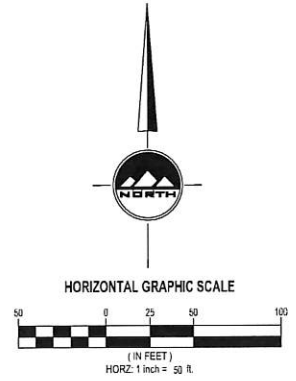
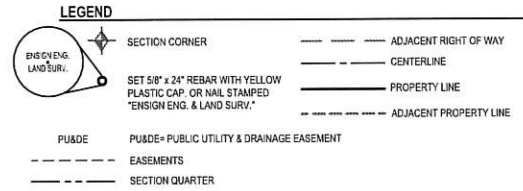
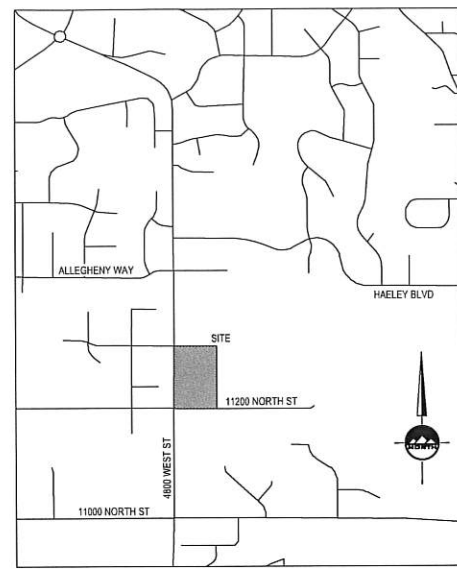
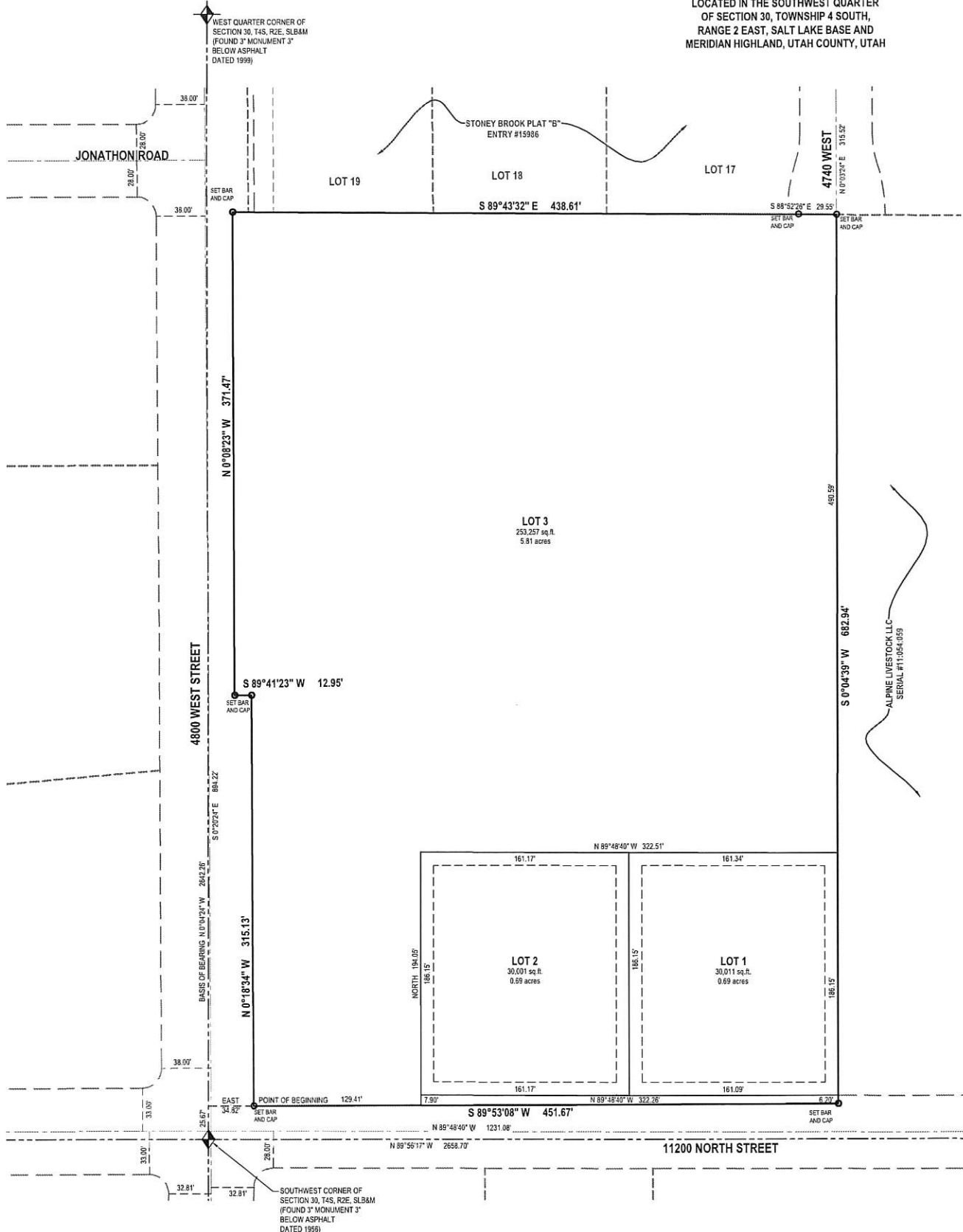


811

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Know what's below. Call before you dig.

# FINAL PLAT MADDOX SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN HIGHLAND, UTAH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-11, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereinafter to be known as Maddox Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**  
A parcel of land, situate in the Southwest Quarter of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point on the northeast corner of the intersection of 11200 North Street and 4800 West Street, which is located North 0°04'24" West 25.67 feet and East 34.82 feet from the monument at the Southwest Quarter Corner of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian, and running:  
thence North 0°18'34" West 315.13 feet along the easterly side of 4800 West Street;  
thence South 89°41'23" West 12.95 feet;  
thence North 0°08'23" East 371.47 feet along said road;  
thence South 89°43'32" East 438.61 feet along the south line of Stoney Brook Plat "B", Entry number 15986;  
thence South 88°52'28" East 29.55 feet;  
thence South 0°04'39" West 682.94 feet following more or less with an existing property fence to a point on the northerly line of 11200 North Street;  
thence South 89°53'08" West 451.67 feet along the North line of said road, to the Point of Beginning.

Parcel contains: 315,538 square feet, or 7.24 acres.

JUNE 10, 2021  
Date  
Douglas J. Kinsman  
License no. 334575

**OWNER'S DEDICATION**  
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, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public, the public utility easements to all providers, public or private, and the irrigation easements to all lot owners, and in witness hereof we have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021

By: Steven Jr Maddox \_\_\_\_\_ By: \_\_\_\_\_  
By: \_\_\_\_\_ By: \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF UTAH      JS 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 BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**  
The Department of Public Works and Engineering of Highland City, 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\_\_\_\_

APPROVED BY MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL BELOW)      CLERK-RECORDER (SEE SEAL BELOW)

**LEIN HOLDER CONSENT**  
The undersigned beneficiary hereby consents to the recording of this plat for the herein described property and the dedication provided herein.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HIGHLAND CITY ATTORNEY**  
Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
HIGHLAND CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

**CONDITIONS OF APPROVAL**  
There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Conditions of approval conveyed on this property by the legislative body of Highland City, which are in addition to the Development Code, are as follows:

- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- Landscaping and construction materials of any type are not permitted upon or within the street, curbs & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
- A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
- Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in the subdivision.

**UTILITIES APPROVAL**  
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.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ Questar Gas Company      By: \_\_\_\_\_ Title: \_\_\_\_\_

**UTILITIES APPROVAL**  
Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures to be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power      Questar      Comcast  
Date: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

**DEVELOPER**  
STEVEN JR MADDOX  
2477 E. SINGLE BRICH  
DRAPER, UT. 84020  
385-522-0168

**SHEET**  
PROJECT NUMBER: 19409  
MANAGER: D. KINSMAN  
DRAWN BY: J. CID  
CHECKED BY: D. KINSMAN  
DATE: 2021-05-14



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.9229  
Fax: 801.255.4449  
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**LAYTON**  
Phone 801.543.1100  
**TORLE**  
Phone 435.643.3538  
**CEGAR CITY**  
Phone 435.963.1931  
**RICHFIELD**  
Phone 435.398.2863

## MADDOX SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN HIGHLAND, UTAH COUNTY, UTAH

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