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## **AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA**

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**Regular Session  
September 2, 2025  
Tuesday 8:00 AM**

**American Fork City Public Works Building**

**275 East 200 North**

**American Fork City, UT 84003**

**<https://www.americanfork.gov/AgendaCenter>**

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### **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 September 2, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 8:00 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 August 18, 2025, Development Review Committee minutes.
- 3. **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. Review and action on an application for an Amended Final Plat, known as AF Crossings Plat A-1, located at approximately 850 S 700 W, American Fork City. The Amended Final Plat will be for approximately 1.40 acres and will be in the Planned Residential (PR-3.0) Zone.
  - b. Review and action on an application for an Amended Final Plat, known as AF Crossings Plat A-2, located at approximately 800 W 850 S, American Fork City. The Amended Final Plat will be for approximately 12.04 acres and will be in the Planned Residential (PR-3.0) Zone.
  - c. Review and action on an application for an Amended Final Plat, known as AF Crossings Plat A-3, located at approximately 850 S 900 W, American Fork City. The Amended Final Plat will be for approximately 0.60 acres and will be in the Planned Residential (PR-3.0) Zone.

**4. Other Business**

- a. Upcoming Projects

**5. Adjournment**

Dated this 27<sup>th</sup> day of August 2025

Patrick O'Brien

Development Services Director

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

## UNAPPROVED MINUTES

08.18.2025

## AMERICAN FORK CITY

## **DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION**

August 18th, 2025

The American Fork City Development Review Committee met in a regular session on August 18th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

## **Development Review Committee:**

## Public Works Director: Sam Kelly

Development Services Director: Patrick O'Brien

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter City Engineer

Cody Opperman      Planner II

Angie McKee Administrative Assistant I

Heather Shriver City Attorney

Others Present: Cedar Jordan, Brevon Holmes

## **REGULAR SESSION**

## Roll Call

## **COMMON CONSENT AGENDA**

## Minutes of the August 11th, 2025, Development Review Committee Regular Session.

## UNAPPROVED MINUTES

08.18.2025

**Sam Kelly motioned to approve the Common Consent agenda**

**Aaron Brems seconded the motion**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

## **ACTION ITEMS**

- a. Review and action on an application for a Preliminary Plat, known as High Pointe Apartments, located at approximately 620 South 740 E, American Fork, Utah 84003, American Fork City. The Preliminary Plat will be on approximately 3.5 acres and will be in the PC Planned Community.**

Patrick O'Brien mentioned that this item was tabled at the last DRC Meeting, and is back before the committee today.

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plat to develop an apartment and townhome development. The project looks to provide 144 apartments and 16 townhome units. This property is part of the Lake City Row Development Agreement. Per the development agreement, this property was identified as HD Residential- Mixed Use. This would require a commercial element in addition to the residential use. The development does not propose any commercial element in the project for the property identified as HD Residential – Mixed Use. If this project is approved today, there are some DRC comments that would need to be addressed.

Patrick O'Brien asked if the pending comments were a mix of comments from all of the divisions.

Cody Opperman commented that the only pending comments were from engineering.

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Ben Hunter noted that they would just need to add striping symbols for bike lanes.

The applicant, Cedar Jordan, told the committee that he would be repeating the same information from last week's meeting, but explained that none of the other projects in the development have been required to have a commercial component, and their position with the annexation agreement is that it is written in ways that make this situation tough. He added that their interpretation was that the commercial elements would be in the commercial locations, and that is why when you look at the minutes from when the city approved Soul Haven, Arza and Elevate, there is not much discussion about commercial requirements, because as he believes, the commercial element was not intended to be there.

Patrick O'Brien noted that he believes Soul Haven does have some commercial component to it with some units in the corner area, and he thinks there was a business license issued there.

Heather Shriver, the City Attorney asked which phase Soul Haven and Arza were in.

Patrick O'Brien informed her that they are in phase three of the project, and phase two consists entirely of Bach's projects, High Pointe and then future development. Mr. O'Brien then asked if there was any new information the applicant would like to bring up that was not discussed at the last meeting.

Cedar Jordan explained that he has been out of town, so he has nothing new to discuss.

Heather Shriver noted that it is her understanding that the concept plan that was first enacted as part of the annexation back in 2019 was amended in 2021 and was two pages. She added that from a city perspective, if this area was supposed to just be high-density, what is the mixed-use annotation to that. She asked if the applicant could explain Bach's take on the term when this came back to the City Council in 2021.

Cedar Jordan explained that this was talked about last week, and as they understood, they could pick some of the items listed as 'mixed-use' but are not required to have all of the uses included in that section of code, which includes residential and the trails. He noted that he can agree with the vernacular in the planning world that mixed use is residential and commercial, but the American Fork City code says to pick two, so when they looked at this code, and what has already been approved, they jive. He then added that Bach is not a commercial builder, so adding 40k square feet of commercial space is not going to be appealing to Bach Homes.

Cody Opperman stated that it was his understanding that the commercial component was 100 square feet of commercial space per dwelling unit, so if they have 166 dwelling units, it would be about 16,600 square feet of commercial space.

Cedar Jordan explained that he thought the intent was to have the commercial components be landing in the commercial area and meet the ratio that's indicated in the annexation agreement.

## UNAPPROVED MINUTES

08.18.2025

He sees the problem with the whole annexation agreement is that Bach has no authority over that commercial piece, and can't, so it puts everybody in limbo.

Heather Shriver explained that because the annexation agreement has the ratio, it is clear that the ratio is supposed to exist. She noted that from her perspective, the operable agreement with the parties right now is the two pages from the May 23<sup>rd</sup>, 2021, master concept plan.

Cedar Jordan recalled the changing seemingly not much nomenclature, but some definitions of some components of the description of the graphic depictions were edited and agreed to.

Heather Shriver asked to clarify that they reallocated some of the density and also ended in an overlay.

Patrick O'Brien explained that it was the shared parking overlay on the corner of phase five, and just above phase one. He spoke to his interpretation and saw this as an overall development project that was developed in phases and it says for phase one, the commercial was highlighted as two to five, but then the non-highlighted part was one to five story commercial buildings.

Cedar Jordan explained that the development agreement was a reaction from Woodbury for the industrial building that included two other parcels, and Bach is an incidental party to that agreement.

Patrick O'Brien informed that he had looked at that as well, and he saw this as a planned community development project, as in the entirety of the project not just a phase, so that seems to be the difference in the interpretation.

Cody Opperman added that if there were a combination of items that would be fine, but the only specific use provided for this property is residential.

Cedar Jordan read from the revised exhibit stating, "HD residential mixed-use phase two, anticipated product type is three to five story mid-rise apartments and town homes" and noted that is the definition that's on the development agreement.

Patrick O'Brien clarified that statement is not labeled as a definition, but rather an anticipated use.

Cedar Jordan thinks that verbiage is why Bach was good with signing the development agreement, because it meets the intent of what they bought. He believes if there was something that said a commercial component needed to be added, there probably would have been a lot of discussion at that time. He added that his understanding of the four corners of this agreement was to allocate commercial to specific locations in this district in order to make sure the ratio is met on commercial versus residential, which is in line with what has been approved in the past.

## UNAPPROVED MINUTES

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Heather Shriver spoke to this being difficult because there is ambiguity in the contract, there is ambiguity in the annexation agreement, and also potentially ambiguity in the code section as well.

Cedar Jordan noted that they do not want to go through this on the Summit parcel as well, so he hopes to wrap that into this process.

Sam Kelly explained that from a city perspective, the current DRC process is different from what the city has had before, and this precedence was set before the current process was established. He added his thoughts on allowing this to go back to where the precedence was set and letting them make the decision while understanding that things need to be a little tighter so these discussions will not need to happen in the future, and everyone is understanding what they can or can't do.

Patrick O'Brien explained that an appeal would go to the City Council.

Cedar Jordan added that he is not a fan of how this annexation agreement was written, but does get the intent of it, and believes the city's code section could also be further clarified. He stated that they are not trying to abuse a broken system in any way, they have just looked at what has been approved and built in the same zone as them.

Sam Kelly agreed but thinks the DRC committee should not continue to support the broken system.

Chief Brems agrees that while all of the previous approvals were done before this group was involved, he believes there does need to be a hard line drawn somewhere.

Patrick O'Brien stated that as a planning professional, he has to rely on what the definition is for mixed use.

Cedar Jordan concluded by confirming their interest in being in American Fork and added that they don't feel like they are abusing the code or abusing a poorly written annexation agreement because other previous applicants have been approved, were able to build and are currently operating, they just want to continue doing the same.

**Sam Kelly moved to deny the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, due to the findings that the mixed-use component is not included in this phase of the development, and it's our opinion that it needs to be included with the phase, not necessarily the overall development, but each phase should have a component of mixed use, and that mixed-use being both commercial and residential.**

## UNAPPROVED MINUTES

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**Patrick O'Brien seconded the motion**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion to deny was passed**

## **Other Business**

There was no other business to discuss

## **Adjournment**

**Patrick O'Brien motioned to adjourn the meeting.**

**Aaron Brems seconded the motion.**

**Voting was as follows:**

<b>Patrick O'Brien</b>	<b>AYE</b>
<b>Aaron Brems</b>	<b>AYE</b>
<b>Sam Kelly</b>	<b>AYE</b>

**The motion passed**

Meeting adjourned at 10:35 AM

Angie McKee

Administrative Assistant I

## UNAPPROVED MINUTES

08.18.2025

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 AF Crossings Plat A-1, located at approximately 850 S 700 W, American Fork City. The Amended Final Plat will be for approximately 1.40 acres and will be in the Planned Residential (PR-3.0) Zone.

BACKGROUND INFORMATION		
Location:	850 S 700 W	
Project Type:	Amended Final Plat	
Applicants:	City	
Existing Land Use:	Residential Very-Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Very-Low Density
	South	Residential Very-Low Density
	East	Residential Very-Low Density
	West	Residential Very-Low Density
Existing Zoning:	PF	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	PR-3.0
	South	PR-3.0
	East	Unincorporated Territory
	West	Unincorporated Territory

### Background

Staff has initiated an Amended Final Plat Application, titled AF Crossings Plat A-1, to subdivide the property located approximately 850 South 700 W. The property that is being subdivided is owned entirely by American Fork City. With the subdivision, one parcel will continue to be owned by American Fork City, and the other parcel will be owned by UDOT to allow future projects throughout the City.

### **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.

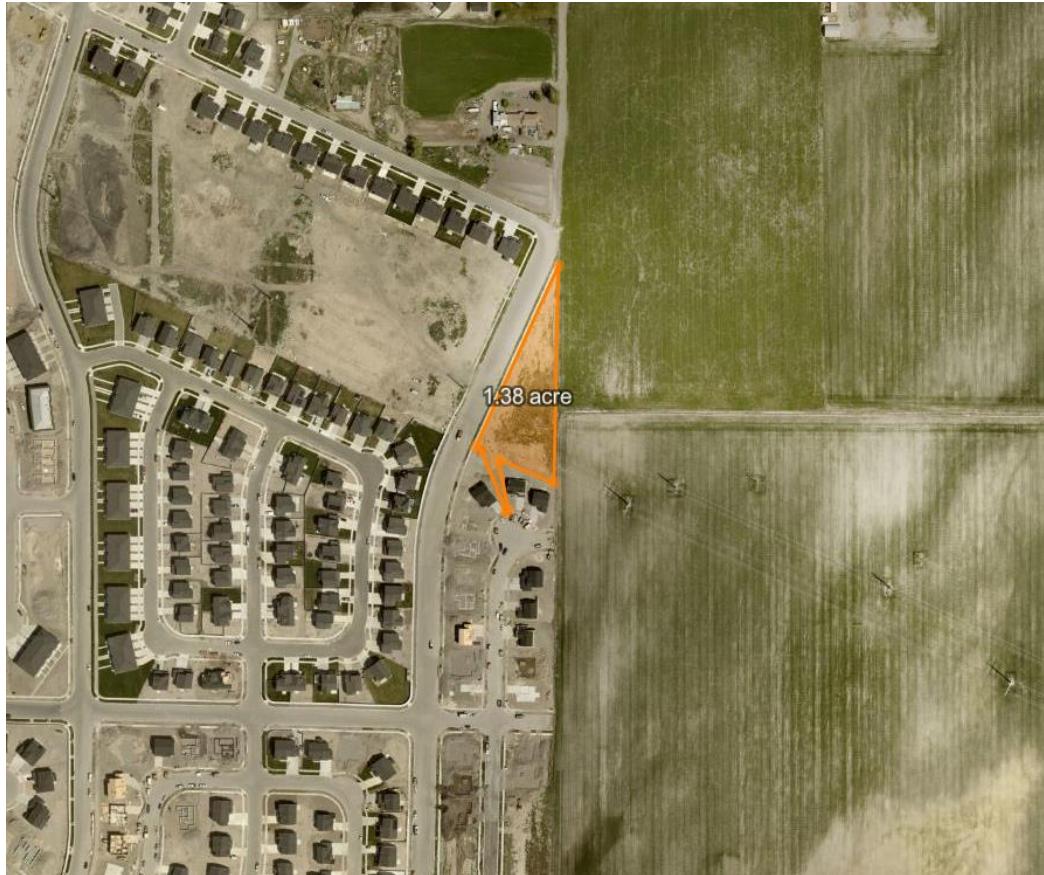
### **Project Conditions of Approval**

1. Address all remaining DRC comments.

### **Findings of Fact**

1. The Amended Final Plat MEETS the requirements of Section 17.8.216 and Section 17.8.217
2. The Amended Final Plat MEETS Utah Code Section 10-9a-608. Subdivision amendments.

### **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).

### **Staff Recommendation**

The Amended Final Plat MEETS the requirements of Section 10-9a-608. Subdivision amendments. 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 850 S 700 W, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, subject to any conditions found in the staff report.

### **Denial**

I move to deny the proposed Amended Final Plat, located at approximately 850 S 700 W, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone.

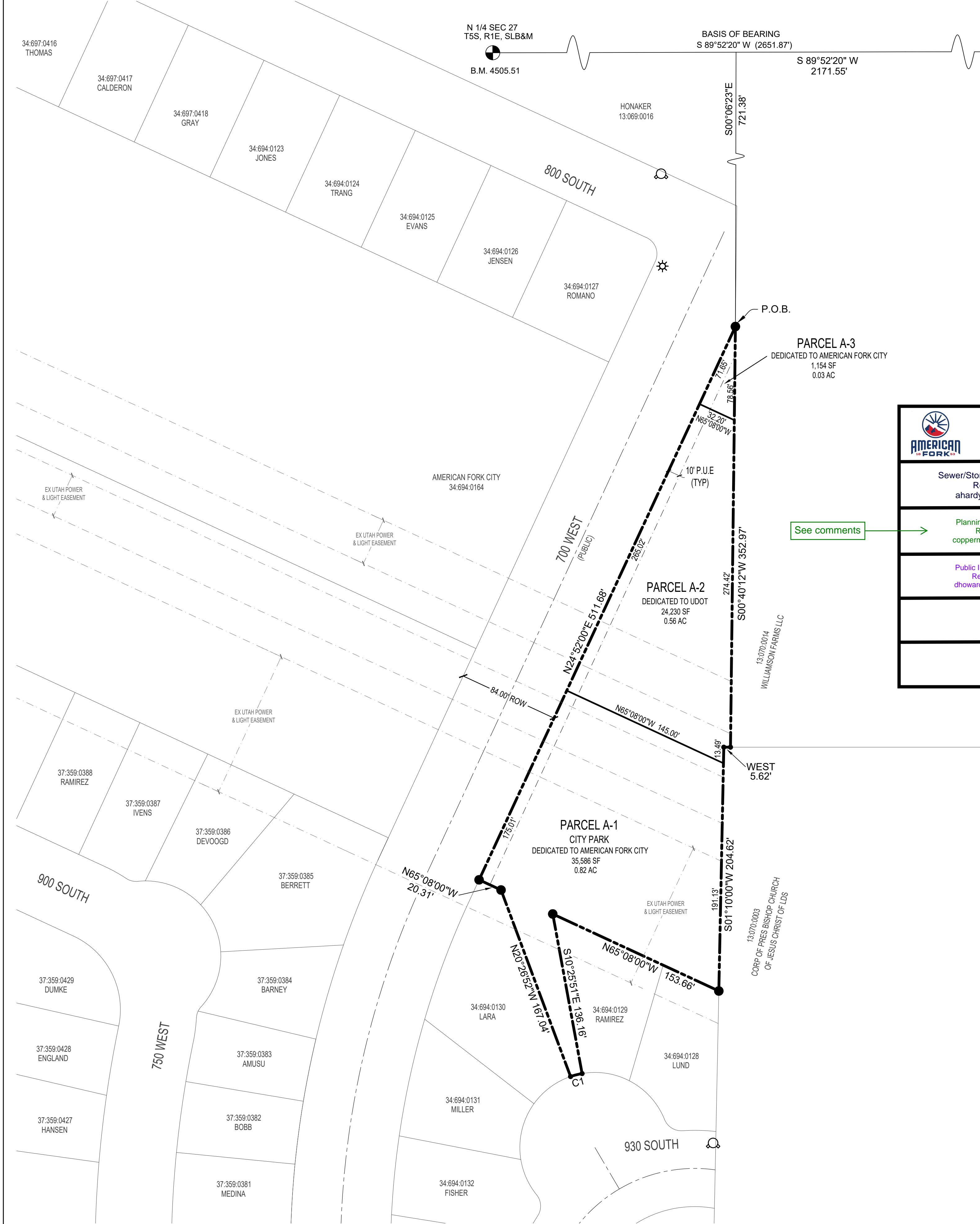
### **Table**

I move to table action for the proposed Amended Final Plat, located at approximately 850 S 700 W, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, and instruct staff/developer to.....

## AF CROSSINGS

### PLAT "A-1"

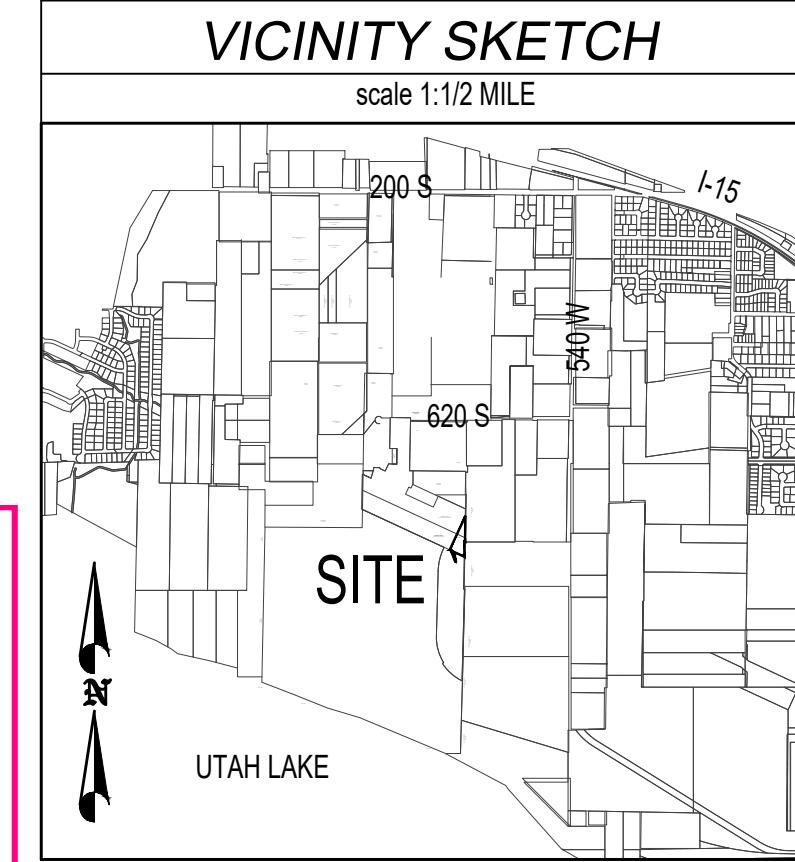
A RESUBDIVISION OF PARCEL A OF AF CROSSINGS PLAT "A"  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



**EN SIGN**  
THE STANDARD IN ENGINEERING  
SALT LAKE CITY  
45 W, 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**BERG**  
CIVIL ENGINEERING  
11038 N Highland Blvd Suite 400  
Highland, UT 84006  
Phone: (801) 492-1277  
cell: (801) 616-1677

**SEWER & WATER AUTHORITY APPROVAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_.  
BY THE WATER AUTHORITY  
SEWER & WATER AUTHORITY



## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 268862-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND 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 17-23-17, 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 54-8-2, 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

PARCEL A OF AF CROSSING PLAT "A" ALSO DESCRIBED AS

BEGINNING AT A POINT AT THE NORTH END OF SAID PARCEL "A", SAID POINT ALSO LOCATED S 89°52'20" W 2171.55 FEET AND S 00°06'23"E 721.38 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°40'12" WEST 352.97 FEET; THENCE WEST 5.62 FEET; THENCE SOUTH 01°10'00" WEST 204.82 FEET; THENCE NORTH 65°08'00" WEST 151.68 FEET; THENCE SOUTH 10°25'51" EAST 136.16 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.01 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°08'15" AND LONG CHORD BEARS S75°35'31" W 10.00 FEET); THENCE NORTH 20°26'52" WEST 167.04 FEET; THENCE NORTH 65°08'00" WEST 20.31 FEET; THENCE NORTH 24°32'00" EAST 511.68 FEET TO THE POINT OF BEGINNING.

AREA = 60,969 SF OR 1.40 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22, (NAD 27)

NUMBER OF PARCELS: 3

**TABULATIONS**  
DEVELOPMENT AREA 1.40 AC  
EXISTING ZONING PR 3.0  
FLOOD ZONE DESIGNATION: AUX  
FIRM MAP PANEL #: 49049C0306F  
EFFECTIVE DATE: JUNE 19, 2020

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	63.00	10.01	09°08'15"	10.00	S75°35'31" W

**LEGEND**

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

## 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 AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NAME/TITLE BRAD FROST, Mayor  
AMERICAN FORK CITY

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH S.S.  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME  
BRAD FROST, MAYOR  
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION  
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY,  
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

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 \_\_\_\_\_

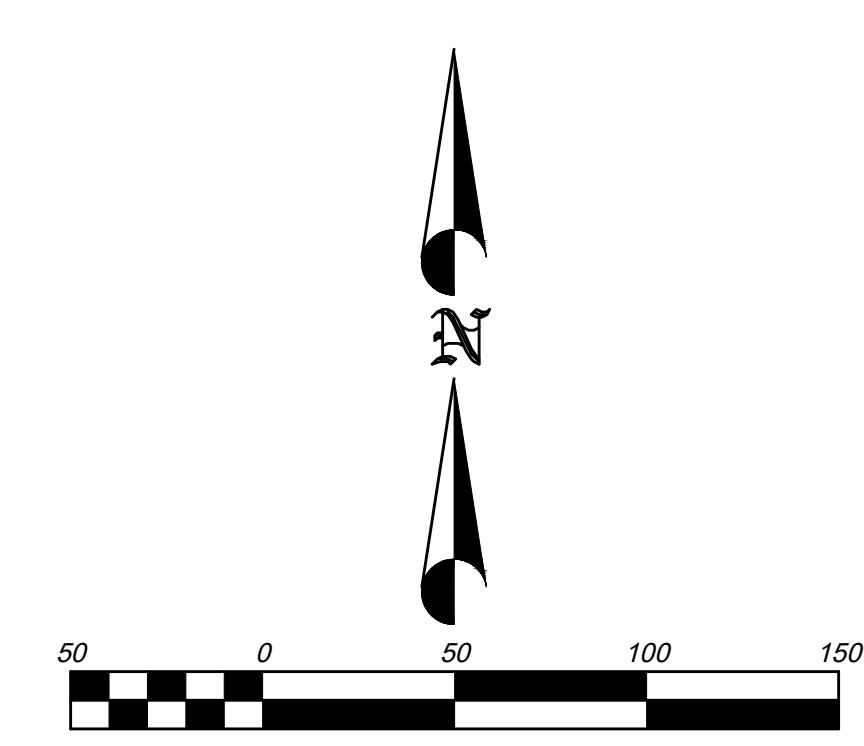
PUBLIC WORKS DIRECTOR \_\_\_\_\_

FIRE CHIEF \_\_\_\_\_

## AF CROSSINGS PLAT "A-1"

A RESUBDIVISION OF PARCEL A OF AF CROSSINGS PLAT "A"  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH  
SCALE: 1" = 50' FEET

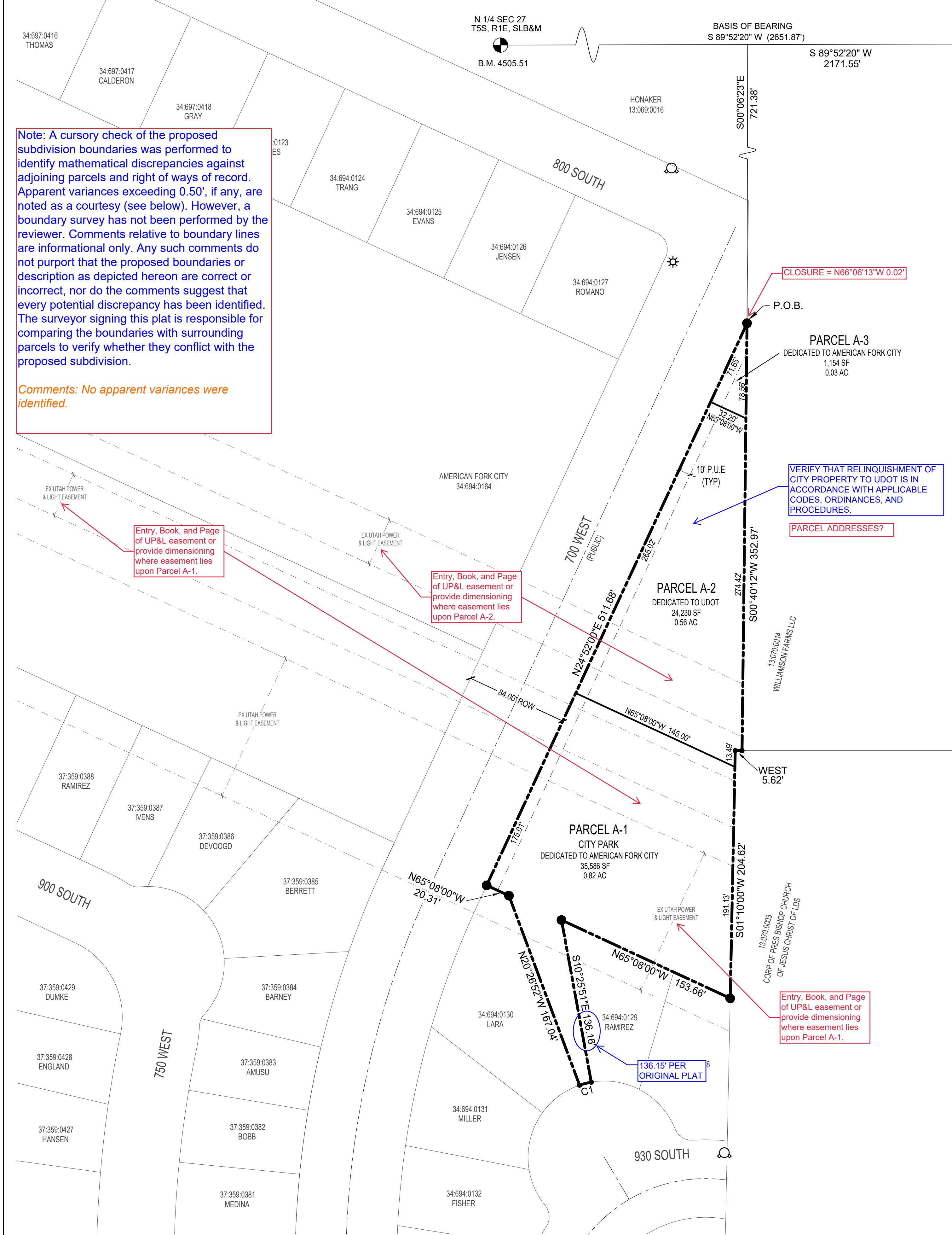
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
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## AF CROSSINGS

### PLAT "A-1"

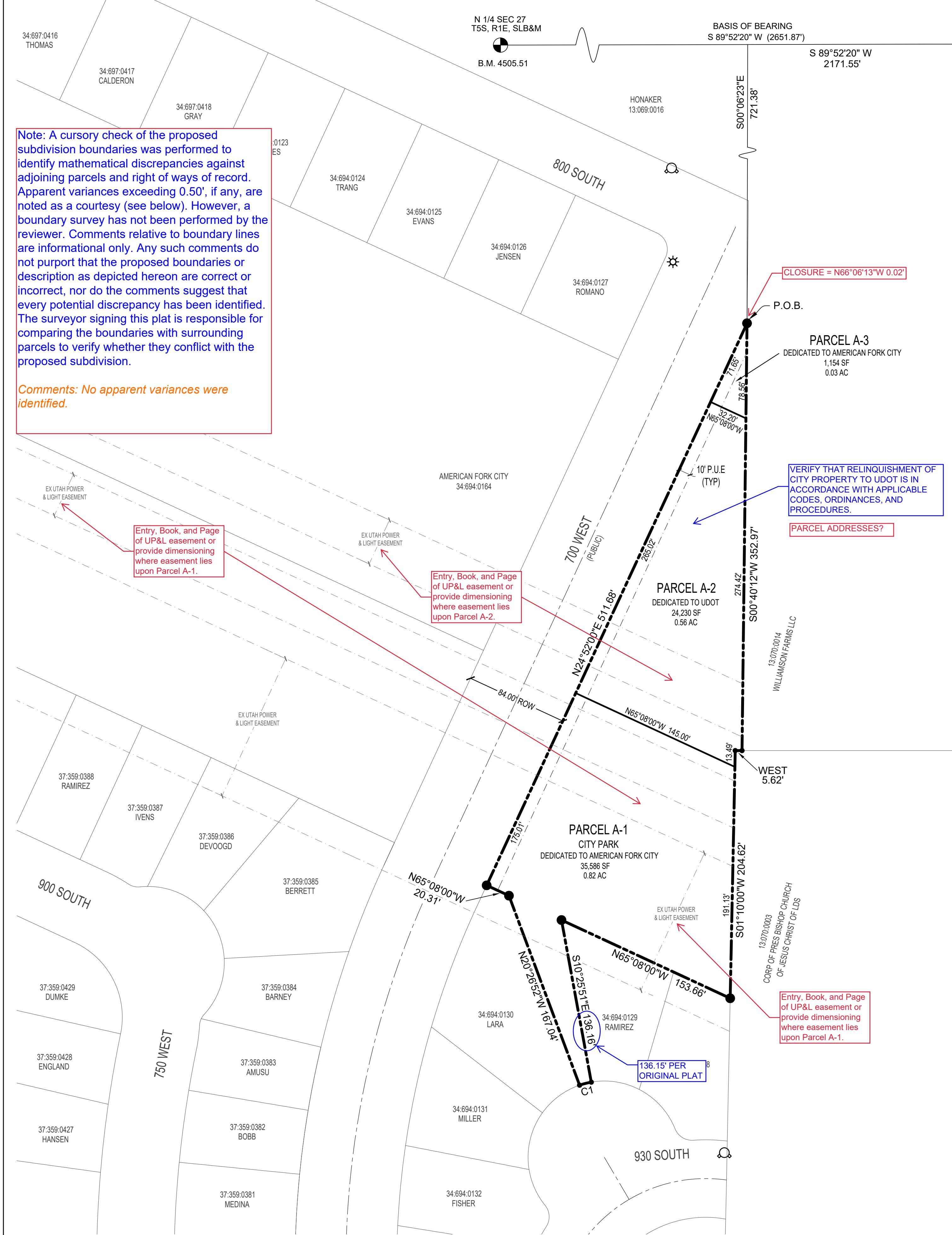
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TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
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AMERICAN FORK CITY, UTAH COUNTY, UTAH



## AF CROSSINGS

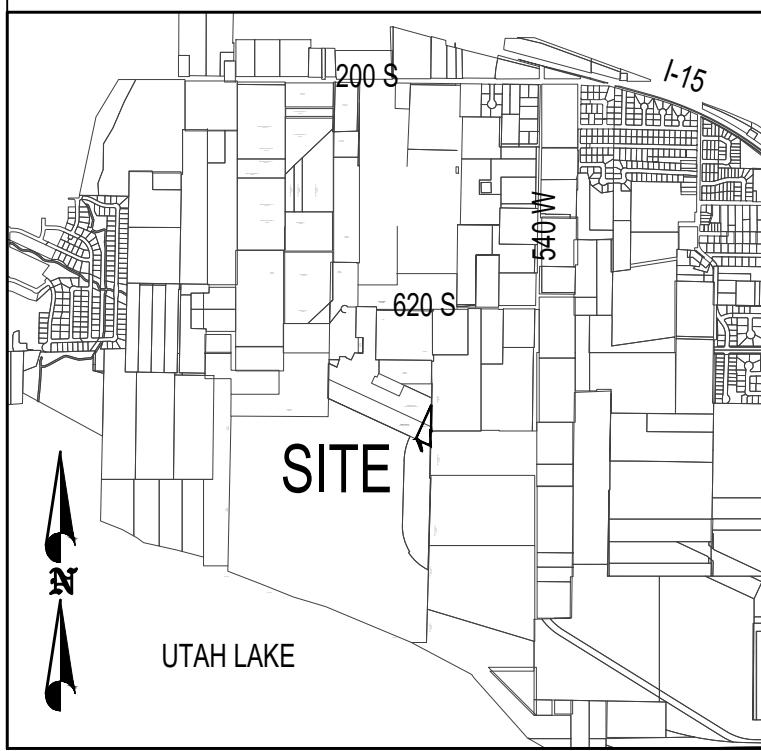
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LOCATED IN THE NORTHEAST QUARTER OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



## VICINITY SKETCH

scale 1:1/2 MILE



## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 266882-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND SUBDIVIDED, 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 17-23-17, 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 54-8-2, 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

PARCEL A OF AF CROSSING PLAT "A" ALSO DESCRIBED AS

BEGINNING AT A POINT AT THE NORTH END OF SAID PARCEL "A", SAID POINT ALSO LOCATED S89°52'20" W 2171.55 FEET AND S00°06'23"E 721.38 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°40'12" WEST 352.97 FEET; THENCE WEST 5.62 FEET; THENCE NORTH 65°08'00" WEST 151.68 FEET; THENCE SOUTH 10°25'51" EAST 136.16 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.01 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°08'15" AND LONG CHORD BEARS S75°35'31" W 10.00 FEET); THENCE NORTH 20°26'52" WEST 167.04 FEET; THENCE NORTH 65°08'00" WEST 20.31 FEET; THENCE NORTH 24°32'00" EAST 511.68 FEET TO THE POINT OF BEGINNING.

AREA = 60,969 SF OR 1.40 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE 90TH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE 90TH CORNER OF SAID SECTION 27 (NAD 27)

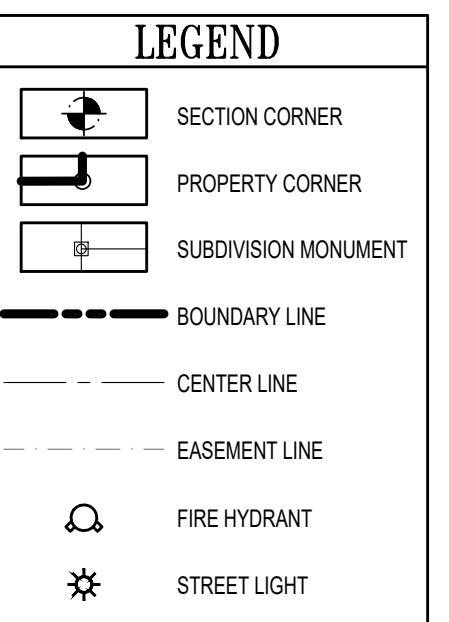
NUMBER OF PARCELS: 3

NORTH \_\_\_\_\_ 27  
NORTHEAST \_\_\_\_\_ 27  
BASE \_\_\_\_\_

TABULATIONS	
DEVELOPMENT AREA	1.40 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

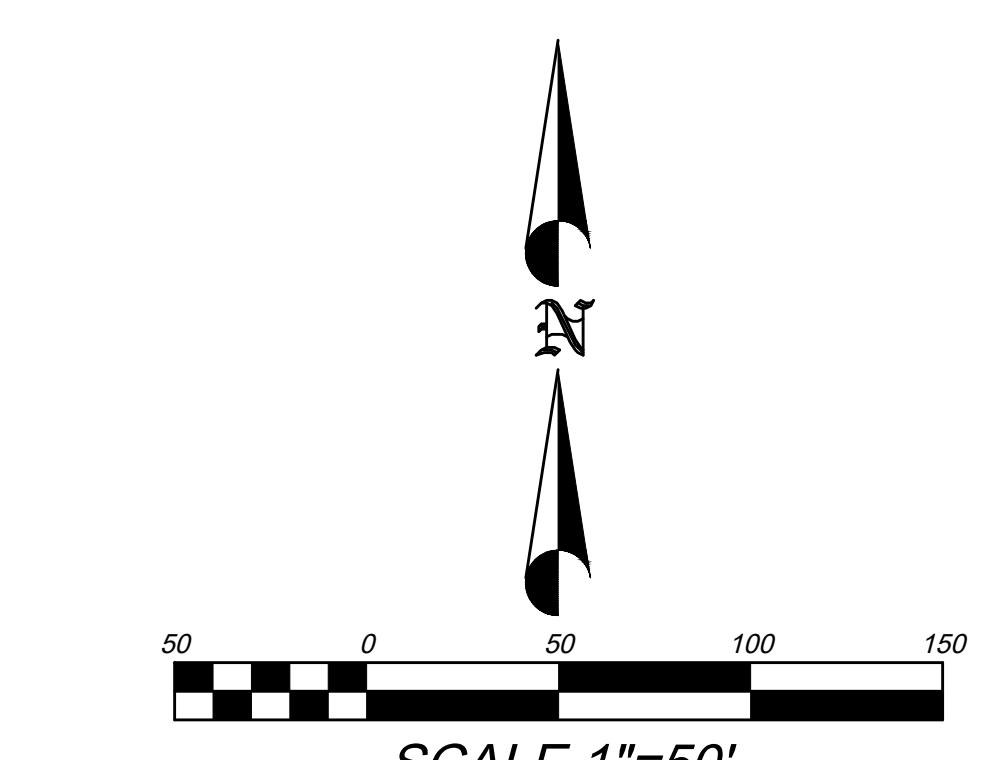
## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	63.00	10.01	09°08'15"	10.00	S75°35'31" W



NOTES:

1. 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.
2. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION FOR WATER TABLE AND COMPLIANCE WITH SITE GEOTECHNICAL REPORT AT THE TIME OF BUILDING PERMIT.
3. ALL CONSTRUCTION TO CONFORM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).



## 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 AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NAME/TITLE: BRAD FROST, Mayor  
AMERICAN FORK CITY  
ATTEST: CITY CLERK / RECORDER

STATE OF UTAH \_\_\_\_\_ S.S.  
COUNTY OF UTAH \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME  
BRAD FROST, MAYOR  
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION  
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY,  
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

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 \_\_\_\_\_

## AF CROSSINGS

### PLAT "A-1"

A RESUBDIVISION OF PARCEL A OF AF CROSSINGS PLAT "A"  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY CLERK / RECORDER	COUNTY RECORDER
SEWER & WATER AUTHORITY APPROVAL		
APPROVED THIS _____ DAY OF _____ A.D. 20_____, BY THE WATER AUTHORITY.		
SEWER & WATER AUTHORITY		

### Agenda Topic

Review and action on an application for an Amended Final Plat, known as AF Crossings Plat A-2, located at approximately 800 W 850 S, American Fork City. The Amended Final Plat will be for approximately 12.04 acres and will be in the Planned Residential (PR-3.0) Zone.

BACKGROUND INFORMATION		
Location:	800 W 850 S	
Project Type:	Amended Final Plat	
Applicants:	City	
Existing Land Use:	Residential Very-Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Very-Low Density
	South	Residential Very-Low Density
	East	Residential Very-Low Density
	West	Residential Very-Low Density
Existing Zoning:	PF	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	PR-3.0
	South	PR-3.0
	East	Unincorporated Territory
	West	Unincorporated Territory

### Background

Staff has initiated an Amended Final Plat Application, titled AF Crossings Plat A-2, to subdivide the property located approximately 800 W 850 S. The property that is being subdivided is owned entirely by American Fork City. With the subdivision, one parcel will continue to be owned by American Fork City, and the other parcel will be owned by UDOT to allow future projects throughout the City.

### **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 remaining DRC comments.

### **Findings of Fact**

1. The Amended Final Plat MEETS the requirements of Section 17.8.216 and Section 17.8.217
2. The Amended Final Plat MEETS Utah Code Section 10-9a-608. Subdivision amendments.

### **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).

### **Staff Recommendation**

The Amended Final Plat MEETS the requirements of Section 10-9a-608. Subdivision amendments. 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 800 W 850 S, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, subject to any conditions found in the staff report.

### **Denial**

I move to deny the proposed Amended Final Plat, located at approximately 800 W 850 S, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone.

### **Table**

I move to table action for the proposed Amended Final Plat, located at approximately 800 W 850 S, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, and instruct staff/developer to.....

[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.

## Next Step

Revise and Resubmit based off  
comments made from staff

### AF CROSSINGS

#### PLAT "A-2"

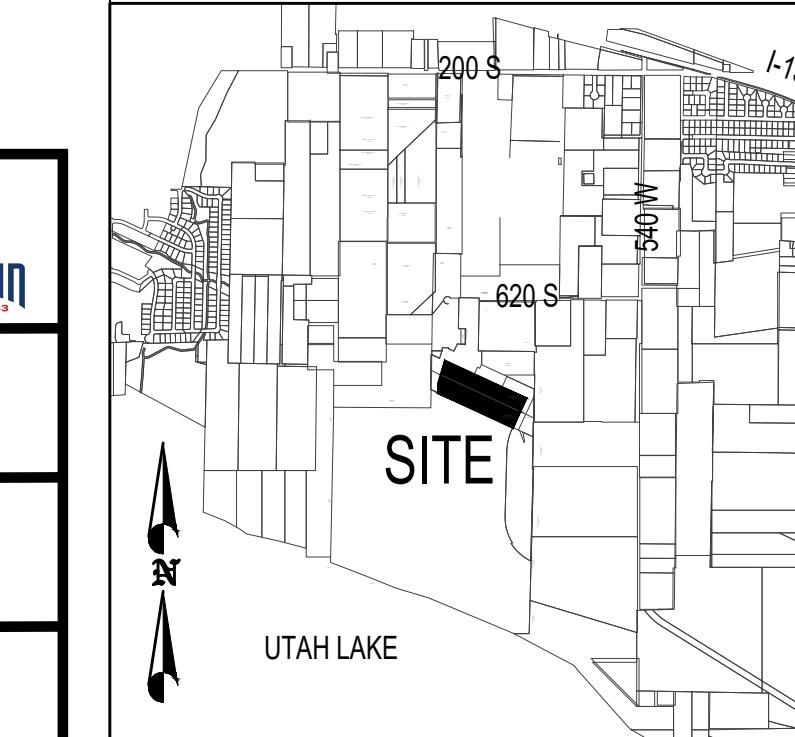
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TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

American Fork City Development Review	
Sewer/Storm Drain Division Reviewed ahardy 08/19/2025	Water/PW Division Reviewed jbrems 08/20/2025
Planning and Zoning Reviewed copperman 08/20/2025	
Public Infrastructure Reviewed dhoward 08/21/2025	
	Streets Division Reviewed ehyde 08/25/2025

See comments

### VICINITY SKETCH

scale 1:1/2 MILE



### SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 268862-2201. 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 17-23-17, 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 54-8-2, 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

PARCEL B OF AF CROSSING PLAT "A" ALSO DESCRIBED AS

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID PARCEL "B", SAID POINT ALSO LOCATED S89°52'20" W 2277.96 FEET AND S00°06'23"E 750.85 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 24°52'00" WEST 440.01 FEET; THENCE NORTH 65°08'00" WEST 1193.53 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 433.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.59 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°12'08" AND LONG CHORD BEARS N03°16'11"E 203.65 FEET); THENCE NORTH 16°32'17" EAST 253.12 FEET; THENCE SOUTH 63°08'00" EAST 1229.69 FEET TO THE POINT OF BEGINNING.

AREA = 524.552 SF OR 12.04 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

NUMBER OF PARCELS: 2

TABULATIONS	
DEVELOPMENT AREA	12.04 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	CA
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

PF Zoning

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

#### NOTES:

1. 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.
2. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION FOR WATER TABLE AND COMPLIANCE WITH SITE GEOTECHNICAL REPORT AT THE TIME OF BUILDING PERMIT.
3. ALL CONSTRUCTION TO CONFORM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).

### 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 AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NAME/TITLE BRAD FROST, Mayor  
AMERICAN FORK CITY

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH S.S.  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_. A.D. \_\_\_\_\_. PERSONALLY APPEARED BEFORE ME  
BRAD FROST, MAYOR  
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION  
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY,  
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

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

### AF CROSSINGS PLAT "A-2"

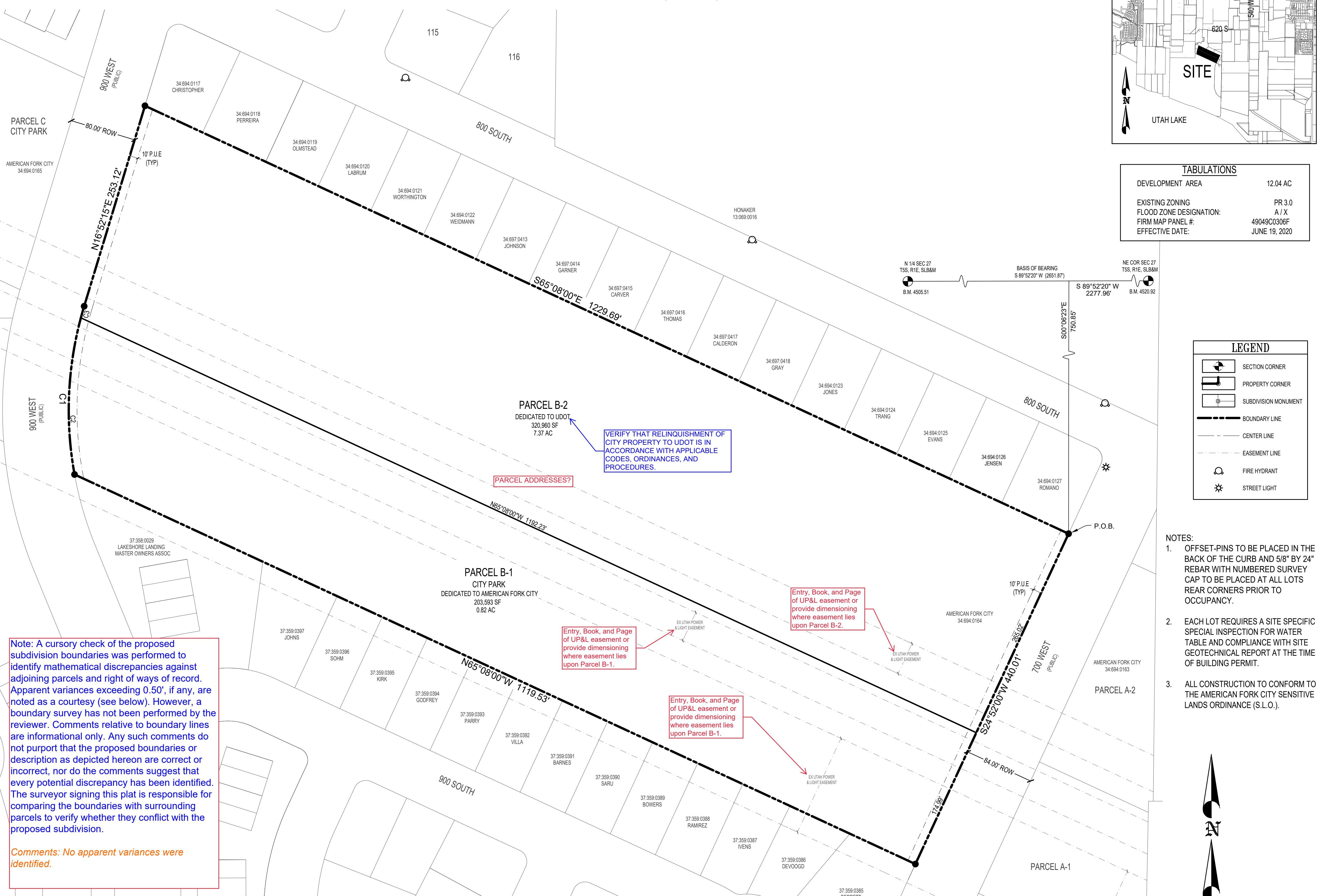
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AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE 1"=60 FEET

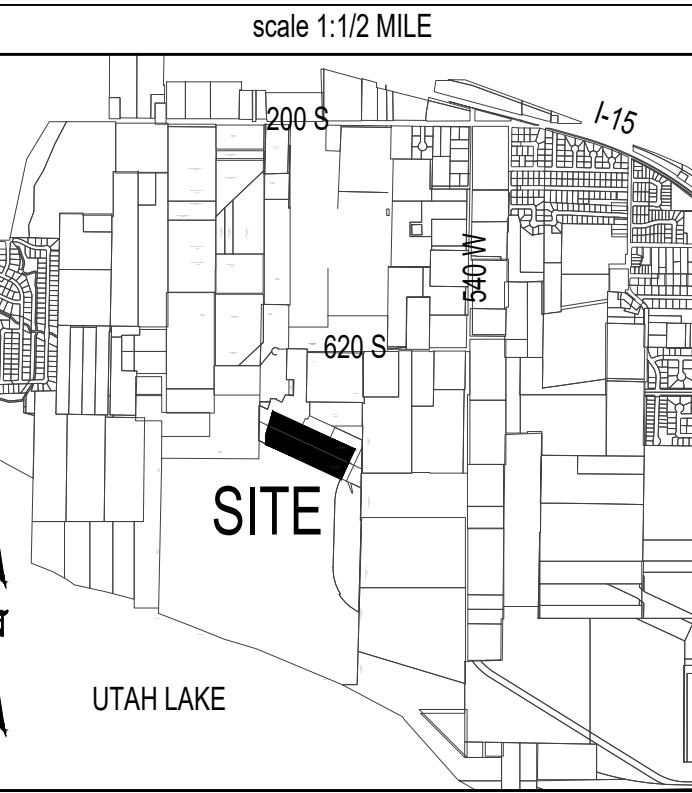
## AF CROSSINGS

### PLAT "A-2"

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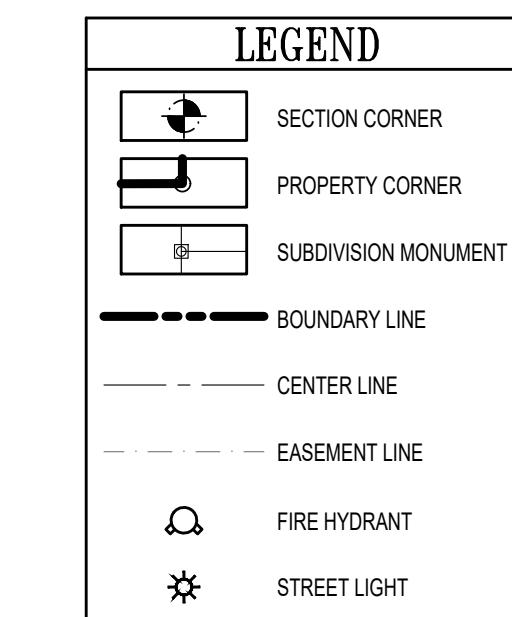


### VICINITY SKETCH



### TABULATIONS

DEVELOPMENT AREA	12.04 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020



### SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 268882-2201. 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 17-23-17, 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 54-8-2, 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

PARCEL B OF AF CROSSING PLAT "A" ALSO DESCRIBED AS  
BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID PARCEL "B", SAID POINT ALSO LOCATED S89°52'20"W 2277.96 FEET AND S00°06'23"E 750.85 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 24°52'00" WEST 440.01 FEET; THENCE NORTH 65°08'00" WEST 1119.53 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 433.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.59 FEET (CURVE HAVING A CENTRAL ANGLE OF 27°12'08" AND LONG CHORD BEARS N03°16'11"E 203.65 FEET); THENCE NORTH 16°52'15" EAST 253.12 FEET; THENCE SOUTH 63°08'00" EAST 1229.69 FEET TO THE POINT OF BEGINNING.

AREA = 524.552 SF OR 12.04 ACRES

NORTH 27  
BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 27 (NAD 27)

NORTH 27  
NORtheast 27

NUMBER OF PARCELS: 2

BASE BASE

DEVELOPMENT AREA NORTH 27

EXISTING ZONING NORTH 27

FLOOD ZONE DESIGNATION: NORTH 27

FIRM MAP PANEL #: NORTH 27

EFFECTIVE DATE: NORTH 27

JUNE 19, 2020

### 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 AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NAME/TITLE BRAD FROST, Mayor  
AMERICAN FORK CITY  
ATTEST: CITY CLERK / RECORDER

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME  
BRAD FROST, MAYOR  
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION  
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY,  
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS.

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

### AF CROSSINGS PLAT "A-2"

A RESUBDIVISION OF PARCEL B OF AF CROSSINGS PLAT "A"  
LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE 1"=60 FEET

SURVEYOR'S SEAL	CITY CLERK / RECORDER	COUNTY RECORDER
-----------------	-----------------------	-----------------

**EN SIGN**  
THE STANDARD IN ENGINEERING

**BERG**  
CIVIL ENGINEERING  
11038 N Highland Blvd Suite 400  
Highland, UT 84003  
Phone: (801) 492-1277  
cell: (801) 616-1677

SCALE 1"=60'

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_,  
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

### Agenda Topic

Review and action on an application for an Amended Final Plat, known as AF Crossings Plat A-3, located at approximately 850 S 900 W, American Fork City. The Amended Final Plat will be for approximately 0.60 acres and will be in the Planned Residential (PR-3.0) Zone.

BACKGROUND INFORMATION		
Location:	850 S 900 W	
Project Type:	Amended Final Plat	
Applicants:	City	
Existing Land Use:	Residential Very-Low Density	
Proposed Land Use:	N/A	
Surrounding Land Use:	North	Residential Very-Low Density
	South	Residential Very-Low Density
	East	Residential Very-Low Density
	West	Residential Very-Low Density
Existing Zoning:	PF	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	PR-3.0
	South	PR-3.0
	East	Unincorporated Territory
	West	Unincorporated Territory

### Background

Staff has initiated an Amended Final Plat Application, titled AF Crossings Plat A-3, to subdivide the property located approximately 850 South 900 W. The property that is being subdivided is owned entirely by American Fork City. With the subdivision, one parcel will continue to be owned by American Fork City, and the other parcel will be owned by UDOT to allow future projects throughout the City.

### **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.

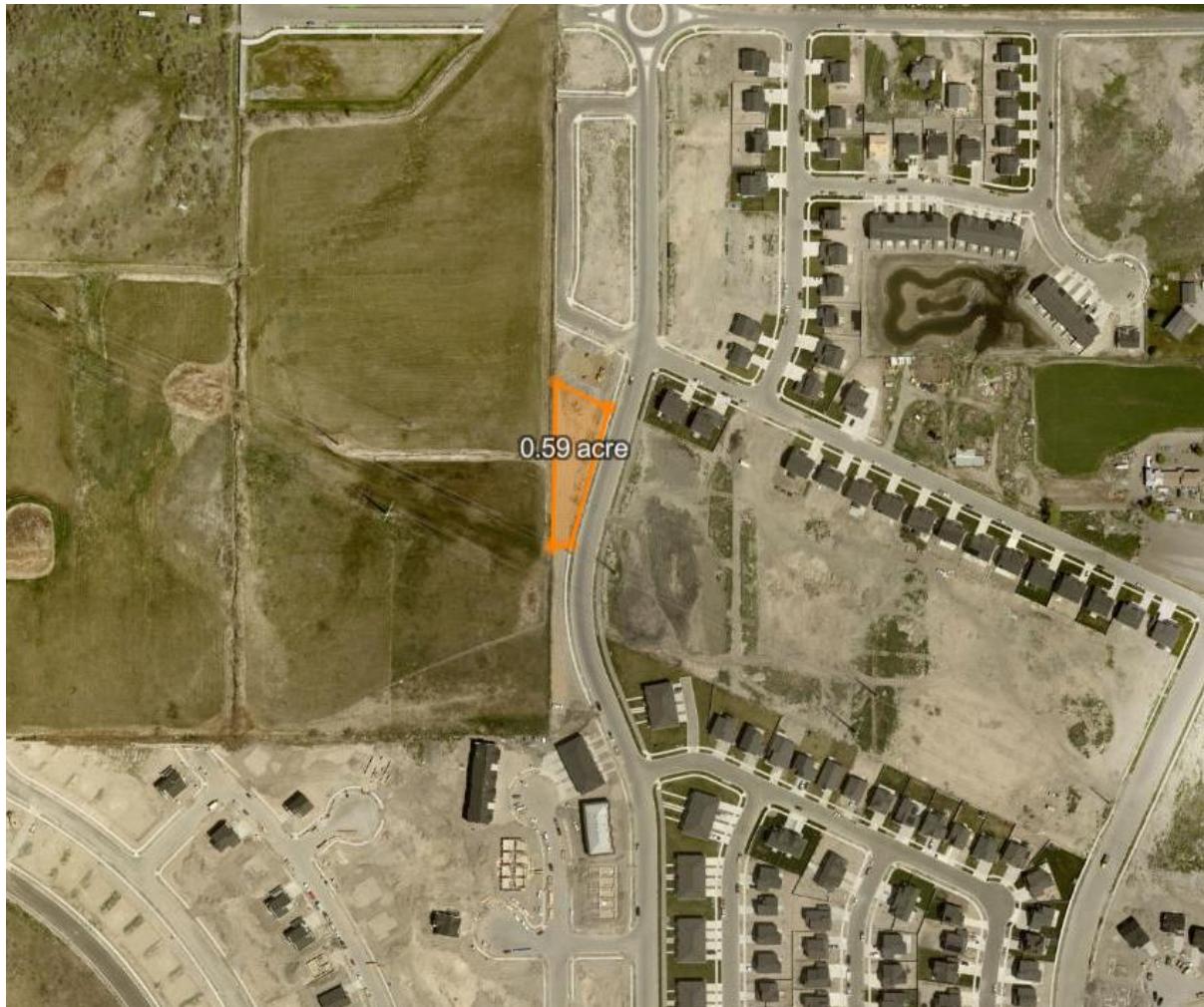
### **Project Conditions of Approval**

1. Address all remaining DRC comments.

### **Findings of Fact**

1. The Amended Final Plat MEETS the requirements of Section 17.8.216 and Section 17.8.217
2. The Amended Final Plat MEETS Utah Code Section 10-9a-608. Subdivision amendments.

### **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).

### Staff Recommendation

The Amended Final Plat MEETS the requirements of Section 10-9a-608. Subdivision amendments. 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 850 S 900 W, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, subject to any conditions found in the staff report.

**Denial**

I move to deny the proposed Amended Final Plat, located at approximately 850 S 900 W, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone.

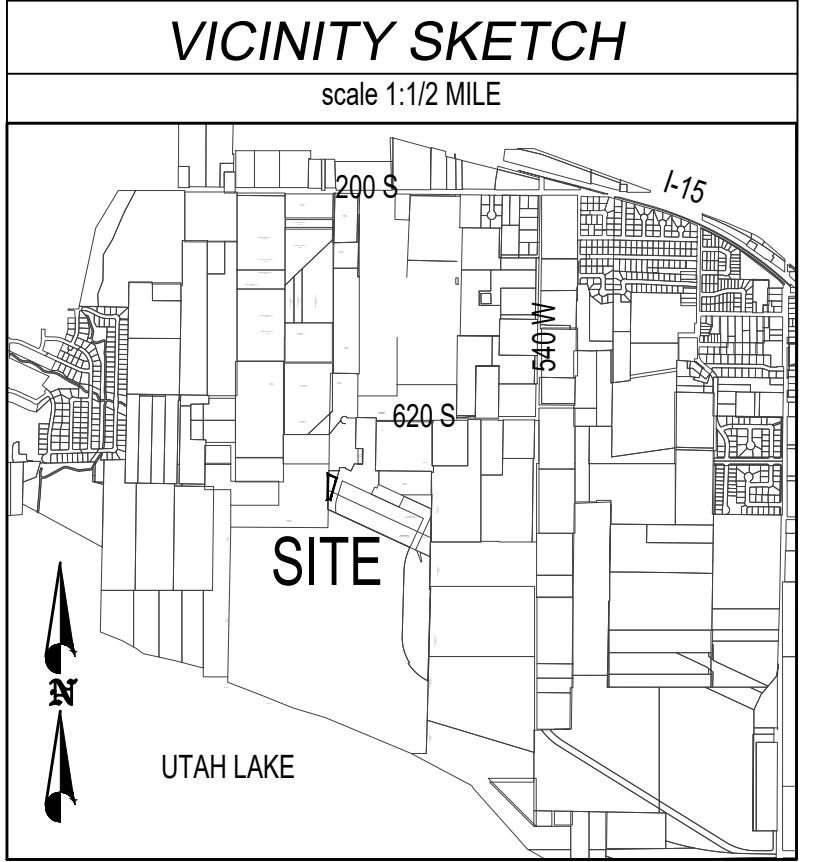
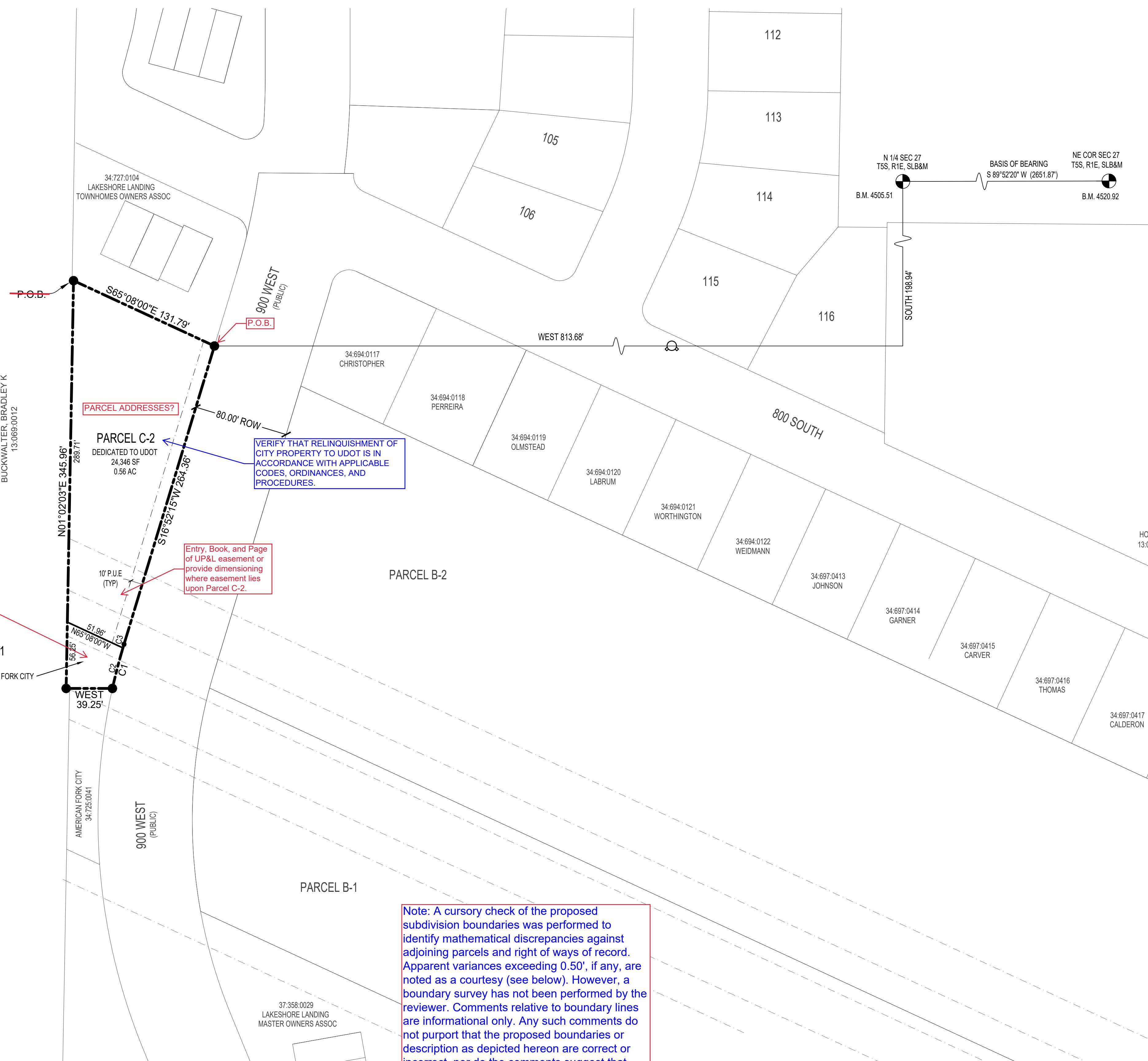
**Table**

I move to table action for the proposed Amended Final Plat, located at approximately 850 S 900 W, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone, and instruct staff/developer to.....

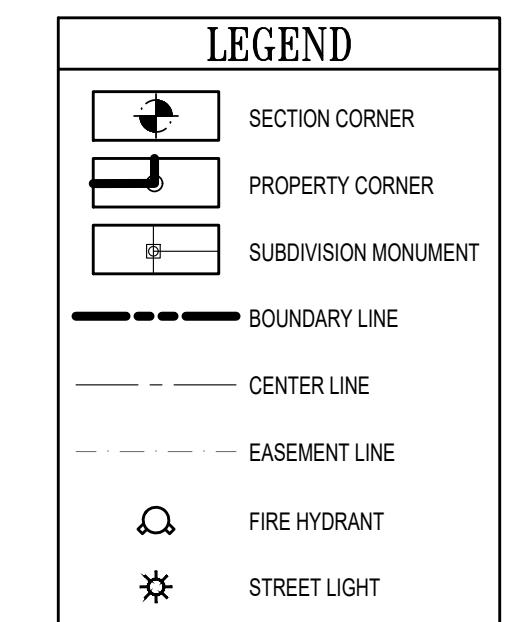


# AF CROSSINGS PLAT "A-3"

A RESUBDIVISION OF PARCEL C OF AF CROSSINGS PLAT "A" & PARCEL 2 OF AF PD SOUTH PLAT "A"  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN.  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



TABULATIONS	
DEVELOPMENT AREA	0.60 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020



## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 268862-2201. 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 THE LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-1, 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 54-8-2, 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

PARCEL C OF AF CROSSING PLAT "A" AND PARCEL 2 OF AF PD SOUTH PLAT "A", ALSO DESCRIBED AS:  
BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID PARCEL "C"; SAID POINT ALSO LOCATED SOUTH 198.94 FEET AND WEST 813.68 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.  
THENCE SOUTH 16°52'15" WEST 284.36 FEET; THENCE ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 04°19'55" AND LONG CHORD BEARS S14°42'18" 38.78 FEET); THENCE WEST 39.25 FEET; THENCE NORTH 01°20'02" EAST 345.96 FEET; THENCE SOUTH 65°08'00" EAST 131.79 FEET TO THE POINT OF BEGINNING.

AREA = 26.350 SF OR 0.60 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NUMBER OF PARCELS: 2

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