



ENT 101907:2022 PG 1 of 2
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2022 Sep 20 10:55 am FEE 0.00 BY AR
 RECORDED FOR MAPLETON CITY

**Water Dedication Agreement
 Sunrise Ranch Plats "M" & "N"**

Whereas, Mapleton City Code (MCC) section 17.24.080 establishes the water dedication requirement for subdivision development within the City; and

Whereas, based on MCC section 17.24.080 the water dedication requirement for Sunrise Ranch Plat "M" is 21 acre feet and for Sunrise Ranch "N" is 19.5 acre feet; and

Whereas, the water dedication is typically required prior to plat recording; and

Whereas, the developer owns Strawberry Water that is administered by the East Bench Canal Company. Mapleton City is in the process of finalizing an agreement with East Bench Canal Company to allow a property owner to transfer the strawberry water to Mapleton City; and

Whereas, it is anticipated that the East Bench agreement will be adopted prior to the issuance of any certificates of occupancy for the project. The property owner is requesting a deferral of the water dedication requirement to allow an opportunity to utilize the strawberry water for the City's dedication requirement; and

Whereas, the legal description for Sunrise Ranch Plats "M" and "N" is as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 9 AND NORTHWEST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS IS SOUTH 89°58'51" WEST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 9, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°58'51" WEST 158.52 FEET ALONG THE SECTION LINE AND NORTH 188.11 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 49°33'32" WEST 45.72 FEET; THENCE SOUTH 50°57'38" WEST 102.95 FEET; THENCE SOUTH 53°26'33" WEST 157.31 FEET; THENCE SOUTH 54°03'51" WEST 125.18 FEET; THENCE SOUTH 58°29'51" WEST 236.95 FEET; THENCE SOUTH 52°59'51" WEST 130.00 FEET; THENCE NORTH 18°24'38" WEST 160.25 FEET; THENCE NORTH 29°04'13" WEST 64.96 FEET; THENCE NORTHWESTERLY 61.11 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 09°51'31" WEST 60.78 FEET); THENCE NORTH 00°26'21" EAST 455.86 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 44°33'39" WEST 21.21 FEET); THENCE SOUTH 89°33'39" EAST 233.00 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 44°33'39" EAST 21.21 FEET); THENCE SOUTH 86°26'54" EAST 40.06 FEET; THENCE NORTHEASTERLY 25.77 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 49°38'50" EAST 22.71 FEET); THENCE SOUTHEASTERLY 86.47 FEET ALONG THE ARC OF A 217.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 69°43'46" EAST 85.90 FEET); THENCE SOUTH 00°26'21" WEST 116.50 FEET; THENCE SOUTH 55°12'44" EAST 56.19 FEET; THENCE NORTH 34°47'16" EAST 96.50 FEET; THENCE SOUTH 55°12'44" EAST 84.00 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 10°12'44" EAST 21.21 FEET); THENCE SOUTH 55°12'44" EAST 40.00 FEET; THENCE NORTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 79°47'16" EAST 21.21 FEET); THENCE SOUTH 55°12'44" EAST 59.54 FEET; THENCE SOUTHEASTERLY 104.07 FEET ALONG THE ARC OF A 516.14 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 60°59'18" EAST 103.89 FEET) TO THE POINT OF BEGINNING.

And

BEGINNING AT A POINT NORTH 89°58'51" EAST 545.29 FEET ALONG THE SECTION LINE AND SOUTH 530.06 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 69°26'03" EAST 138.25 FEET; THENCE NORTHEASTERLY 30.39 FEET ALONG THE ARC OF A 47.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 39°05'16" EAST 29.86 FEET); THENCE NORTH 56°30'07" EAST 758.11 FEET; THENCE NORTHEASTERLY 159.93 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 73°28'14" EAST 157.60 FEET); THENCE SOUTH 89°33'39" EAST 255.04 FEET; THENCE NORTHEASTERLY 22.97 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 86°47'03" EAST 22.95 FEET); THENCE NORTHEASTERLY 36.05 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 31°29'11" EAST 31.37 FEET); THENCE SOUTH 29°04'13" EAST 64.96 FEET; THENCE SOUTH 18°24'38" EAST 160.25 FEET; THENCE SOUTH 52°59'51" WEST 8.00 FEET; THENCE SOUTH 57°29'51" WEST 477.00 FEET; THENCE NORTH 17°03'40" WEST 199.59 FEET; THENCE SOUTH 52°00'44" WEST 960.69 FEET TO THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND POINT OF A 2253.16 FOOT RADIUS CURVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTHWESTERLY 401.15 FEET ALONG THE ARC OF A 2253.16 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 17°31'46" WEST 400.62 FEET); THENCE NORTH 56°30'07" EAST 44.38 FEET TO THE POINT OF BEGINNING.

Now, therefore, the undersigned owner(s) of parcel of the above referenced property agrees that no certificates of occupancy shall be issued by Mapleton City for Sunrise Ranch Plat "M" until 21 acre feet of water has been submitted and until 19.5 acre feet of water has been submitted for Sunrise Ranch Plat "N" in satisfaction of MCC section 17.24.080.

Redd Development, LLC,
Property Owner Name and Title manager

5/16/22
Date

Brittany Redd

Property Owner Signature

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On this 16 Day of May, 2022 Brittany Redd, manager of Redd Development, LLC personally appeared before me, Bethannie Anderson the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

(Print Name): Bethannie Anderson My Commission Expires: 3-19-2025
Signature: [Signature] Residing in Utah County.

