

When Recorded Return To:  
Focus Engineering and Surveying, LLC  
ATTN: Justin D. Lundberg  
6949 South High Tech Drive, Suite 200  
Midvale, UT 84047

ENT149802:2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Aug 27 03:03 PM FEE 158.00 BY IP  
RECORDED FOR Stewart Title Insurance Agency of Utah  
ELECTRONICALLY RECORDED

### SURVEYOR'S AFFIDAVIT

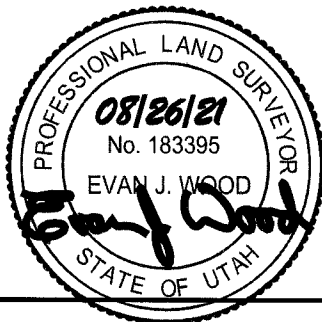
I Evan J. Wood, being a licensed Professional Land Surveyor in the State of Utah, holding Certificate No. 183395, do hereby swear:

That a Subdivision Plat was prepared by Focus Engineering and Surveying and certified by Evan J. Wood, said Subdivision being, MAPLETON HEIGHTS PLAT A1, recorded June 22, 2021 as Entry No. 112070:2021, Map 17740 in the Office of the Utah County Recorder.

Said Plat contains the following omissions and corrections.

The Setback Details shown on the MAPLETON HEIGHTS PLAT A1 plat are incomplete. All buildings must comply with the setback requirements as outlined in Mapleton City Code section 18.78D.080. Please contact the Mapleton City Community Development Department for any questions. See Exhibit A for Setback Requirements in place at the time of the plat was recorded.

Further sayeth Affiant naught.



Evan J. Wood  
Evan J. Wood

08/26/2021

Date

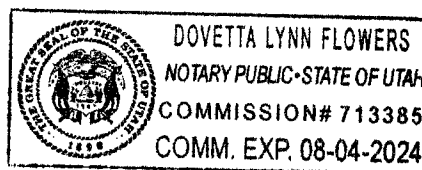
Professional Land Surveyor

Certificate No. 183395

STATE OF UTAH

COUNTY OF SALT LAKE

} S.S.



On the 26<sup>TH</sup> day of August A.D., 2021, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake in said State of Utah, Evan J. Wood, who duly acknowledged to me that he is a Professional Land Surveyor in the State of Utah and that he did sign the forgoing instrument.

Dovetta Lynn Flowers  
A Notary Public Commissioned in Utah  
Residing in Salt Lake County

**Exhibit A**

**18.78D.080: SETBACK REQUIREMENTS:**

**A. Ranch Estate lot setbacks:**

1. All structures shall maintain a front yard setback of no less than twenty five feet (25') measured from the property line to the foundation of the main structure. If the garage doors face the street, the garage, whether attached or detached, shall be setback at least thirty feet (30') from the front property line and at least twenty feet (20') from the back of sidewalk. For corner lots, both street frontages must comply with the front yard setback.

2. The main structure shall maintain a rear yard setback of no less than twenty five feet (25') measured from the rear property line to the foundation of the main building. Detached accessory buildings may be constructed in accordance with section 18.26.020 of this title.

3. The main structure shall maintain a side yard setback of no less than ten feet (10') measured from the property line to the foundation of the structure. Detached accessory buildings may be constructed in accordance with section 18.26.020 of this title.

**B. Hillside Estate lot setbacks:**

1. All structures shall maintain a front yard setback of no less than twenty feet (20') measured from the property line to the foundation of the main structure. If the garage doors face the street, the garage, whether attached or detached, shall be setback at least twenty five feet (25') from the front property line and at least twenty feet (20') from the back of sidewalk. For corner lots, both street frontages must comply with the front yard setback.

2. The main structure shall maintain a rear yard setback of no less than twenty feet (20') measured from the rear property line to the foundation of the main building. Detached accessory buildings may be constructed in accordance with section 18.26.020 of this title.

3. The main structure shall maintain a side yard setback of no less than ten feet (10') measured from the property line to the foundation of the structure. Detached accessory buildings may be constructed in accordance with section 18.26.020 of this title.

C. Estate lot setbacks:

1. All structures shall maintain a front yard setback of no less than fifteen feet (15') measured from the property line to the foundation of the main structure. If the garage doors face the street, the garage, whether attached or detached, shall be setback at least twenty feet (20') from the front property line and at least twenty feet (20') from the back of sidewalk. For corner lots, both street frontages must comply with the front yard setback.

2. The main structure shall maintain a rear yard setback of no less than twenty feet (20') measured from the rear property line to the foundation of the main building. Detached accessory buildings may be constructed in accordance with section 18.26.020 of this title.

3. The main structure shall maintain a side yard setback of no less than five feet (5') measured from the property line to the foundation of the structure. Detached accessory buildings may be constructed in accordance with section 18.26.020 of this title.

D. The following structures or features may be erected on or projected into any required yard:

1. Fences and walls in conformance with this Code and approval by the Planning and Zoning Director. Other City codes or ordinances also apply.

2. Landscape elements including trees, shrubs, agricultural crops, and other plants.

3. Necessary appurtenances for utility service.

4. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'):

a. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.

b. Fireplace structures and bays, provided that they are not wider than eight feet (8') measured generally parallel to the wall of which they are a part.

c. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty four inches (24") in height.

d. Porte-cochere over a driveway in a side yard, providing such structure is not more than one story in height and twenty four feet (24') in length, and is entirely open on at least three (3) sides except for necessary supporting columns and customary architectural features.