



Notice of Certification

Notice is hereby given that a petition for annexation has been filed with American Fork City proposing the annexation of approximately 6.957 acres and located at approximately 55 West 1500 South. The petition for the Coleman Annexation includes the property owned by Coleman Real Estate Investment, LLC (13:076:0028 and 13:076:0035). The petition was accepted by the American Fork City Council on March 28, 2023 and a Certificate of Petition was delivered to the City Council on April 5th. The complete annexation petition is available for inspection and copying at the American Fork Recorder's office, located at 51 E. Main Street, American Fork, Utah. American Fork City may grant the petition and annex the area described in the petition unless written protest to the annexation petition is filed with the Utah County Boundary Commission (Alice Black, 100 East Center Street Suite 3100, Provo, Utah 84606) with a copy delivered to the American Fork City Recorder (51 East Main Street, American Fork, Utah 84003) on or before May 5, 2023. Those who may file a protest to the annexation include the legislative body or governing board of an affected entity or owner of rural real property according to State Code 10-2-407.

THE COLEMAN ANNEXATION PLAT

for AMERICAN FORK CITY

LOCATED IN THE N.W. QUARTER OF THE N.E. QUARTER
OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M.

THE PULLEY ANNEXATION

1500 SOUTH STREET

THE COLEMAN ANNEXATION

6.957 ACRES

55 W 1500 SOUTH STREET, AMERICAN FORK

VICINITY MAP

THE ADAMS ANNEXATION

COLEMAN ANNEXATION

CERTIFICATE OF SURVEY

I, RICHARD W. MILLER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, HOLDING LICENSE NUMBER 155641, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEER'S AND LAND SURVEYOR'S LICENSING ACT, UTAH CODE AMENDED. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT OF "THE COLEMAN ANNEXATION" AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE LANDS TO BE ANNEXED INTO AMERICAN FORK CITY, UTAH.

DATE: DECEMBER 21, 2022

RICHARD W. MILLER, P.L.S.

PROPERTY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°49'32" EAST 855.44 FEET AND SOUTH 00°24'06" WEST 44.36 FEET FROM THE NORTH 1/4 CORNER OF SECTION 35, T.5S., R.1E., S.L.B.&M., SAID POINT LOCATED AT THE NORTHWEST CORNER OF THE RUBEN & CHRISTINE ADAMS ANNEXATION PLAT, ENTRY #38534:2010 - MAP #13238, RECORDED MAY 11, 2010 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND RUNNING THENCE ALONG THE BOUNDARY OF THE AFORESAID ANNEXATION PLAT THE NEXT TWO COURSES AND DISTANCES: 1) SOUTH 00°24'06" WEST 361.14 FEET; 2) NORTH 88°41'48" WEST 868.32 FEET TO THE EASTERLY BOUNDARY OF THE AMERICAN FORK BOAT HARBOR ANNEXATION PLAT, ENTRY #89992:2019 - MAP #16701, RECORDED SEPTEMBER 12, 2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EASTERLY BOUNDARY OF THE AFORESAID ANNEXATION PLAT THE NEXT THREE COURSES AND DISTANCES: 1) NORTH 00°06'44" WEST 290.17 FEET; 2) SOUTH 89°01'36" EAST 134.55 FEET; 3) NORTH 00°19'55" EAST 65.99 FEET TO THE SOUTHWEST CORNER OF THE PULLEY ANNEXATION PLAT, ENTRY #1072:2016 - MAP #14593, RECORDED JANUARY 06, 2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°01'38" EAST 736.39 FEET ALONG THE SOUTH LINE OF SAID PULLEY ANNEXATION TO THE POINT OF BEGINNING.

CONTAINS: 6.957 ACRES (AS DESCRIBED)

NARRATIVE

1. THE PURPOSE OF THIS PLAT IS TO MAP AND DESCRIBE LANDS TO BE ANNEXED INTO AMERICAN FORK CITY THAT ARE LOCATED BETWEEN EXISTING ANNEXED TRACTS OF LAND.
2. THE BASIS-OF-BEARING FOR THIS PLAT IS THE NORTH LINE OF SECTION 35, BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 35, T.5S., R.1E., S.L.B.&M., AS SHOWN ON THE RUBEN & CHRISTINE ADAMS ANNEXATION PLAT. THE BEARING IS S 89°49'32" E.
3. THIS COLEMAN ANNEXATION IS SURROUNDED BY THE RUBEN & CHRISTINE ADAMS ANNEXATION, THE PULLEY ANNEXATION, AND THE AMERICAN FORK BOAT HARBOR ANNEXATION. (SEE ABOVE DESCRIPTION FOR RECORD INFORMATION FOR EACH ANNEXATION.) THE ADAMS, PULLEY, AND A.F. BOAT HARBOR ANNEXATIONS HAVE BEEN PLOTTED IN THIS CAD DRAWING JUST AS THEY ARE RECORDED, ALONG THOSE BOUNDARIES WHERE EACH ARE EXPECTED TO MATCH, THEY DO, WITHIN HUNDREDTHS OF A FOOT. THEREFORE NO ROTATION TO ANY HAS BEEN APPLIED. THE COLEMAN ANNEXATION WAS THEN SET IN PLACE TO MATCH ADAMS ALONG ITS EAST AND SOUTH BOUNDARIES, THEN TO MATCH A.F. BOAT HARBOR ALONG ITS WEST BOUNDARY, AND THEN TO MATCH PULLEY ALONG ITS NORTH BOUNDARY.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THE AMERICAN FORK CITY COUNCIL HAS RECEIVED A PETITION BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF AMERICAN FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979) 10-01-04 AND 10-2-401 THROUGH 423, AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION AS SHOWN AS A PART OF AMERICAN FORK CITY AND THAT SAID TRACT OF LAND IS TO BE KNOW AS THE "COLEMAN ANNEXATION".

DATED THIS _____ DAY OF _____, 2023.

MAYOR _____ COUNCIL MEMBER _____

COUNCIL MEMBER _____ COUNCIL MEMBER _____

COUNCIL MEMBER _____ COUNCIL MEMBER _____

CITY RECORDER _____

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE UTAH COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20, AS AMENDED.

UTAH COUNTY SURVEYOR _____ DATE _____

ANNEXATION PLAT FOR
COLEMAN REAL ESTATE INVESTMENT, LLC
737 N. 730 EAST, AMERICAN FORK, UT 84003

THE COLEMAN ANNEXATION

55 W. 1500 SOUTH ST., AMERICAN FORK CITY, UTAH

DATE OF PLAT: DECEMBER 21, 2022 JOB NO. 22013

PREPARED BY MILLER SURVEYS, P.L.L.C.
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