

City Council Staff Report



Applicant:

Cody Gore

Location:

2975 S 1600 W

Prepared By:

Steven Lord, Public
Works Director

Public Hearing:

No

Attachments:

Mapleton Heights offsite
sewer design

US89 Sewer Connection
Letter – Cody Gore

Cody Gore waiver request
letter

Delay Agreement

Virginia Estates
Subdivision Plat

REQUEST

Consideration of a request for a waiver to Cody Gore for Mapleton City code section *14.20.050.D Use of Public Sewers Required*.

BACKGROUND & DESCRIPTION

Prior to 1995, a wastewater collections system did not exist in Mapleton City and wastewater was treated using individual septic systems. Construction began on a wastewater collections system for the City in 1996. Since that time, new development has been required to connect to the existing wastewater collections system and wastewater flow has been collected and conveyed to the Spanish Fork City Wastewater Treatment Plant for treatment. As the collections system continues to build out, infrastructure has made it possible, for more and more homes that existed prior to 1996 and were connected to septic systems to connect to the City Wastewater System. To eliminate as many septic systems as possible, and in accordance with health department guidance, Mapleton City Council adopted code language which ensured that residents would connect to the collections system but also provides provisions when such connection would result in unnecessary hardship or was deemed infeasible.

Mapleton City Code Chapter 14 contains the Sewer Regulations in the City. Section 14.20.050.D specifically sets out the requirement for all residents to connect to the city collections system.

D. The owner(s) of all houses, buildings or properties used for human occupancy, employment, recreation, or other purposes, situated within the city is hereby required, at the owner(s) expense to install suitable sewer facilities therein, and to connect such facilities directly with the public sewer in accordance with the provisions of this chapter, within sixty (60) days after date of official notice to do so, provided the sewer is within three hundred feet (300') of the owner's property line and shall be charged a monthly sewer fee effective sixty (60) days after receiving notice.

With the development of the Mapleton Heights subdivision at approximately 3200 S Highway 89, it was necessary for the developer to install offsite sewer along HWY 89 from their development to the City boundary at 2600 S. This new trunkline will make it possible for several existing homes to convert from septic systems to a direct connection to the City collections system. Residents adjacent to the new sewer line were notified by letter on October 22, 2010 of their responsibility to connect to the new sewer line within 60 days of the completion of the trunkline.

The applicant resides at 2975 S 1600 W and is on a septic system. On November 11, 2020 Mr. Gore wrote to Mapleton City Council (a copy was emailed to the Public Works Director) requesting a waiver of the requirement to connect to the city collections system. The justifications for the waiver as stated in the letter are as follows:

1. Mr. Gore's family has resided at this location for 36 years and the home has always operated on a septic system.
2. If required to connect, Mr. Gore would potentially have to excavate 200 feet from the existing septic system to the new line.
3. There are several mature trees in the direct path of where the proposed line would run.
4. The existing landscaping and driveway would need to be removed.
5. Mr. Gore is concerned that the elevations of the home basement and the new sewer line would prevent a connection from being feasible.
6. The sidewalk to the house may also need to be removed.

Mr. Gore's property is part of a 2-lot subdivision, Virginia Estates, which was approved by the City Council in March 2014. In researching the property in question, staff found a delay agreement for the subdivision construction improvements for the Virginia Estate subdivision. The agreement was entered into by Arthur Dennis Gore (previous property owner) and allowed Mr. Gore to delay installation of the sewer improvements related to the development of the subject property at 2975 S 1600 W until such time that a new main was installed in front of the property. The agreement was binding on the successors and assigns of the applicant. Staff believes that the new sewer main being installed as part of the Mapleton Heights development fulfills the requirements of the delay agreement and therefore obligates Mr. Gore to connect to the new sewer main as quoted below.

- 1. Once a new sewer main has been installed in front of the subject property, the applicant shall either 1) within three (3) months connect both lots to the new main, or 2) within six (6) months install all onsite and offsite sewer mains in compliance with MCC chapter 17.16.050.A and connect both lots to the main.*

Staff believes that Mr. Gore has not demonstrated extenuating circumstances as required by chapter 14.050.E to qualify for a waiver of the sewer connection requirement. However, staff is in favor of granting a waiver under the following circumstances:

The subject lot is two acres in size and has a general plan designation of Low Density Residential, which could potentially allow for one acre lots in the future. Since both Mr. Gore's lot and the lot to the north have development potential, staff could support modifying the existing delay agreement to require a connection to the sewer if/when the property is further developed. This would potentially allow the sewer to be installed to a Main other the one along Highway 89, thus avoiding some of the existing conflicts.

RECOMMENDATION

Adopt a Resolution granting a waiver from Mapleton City Code section 14.20.050.D and modifying the existing delay agreement to require the applicant to connect to the sanitary sewer system if/when the property is further subdivided.

RESOLUTION NO. 2020-

A RESOLUTION GRANTING A WAIVER FROM MAPLETON CITY CODE SECTION 14.20.050.D AND MODIFYING THE EXISTING DELAY AGREEMENT TO REQUIRE THE APPLICANT TO CONNECT TO THE SANITARY SEWER SYSTEM IF/WHEN THE PROPERTY IS FURTHER SUBDIVIDED

WHEREAS, MCC Chapter 14.20.050 requires that all houses used for human occupancy are required to connect directly to the city sewer collections system; and

WHEREAS, a new sewer main is being installed along HWY 89 from 2600 S to the new Mapleton Heights development; and

WHEREAS, Mr. Cody Gore of 2975 S 1600 W was notified of his requirement to connect to the City sewer system within 60 days on October 22, 2020; and

WHEREAS, Mr. Gore submitted a waiver request on November 11, 2020; and

WHEREAS, the subject property still has development potential and can connect to the city sewer system at a later date;

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah to granting a waiver from Mapleton City Code section 14.20.050.D and modifying the existing delay agreement to require the applicant to connect to the sanitary sewer system if/when the property is further subdivided.

This resolution adopted this 16th day of December, 2020 by the City Council of Mapleton City, Utah.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder

Project Name

US 89 Sewer

☒ APPROVED

☐ REJECTED

☐ REVISE

☐ NOT REVIEWED

BY Steven Lord

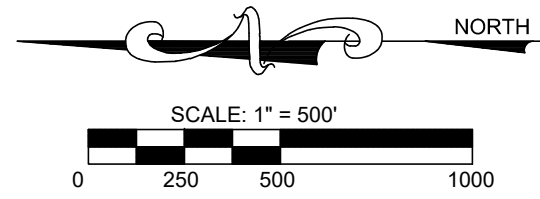
DATE 11/16/2020

SUBMITTAL#

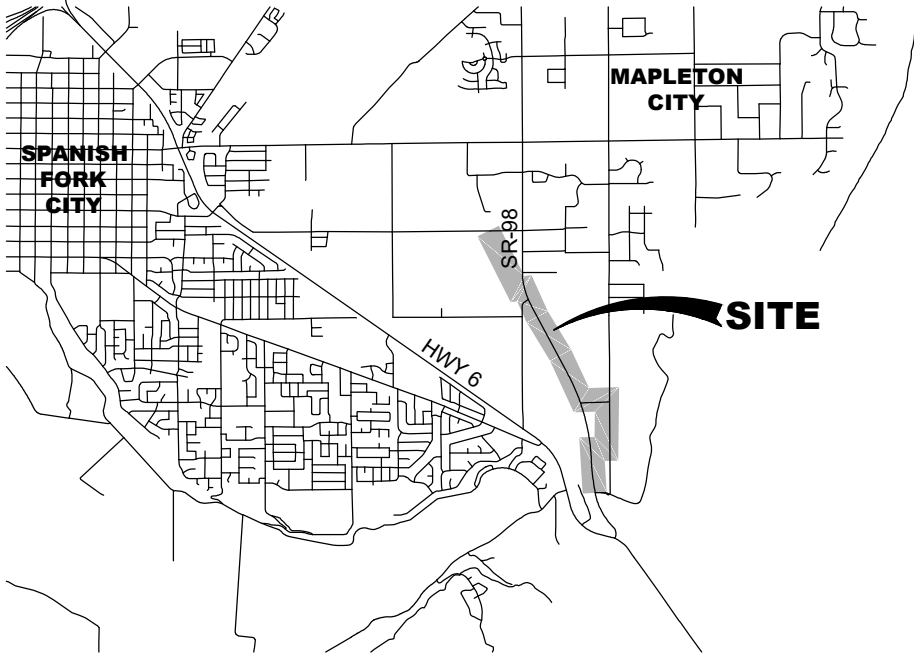
SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

SOUTH MAPLETON SEWER TRUNKLINE



VICINITY MAP



SHEET INDEX

SHEET No.	DESCRIPTION
2.1	COVER SHEET
2.2	GENERAL CONSTRUCTION NOTES
PP-2.1	SEWER PLAN & PROFILE
PP-2.2	SEWER PLAN & PROFILE
PP-2.3	SEWER PLAN & PROFILE
PP-2.4	SEWER PLAN & PROFILE
PP-2.5	SEWER PLAN & PROFILE
PP-2.6	SEWER PLAN & PROFILE
PP-2.7	SEWER PLAN & PROFILE
PP-2.8	SEWER PLAN & PROFILE
PP-2.9	SEWER PLAN & PROFILE
DT-2.1	CONSTRUCTION DETAILS
DT-2.2	CONSTRUCTION DETAILS

NOTES

◆ NORTHWEST CORNER SECTION 27, ELEVATION = 4747.40
BASE ON NAVD29 VERTICAL DATUM

LEGEND

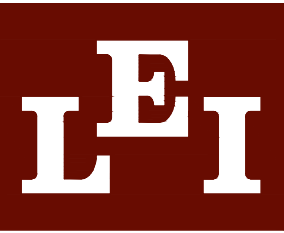
EXISTING	
WATER METER	W [] M
WATER	— EX-W —
WATER VALVE	⋈
FIRE HYDRANT	⊙
SEWER	— EX-SS —
SEWER MANHOLE	⊙
STORM DRAIN	— EX-SD —
STORM DRAIN MANHOLE	⊙
STORM DRAIN CURB INLET	⊞
PI	— EX-PI —
PI VALVE	⋈
FENCE	—
UNDERGROUND POWER	— UGP —
ELECTRICAL BOX	⊞
TELEPHONE BOX	⊞
POWER POLE	⊙
60"CUWCD PIPELINE	— CUWCD —
GAS PIPELINE	— EX-GAS —

PROPOSED	
SEWER	— SS —
SEWER MANHOLE	⊙
FLOW METER VAULT	■

DEVELOPER / OWNER
MESQUITE PRESIDIO LLC.

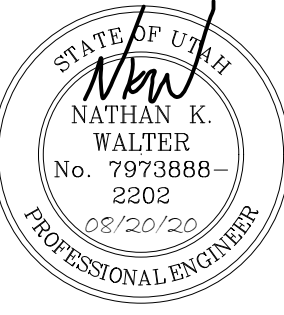
ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
SOUTH MAPLETON SEWER TRUNKLINE



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



MAPLETON SEWER TRUNKLINE
COVER

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2020-0030

DRAWN BY:
TJP/BAP

DESIGNED BY:
NKW

SCALE:
1" = 500'

DATE:
8/20/2020

SHEET

2.1



17
4

When recorded, return to:
MAPLETON CITY
125 W Community Center Way
Mapleton, UT 84664



ENT 87776:2014 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Dec 05 12:23 pm FEE 17.00 BY SW
RECORDED FOR MAPLETON CITY CORPORATION

**DELAY AGREEMENT FOR SUBDIVISION
CONSTRUCTION IMPROVMENTS
Parcel #'s 27:033:0221 & 27:033:0222**

WHEREAS, On March 31, 2014 Arthur Dennis Gore (hereafter referred to as applicant) submitted a subdivision application for the Virginia Estates Subdivision, a two lot subdivision located at 2975 South and Highway 89 (see Exhibit "A" for boundary description); and

WHEREAS, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

WHEREAS, MCC Chapter 17.16.030 and 17.16.050 requires an applicant to install all off site and on site water and sewer mains to and across the property as part of subdivision approval; and

WHEREAS, MCC Chapter 17.16.010.D allows the City Council to approve a delay agreement for the installation of the required improvements; and

WHEREAS, it is anticipated that another developer will be installing new water and sewer mains in front of the applicant's property within the next six (6) months to two (2) years;

WHEREAS, due to the fact that the property is currently connected to the municipal culinary water system, if the existing water main is replaced, the subject property will be connected to the new water main by the contractor installing the new main with no cost to the property owner(s); and

WHEREAS, the applicant is requesting a delay agreement to avoid installing the water and sewer mains at the time the subdivision plat is recorded; and

WHEREAS, the applicant is requesting the option of either connecting to new sewer main if/when it becomes available, or installing the required improvements at a later date; and

WHEREAS, on March 6, 2014 the City Council approved the Virginia Estates Subdivision and the request for a delay agreement for the installation of water and sewer mains with special conditions.

Now, therefore, in consideration of the premises recited above and the terms, conditions, and promises set forth below, and for other good and valuable consideration, the receipt

and sufficiency of which are hereby acknowledged, the City and Applicant hereby agree as follows:

1. Once a new sewer main has been installed in front of the subject property, the applicant shall either 1) within three (3) months connect both lots to the new main, or 2) within six (6) months install all on site and off site sewer mains in compliance with MCC Chapter 17.16.050.A and connect both lots to the main.
2. Failure on the applicant's part to comply with condition #1 above will result in the City shutting off of the culinary water to both lots until such time as the applicant has come into compliance with condition #1.
3. If the applicant elects to install the sewer main on his/her own, a performance bond shall be required in accordance with MCC Chapter 17.20 prior to commencement of construction.
4. This Agreement shall be binding on the successors and assigns of the applicant. Notwithstanding the foregoing, a purchaser of the project or any portion thereof shall be responsible for performance of applicant's obligations hereunder as to any portion of the project so transferred. In the event of a sale or transfer of the project, or any portion thereof, the seller or transferor and the buyer or transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless prior to such transfer an agreement satisfactory to City, delineating and allocating between the applicant and transferee the various rights and obligations of Developer under this Agreement, has been approved by City.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

Arthur Dennis Gore

Arthur Dennis Gore

Arthur Dennis Gore 21 MAY 2014
Signature DATE

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

The foregoing was duly acknowledged before me this 21 day of

^{May}
~~Arthur Dennis Gase~~, 2014 by Arthur Dennis Gase, who

personally appeared before me and signed and executed the foregoing document.

Exhibit "A"

Boundary Description

Commencing at a point located North 00°03'07" East along the Section line 993.30 feet and East 51.45 feet from the Southwest corner of Section 22, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along existing fence lines the following 7 courses: North 70°43'10" East 62.95 feet, North 89°37'12" East 606.65 feet, South 52°45'15" East 398.58 feet, along the arc of a 150.00 foot radius curve to the left 103.71 feet (chord bears South 72°33'41" East 101.66 feet), North 87°37'54" East 210.33 feet, South 00°06'25" East 77.51 feet, South 89°24'08" West 1161.93 feet; thence along the Easterly boundary of US Highway 89, along the arc of a 2339.04 foot radius curve to the right 129.38 feet (chord bears North 18°49'52" West 129.36 feet); thence North 22°57'36" West 223.06 feet to the point of beginning.

AREA = 6.90 acres

November 11, 2020

Cody Gore

2975 S. 1600 W.
Mapleton, UT 84664
Phone: 801-472-0921

► **Mapleton City Council**

125 W. 400 N.
Mapleton, UT 84664
Phone: 801-489-5655

RE: Mapleton City Code Section 14.20.050.D

Dear Council Members,

I am writing to request that you grant a waiver of the requirement to hook to the newly added sewer trunk line that is going to be installed along HWY 89 from 2800 South to approximately milepost 323. Please refer to the attached copy of the notice that I received from Mapleton City.

I strongly feel that my residence should be exempt from this requirement due to the following reasons;

- I have resided at this location for 36 years and the home has always operated on a septic system.
- If required to connect this would mean as much as 200 feet of excavation would be required from current septic to the edge of the asphalt on HWY 89.
- We have several mature trees in the direct path of where the proposed line would run.
- A tear out would be required of our existing landscaping and asphalt driveway.
- The foundation walls and footers of the residence are 11.5 feet tall, which would mean a 40"-50" of fall from house to sewer line.
- Depending on the sewer connection, this could also require the sidewalk to the house is removed.

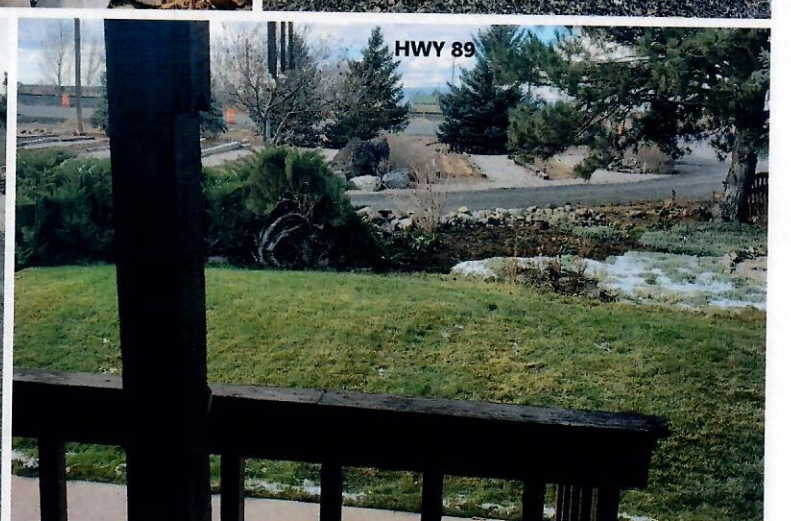
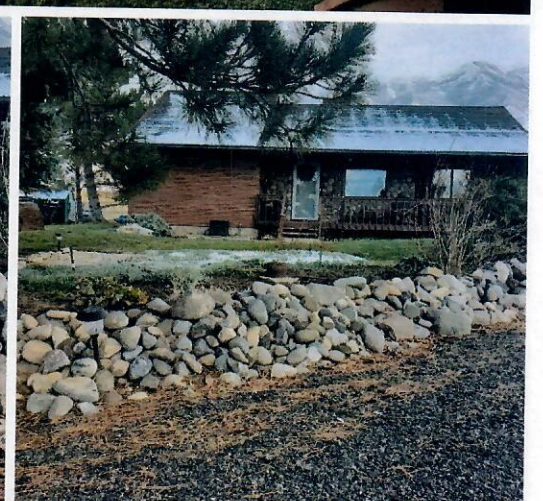
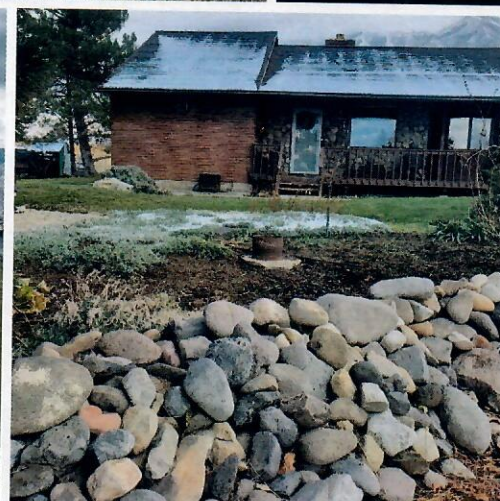
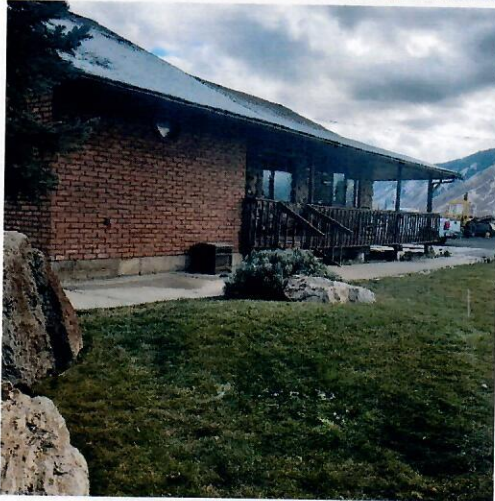
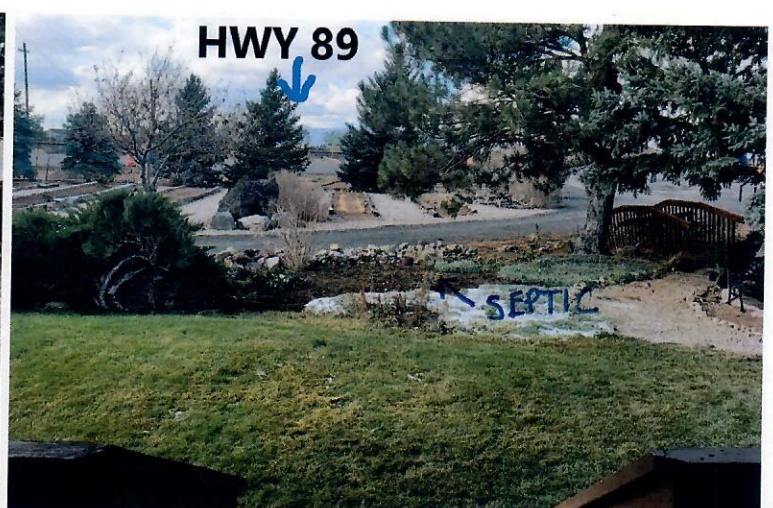
At this time I am requesting that you take into consideration that this requirement would cause me great personal and financial hardship.

Thank you for your understanding and consideration in this matter.

Sincerely,


Cody Gore

11-11-2020





MAPLETON

UTAH

October 26, 2020

Cody Gore
2795 S 1600 W
Mapleton, Utah 84664

Dear Mr. Gore,

Mapleton City has approved a sewer trunkline to be installed along HWY 89 from 2800 South to approximately milepost 323. This new trunkline will run either to or in front of your property. In accordance with Mapleton City Code Section 14.20.050.D quoted below, you will be required to connect your house or building located at approximately 2800 South 1600 West to the public sewer system within 60 days of this notice.

14.20.050: USE OF PUBLIC SEWERS REQUIRED:

D. The owner(s) of all houses, buildings or properties used for human occupancy, employment, recreation, or other purposes, situated within the city is hereby required, at the owner(s) expense to install suitable sewer facilities therein, and to connect such facilities directly with the public sewer in accordance with the provisions of this chapter, within sixty (60) days after date of official notice to do so, provided the sewer is within three hundred feet (300') of the owner's property line and shall be charged a monthly sewer fee effective sixty (60) days after receiving notice.

E. Where there are extenuating circumstances, such as: distance home is from property line, depth of wastewater line from home to septic tank, topography of property, etc., then upon written application to the city council, the council may, but shall not be required to, grant on an individual basis, a waiver of the requirement to hook onto the system. (Ord. 95-19)

It is the responsibility of each property owner to maintain the building drain and building sewer associated with its property and it shall be the responsibility of the city to maintain the public sewer as those terms are defined herein. (Ord. 97-14)

Connections to the city sewer system require an excavation permit available online at [HTTPS://WWW.MAPLETON.ORG/WP-CONTENT/UPLOADS/2019/01/EXCAVATION-PERMIT-WITH-RD-01.PDF](https://www.mapleton.org/wp-content/uploads/2019/01/EXCAVATION-PERMIT-WITH-RD-01.PDF). The work must be performed by a licensed contractor. All sewer connections must also be inspected by the Public Works Department. For questions regarding permits and/or inspections please contact Joanna Brunson at JBRUNSON@MAPLETON.ORG or 801-489-6253. If you feel there are extenuating circumstances which prevent you from connecting to the sewer system currently or to request an extension to the 60-day connection requirement, please contact the Public Works department.

If you have an existing septic system you will be required to disconnect the system decommission it according to Utah County Health Department regulations. For questions

125 West 400 North | Mapleton, Utah 84664 | 801.489.5655
mapleton.org | info@mapleton.org

regarding septic system decommissioning please contact the Utah County Health Department at 801-851-7000.

Should you have any questions regarding this notice, please contact Mapleton City Public Works at 801-489-6253.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Lord', with a stylized, cursive flourish at the end.

Steven Lord, P.E. | *Public Works Director/City Engineer*
801.489.6253 Direct | slord@mapleton.org



MAPLETON

UTAH

December 10, 2020

Mr. Cody Gore
2975 S 1600 W
Springville, UT 84663

Dear Mr. Gore,

Mapleton City has approved a sewer trunkline to be installed along HWY 89 from 2800 South to approximately milepost 323. This new trunkline will run either to or in front of your property. In accordance with Mapleton City Code Section 14.20.050.D quoted below, you will be required to connect your house or building located at approximately 2800 South 1600 West to the public sewer system within 60 days of this notice.

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125 West 400 North | Mapleton, Utah 84664 | 801.489.5655
mapleton.org | info@mapleton.org

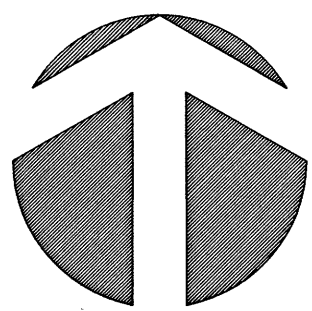
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Steven Lord, P.E. | *Public Works Director/City Engineer*
801.489.6253 Direct | slord@mapleton.org



1" = 40'

QUESTAR GAS COMPANY

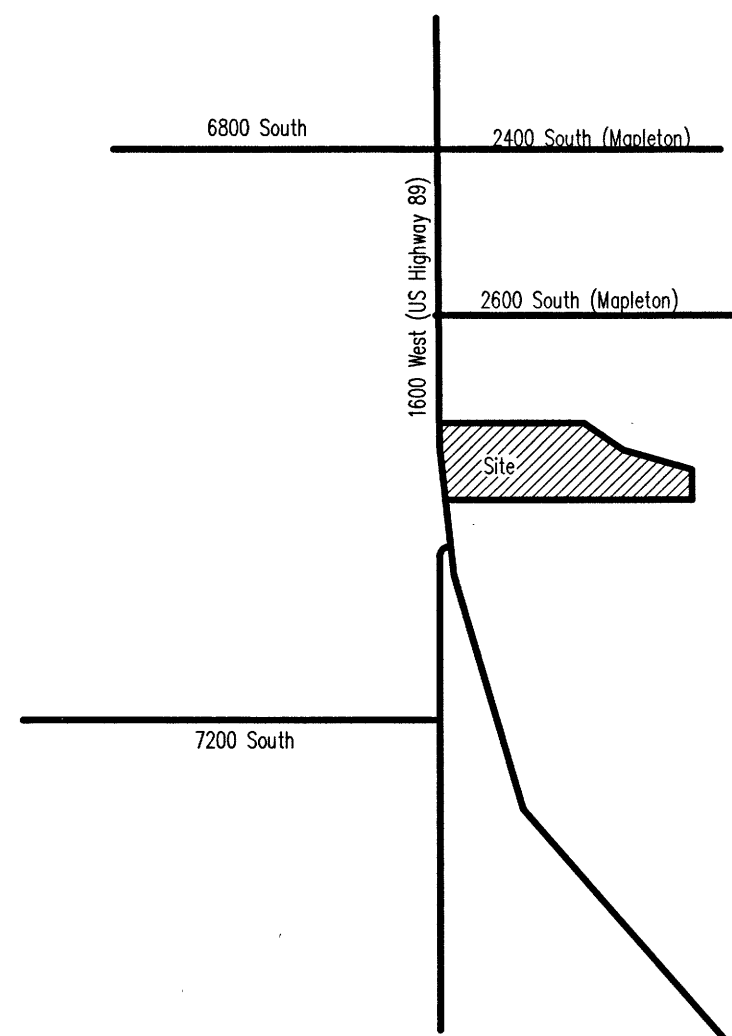
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided 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 guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 800-366-6532

Approved this 12 day of June 2014

QUESTAR GAS COMPANY

By Handwritten Signature

Title President



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147033 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, 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

Commencing at a point located North 00°03'07" East along the Section line 993.30 feet and East 51.45 feet from the Southwest corner of Section 22, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along existing fence lines the following 7 courses: North 70°43'10" East 62.95 feet, North 89°37'12" East 606.65 feet, South 52°45'15" East 398.58 feet, along the arc of a 150.00 foot radius curve to the left 103.71 feet (chord bears South 72°33'41" East 101.66 feet), North 87°37'54" East 210.33 feet, South 00°06'25" East 77.51 feet, South 89°24'08" West 1161.93 feet; thence along the Easterly boundary of US Highway 89, along the arc of a 2339.04 foot radius curve to the right 129.38 feet (chord bears North 18°49'52" West 129.36 feet); thence North 22°57'36" West 223.06 feet to the point of beginning.

AREA = 6.90 acres

ENT. 4694312014 Map # 14294
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Jul 09 2:36 pm FEE \$2.00 BY CLS
RECORDED FOR MAPLETON CITY CORPORATION

BASIS OF BEARING = South 00°03'07" West along the Section line (NAD27)

JUNE 3, 2014

DATE

SURVEYOR

(See Seal Below)

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS, RESTRICTIONS STATED HEREON, 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 PERPETUAL USE OF THE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF JUNE, A.D. 2014

by: Handwritten Signature
Jared T. Balser

by: Handwritten Signature
Virginia E. Gore

Acceptance of Legislative Body

THE City Council OF Mapleton, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 6 DAY OF May 2014

Handwritten Signature
MAYOR
APPROVED
CITY ENGINEER
(See Seal Below)

Handwritten Signature
ATTEST
CITY RECORDER
(See Seal Below)

Strawberry Power Approval

APPROVED THIS 24th DAY OF JUNE, A.D. 2014

by: Handwritten Signature
Ryan Bagley

Planning Commission Approval

APPROVED THIS 24 DAY OF April, A.D. 2014 BY THE Mapleton PLANNING COMMISSION.

Handwritten Signature
DIRECTOR

Handwritten Signature
CHAIRMAN PLANNING COMMISSION

Utility Company Approvals

Handwritten Signature
Comcast - Handwritten Signature 6-4-14
CenturyLink - Handwritten Signature 6-4-14

Conditions of Approval

PLAT "A"

Virginia Estates

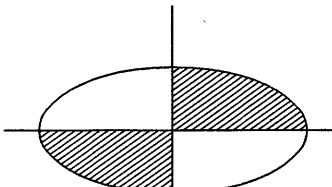
SUBDIVISION

MAPLETON

SCALE: 1" = 40 FEET

UTAH COUNTY, UTAH

PREPARED BY



DUDLEY AND ASSOCIATES INC.

OCCUPANCY RESTRICTION NOTICE

ORDINANCE NO. OF , UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH

COUNTY OF UTAH

ON THE 3rd DAY OF JUNE, A.D. 2014, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 3-1-16

NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH

COUNTY OF UTAH

ON THE N/A DAY OF N/A, A.D. 2014, PERSONALLY APPEARED BEFORE ME, , WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID , IS THE PRESIDENT AND HE THE SAID IS THE SECRETARY OF SAID CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID AND EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES

NOTARY PUBLIC

RESIDING AT

CORPORATE SEAL

