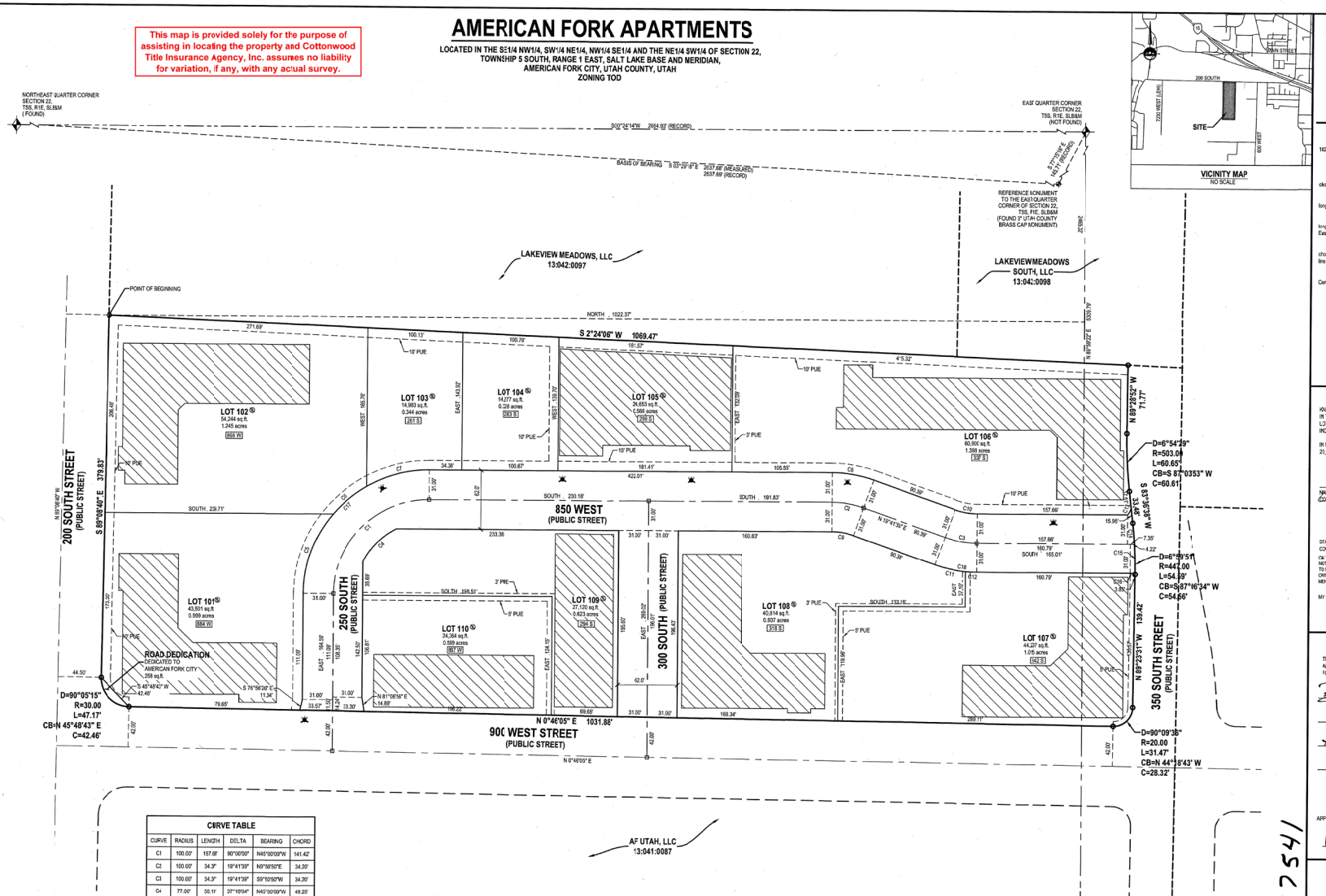
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

AMERICAN FORK APARTMENTS

LOCATED IN THE SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 SE1/4 AND THE NE1/4 SW1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	157.08'	90°00'00"	N45°00'00"W	141.42'
C2	100.00'	34.3'	19°41'39"	N9°50'50"E	34.20'
C3	100.00'	34.3'	19°41'39"	S9°50'50"W	34.20'
C4	77.00'	50.1'	37°16'04"	N40°00'00"W	49.23'
C5	131.00'	91.2'	39°54'36"	N70°02'42"W	89.42'
C6	131.00'	45.7'	20°00'21"	N40°05'13"W	45.5'
C7	131.00'	68.7'	30°05'03"	N15°02'31"W	68.00'
C8	131.00'	45.0'	19°41'39"	N9°50'50"E	44.8'
C9	69.00'	23.7'	19°41'39"	N9°50'50"E	23.60'
C10	69.00'	23.7'	19°41'39"	S9°50'50"W	23.60'
C11	131.00'	33.1'	14°30'49"	S12°26'15"W	33.10'
C12	131.00'	11.8'	5°10'50"	S2°35'25"W	11.84'
C13	19.00'	8.08	24°22'46"	S63°51'23"E	8.02'
C14	447.00'	22.3'	2°52'03"	N85°02'40"E	22.37'
C15	447.00'	32.2'	4°07'48"	N88°32'35"E	32.21'
C16	5.00'	7.91	90°36'28"	N45°18'14"E	7.11'
C17	131.00'	205.7'	90°00'00"	N45°00'00"W	185.26'
C18	131.00'	45.0'	19°41'39"	S9°53'50"W	44.8'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8 REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE/DE: PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREETLIGHT
- NO BASEMENT
- F.E. FOOTING ELEVATION
- APPROXIMATE BUILDING LOCATIONS

NOTES:
1. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
2. OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 1/2"x24" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL:
   1. ASPHALT PAVING IS INSTALLED
   2. FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
4. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS AND UTILITY ACCESS TO ADJOINING LOTS WITHIN THE SUBDIVISION.
6. AREAS OUTSIDE OF THE APPROXIMATE BUILDING LOCATIONS SHOWN ON THIS PLAT ARE GRANTED AS A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.
7. LOTS NUMBER 101-110 MAY NOT BE SOLD INDIVIDUALLY/WITHOUT CONSENT FROM ALL LOTS IN THE SUBDIVISION. IF ANY LOT IS SOLD SEPARATELY UNDER THE FORGOING CONDITION, THE NEW OWNER SHALL BE REPONSIBLE TO INSTALL AND MAINTAIN A SEPARATE SECONDARY METER FOR THE LOT THAT HAS BEEN SOLD.

DEVELOPER
CASTLEWOOD DEVELOPMENT
6740 SOUTH 1300 EAST, STE. 200
SALT LAKE CITY, UTAH 84121

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

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 NUMBER 286882.
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 PER TITLE REPORT SUPPLIED BY _____ TITLE COMPANY, UNDER COMMITMENT NO. _____ DATED EFFECTIVE _____, EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2,UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the south line of 200 South Street said point being South 89°59'22" West 2465.02 feet and North 1622.37 feet from the East Quarter Corner of Section 22 Township 5 South, range 1 East and running

thence South 02°24'06" West 1,069.47 feet to the North line of 350 South Street;
thence North 89°28'52" West 71.77 feet along the North line of said 350 South Street;
thence Westerly 60.65 feet along the arc of a 503.00 foot radius curve to the left (center bears South 00°31'08" West and the chord bears South 87°03'53" West 60.61 feet with a central angle of 06°54'29");
thence South 83°36'38" West 33.46 feet along the North line of said 350 South Street;
thence Westerly 54.39 feet along the arc of a 447.00 foot radius curve to the right (center bears North 06°23'22" West and the long chord bears South 87°06'34" West 54.56 feet with a central angle of 06°59'51") along the North line of said 350 South Street;
thence North 89°23'31" West 139.42 feet along the North line of said 950 South Street;
thence Northeasterly 31.47 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°36'29" East and the long chord bears North 44°18'43" West 28.32 feet with a central angle of 90°09'36") along the North line of said 350 South Street to the East line of 900 West Street;
thence North 00°46'05" East 1,031.88 feet along East line of said 900 West Street;
thence Northeasterly 47.17 feet along the arc of a 30.00 feet radius curve to the right (center bears South 89°13'55" East and the chord bears North 45°48'43" East 42.46 feet with a central angle of 90°05'15") along the East line of said 900 West Street to the South line of 200 South Street;
thence South 89°08'40" East 379.83 feet along the Southeasterly lined 200 South Street to the point of beginning.

Contains 424,552 Square Feet or 9.746 Acres and 10 Lots

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF November A.D. 2020.

NAME: CHRISTOPHER SIMMS, MANAGER
COMPANY: AF UTAH, LLC

ENT 263781:2021 Fee $ 17.00
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 11 9:29 am FEE 70.00 BY MA
RECORDED FOR AMERICAN FORK CITY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF NC
COUNTY OF LINCOLN) S.S.

ON THE 2 DAY OF NOV A.D. 20 20 CHRISTOPHER SIMMS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF LINCOLN IN SAID STATE OF NC WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF AF UTAH, LLC A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 05/04/2024
NAME: HENRY A. PATTERSON
NO. 20021400211
A NOTARY PUBLIC COMMISSION IN NC RESIDING IN LINCOLN COUNTY

APPROVAL BY RESPECTIVE BODY

THE City Council OF American Fork COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25 DAY OF August A.D. 20 20

MAYOR
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY ENGINEER
ATTEST: CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 5 DAY OF August A.D. 20 20 BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER
PLANNING COMMISSION CHAIRMAN

AMERICAN FORK APARTMENTS

LOCATED IN THE SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 SE1/4 AND THE NE1/4 SW1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHEAST QUARTER CORNER AND THE REFRENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 03°29'18" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49035C0626G EFFECTIVE SEPTEMBER 25, 2009.

WATER AND SEWER AUTORITY APPROVAL

APPROVED THIS 3rd DAY OF December 2020 BY THE WATER AND SEWER AUTHRITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

ENSIGN
SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8018B
MANAGER : JWF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 10/27/20

SURVEYORS SEAL
PROFESSIONAL LAND SURVEYOR 10-27-20 No. 286882 PATRICK M. HARRIS STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL
CORPORATE SEAL AMERICAN FORK CITY UTAH COUNTY STATE OF UTAH

17541

SEC22 T5S R1E TV060 DG