



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
June 16, 2025
Monday 10:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003
<https://www.americanfork.gov/AgendaCenter>**

Development Review Committee Members

Patrick O'Brien, Dev. Services Director
Sam Kelly, Public Works Director
Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on June 16, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call
- 2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the May 27, 2025, Development Review Committee minutes.
- 3. **Public Hearings** (Public Hearings is that class of DRC action that requires further discussion on some Amended Final Plats. Public Hearing items will have the chance for the public to speak upon.)
 - a. Review and action on an application for an Amended Final Plat, known as Lakeside Planned Industrial Park Plat “D”, located at approximately 1669 S 580 E, American Fork City. The Amended Final Plat will be for approximately 2.88 acres and will be in the Industrial (I-1) Zone.
- 4. **Other Business**
 - a. Upcoming Projects
- 5. **Adjournment**

Dated this 11th day of June 2025

Patrick O’Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

May 27th, 2025

The American Fork City Development Review Committee met in a regular session on May 27th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter	City Engineer
Annalisa Reed	Planner
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present:

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the April 28th, 2025, Development Review Committee Regular Session.

Patrick O'Brien motioned to approve the Common Consent agenda

UNAPPROVED MINUTES

05.27.2025

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Final Plat, known as Mitchell Farms Plat E, located at approximately 780 W 930 N, American Fork City. The Final Plat will be approximately 6.97 acres and will be in the Residential (R1-12000) Zone.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Final Plat to develop a 15-lot subdivision. The project looks to provide 15 single family detached lots within the R1-12000 Residential Zone. The R1-12000 Residential Zones has a requirement of lots being a minimum of 12,000 s.f., 100' of lot width at minimum setback, and 100' of lot depth. The project has a perimeter fence around the subdivision that will follow the final construction drawings. Ben Hunter informed the committee that there are no issues to address from engineering.

Patrick O'Brien moved to approve the proposed Final Plat, located at approximately 780 W 930 N, American Fork City, in the Residential (R1-12000) Zone, subject to any conditions found in the staff report.

Aaron Brems Seconded the motion

UNAPPROVED MINUTES

05.27.2025

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE

The motion passed

Other Business

There was no other business to discuss at this time.

Adjournment

Patrick O'Brien motioned to adjourn the meeting.

Aaron Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE

The motion passed

Meeting adjourned at 8:05 AM

Angie McKee

Administrative Assistant I

UNAPPROVED MINUTES

05.27.2025

The order of agenda items may change to accommodate the needs of the committee, public and staff.

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Lakeside Planned Industrial Park Plat “D”, located at approximately 1669 S 580 E, American Fork City. The Amended Final Plat will be for approximately 2.88 acres and will be in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:		1669 S 580 E
Project Type:		Final Plat
Applicants:		Ken Berg and Gary Maxwell
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Institutional Lands, Schools and Public Facilities
	West	Design Industrial
Existing Zoning:		I-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	I-1
	South	I-1
	East	Not Annexed
	West	I-1
Square Footage (By Use)		Two lots totaling 2.88 acres
Total Number of Units		N/A
Parking Requirement		N/A

Background

The applicant has applied for an Amended Final Plat to accommodate additions to the existing oil refinery. The project looks to create space for new equipment by adjusting the lot line between the business's two parcels. There is currently a site plan in review associated with the same property. The site plan does not propose any changes that would drastically impact the approval of the amended plat.

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-9a-608 – Subdivision Amendments

- (1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.
- (b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:
 - (i) depicts only the portion of the subdivision that is proposed to be amended;
 - (ii) includes a plat name distinguishing the amended plat from the original plat;
 - (iii) describes the differences between the amended plat and the original plat; and

- (iv) includes references to the original plat.
 - (c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.
 - (d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:
 - (i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or
 - (ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.
 - (e) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.
- (2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:
- (a) the petition seeks to:
 - (i) join two or more of the petitioner fee owner's contiguous lots;
 - (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
 - (iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;
 - (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

- (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
 - (A) owned by the petitioner; or
 - (B) designated as a common area; and
- (b) notice has been given to adjoining property owners in accordance with any applicable local ordinance.
- (3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5.
- (4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:
 - (a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and
 - (b) the signature of each owner described in Subsection (4)(a) who consents to the petition.
- (5) (a) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with Subsection (5)(b).
- (b) The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.
- (c) If a lot line adjustment is approved under Subsection (5)(b):
 - (i) a notice of lot line adjustment approval shall be recorded in the office of the county recorder which:
 - (A) is approved by the land use authority; and
 - (B) recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and
 - (ii) a document of conveyance shall be recorded in the office of the county recorder.

- (d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.
- (6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).
- (b) The surveyor preparing the amended plat shall certify that the surveyor:
 - (i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - (ii) (A) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or
(B) has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
 - (iii) has placed monuments as represented on the plat.
- (c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.
- (d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Project Conditions of Approval

1. Address all outstanding comments

Findings of Fact

1. The Amended Final Plat meets the requirements of Section 17.8.217 of the American Fork Municipal Code, and staff recommends approval of the project due to compliance with all of the provisions outlined under the above sections.
 - a. When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof

Development Review Committee Staff Report
Meeting Date: June 16, 2025



approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the Development Review Committee.

[illegible]

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.

5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Amended Final Plat meets the requirements of Section 10-9a-608 of the Utah State Code, and all provisions of the American Fork Municipal Code, related to subdivision amendments.

Staff recommends approving the application subject to the conditions outlined in the staff report.

Potential Motions – Amended Final Plat

Approval

I move to approve the proposed Amended Final Plat, located at 1669 S 580 E, American Fork City, in the (I-1) Industrial Zone, subject to any conditions found in the staff report.

Denial

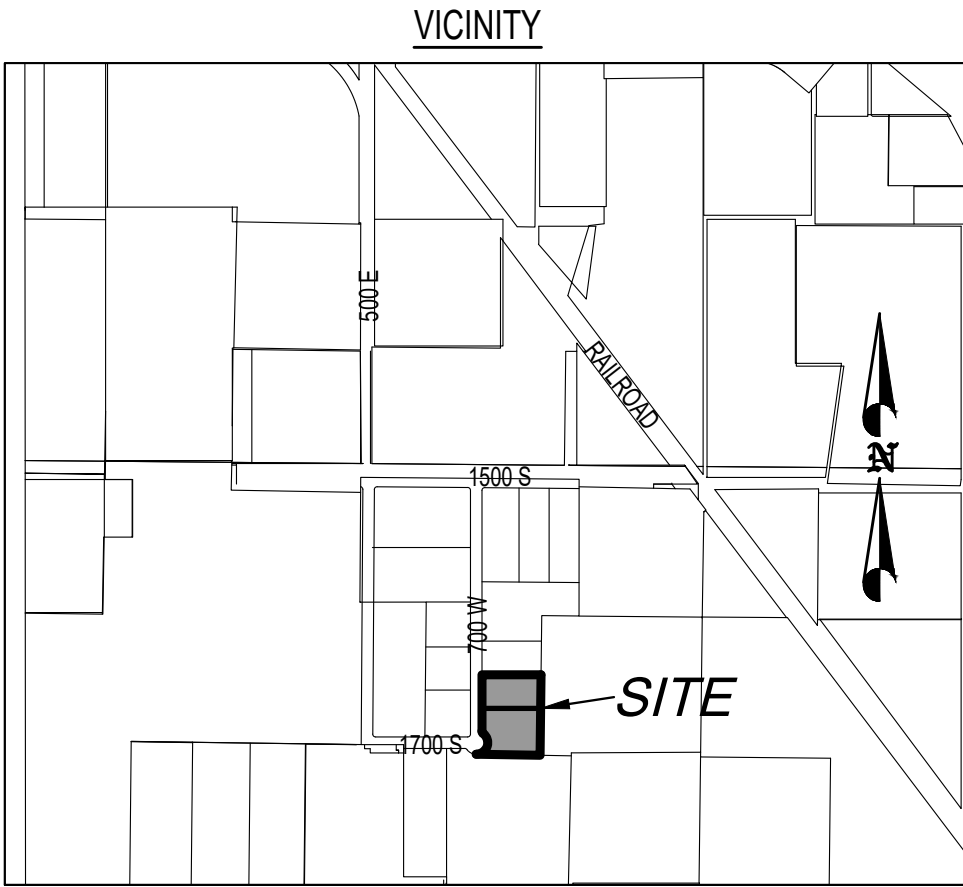
I move to deny the proposed Amended Final Plat, located at 1669 S 580 E, American Fork City, in the (I-1) Industrial Zone.

Table

I move to table action for the proposed Amended Final Plat, located at 1669 S 580 E, American Fork City, in the (I-1) Industrial Zone and instruct staff/developer to.....

PLAT "D"
LAKESIDE PLANNED INDUSTRIAL PARK
INCLUDES A VACATION OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A"
LOCATED IN NORTHWEST QUARTER SECTION 36
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

LEGEND	
	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT



TABULATIONS	
DEVELOPMENT AREA	2.88 AC
EXISTING ZONING	I-1
LAND USE:	INDUSTRIAL

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6428290. 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 11-23-17, 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 54-6a-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 _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A" AMENDED AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, LAKESIDE PLANNED INDUSTRIAL PLAT "A" AMENDED AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED NORTH 89°29'06" WEST 299.00 FEET ALONG THE SECTION LINE AND SOUTH 1094.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE EAST 310.30 FEET; THENCE SOUTH 00°41'57" WEST 419.11 FEET; THENCE NORTH 89°05'13" WEST 281.38 FEET; THENCE NORTH 58°51'28" WEST 36.50 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.51 FEET (CURVE HAVING A CENTRAL ANGLE OF 97°53'30" AND A LONG CHORD BEARS N04°11'03"W 90.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.91 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°07'48" AND A LONG CHORD BEARS N26°33'54"W 13.42 FEET); THENCE NORTH 293.79 FEET TO THE POINT OF BEGINNING.
AREA = 125,559 SF OR 2.88 ACRES

BASIS OF BEARING IS SOUTH 89°29'06" EAST 2673.39 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTH QUARTER CORNER OF SAID SECTION 36. (NAD 27)

NUMBER OF LOTS = 2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS, PUBLIC TRAIL EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

NAME/TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. ____.

DEVELOPMENT SERVICES DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

FIRE CHIEF _____

PLAT "D"
LAKESIDE PLANNED INDUSTRIAL PARK

INCLUDES A VACATION OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A"

LOCATED IN NORTHWEST QUARTER SECTION 36

TOWNSHIP 5 SOUTH, RANGE 1 EAST,

SALT LAKE BASE AND MERIDIAN.

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL UTAH COUNTY RECORDER

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TSSD
13.079.0033

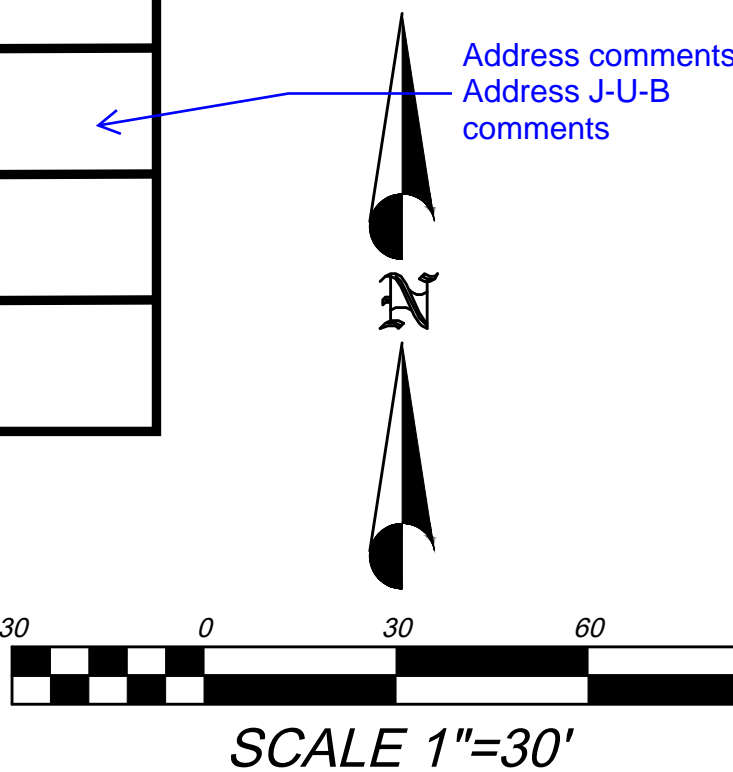
Next Step

Proceed to the Development
Review Committee on
06.16.2025

PLAT VACATION NOTICE

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A" AMENDED AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A" AMENDED IS HEREBY VACATED.

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 06/02/2025	Planning and Zoning Reviewed Annie Reed 06/03/2025
Public Infrastructure Reviewed dhoward 06/02/2025	
EC/LID Reviewed tmezenen 06/03/2025	Engineering Division Reviewed rburkhill 06/04/2025
	Streets Division Reviewed ehyde 06/04/2025
Communications Reviewed MHunsaker 06/03/2025	Water/PI Division Reviewed jbrems 06/03/2025



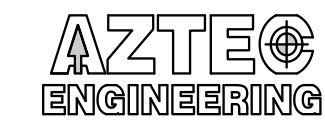
NOTES

- OVERALL PROJECT PERIMETER FENCING IS REQUIRED AS PER THE FINAL CONSTRUCTION DRAWINGS.
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

ENGINEER



SURVEYOR



SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

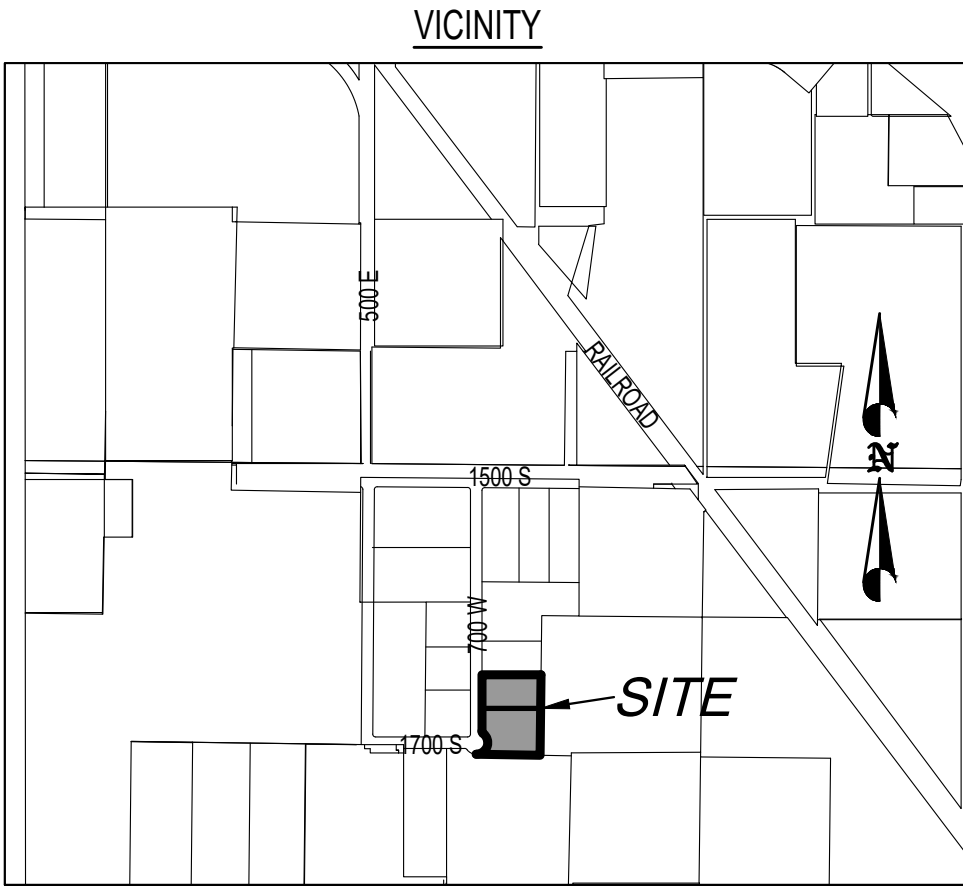
Rotate label to
enhance ligibility

Provide a shared
access agreement

Rotate label to
enhance ligibility

PLAT "D"
LAKESIDE PLANNED INDUSTRIAL PARK
INCLUDES A VACATION OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A"
LOCATED IN NORTHWEST QUARTER SECTION 36
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

LEGEND	
	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT



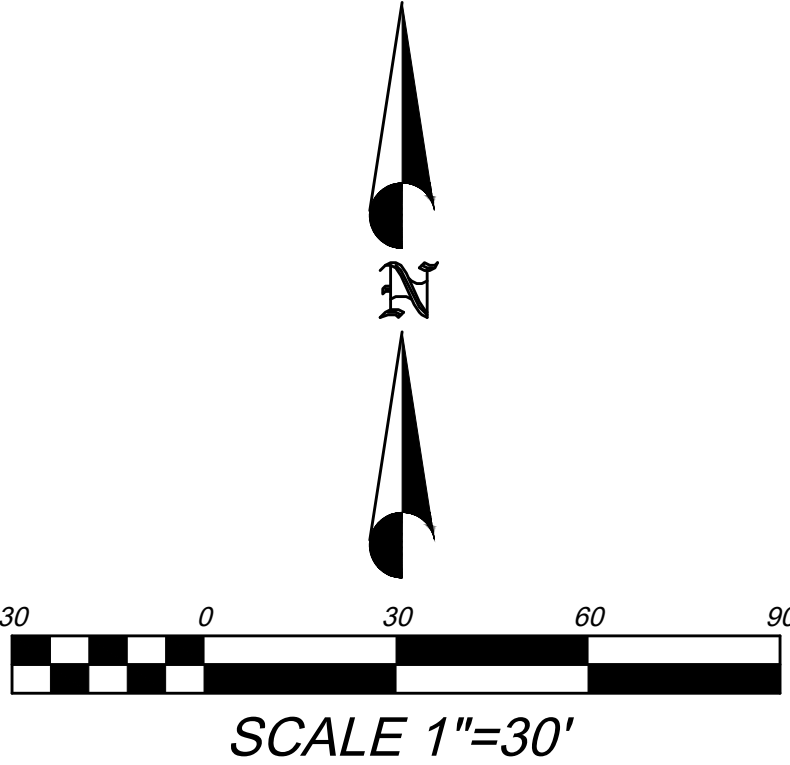
TABULATIONS	
DEVELOPMENT AREA	2.88 AC
EXISTING ZONING	I-1
LAND USE:	INDUSTRIAL

Note: A cursory check of the proposed subdivision boundaries was performed to identify mathematical discrepancies against adjoining parcels and right of ways of record. Apparent variances exceeding 0.50', if any, are noted as a courtesy (see below). However, a boundary survey has not been performed by the reviewer. Comments relative to boundary lines are informational only. Any such comments do not purport that the proposed boundaries or description as depicted hereon are correct or incorrect, nor do the comments suggest that every potential discrepancy has been identified. The surveyor signing this plat is responsible for comparing the boundaries with surrounding parcels to verify whether they conflict with the proposed subdivision.

Comments: No apparent variances were identified.

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- List lot addresses
- Include Flood Hazard FEMA information.



NOTES

- OVERALL PROJECT PERIMETER FENCING IS REQUIRED AS PER THE FINAL CONSTRUCTION DRAWINGS.
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

ENGINEER



SURVEYOR



SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20____,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6428290. 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 11-23-17, 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 54-6a-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 _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A" AMENDED AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, LAKESIDE PLANNED INDUSTRIAL PLAT "A" AMENDED AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED NORTH 89°29'06" WEST 299.00 FEET ALONG THE SECTION LINE AND SOUTH 1094.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 310.30 FEET; THENCE SOUTH 00°41'57" WEST 419.11 FEET; THENCE NORTH 89°05'13" WEST 281.38 FEET; THENCE NORTH 58°51'28" WEST 36.50 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.51 FEET (CURVE HAVING A CENTRAL ANGLE OF 97°53'30" AND A LONG CHORD BEARS N04°11'03"W 90.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.91 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°07'48" AND A LONG CHORD BEARS N26°33'54"W 13.42 FEET); THENCE NORTH 283.79 FEET TO THE POINT OF BEGINNING.

AREA = 125,556 SF OR 2.88 ACRES

BASIS OF BEARING IS SOUTH 89°29'06" EAST 2673.39 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTH QUARTER CORNER OF SAID SECTION 36. (NAD 27)

NUMBER OF LOTS = 2

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS, PUBLIC TRAIL EASEMENTS AND OTHER PUBLIC AREAS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

NAME/TITLE:

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____.

DEVELOPMENT SERVICES DIRECTOR _____

PUBLIC WORKS DIRECTOR _____

FIRE CHIEF _____

PLAT "D"
LAKESIDE PLANNED INDUSTRIAL PARK

INCLUDES A VACATION OF LOT 6 & LOT 7, LAKESIDE PLANNED INDUSTRIAL PARK PLAT "A"

LOCATED IN NORTHWEST QUARTER SECTION 36

TOWNSHIP 5 SOUTH, RANGE 1 EAST,

SALT LAKE BASE AND MERIDIAN.

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

UTAH COUNTY RECORDER

