

Mapleton City Planning Commission Staff Report

Meeting Date: August 8, 2013

Item: 2

Applicant: Michael Duboise, V. Blaine Turner

Location: Crescent Cove bet. 2037 W and 2084 W

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: SDP-1

REQUEST

Consideration of Plat "K" amending the Harvest Park Plat "B" Subdivision to reconfigure the lot lines of lots M38 through M47 (the townhomes) located between 2037 W and 2084 W on Crescent Cove road.

BACKGROUND AND PROJECT DESCRIPTION

Harvest Park is located west of Highway 89 between roughly 500 South and 1100 South in the SDP-1 Zone. An overall concept plan and development agreement was approved on November 19, 2003. The concept plan outlined several phases and included a mix of single family detached, twin homes and town home units.

Harvest Park Plat "B" was approved in 2004 and included approximately 62 lots, the majority of which were designed for townhomes. During construction, it was identified that several townhomes had been placed incorrectly and did not properly correspond to the platted lot lines. The applicant is proposing to correct this problem with the proposed plat that affects lots M38 through M47. No new lots are being created.

EVALUATION

Development Code: Mapleton City Code (MCC) Chapter 17.04.090 states the following regarding amendments to recorded subdivision plats:

"Petitions to adjust lot lines between adjacent properties, or petitions to combine lots in a platted and recorded subdivision shall require approval from the planning and zoning director, and the plat shall be signed by the planning commission chairperson, city council, and all other applicable signatures."

While the code allows staff to approve amendments administratively, due to the number of lots impacted by the proposed project, staff has elected to refer this application to the Commission. The proposed amendments will correct lot line conflicts and ensure that the units that have been constructed are properly placed on each individual lot.

STAFF RECCOMENDATION

Approve the Preliminary and Final plats for Harvest Park Plat "K" with the attached conditions.

SPECIAL CONDITIONS

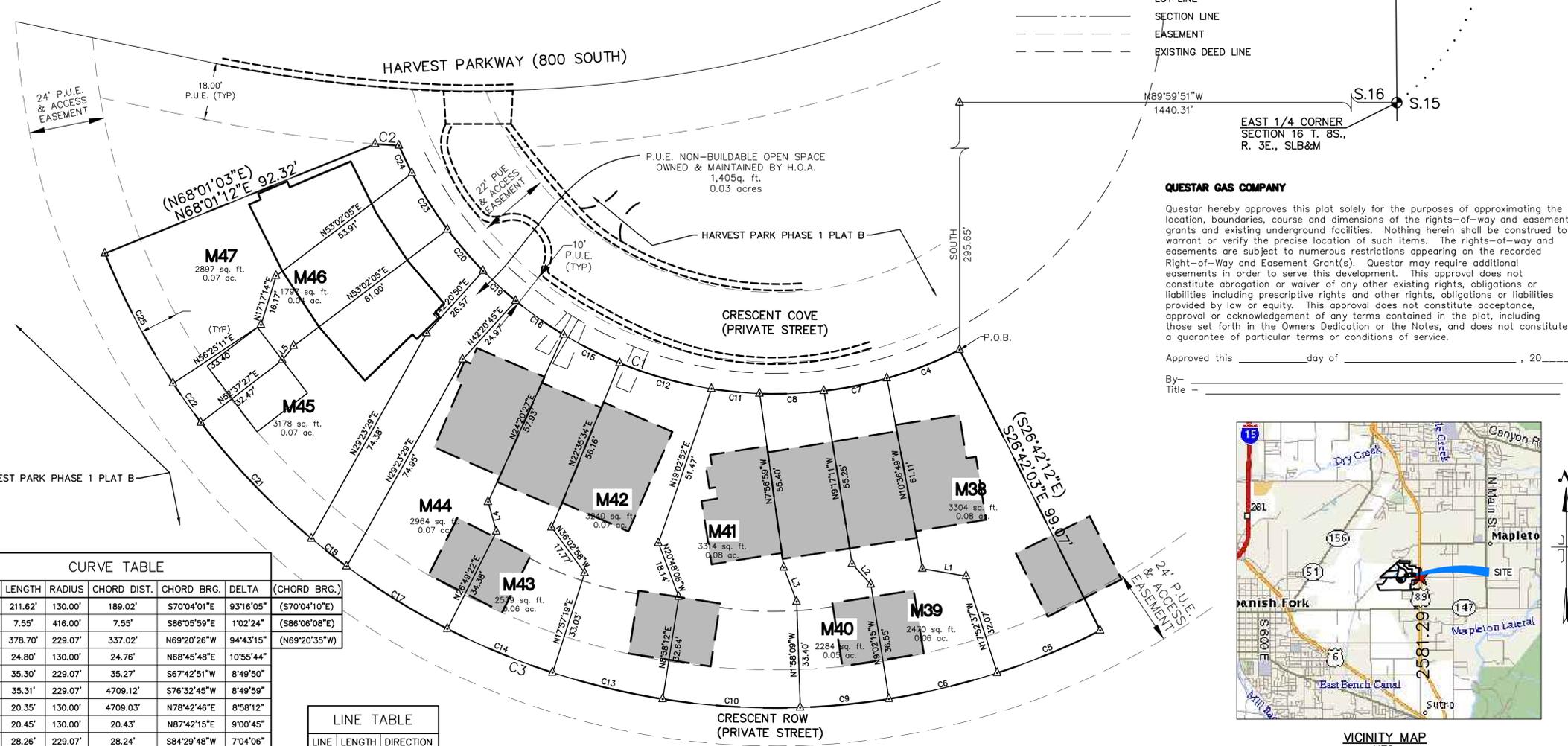
1. The final mylar plat shall be recorded within three (3) years of this approval.
2. No new building permits shall be issued for the lots involved in this plat until the plat has been recorded.

ATTACHMENTS

1. Application Materials.
2. HOA Letter.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



| CURVE TABLE | | | | | |
|-------------|---------|---------|-------------|-------------|-------------------------|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA (CHORD BRG.) |
| C1 | 211.62' | 130.00' | 189.02' | S70°04'01"E | 93°16'05" (S70°04'10"E) |
| C2 | 7.55' | 416.00' | 7.55' | S86°05'59"E | 1°02'24" (S86°06'08"E) |
| C3 | 378.70' | 229.07' | 337.02' | N69°20'26"W | 94°43'15" (N69°20'35"W) |
| C4 | 24.80' | 130.00' | 24.76' | N68°45'48"E | 10°55'44" |
| C5 | 35.30' | 229.07' | 35.27' | S67°42'51"W | 8°49'50" |
| C6 | 35.31' | 229.07' | 4709.12' | S76°32'45"W | 8°49'59" |
| C7 | 20.35' | 130.00' | 4709.03' | N78°42'46"E | 8°58'12" |
| C8 | 20.45' | 130.00' | 20.43' | N87°42'15"E | 9°00'45" |
| C9 | 28.26' | 229.07' | 28.24' | S84°29'48"W | 7°04'06" |
| C10 | 43.74' | 229.07' | 43.67' | N86°29'58"W | 10°56'21" |
| C11 | 15.34' | 130.00' | 15.33' | S84°24'35"E | 6°45'35" |
| C12 | 30.23' | 130.00' | 30.17' | S74°22'03"E | 13°19'31" |
| C13 | 35.92' | 229.07' | 35.89' | N76°32'15"W | 8°59'07" |
| C14 | 36.08' | 229.07' | 36.04' | N67°31'59"W | 9°01'25" |
| C15 | 19.99' | 130.00' | 19.97' | S63°18'00"E | 8°48'35" |
| C16 | 18.50' | 130.00' | 4709.58' | S54°49'02"E | 8°09'19" |
| C17 | 37.60' | 229.07' | 4709.69' | N58°19'10"W | 9°24'12" |
| C18 | 14.17' | 229.07' | 4709.56' | N51°50'45"W | 3°32'37" |
| C19 | 14.00' | 130.00' | 4709.56' | S47°39'12"E | 6°10'20" |
| C20 | 17.25' | 130.00' | 17.24' | S40°45'59"E | 7°36'07" |
| C21 | 50.77' | 229.07' | 50.66' | N43°43'30"W | 12°41'54" |
| C22 | 15.17' | 229.07' | 15.17' | N35°28'41"W | 3°47'44" |
| C23 | 21.09' | 130.00' | 21.07' | S32°19'02"E | 9°17'46" |
| C24 | 9.61' | 130.00' | 9.61' | S25°33'04"E | 4°14'10" |
| C25 | 46.38' | 229.07' | 46.30' | N27°46'49"W | 11°36'01" |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 14.05' | N80°28'51"W |
| L2 | 8.81' | N42°17'26"W |
| L3 | 11.52' | N20°42'41"W |
| L4 | 9.73' | N15°41'06"W |
| L5 | 5.77' | N38°53'49"E |

| LOT # | ADDRESS |
|-------|----------------------|
| M38 | 2036 W. CRESCENT ROW |
| M39 | 2042 W. CRESCENT ROW |
| M40 | 2048 W. CRESCENT ROW |
| M41 | 2054 W. CRESCENT ROW |
| M42 | 2058 W. CRESCENT ROW |
| M43 | 2066 W. CRESCENT ROW |
| M44 | 2072 W. CRESCENT ROW |
| M45 | 2078 W. CRESCENT ROW |
| M46 | 2082 W. CRESCENT ROW |
| M47 | 2084 W. CRESCENT ROW |

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

QUESTAR GAS COMPANY

Questar hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar 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 including prescriptive rights and other 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 the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this _____ day of _____, 20____
By _____
Title _____



VICINITY MAP -NTS-



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

| | | |
|---|---|---|
| QWEST | COMCAST | MAPLETON IRRIGATION COMPANY |
| APPROVED THIS _____ DAY OF 20__ A.D. BY QWEST | APPROVED THIS _____ DAY OF 20__ A.D. BY COMCAST | APPROVED THIS _____ DAY OF 20__ A.D. BY MAPLETON IRRIGATION COMPANY |
| QWEST | COMCAST | MAPLETON IRRIGATION COMPANY |

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-2 UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A BRASS CAP MONUMENTING THE EAST 1/4 CORNER; THENCE N.89°59'51"W, A DISTANCE OF 1440.31 FEET; THENCE SOUTH A DISTANCE OF 295.65 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.26°42'03"E, A DISTANCE OF 99.07 FEET TO A POINT OF CURVATURE OF A 229.07-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY A DISTANCE OF 378.70 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 94°43'15" AND A CHORD THAT BEARS N.69°20'26"W, A DISTANCE OF 337.02 FEET; THENCE N.68°01'12"E, A DISTANCE OF 92.32 FEET TO A POINT OF CURVATURE OF A 416.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 7.55 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 1°02'24" AND A CHORD THAT BEARS S.86°05'59"E, A DISTANCE OF 7.55 FEET TO A POINT OF CURVATURE OF A 130.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 211.62 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 93°16'05" AND A CHORD THAT BEARS S.70°04'01"E, A DISTANCE OF 189.02 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 29393 sq.ft. OR 0.67 ACRES OF LAND MORE OR LESS.

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 WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS DAY OF _____ A.D. 20____.

BY: _____ L.C. MEMBER
BY: _____ MEMBER
BY: _____ MEMBER
BY: _____ MEMBER

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
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)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, 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____.

(MAYOR) _____
APPROVED _____ CITY ENGINEER (SEE SEAL) ATTEST _____ CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

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

ROCKY MOUNTAIN POWER

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

HARVEST PARK PLAT 'K'

A PLANNED UNIT DEVELOPMENT

INCLUDING A VACATION OF LOTS M38 - M47 OF HARVEST PARK PHASE '1', PLAT B CONTAINING 0.67 ACRES LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16 TOWNSHIP 8S RANGE 3E SLB&M UTAH COUNTY, UTAH

MAPLETON _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

| | | | |
|---------------------|--------------------|---------------------------|---------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---------------------|--------------------|---------------------------|---------------------|



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

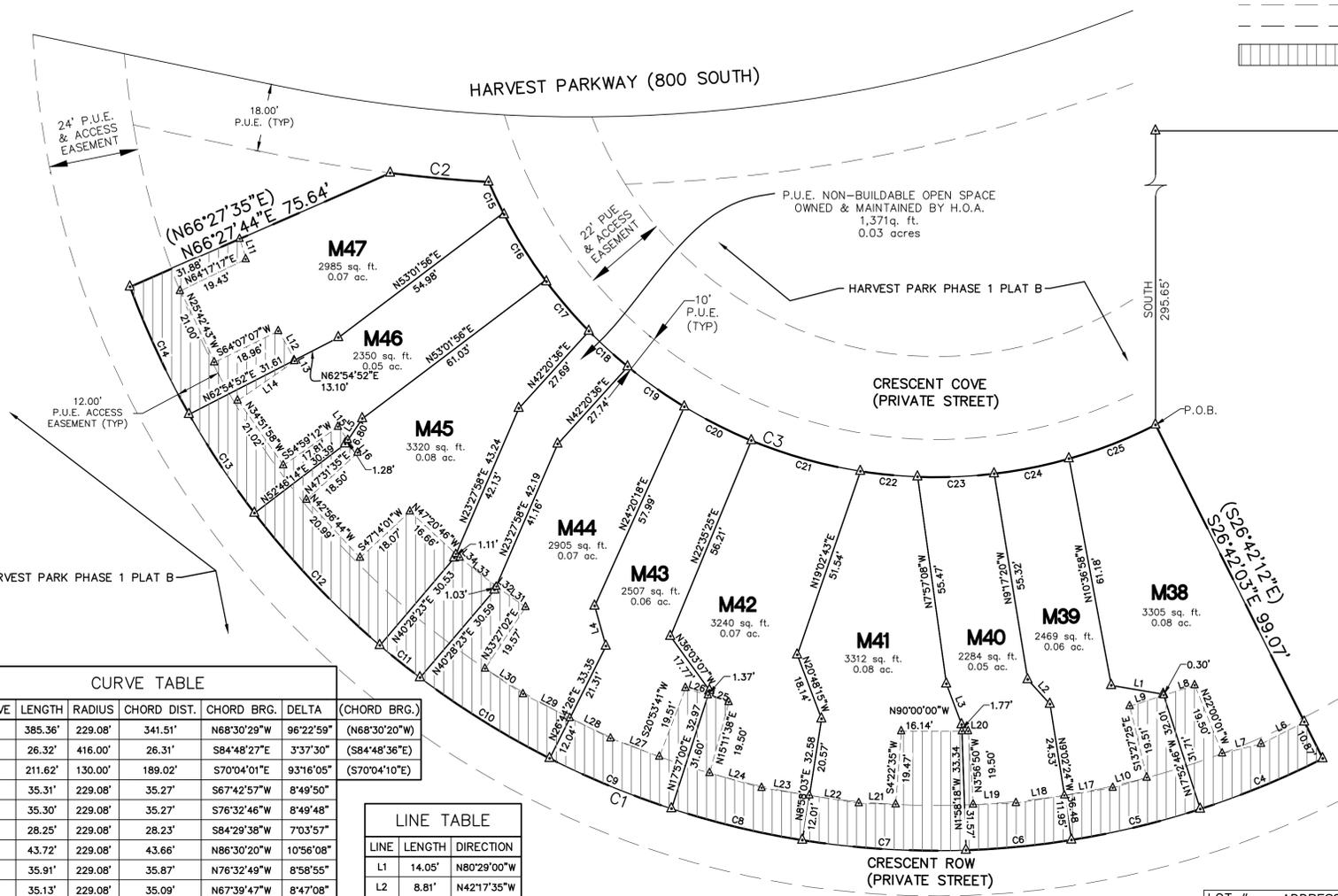
LEGEND

- FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING DEED LINE
- ▨ P.U.E., ACCESS & PARKING EASEMENT

NORTHEAST CORNER
SECTION 16 T. 8S.,
R. 3E., SLB&M

S.9 S.10
S.16 S.15

(BASIS OF BEARING)
N 00°18'29" W
2649.44'
(807.559 m)
[NAD 83]



QUESTAR GAS COMPANY

Questar hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar 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 including prescriptive rights and other 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 the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this _____ day of _____, 20____
By: _____
Title _____



VICINITY MAP
-NTS-

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA (CHORD BRG.) |
|-------|---------|---------|-------------|-------------|-------------------------|
| C1 | 385.36' | 229.08' | 341.51' | N68°30'29"W | 96°22'59" (N68°30'20"W) |
| C2 | 26.32' | 416.00' | 26.31' | S84°48'27"E | 3°37'30" (S84°48'36"E) |
| C3 | 211.62' | 130.00' | 189.02' | S70°04'01"E | 93°16'05" (S70°04'10"E) |
| C4 | 35.31' | 229.08' | 35.27' | S67°42'57"W | 8°49'50" |
| C5 | 35.30' | 229.08' | 35.27' | S76°32'46"W | 8°49'48" |
| C6 | 28.25' | 229.08' | 28.23' | S84°29'38"W | 7°03'57" |
| C7 | 43.72' | 229.08' | 43.66' | N86°30'20"W | 10°56'08" |
| C8 | 35.91' | 229.08' | 35.87' | N76°32'49"W | 8°58'55" |
| C9 | 35.13' | 229.08' | 35.09' | N67°39'47"W | 8°47'08" |
| C10 | 40.69' | 229.08' | 40.64' | N58°10'56"W | 10°10'36" |
| C11 | 13.69' | 229.08' | 13.69' | N51°22'54"W | 3°25'28" |
| C12 | 48.54' | 229.08' | 48.45' | N43°35'58"W | 12°08'22" |
| C13 | 31.51' | 233.10' | 31.49' | N33°37'23"W | 7°44'44" |
| C14 | 37.31' | 233.49' | 37.27' | N24°57'14"W | 9°09'22" |
| C15 | 9.08' | 130.00' | 9.08' | S25°26'05"E | 4°00'12" |
| C16 | 21.10' | 130.00' | 21.08' | S32°05'10"E | 9°17'58" |
| C17 | 17.82' | 130.00' | 17.81' | S40°39'50"E | 7°51'22" |
| C18 | 14.00' | 130.00' | 14.00' | S47°40'40"E | 6°10'20" |
| C19 | 18.49' | 130.00' | 18.47' | S54°50'18"E | 8°08'55" |
| C20 | 19.99' | 130.00' | 19.97' | S63°19'02"E | 8°48'32" |
| C21 | 30.23' | 130.00' | 30.16' | S74°23'00"E | 13°19'25" |
| C22 | 15.31' | 130.00' | 15.30' | S84°25'06"E | 6°44'47" |
| C23 | 20.45' | 130.00' | 20.43' | N87°42'09"E | 9°00'42" |
| C24 | 20.35' | 130.00' | 20.33' | N78°42'43"E | 8°58'10" |
| C25 | 24.80' | 130.00' | 24.76' | N68°45'47"E | 10°55'42" |

LINE TABLE

| LINE | LENGTH | DIRECTION |
|------|--------|-------------|
| L1 | 14.05' | N80°29'00"W |
| L2 | 8.81' | N42°17'35"W |
| L3 | 11.52' | N20°42'50"W |
| L4 | 11.06' | N15°41'15"W |
| L5 | 8.08' | N34°05'58"E |
| L6 | 12.91' | S63°14'06"W |
| L7 | 10.67' | S76°20'13"W |
| L8 | 8.69' | S72°14'38"W |
| L9 | 9.49' | S72°14'38"W |
| L10 | 9.45' | S73°28'17"W |
| L11 | 5.82' | N18°17'07"W |
| L12 | 8.80' | N28°38'19"W |
| L13 | 0.28' | N28°38'19"W |
| L14 | 18.43' | N55°28'31"E |
| L15 | 4.35' | N37°16'18"W |
| L16 | 4.28' | N37°16'18"W |
| L17 | 13.05' | S81°03'42"W |
| L18 | 13.05' | S81°03'42"W |

LINE TABLE

| LINE | LENGTH | DIRECTION |
|------|--------|-------------|
| L19 | 11.41' | S88°01'09"W |
| L20 | 1.67' | N90°00'00"W |
| L21 | 9.84' | N88°06'51"W |
| L22 | 13.32' | N81°05'01"W |
| L23 | 12.87' | N81°05'01"W |
| L24 | 14.43' | N74°11'59"W |
| L25 | 5.82' | N71°58'36"W |
| L26 | 6.30' | N71°58'36"W |
| L27 | 13.87' | N69°35'12"W |
| L28 | 12.13' | N63°14'55"W |
| L29 | 13.98' | N63°14'55"W |
| L30 | 12.17' | N56°18'07"W |

LINE TABLE

| LINE | LENGTH | DIRECTION |
|------|--------|-------------|
| L31 | 9.48' | N54°59'43"W |
| L32 | 0.12' | N51°47'39"W |
| L33 | 12.31' | N51°47'39"W |
| L34 | 1.40' | N47°20'46"W |

| LOT # | ADDRESS |
|-------|----------------------|
| M38 | 2036 W. CRESCENT ROW |
| M39 | 2042 W. CRESCENT ROW |
| M40 | 2048 W. CRESCENT ROW |
| M41 | 2054 W. CRESCENT ROW |
| M42 | 2058 W. CRESCENT ROW |
| M43 | 2066 W. CRESCENT ROW |
| M44 | 2072 W. CRESCENT ROW |
| M45 | 2078 W. CRESCENT ROW |
| M46 | 2082 W. CRESCENT ROW |
| M47 | 2084 W. CRESCENT ROW |

QWEST
APPROVED THIS _____ DAY OF 20__ A.D. BY QWEST
_____ QWEST

COMCAST
APPROVED THIS _____ DAY OF 20__ A.D. BY COMCAST
_____ COMCAST

MAPLETON IRRIGATION COMPANY
APPROVED THIS _____ DAY OF 20__ A.D. BY MAPLETON IRRIGATION COMPANY
_____ MAPLETON IRRIGATION COMPANY

MAPLETON, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET
SURVEYOR'S SEAL: KIM WAYNE LUNDEBERG, P.L.S.
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL

SURVEYOR'S CERTIFICATE
I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-86-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.
DATE _____ KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LYING IN SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP MONUMENTING THE EAST 1/4 CORNER; THENCE N.89°59'51"W. A DISTANCE OF 1440.31 FEET; THENCE SOUTH A DISTANCE OF 295.65 FEET TO THE REAL POINT OF BEGINNING.
THENCE S.26°42'03"E. A DISTANCE OF 99.07 FEET TO A POINT OF CURVATURE OF A 229.08-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY A DISTANCE OF 385.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 96°22'59" AND A CHORD THAT BEARS N.68°30'29"W. A DISTANCE OF 341.51 FEET; THENCE N.66°27'44"E. A DISTANCE OF 75.64 FEET TO A POINT OF CURVATURE OF A 416.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 26.32 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 3°37'30" AND A CHORD THAT BEARS S.84°48'27"E. A DISTANCE OF 26.31 FEET TO A POINT OF CURVATURE OF A 130.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 211.62 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 93°16'05" AND A CHORD THAT BEARS S.70°04'01"E. A DISTANCE OF 189.02 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 30047 sq.ft. OR 0.69 ACRES OF LAND MORE OR LESS.

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 WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS DAY OF _____ A.D. 20____

L.C.
BY: _____ MEMBER
BY: _____ MEMBER
BY: _____ MEMBER
BY: _____ MEMBER

ACKNOWLEDGMENT
STATE OF UTAH } s.s.
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)

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, 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____
(MAYOR) _____
APPROVED _____ CITY ENGINEER (SEE SEAL) ATTEST _____ CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE MAPLETON CITY PLANNING COMMISSION.
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION
ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY PACIFICORP
PACIFICORP

HARVEST PARK PLAT 'K'
A PLANNED UNIT DEVELOPMENT
INCLUDING A VACATION OF LOTS M38 - M47 OF HARVEST PARK PHASE '1', PLAT B CONTAINING 0.67 ACRES LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16 TOWNSHIP 8S RANGE 3E SLB&M UTAH COUNTY, UTAH
MAPLETON, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

Sean,

The Harvest Park HOA Board approves of the re-plat and ask that it be put on the Planning Commissions agenda at the soonest convenience.

If you have a moment, please let us know for what date this will be put on the agenda, and whether or not there will be any subsequent meetings (eg. City Council) where this would need approval. I am somewhat unfamiliar with the process.

Thanks,

Aaron Dockter
HOA Board Representative