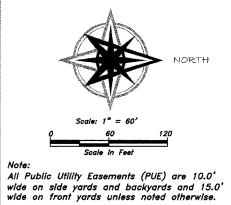
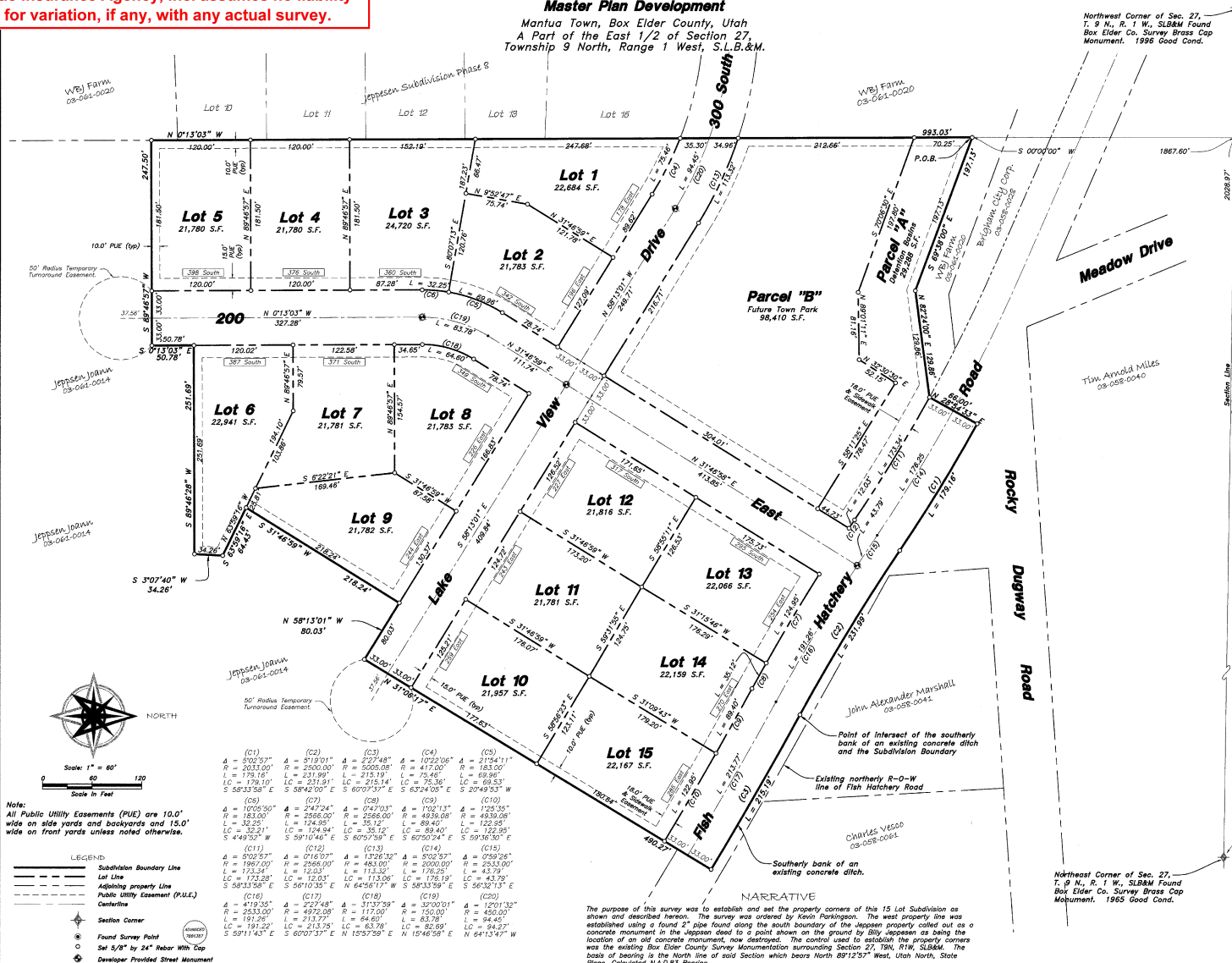


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Maple Springs Estates MPD Phase 1

Master Plan Development
 Mantua Town, Box Elder County, Utah
 A Part of the East 1/2 of Section 27,
 Township 9 North, Range 1 West, S.1, B.&M.



LEGEND
 Subdivision Boundary Line
 Lot Line
 Adjoining property Line
 Public Utility Easement (P.U.E.)
 Centimeter
 Section Corner
 Found Survey Point
 Set 5/8" by 24" Rebar With Cap
 Developer Provided Street Monument

(1)	(2)	(3)	(4)	(5)
Δ = 202°57' R = 2033.00' L = 178.16' LC = 179.10'	Δ = 227°48' R = 2500.00' L = 231.99' LC = 231.99'	Δ = 309°08' R = 215.19' LC = 215.14'	Δ = 417°00' R = 75.46' LC = 69.87'	Δ = 219°41' R = 183.00' L = 69.87' LC = 69.87'
(6)	(7)	(8)	(9)	(10)
Δ = 107°50' R = 183.00' L = 124.95' LC = 124.95'	Δ = 247°24' R = 2566.00' L = 124.95' LC = 124.95'	Δ = 074°03' R = 1153.32' L = 35.12' LC = 35.12'	Δ = 102°13' R = 89.40' LC = 89.40'	Δ = 125°35' R = 483.00' L = 152.85' LC = 152.85'
(11)	(12)	(13)	(14)	(15)
Δ = 020°57' R = 1967.00' L = 123.81' LC = 173.28'	Δ = 076°00' R = 2565.00' L = 123.81' LC = 123.81'	Δ = 124°32' R = 483.00' L = 113.32' LC = 113.32'	Δ = 230°57' R = 2000.00' L = 43.72' LC = 43.72'	Δ = 029°25' R = 2533.00' L = 176.25' LC = 176.25'
(16)	(17)	(18)	(19)	(20)
Δ = 419°35' R = 2833.00' L = 191.25' LC = 191.25'	Δ = 227°48' R = 4925.00' L = 213.77' LC = 213.77'	Δ = 313°59' R = 1175.00' L = 213.77' LC = 213.77'	Δ = 320°01' R = 84.60' LC = 84.60'	Δ = 120°33' R = 450.00' L = 83.78' LC = 83.78'
(21)	(22)	(23)	(24)	(25)
Δ = 076°00' R = 191.25' LC = 191.25'	Δ = 076°00' R = 191.25' LC = 191.25'	Δ = 076°00' R = 191.25' LC = 191.25'	Δ = 076°00' R = 191.25' LC = 191.25'	Δ = 076°00' R = 191.25' LC = 191.25'

NARRATIVE
 The purpose of this survey was to establish and set the property corners of this 15 Lot Subdivision as shown and described hereon. The survey was ordered by Kevin Parkinson. The west Subdivision line was established using a found 2" pipe found along the south boundary of the Jepsen property called out as a concrete monument in the Jepsen deed to a point shown on the ground by Billy Jepsen as being the location of an old concrete monument, now destroyed. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 27, T9N, R1W, SL8&M. The base of bearing is the North line of said Section which bears North 89°12'57" West, Utah North, State Plane, Colongated N.A.D.83 Bearing.

COUNTY RECORDER NO. **370038**
 Re-Recorded as **Ent 370600** on **5/11/2017** at **10:28AM**
 State of Utah, County of Box Elder, Recorred and Filed by the Request of **Mantua Vista, LLC** on **5/11/2017** at **10:28AM**
 Abstracted
 Index
 Filed In: file of plats
 COUNTY RECORDER
 Mantua Town Planning Commission Approval
 Approved by the Town of Mantua Planning Commission.
 Signed this **6** day of **April**, 2017.
 State of Utah, County of Box Elder, Recorred and Filed by the Request of **Mantua Vista, LLC** on **5/11/2017** at **10:28AM**
 Abstracted
 Index
 Filed In: file of plats
 COUNTY RECORDER

APPROVAL AND ACKNOWLEDGEMENT
 This is to certify that this plat and dedication of this plat were duly approved and accepted by the Town Council of the Town of Mantua, Utah.
 Signed this **6** day of **April**, 2017.
James Flint
 Town Engineer - Hansen & Associates

MANITUA TOWN ENGINEER
 I hereby certify that I have carefully investigated the lines of the plat and contents and that they are correct and agree with the lines and monuments on record in this office, and approve of the instrument shown on this subdivision.
 Signed this **4** day of **APRIL**, 2017.
James Flint
 Town Engineer - Hansen & Associates

FIRE DEPARTMENT APPROVAL
 This is to certify that the local Fire Department has reviewed the plat and construction plans and approved the development and the proposed utility water system improvements to be provided for the subdivision.
 Signed this **12** day of **APRIL**, 2017.
James Flint
 Fire Department Chief

SURVEY CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 231, Professional Engineers and Land Surveyors Act and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Fifteen (15) Lots and Two (2) Parcels, know hereafter as Maple Springs Estates MPD Phase 1 in Mantua Town, Box Elder County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lots included in said Subdivision. Based Upon Data Compiled from Records in the Box Elder County Recorder's Office and from said Survey made under my supervision on the Ground, I further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Mantua Town Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this **23** day of **March**, 2017.
 Clinton G. Hansen P.L.S.
 Utah Land Surveyor License No. 7881367



SUBDIVISION BOUNDARY

A Part of the East Half of Section 27, Township 9 North, Range 1 West of the Salt Lake Base and Meridian.
 Beginning at the owner's northwest property corner 2028.97 feet North 89°12'57" West along the North line of said Section 27 and South 02°00'00" West 1867.50 feet from the Northeast Corner of said Section 27 being a Box Elder County brass cap monument and running thence along the owners northerly property line the following two (2) courses (1) South 69°36'00" East a distance of 197.13 feet and (2) North 82°24'00" East a distance of 128.86 feet to the current south right-of-way line of Fish Hatchery Road thence North 28°54'33" East a distance of 68.00 feet to the north right-of-way line of Fish Hatchery Road thence in a southeasterly direction to the right of a northern 100.00 foot radius curve, a distance of 179.16 feet, chord bears south 58°35'58" west 179.10 feet, having a central angle of 0°02'57"; thence in a southeasterly direction to the left of a reverse tangent 250.00 foot radius curve, a distance of 231.89 feet, chord bears South 04°00'00" East 231.01 feet, having a central angle of 0°51'01" to the southern bank of an existing concrete ditch; thence along said southern bank of the existing concrete ditch to the following one (1) courses: (1) in a southeasterly direction to the right of a reverse tangent 5005.08 foot radius curve, a distance of 215.19 feet, chord bears South 60°07'37" East 215.14 feet, having a central angle of 0°27'48"; thence South 31°08'17" West a distance of 490.27 feet; thence North 58°13'01" West a distance of 80.03 feet; thence South 31°46'59" West a distance of 218.24 feet; thence South 69°48'28" West a distance of 251.89 feet; thence South 00°13'03" East a distance of 50.78 feet; thence South 89°48'57" West a distance of 247.50 feet to owner's westerly property line; thence North 00°13'03" West a distance of 993.03 feet along said westerly property line and partly along the westerly boundary line of Jepsen Subdivision Phase 8 to the Point of Beginning. Containing 13.93 acres and 15 Lots and 2 Parcels.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, parcels and streets as shown on this plat and name said tract Maple Springs Estates MPD Phase 1 and hereby dedicate, grant and convey to Mantua Town, Box Elder County, Utah, of those certain strips of streets, sidewalks easements and easements for public utility purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility lines and sidewalks as may be authorized by Mantua Town, and hereby dedicate, grant and convey to Mantua Town Parcel "A" for detention basins and Parcel "B" for a Town Park, and hereby grant two (2) temporary easements as shown hereon to be used by the public until such time that the road is extended. The temporary turn around easements shall be revised and nullified at the event of the extension of the road without further written document and the encumbered land within the affected property shall be released for the full and exclusive use and benefit of the property owners.

In witness we have hereunto set our signature this **4th** day of **April**, 2017.
John G. Jepsen Trustee Date **April 4, 2017**
Steven M. Jepsen Trustee Date **April 4, 2017**
Michael Johnson Mayor Date **05/11/2017**

TRUST ACKNOWLEDGEMENT

State of Utah)
 County of Box Elder) SS
 On this **4th** day of **April**, 2017, John G. Jepsen Trustee of The John G. Jepsen Inter Vivos Trust, dated the 9 day of July, 2004, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, one in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.
Michael Johnson
 Notary Public

TRUST ACKNOWLEDGEMENT

State of Utah)
 County of Box Elder) SS
 On this **4th** day of **April**, 2017, Steven M. Jepsen Trustee of The Steven M. Jepsen Inter Vivos Trust, dated the 9 day of July, 2004, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, one in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.
Michael Johnson
 Notary Public

CORPORATE ACKNOWLEDGEMENT

State of Utah)
 County of Box Elder) SS
 On this **11th** day of **May**, 2017, Mayor **Michael Johnson** in behalf of the Town of Mantua, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, one in number, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.
Michael Johnson
 Notary Public

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 Logan Utah 84341
 (P) 435-770-7888 (F) 435-54-5883
 www.advancedlst.com