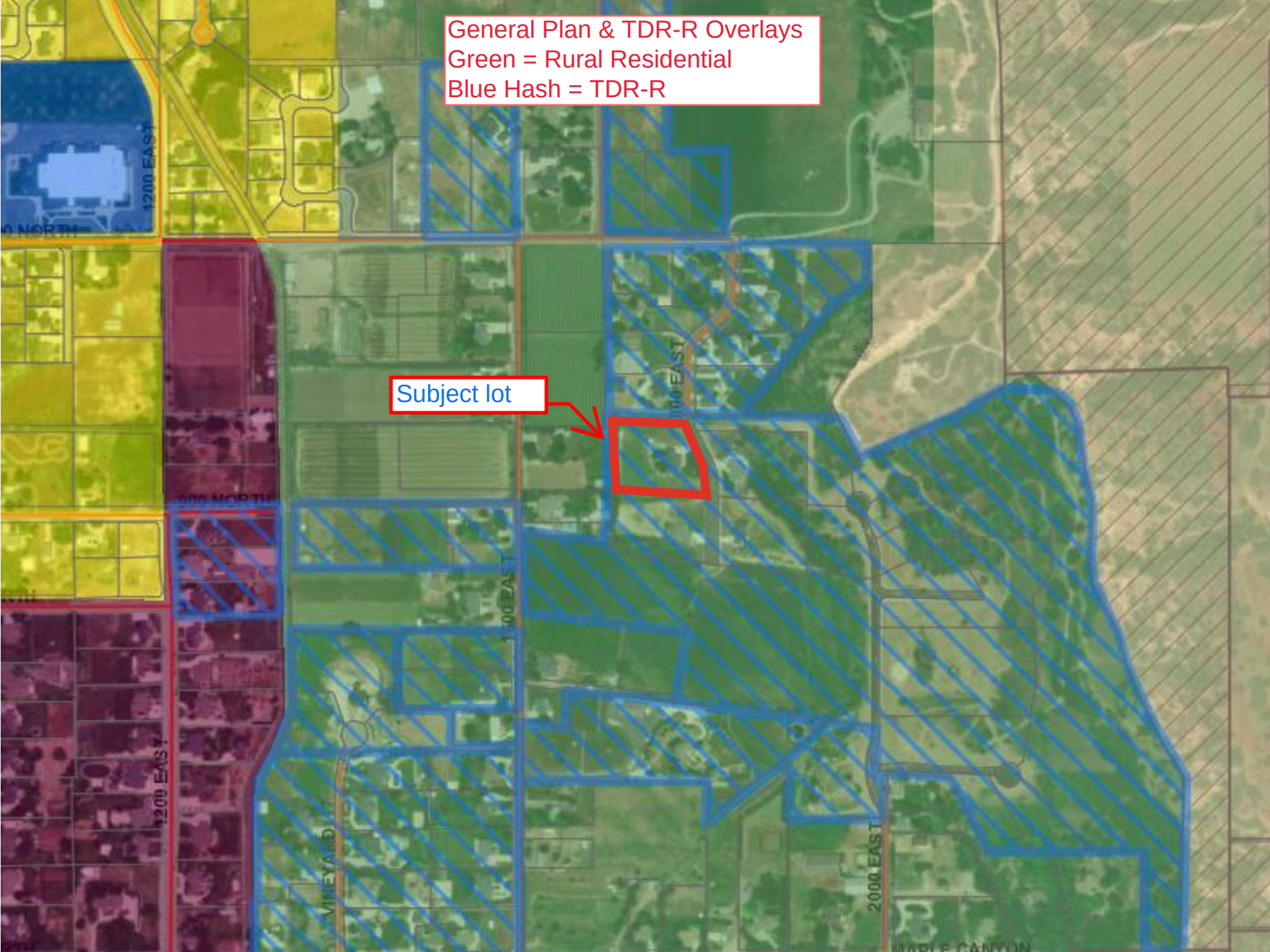
Subject Lot

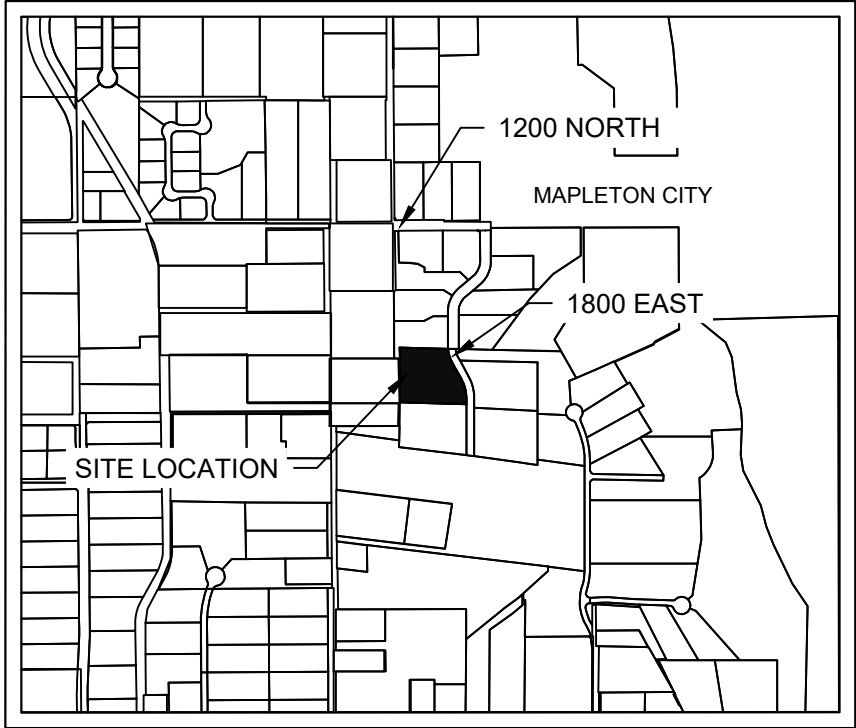
Walters Estates
Subdivision



General Plan & TDR-R Overlays
Green = Rural Residential
Blue Hash = TDR-R

Subject lot





VICINITY MAP
(NTS)

LEGEND

- WALTER ESTATES PLAT "C" BOUNDARY CORNER
- LOT CORNER (REBAR & CAP ON REAR CORNERS & A.P.,
MAG NAIL & WASHER SET IN CURB ON EXTENSION OF
LOT LINE FOR FRONT CORNERS)

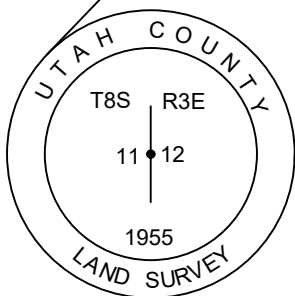
P.U.E.

BASIS OF BEARING: N 00°11'19" W ALONG THE SECTION LINE - 2666.55' (2666.09' RECORD)

ROMINGER, CLAUDE &
STIRLING
26:066:0017

EAST - 358.71'

414.61'



MW BROWN
ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

WALTERS ESTATES PLAT "C"
INCLUDING A VACATION OF LOT 1, WALTERS ESTATES PLAT "B",
SITUATE IN THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN, MAPLETON,
UTAH COUNTY, UTAH

LEWIS, MICHAEL (ET AL.)
67:051:0006

LOT 2
989 N 1800 E
43659 sq. ft.
1.00 ac.

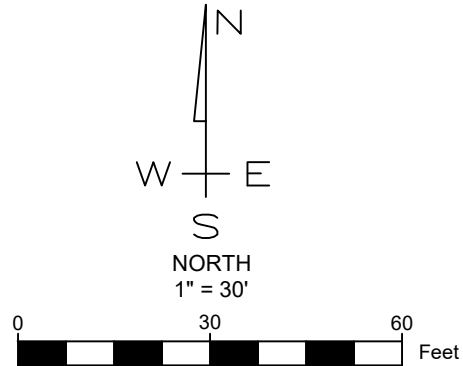
LOT 1
947 N 1800 E
43813 sq. ft.
1.01 ac.

BUSHMAN, LAVERNE (ET AL.)
55:889:0002

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	59.97'	120.00'	59.35'	N14°03'46"W	28°37'59"
C2	89.16'	180.00'	88.25'	N14°11'25"W	28°22'48"

ROCKY MOUNTAIN POWER DATE:

- ROCKY MOUNTAIN POWER**
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN 17-27a-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY,
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
(4) ANY OTHER PROVISION OF LAW.



SURVEYOR'S CERTIFICATE

I, JAXON THOMAS BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A RESIDENTIAL SUBDIVISION SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, WALTERS ESTATES PLAT "B" OF OFFICIAL RECORDS, SAID CORNER IS LOCATED 414.61 FEET N 00°11'19" W ALONG THE SECTION LINE AND 558.71 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID WALTERS ESTATES PLAT "B" THE FOLLOWING THREE COURSES: 1) N 00°22'54" E FOR A DISTANCE OF 227.48 FEET, 2) N 02°42'48" W FOR A DISTANCE OF 57.17 FEET, 3) S 88°41'32" E FOR A DISTANCE OF 252.65 FEET TO THE WESTERLY RIGHT-OF-WAY OF 1800 EAST STREET, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES: 1) ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 28°37'59", HAVING A RADIUS OF 120.00 FEET, AND WHOSE LONG CHORD BEARS S 14°03'46" E FOR A DISTANCE OF 59.35 FEET, 2) S 28°22'49" E FOR A DISTANCE OF 126.38 FEET, 3) ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 28°22'48", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 14°11'25" E FOR A DISTANCE OF 88.25 FEET, 4) S 00°00'00" W FOR A DISTANCE OF 34.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 N 88°26'02" W A DISTANCE OF 347.65 FEET TO THE POINT OF BEGINNING.

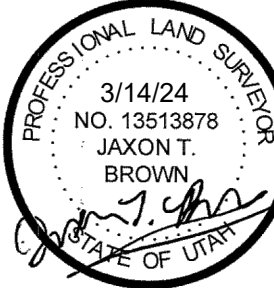
SAID RESIDENTIAL SUBDIVISION CONTAINS 2.01 ACRES (87,471 SQ. FT. ±) AND 2 LOTS.

Jaxon T. Brown

JAXON THOMAS BROWN
PLS 13513878

03/14/2024
DATE:

SURVEYOR'S SEAL



OWNER'S DEDICATION

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

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

BUSHMAN, DAVID R & LAVERNE F (ET AL.)

SIGNED: _____ PRINT: _____
(REPRESENTATIVE) (REPRESENTATIVE)

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF THE _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20____

CITY ENGINEER
(SEE SEAL BELOW)

APPROVED BY MAYOR

ATTEST CITY RECORDER

UTAH COUNTY RECORDER

PLAT "C"
WALTERS ESTATES

A RESIDENTIAL SUBDIVISION
INCLUDING A VACATION OF LOT 1, WALTERS ESTATES PLAT "B"
SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 8
SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN,
MAPLETON, UTAH COUNTY, UTAH
SCALE: 1" = 30'
SHEET 1 OF 1

NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK - RECORDER SEAL

MAPLETON IRRIGATION APPROVAL

APPROVED THIS _____ DAY OF _____,
A.D. 20____

CENTURY LINK

CENTURY LINK

APPROVED THIS _____ DAY OF _____,
A.D. 20____

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____,
A.D. 20____

COMCAST CABLE TELEVISION

PLANNING COMMISSION APPROVAL

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

DIRECTOR

CHAIR, PLANNING COMMISSION

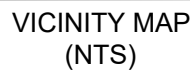
DOMINION ENERGY QUESTAR CORPORATION

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL 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 OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTRACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY - _____
TITLE - _____



I, JAXON THOMAS BROWN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND THE SAME IS THE SAME AS THE TRACT OF LAND SHOWN ON THE PREVIOUS SURVEY. I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

A RESIDENTIAL SUBDIVISION SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, WALTERS ESTATES PLAT "B" OF OFFICIAL RECORDS, SAID CORNER IS LOCATED 414.61 FEET N 00°11'19" W ALONG THE SECTION LINE AND 358.71 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID WALTERS ESTATES PLAT "B" THE FOLLOWING THREE COURSES: 1) N 02°22'54" E FOR A DISTANCE OF 227.48 FEET, 2) N 02°42'48" W FOR A DISTANCE OF 57.17 FEET, 3) S 88°41'32" E FOR A DISTANCE OF 252.65 FEET TO THE WESTERLY RIGHT-OF-WAY OF 1800 EAST STREET, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES: 1) ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 28°27'35" HAVING A RADIUS OF 120.00 FEET, AND WHOSE LONG CHORD BEARS S 14°03'46" E FOR A DISTANCE OF 59.35 FEET, 2) S 28°22'49" E FOR A DISTANCE OF 126.38 FEET, 3) ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 28°22'48", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 14°11'25" E FOR A DISTANCE OF 88.25 FEET, 4) S 00°00'00" W FOR A DISTANCE OF 34.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 N 88°26'02" E A DISTANCE OF 347.65 FEET TO THE POINT OF BEGINNING.

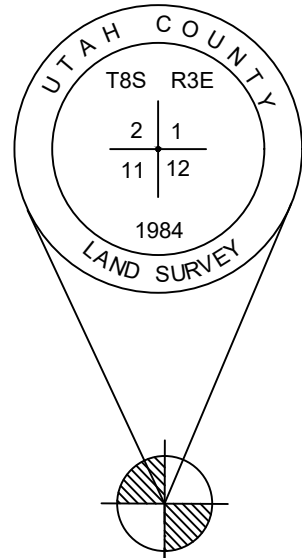
SAID RESIDENTIAL SUBDIVISION CONTAINS 2.01 ACRES (87,471 SQ. FT. ±) AND 2 LOTS.

Jaxon T. Brown
JAXON THOMAS BROWN
PLS 13513878

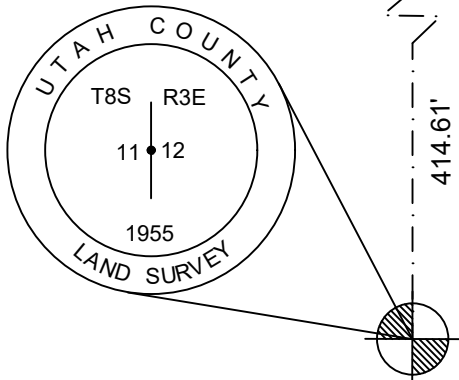
03/14/2024

DATE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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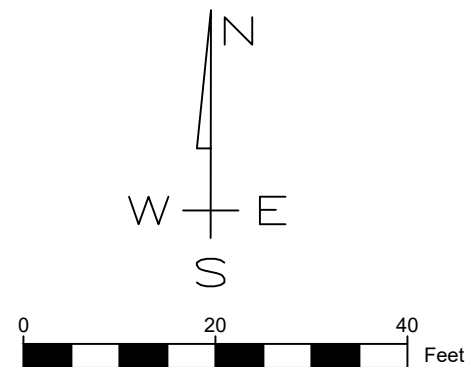


BASIS OF BEARING: MODIFIED NAD 83. N 00°1'19" W ALONG THE SECTION LINE - 2666.55' (2666.09' RECORD)



PRELIMINARY PLAT

INCLUDING A VACATION OF LOT 1, WALTERS ESTATES PLAT "B",
SITUATE IN THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN, MAPLETON,
UTAH COUNTY, UTAH



BUSHMAN, LAVERNE (ET AL)
55-869:0002



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

[illegible]

Designed _____
 Drawn _____
 Checked _____
 Date _____

Title: WALTER'S ESTATES PLAT C

Location: MAPLETON, UTAH

Drawing Name: **PRELIMINARY PLAT**

PROJECT NO.
2023.036

SHEET NO.
N/A