

NOTICE OF PUBLIC HEARING

Notice is hereby given that the American Fork City Council will hold a public hearing in conjunction with a regular session on Tuesday, May 25, 2021, at 7:00 p.m. at the American Fork City Hall, 31 N. Church Street. The City Council will receive public comment regarding the following items:

- A proposed vacation of a portion of a right-of-way located along 900 West from 350 South to approximately 620 South due to the reduction of right-of-way width requirements. The right-of-way width will be reduced by ten feet, with five feet being vacated equally distanced from the centerline of the road.
- A proposed vacation of a portion of the public utility easement at 714 North 700 West Circle, Lot 14 of Mitchell Springs subdivision. The portion of the easement to be vacated is the west five (5) feet of the east ten (10) foot public utility easement.

Copies of the proposed vacation is available at the City Administrative Offices, 51 E. Main Street. All interested persons are invited to attend and make comment.

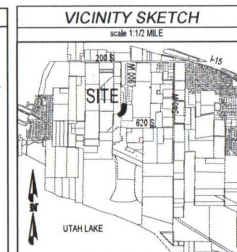
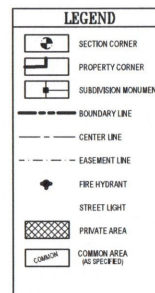
Posted this 13 day of May 2021.



Terilyn Lurker, City Recorder

ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 3A-1	513 SOUTH 900 WEST
LOT 3A-2	516 SOUTH 900 WEST
LOT 3A-3	514 SOUTH 900 WEST
LOT 3A-4	512 SOUTH 900 WEST
LOT 3A-5	508 SOUTH 900 WEST
LOT 3A-6	506 SOUTH 900 WEST
LOT 3B-7	502 SOUTH 900 WEST
LOT 3B-8	498 SOUTH 900 WEST
LOT 3B-9	494 SOUTH 900 WEST
LOT 3B-10	492 SOUTH 900 WEST
LOT 3B-11	488 SOUTH 900 WEST
LOT 3B-12	482 SOUTH 900 WEST



<u>TABULATIONS</u>	
DEVELOPMENT AREA	1.11 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOO
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CONVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT THIS IS A RECORD AS ACCORDING TO TITLE 16, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LICENSED ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____.

FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRAC OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW HAVE SUBMITTED SAID TRAC OF LAND INTO LOTS, STREETS AND EASEMENTS HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 16-2-1(1), UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL REQUIREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN. FURTHER CERTIFY THAT I HAVE BEEN ADVISED THAT THE TRAC AND EASEMENTS SHOWN ON THIS PLAN ARE AS DESCRIBED IN SECTION 16-2-1(1), UTAH CODE ANNOTATED, 1953 AS AMENDED, AND THAT THE OTHER UTILITY FACILITIES, IF ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BEGINNING AT A POINT WHICH IS NORTH 1247.17 FEET AND WEST 447.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 57°57'00" WEST 101.21 FEET; THENCE NORTH 30°25'30" WEST 70.21 FEET; THENCE SOUTH 89°15'00" EAST 67.23 FEET; THENCE NORTH 02°32'00" EAST 86.34 FEET; THENCE SOUTH 89°00'30" EAST 91.24 FEET; THENCE NORTH 07°30'00" EAST 15.61 FEET; THENCE NORTH 12°45'00" EAST 135.61 FEET; THENCE NORTH 00°21'30" EAST 158.46 FEET; THENCE SOUTH 30°13'00" EAST 98.32 FEET; THENCE SOUTH 04°04'00" WEST 144.60 FEET; THENCE ALONG THE APC OF A 135.51 FOOT PARABOLIC CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°10'58" AND A LONG CHORD BEARING 52°01'30" W 111.11 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 49,115 SQUARE FEET IN AREA OR 1.13 ACRES

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE N40°27'BEARING OF N 89°52.00"E ALONG THE SECTION LINE FROM THE SOUTH-QUARTER CORNER OF SECTION 20 TOWARD S 89°52.00"E RANGE 1 EAST TO THE SOUTHEAST CORNER OF SMO SECTION 22.)

NUMBER OF LOTS 12

12

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. PURSUANT TO UTAH CODE §18-604(1)(b) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE HOME OWNER ASSOCIATION WITH A MAJORITY ADDRESS OF

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

THE CITY COUNCIL 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. _____

NAME _____ CITY COUNCIL MEMBER _____
 _____ CITY COUNCIL MEMBER _____
 _____ CITY COUNCIL MEMBER _____
 _____ CITY COUNCIL MEMBER _____
 APPROVED _____ ATTEST _____
 CITY ENGINEER _____ CLERK-RECORDER _____

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

PLANNER _____ CHAIRMAN, PLANNING COMMISSION _____

ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22

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

SEWER & WATER AUTHORITY

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF MEASURABLE LITER FOR TO BE USE

AND LOCATE THE BURIED FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS CORRIDOR AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES ON THE COARS.

3. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5.0' BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND

5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

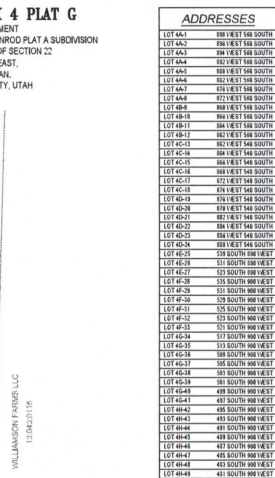
RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF

LAKE-SHORE LAND OR FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT, THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS
IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THEREON, IN FAVOR OF MIDLAND COUNTY.

A TRANSIT-ORIENTED DEVELOPMENT
 ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH



1. IF IT IS HEREBY STATED, UNDESIGNED, AND DECKED THAT THIS UNIT HAS A CROSS-SECTION THROUGH THE EXTERIOR WALLS, INTERIOR WALL, ALL COMMONWEALTH WALLS, AND INCLUDES THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN AN ADJACENT BUILDING. IF THE ADJACENT BUILDING IS NOT IDENTIFIED, THE ADJACENT BUILDING MUST BE COMPLETED BEFORE THE FIRST OCCUPANCY. THE EASEMENT SHALL BE LOCATED WHERE THERE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION OR PLACEMENT OF A UTILITIES LINE NOT IN PLACE WITHIN CONTAINING WITHIN THE THRESHOLD. THERE SHALL BE NO VIOLATION OF ANY APPLICABLE CODES OR REGULATIONS. THE EASEMENT SHALL BE LOCATED WITHIN THE THRESHOLD. RECONSTRUCTION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREA DESCRIBED ON THE PLAN. THESE PLANS SHALL NOT CONTAIN ANY OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR ON THE CCATS.
3. OFFSETS TO GO TO THE BACK OF THE CURB AND 6" BY 8" REAR VIEW NUMBERED DRIVEWAYS CAN BE PLACED AT ALL LOCATIONS REAR CORNERS PRIOR TO OCCUPANCY.
4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY NEW OR EXISTING (CHANGED PLAN OR INSTALLED) 2" FIRE HYDRANTS ARE INSTALLED. APPROVED BY THE FIRE MARSHAL AND CARRIAGE VIEW CHAIRMAN.
5. LOWEST FLOOR OR ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL (HIGHEST QUARTER OF SPRING SEASON).

THE OWNER, IN RECORDING THIS PLAT (THE "DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (THE "DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

TABULATIONS	
DEVELOPMENT AREA	4.24 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	178.00	66.43	27°31'31"	66.05	M8°50'52"E
C2	335.00	178.28	30°26'48"	178.19	N44°24'46"E
C3	414.58	218.88	33°07'07"	218.82	N62°32'33"E
C4	335.00	28.15	04°48'24"	28.14	N80°52'28"E
C5	335.00	44.50	07°32'24"	44.12	N30°54'25"E
C6	335.00	105.09	16°09'01"	105.05	M48°34'40"E
C7	335.00	39.18	05°07'07"	39.17	N01°14'41"E
C8	414.58	209.09	09°19'13"	208.08	N00°34'35"E
C9	414.58	277.01	09°43'58"	276.00	M44°10'09"E
C10	414.58	277.01	09°43'58"	276.00	N44°10'09"E
C11	414.58	27.22	07°45'43"	27.21	N39°17'55"E
C12	414.58	27.20	07°45'46"	27.20	N33°15'10"E
C13	414.58	23.51	07°15'06"	23.51	N01°38'06"E
C14	414.58	22.44	07°14'44"	22.44	N01°38'06"E
C15	414.58	24.45	07°22'49"	24.45	N07°49'40"E
C16	414.58	24.20	07°30'41"	24.21	N44°53'12"E
C17	414.58	27.08	07°30'41"	27.08	N01°13'20"E
C18	414.58	27.01	07°30'24"	27.01	N18°29'05"E
C19	414.58	22.01	07'03'22"	22.01	N15°29'05"E
C20	414.58	22.07	07'03'01"	22.07	N22°24'46"E
C21	414.58	22.19	07'03'01"	22.19	N00°10'05"E
C22	414.58	24.43	07°22'25"	24.42	N60°05'15"E
C23	414.58	5.96	06°49'27"	5.96	N45°43'05"E
C24	414.58	11.91	06°49'27"	11.91	N02°11'05"E
C25	414.58	15.87	8°00'52"	21.22	N45°43'05"E
C26	150.00	25.88	84°18'26"	21.99	S07°17'09"E
C27	150.00	15.88	53°38'54"	7.59	S07°17'09"E
C28	150.00	15.88	53°38'54"	7.59	S12°12'47"E
C29	18.00	10.04	33°52'45"	10.49	S73°53'25"E
C30	18.00	11.11	33°52'38"	10.94	N1°12'31"W
C31	18.00	24.34	33°52'38"	24.34	S12°15'07"E
C32	50.00	13.87	15°00'37"	13.83	N81°09'21"E
C33	50.00	13.87	17°38'32"	13.31	M64°20'47"W
C34	4.00	8.46	83°17'14"	3.33	S93°36'33"E
C35	23.00	23.94	89°01'01"	11.32	S90°04'11"E
C36	600.00	10.49	09°49'48"	8.59	S98°38'33"E
C37	600.00	3.10	00°17'44"	3.10	S99°38'33"E
C38	600.00	6.00	00°17'44"	6.00	M84°21'07"E
C39	572.00	8.28	09°49'48"	8.28	S98°38'33"E
C40	100.00	4.33	27°07'51"	46.89	N58°31'17"E
C41	100.00	4.33	27°07'58"	30.37	M67°40'47"E
C42	100.00	16.85	09°05'56"	16.85	N00°40'47"E
C43	100.00	9.08	05°12'39"	8.09	N18°24'05"E
C44	100.00	15.46	06°31'29"	15.45	N12°25'05"E
C45	100.00	15.46	06°31'29"	15.45	S01°16'45"E

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF
RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: _____



I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE IN ACCORDANCE WITH TITLE SE. CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYS LICENSING ACT, UTAH CODE ANNOTATED, 1963 AS AMENDED. CERTIFICATE NO. _____.

FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW HERE, SHOWN AND SAGD THAT TRACTS LINDO INTO LOTS, STREET AND EGRESS ARE COMPLETED A SURVEY OF DESCRIBED TRACT OF LAND IN ACCORDANCE WITH SECTION 17-1-7, UTAH CODE ANNOTATED, 1963 AS AMENDED. ALL PLACEMENTS AND HAVING BEEN PLACED MANIFESTLY AS REPRESENTED ON THE PLAN. I HEREBY CERTIFY EVERY EXISTING RIGHT-AWAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 10-2-2, UTAH CODE ANNOTATED, 1963 AS AMENDED; AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

(SEE SEAL BELOW)

BEGINNING AT A POINT WHICH IS NORTH 949.78 FEET AND WEST 32.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 11°14' WEST 28.63 FEET; THENCE SOUTH 83°04' WEST 101.11 FEET; THENCE SOUTH 41°07' WEST 43.91 FEET; THENCE ALONG THE ARC OF A 113.50' RADIUS CURVE TO THE NORTHEAST A DISTANCE OF 184.61 FEET (CURVE HAVING A CENTRAL ANGLE 135°35'11" AND A LONG CHORD BEING 190.92'10"18" FEET); THENCE NORTH 32°52' WEST 48.14 FEET; THENCE ALONG THE ARC OF A 33.50' RADIUS CURVE TO THE POINT A DISTANCE OF 178.02 FEET (CURVE HAVING A CENTRAL ANGLE 109°48' AND A LONG CHORD BEING 181.16'15" FEET); THENCE NORTH 75°08' EAST 108.16 FEET; THENCE ALONG THE ARC OF A 14.50' RADIUS CURVE TO THE POINT A DISTANCE OF 10.11 FEET (CURVE HAVING A CENTRAL ANGLE 100°00' AND A LONG CHORD BEING 10.00'00"00" FEET); THENCE NORTH 89°00' EAST 14.51 FEET; THENCE SOUTH 60°10' EAST 128.16 FEET; THENCE SOUTH 60°10' EAST 28.38 FEET; THENCE SOUTH 10°14' WEST 28.64 FEET; THENCE SOUTH 40°17' WEST 42.71 FEET; THENCE SOUTH 40°17' WEST 8.01 FEET; THENCE SOUTH 10°14' WEST 28.64 FEET; THENCE SOUTH 40°17' EAST 54.86 FEET; THENCE SOUTH 89°00' EAST 14.51 FEET; THENCE SOUTH 60°10' WEST 140.12 FEET TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE TRUE BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH-WEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	49
NUMBER OF PARCELS	1

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. PURSUANT TO UTAH CODE 18-10-404(1)(a) THE OWNER HEREBY CONVEYS THE COMMON AREAS INDICATED HEREON, TO THE HOME OWNER ASSOCIATION (WITH AN ADDRESS OF

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

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

THE CITY COUNCIL 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.

NAME _____ NATOR _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER

17 Affidavit of City Council Member _____ CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE
AMERICAN FORK CITY PLANNING COMMISSION

PLANNER	CHAIRMAN, PLANNING COMMISSION
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A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22

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

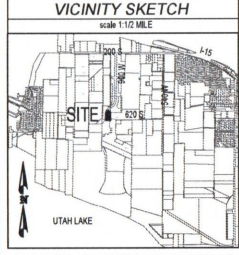
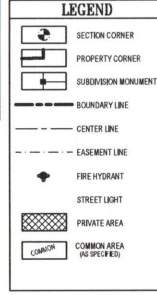
SCALE: 1" = 50' FEET

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LAKESHORE LANDING BLOCK 6 PLAT J
A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 6A1	838 WEST 620 SOUTH
LOT 6A2	884 WEST 620 SOUTH
LOT 6A3	884 WEST 620 SOUTH
LOT 6A4	413 SOUTH 560 WEST
LOT 6A5	487 SOUTH 560 WEST
LOT 6A6	487 SOUTH 560 WEST
LOT 6A7	585 SOUTH 560 WEST
LOT 6A8	585 SOUTH 560 WEST
LOT 6A9	585 SOUTH 560 WEST
LOT 6A10	585 SOUTH 560 WEST
LOT 6A11	585 SOUTH 560 WEST
LOT 6A12	585 SOUTH 560 WEST
LOT 6A13	585 SOUTH 560 WEST
LOT 6A14	585 SOUTH 560 WEST
LOT 6A15	585 SOUTH 560 WEST



TABULATIONS	
DEVELOPMENT AREA	0.98 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE	TOD
FLOOD ZONE DESIGNATION	X
FIRM MAP PANEL #	49517 010 B
EFFECTIVE DATE	JULY 17, 2002

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00	22.75	26°04'11"	22.55	N47°05'28"W
C2	80.00	28.81	18°20'34"	28.69	N59°10'04"W
C3	335.50	161.04	27°30'07"	158.50	N13°45'17"E
C4	179.00	86.43	21°23'01"	86.05	S89°06'35"E
C5	80.00	111.04	70°41'28"	104.13	N53°41'09"W
C6	80.00	12.22	07°49'36"	12.21	N53°08'28"W
C7	80.00	28.34	19°02'37"	28.22	N72°11'48"W
C8	80.00	70.48	44°32'05"	68.69	N40°48'27"W
C9	80.00	27.01	17°11'32"	26.90	N59°44'39"W
C10	80.00	1.81	01°00'00"	1.81	N02°14'02"W
C11	335.50	13.38	02°17'56"	13.38	N01°08'44"E
C12	335.50	22.20	03°47'29"	22.20	N04°11'02"E
C13	335.50	22.05	03°45'36"	22.05	N01°51'47"E
C14	335.50	22.00	03°45'36"	22.00	N11°14'27"E
C15	335.50	22.05	03°45'36"	22.04	N15°29'08"E
C16	335.50	41.19	07°02'02"	41.16	N00°53'07"E
C17	335.50	18.17	02°06'08"	18.16	N02°52'17"E
C18	15.00	26.49	101°10'30"	23.18	N74°59'23"E
C19	178.00	30.91	09°36'39"	30.87	S59°23'31"E
C20	178.00	35.52	11°29'52"	35.46	S70°55'22"E
C21	200.00	33.81	09°17'28"	33.57	S68°58'25"W
C22	200.00	11.46	03°16'34"	11.45	S10°10'15"W
C23	18.00	22.42	11°22'30"	21.00	S38°22'37"W

NOTES

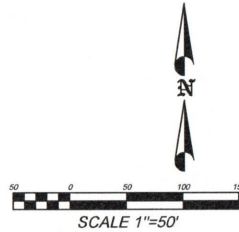
- IF HEREBY STATED, UNDERSTOOD, AND DECLARED THAT ALL LINES HAVE A CROSS-SECTION WITHIN THE EXISTING WALLS, AT THE SPACE, ALL COMMON-AREA WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A COMMON BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THESE SHALL BE NO VACATION OF THE COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL RECONSTRUCTION OF REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A COMMON AREA DESCRIBED HEREIN.
- NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREA LINED OUT ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE CITED WITHIN THE NOTES OR IN THE COUPLES.
- CONTRACTING TO BE PLACED IN THE BACK OF THE CURVE AND 5' BY 24' TREAD WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL A PLUMBING PERMIT IS INSTALLED AND 1) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL, AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 5 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS INTENDED FOR THE USES OF LAKESHORE LANDING FOR BUSINESS, SOCIAL, RECREATIONAL, AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, THE DECLARATION PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DESIGNATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT. ADJACENT FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THIS PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THEREIN, IN FAVOR OF AMERICAN FORK CITY.



REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY #3

SURVEYOR
ENGINEER
ENSIGN
Gerg
SALT LAKE CITY
UTAH
CIVIL ENGINEERING
1000 S. 1000 E. SUITE 400
SALT LAKE CITY, UT 84143
PHONE: 801.255.0000
FAX: 801.255.0000

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

SURVEYOR'S CERTIFICATE

I, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 16, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, AS AN AGENCIES, CERTIFICATE NO. _____, EXPIRATION DATE _____, AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF UTAH. I HAVE SHOWN ON THIS PLAT AND DESCRIBED ALL LINES, MONUMENTS, AND TRACTS OF LAND INTO LOTS, STREETS AND COVENANTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 13-2-1, UTAH CODE ANNOTATED, AND AS AGENCIES, HAVE VERIFIED ALL REQUIREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I HEREBY CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS SHOWN IN SECTION 16-2, UTAH CODE ANNOTATED, HAS BEEN AS AGENCIES, AND FOR OTHER PUBLIC UTILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____

(SEE SIGNATURE)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 43.11 FEET AND WEST 58.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, AND RUNNING:

THENCE WEST 13.38 FEET, THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 12.55 FEET, CURVE HAVING A CENTRAL ANGLE 26°04'11" AND A LONG CHORD BEARING N47°05'28"W 22.55 FEET, THENCE NORTH 19°02'37" EAST 28.69 FEET, THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET, CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARING N59°10'04"W 28.69 FEET, THENCE NORTH 13°45'17" EAST 158.50 FEET, THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET, CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARING N13°45'17"E 158.50 FEET, THENCE SOUTH 89°06'35" WEST 86.05 FEET, THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 111.04 FEET, CURVE HAVING A CENTRAL ANGLE 70°41'28" AND A LONG CHORD BEARING N53°41'09"W 104.13 FEET, THENCE SOUTH 53°08'28" WEST 12.21 FEET, THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 28.22 FEET, CURVE HAVING A CENTRAL ANGLE 19°02'37" AND A LONG CHORD BEARING N72°11'48"W 28.22 FEET, THENCE SOUTH 40°48'27" WEST 68.69 FEET, THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 70.48 FEET, CURVE HAVING A CENTRAL ANGLE 44°32'05" AND A LONG CHORD BEARING N40°48'27"W 68.69 FEET, THENCE NORTH 59°44'39" WEST 26.90 FEET, THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1.81 FEET, CURVE HAVING A CENTRAL ANGLE 01°00'00" AND A LONG CHORD BEARING N02°14'02"W 1.81 FEET, THENCE NORTH 04°11'02" EAST 22.20 FEET, THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.38 FEET, CURVE HAVING A CENTRAL ANGLE 02°17'56" AND A LONG CHORD BEARING N01°08'44"E 13.38 FEET, THENCE NORTH 01°51'47" EAST 22.05 FEET, THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 22.00 FEET, CURVE HAVING A CENTRAL ANGLE 03°45'36" AND A LONG CHORD BEARING N11°14'27"E 22.00 FEET, THENCE NORTH 15°29'08" EAST 22.04 FEET, THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 41.16 FEET, CURVE HAVING A CENTRAL ANGLE 07°02'02" AND A LONG CHORD BEARING N00°53'07"E 41.16 FEET, THENCE NORTH 02°52'17" EAST 18.16 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.18 FEET, CURVE HAVING A CENTRAL ANGLE 101°10'30" AND A LONG CHORD BEARING N74°59'23"E 23.18 FEET, THENCE SOUTH 59°23'31" WEST 30.87 FEET, THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 35.46 FEET, CURVE HAVING A CENTRAL ANGLE 11°29'52" AND A LONG CHORD BEARING S59°23'31"E 35.46 FEET, THENCE SOUTH 70°55'22" WEST 33.57 FEET, THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 11.45 FEET, CURVE HAVING A CENTRAL ANGLE 03°16'34" AND A LONG CHORD BEARING S10°10'15"W 11.45 FEET, THENCE SOUTH 38°22'37" WEST 21.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL, CONTAINS 42,533 SQUARE FEET IN AREA OR 0.98 ACRES.

NOTE: ALL DESCRIPTIONS OF THE ABOVE DESCRIPTION ARE BASED ON THE 1/4 SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHWEST CORNER OF SECTION 22.

NUMBER OF LOTS _____

11

NUMBER OF PARCELS _____

1

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SHOWNED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON OF THE PORTION, USE OF THE PUBLIC. PURSUANT TO UTAH CODE SECTION 16-2-1(4)(b), THE OWNER HEREBY CONVEYS THE COMMON AREAS INDICATED HEREON, TO THE

HOME OWNER ASSOCIATION WITH AN INC. INC. ADDRESS OF _____

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

ACKNOWLEDGMENT

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

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION _____ IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL 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. _____

BY _____ CITY COUNCIL MEMBER
BY _____ CITY COUNCIL MEMBER
BY _____ CITY COUNCIL MEMBER
BY _____ CITY COUNCIL MEMBER
APPROVED _____ CITY ENGINEER ATTEST _____ CLERK/RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. _____ BY THE _____ AMERICAN FORK CITY PLANNING COMMISSION

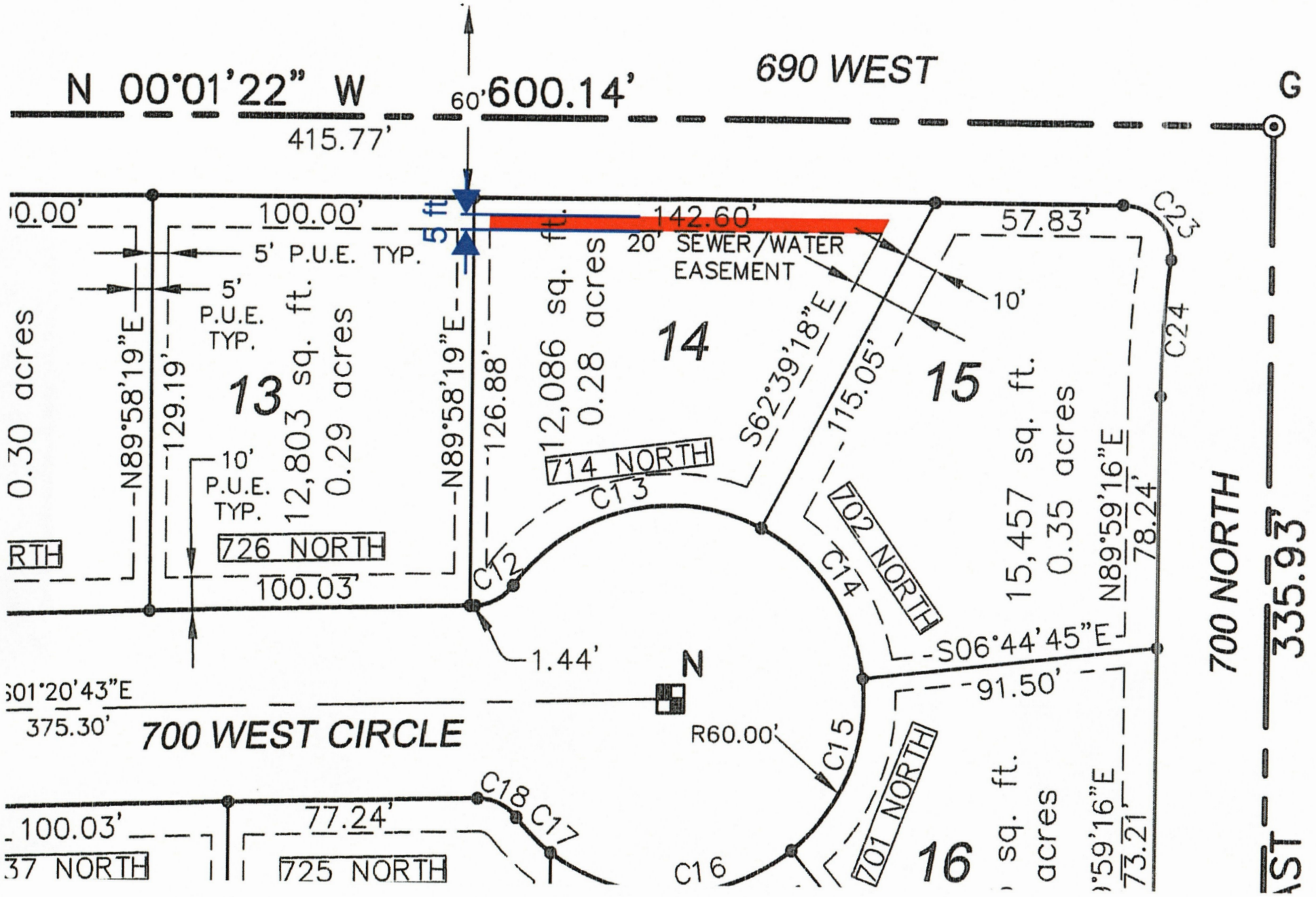
PLANNER _____ CHAIRMAN, PLANNING COMMISSION _____

LAKESHORE LANDING BLOCK 6 PLAT J

A TRANSIT-ORIENTED DEVELOPMENT
ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
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

Lot 14, Mitchell Springs



NORTH MAP LOCATED IN AT "F"