



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
July 7, 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 July 7, 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 June 16, 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. Public hearing on an application for an Amended Final Plat, known as Built Bar Warehouse, located at approximately 701 S Quality Drive, American Fork City. The Amended Final Plat will be for approximately 10.81 acres and will be in the Planned Industrial (PI-1) Zone.
- 4. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
 - a. Public hearing, review, and action on an application for an Amended Final Plat, known as Ellsworth Residence, located at approximately 275 W 480 S, American Fork City. The Amended Final Plat will be for approximately 1.14 acres and will be in the Residential R1-9000 Zone.
- 5. **Other Business**
 - a. Upcoming Projects
- 6. **Adjournment**

Dated this 26th 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

June 16th, 2025

The American Fork City Development Review Committee met in a regular session on June 16th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 8:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Robert Burkhill	Engineer
Annalisa Reed	Planner
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Stephen Phelon, Kevon Phelon, Gary Maxwell

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the May 27th, 2025, Development Review Committee Regular Session.

UNAPPROVED MINUTES

06.16.2025

Patrick O'Brien motioned to approve the Common Consent agenda

Aaron Brems seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

PUBLIC HEARING

- 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.**

Opened Public Hearing

Closed Public Hearing

Cody Opperman reviewed the background information for action item letter a: 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.

UNAPPROVED MINUTES

06.16.2025

Sam Kelly asked if TSSD would have access through lot 7.

The applicant, Gary Maxwell, confirmed it has been discussed and while he is open to doing that, TSSD is waiting for approval from American Fork City to put their pipe down 1700 (South). If that is approved, they will work together to figure out the dimensions they want.

Sam Kelly moved 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.

Patrick O'Brien Seconded the motion

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	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.

Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	AYE
Aaron Brems	AYE
Sam Kelly	AYE

UNAPPROVED MINUTES

06.16.2025

The motion passed

Meeting adjourned at 8:06 AM

Angie McKee

Administrative Assistant I

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

Agenda Topic

Public Hearing on an application for an Amended Final Plat, known as Built Bar Warehouse, located at approximately 701 S Quality Drive, American Fork City. The Amended Final Plat will be for approximately 10.81 acres and will be in the Planned Industrial (PI-1) Zone.

BACKGROUND INFORMATION		
Location:		701 S Quality Drive
Project Type:		Public Hearing
Applicants:		Built Bar Warehouse
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Design Commercial
	West	Design Commercial
Existing Zoning:		PI-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	PI-1
	East	PI-1
	West	GC-2; PI-1
Square Footage (By Use)		~ 471,018 s.f. - Light Manufacturing

Background

The applicant has applied for an Amended Final Plat to consolidate two lots into one. This item for the DRC is the public hearing portion of the project. The amended final plat is currently going through DRC review and will be placed on an agenda in the future. A public hearing is required to be held within 45 days of the petition to vacate/alter/amend a subdivision plat being accepted into review if all signatures of property owners have not been acquired associated with the originally approved 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.

Findings of Fact

1. The Amended Final Plat Public Hearing Process MEETS the requirements of Utah State Code 10-9a-608.

Project Map



Standards Conditions of Approval

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).

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Ellsworth Residence, located at approximately 275 W 480 S, American Fork City. The Amended Final Plat will be for approximately 1.14 acres and will be in the Residential R1-9000 Zone.

BACKGROUND INFORMATION		
Location:		275 W 480 S
Project Type:		Amended Final Plat
Applicants:		Matt Ellsworth
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	R1-9000
	East	R1-9000
	West	R1-9000
Number of Lots		2

Background

The applicant has applied for an Amended Final Plat to consolidate two lots into one. Both lots are owned by the applicant and this proposal looks to provide additional width to the property to put a single family home in the area. The applicant has provided the signatures for all property owners in the originally approved plat and will not require a public hearing.

Sec 17.8.216 Amendments

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- (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 DRC comments.

Findings of Fact

- The Amended Final Plat meets the requirements of Section 17.8.216 & Section 17.8.216
- The Amended Final Plat meets the requirements of Utah State Code 10-9a-608

Project Map



Standards Conditions of Approval

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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.
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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 17.8.216, Section 17.8.217, and Utah State Code 10-9a-608. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Amended Final Plat

Approval

I move to approve the proposed Amended Final Plat, located at approximately 490 N Mary Pulley Dr, American Fork City, UT 84003, in the R1-9000, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Amended Final Plat, located at 490 N Mary Pulley Dr, American Fork City, in the R1-9000 Zone.

Table

I move to table action for the proposed Amended Final Plat, located at 490 N Mary Pulley Dr, American Fork City, in the R1-9000) Zone and instruct staff/developer to.....

Next Step

Revise and Resubmit based off comments made from staff

Next Step

Proceed to the Development Review Committee on 07.07.2025

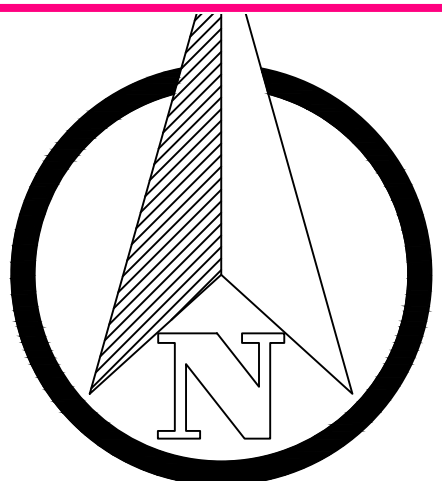
Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] This is the [Ex: 1st] complete re-submittal of the subdivision constituting the start of the [Same Number] Review Cycle.



GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

AMERICAN FORK CITY
SERIAL NO. 13-044-0165

PLAT VACATION NOTICE
THE CITY OF AMERICAN FORK IS SATISFIED THAT NEITHER THE PUBLIC OR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF PLAT "A", LOVERIDGE, A RESIDENTIAL SUBDIVISION.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	69.43'	468.00'	69.36'	S84°53'49"E	8°30'00"
C2	19.07'	15.00'	17.81'	S52°43'34"E	72°50'29"
C3	48.10'	216.00'	48.00'	S22°41'04"E	12°45'28"

"POINT OF BEGINNING"
(FOUND BAR & CAP
TRANE ENGINEERING)

UTAH COUNTY MONUMENT
SOUTHWEST CORNER OF
SECTION 23, T.5S., R.1E., SLB&M.
(FOUND BRASS CAP)

"BASIS OF BEARINGS"

WATER AND SEWER AUTHORITY APPROVAL

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

PUBLIC WORKS DEPARTMENT DIRECTOR

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS ____ DAY OF _____ 2025

CITY ENGINEER



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

American Fork City
Development Review

Sewer/Storm Drain Division
Reviewed
ahardy 06/18/2025

ECLID
Reviewed
tmezenen 06/24/2025

Public Infrastructure
Reviewed
dhoward 06/25/2025

Communications
Reviewed
MHunsaker 06/20/2025

Planning and Zoning
Reviewed
copperman 06/25/2025

Fire Department
Reviewed
M. Sacco 06/24/2025

Engineering Division
Reviewed
runkhill 06/24/2025

Water/Pi Division
Reviewed
jorems 06/25/2025

Streets Division
Reviewed
ethyde 06/18/2025

See comment

Address comments

VICINITY MAP (N.T.S.)

DEVELOPER/OWNER

MATTHEW RAY ELLSWORTH
13773 SOUTH TRAPPER CIRCLE
RIVERTON, UTAH 84065
TEL: 801-318-2872
DATE: JUNE 15, 2025

Repeat Comment x2:

For Final Plats and Amended Final
Plats they will be determined
administratively from now.

To address this comment, remove
this Legislative Body block and
replace it with the Development
Review Committee Approval
Authority block that is to the left of
this comment.

FEMA NOTES:

FLOOD ZONE CLASSIFICATION: X
FIRM PANEL MAP # 49049C0306F
EFFECTIVE DATE: JUNE 19, 2020

ZONING NOTE:
ZONE: R1-9,000

LEGEND:

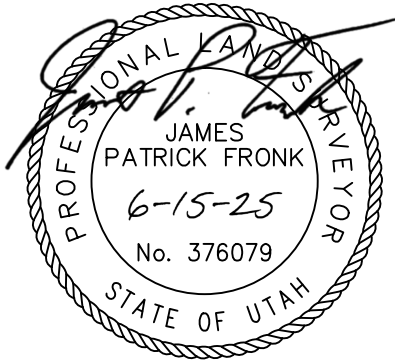
- SECTION CORNER/STREET MONUMENT – FOUND BRASS CAP
- PROPERTY CORNER – SET 5/8" X 24" BAR & CAP
(PLASTIC CAP STAMPED ALS, INC. PLS # 376079)
(OR FOUND IN PLACE SET BY TRANE ENGINEERING)
- CALCULATED POINT – NOT SET/NOT FOUND
- RECORD DATA
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- DEED LINE/PLATTED LOT LINE
- INTERIOR LOT LINE
- EASEMENT LINE

NOTES:

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 MASHALL
AND CHARGED WITH CULINARY WATER.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. 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 UTAH CODE SECTION 17-23-17, 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 UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS 1199.77 FEET NORTH 89°48'57" EAST ALONG THE SECTION LINE AND 1191.84 FEET NORTH FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°23'53" EAST 288.49 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF 480 SOUTH THE FOLLOWING FOUR COURSES: 1) THENCE SOUTH 80°38'49" EAST 134.85 FEET; 2) THENCE EASTERLY 69.43 FEET ALONG THE ARC OF A 468 FOOT RADIUS CURVE THE LEFT, THROUGH A CENTRAL ANGLE OF 8°30'00", THE CHORD OF WHICH BEARS SOUTH 84°53'49" EAST 69.36 FEET; 3) THENCE SOUTH 89°08'49" EAST 35.72 FEET; 4) THENCE SOUTHEASTERLY 19.07 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE THE RIGHT, THROUGH A CENTRAL ANGLE OF 72°50'29", THE CHORD OF WHICH BEARS SOUTH 52°43'34" EAST 17.81 FEET; THENCE SOUTHEASTERLY 48.10 FEET ALONG THE ARC OF A 216 FOOT RADIUS CURVE THE LEFT, THROUGH A CENTRAL ANGLE OF 12°45'28", THE CHORD OF WHICH BEARS SOUTH 22°41'04" EAST 48.00 FEET; THENCE NORTH 86°02'24" WEST 63.59 FEET; THENCE SOUTH 31°44'29" WEST 86.94 FEET, THENCE SOUTH 10°58'28" WEST 35.78 FEET; THENCE SOUTH 9°49'06" WEST 101.60 FEET; THENCE SOUTH 89°59'53" WEST 139.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.143 ACRES OF LAND (49,776 SQ. FT.).

CONTAINING 2 LOTS TOTAL.

BASIS OF BEARINGS = N89°48'57"E ALONG THE SOUTH LINE OF SAID SECTION 23.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENT AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

PLAT "C", LOVERIDGE, A RESIDENTIAL SUBDIVISION

BEING A VACATION OF PLAT "A", LOVERIDGE, A RESIDENTIAL SUBDIVISION

AND DO HEREBY DE DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2025.

MICHAEL S. LOVERIDGE

LINDA LOVERIDGE

MATTHEW RAY ELLSWORTH

STATE OF UTAH)
COUNTY OF UTAH)

OWNER'S ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC – RESIDING IN UTAH COUNTY

STATE OF UTAH)
COUNTY OF UTAH)

OWNER'S ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC – RESIDING IN UTAH COUNTY

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, 2025.

APPROVED BY CITY MAYOR

CITY-RECORDER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

UTAH COUNTY RECORDER

PLAT "C", LOVERIDGE, A RESIDENTIAL SUBDIVISION

BEING A VACATION OF PLAT "A", LOVERIDGE, A RESIDENTIAL SUBDIVISION
BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M.
CITY OF AMERICAN FORK CITY, UTAH COUNTY, UTAH
JUNE – 2025

SCALE: 1" = 20 FEET

SHEET 1 OF 1