

**A SUBDIVISION IN AMERICAN FORK CITY
CVS AMERICAN FORK PLAZA SUBDIVISION NO. 2**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, T35, R1E, S18M
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, BRIAN D. ARNOLD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1993 AS AMENDED, CERTIFICATE NUMBER 187007.
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 ANNOTATED, 1993 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I FURTHER CERTIFY THAT EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1993 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE, AND CORRECT.

July 18, 2016
DATE

Brian D. Arnold
SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

All of Lot 1 CVS American Fork Plaza Subdivision, Recorded as Entry No. 50231:2015 in Book 65 of Page 439 in the Office of the Utah County Recorder, said lot being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24; thence North 89°45'02" West 822.73 feet along the section line; thence South 789.35 feet to a point on the West line of 500 East Street; thence West 20.00 feet to the POINT OF BEGINNING; thence South 00°17'00" West 340.09 feet along said West line to a point on the North line of State Street (SR-89); thence North 73°17'02" West 291.50 feet along said North line; thence North 00°49'17" West partially along a fence line 192.21 feet to a fence corner; thence North 01°06'59" West 88.00 feet to a fence corner; thence North 00°42'22" East along a fence line 204.80 feet to the opposite boundary of Elm Street; thence South 89°18'56" East 156.65 feet; thence South 218.81 feet; thence East 122.08 feet to the POINT OF BEGINNING.
Contains 118,545 square feet, 2.721 acres / 2 lots

OWNER'S DEDICATION

Know all men by these presents that we, Utah CVS Pharmacy, L.L.C., the undersigned owner of the above described parcel of land having caused the same to be subdivided into lots and streets together with easements to be hereafter known as
CVS AMERICAN FORK PLAZA SUBDIVISION NO. 2
do hereby convey to American Fork City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat. In witness whereof I have hereunto set my hand this 18th day of July, A.D., 2016.

Cheryl Green
Cheryl Green, Assistant Secretary
Utah CVS Pharmacy, LLC

UTAH COUNTY RECORDER
RECORDER FOR SECTION 24, T35, R1E, S18M

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF PROVIDENCE } SS

On this 18th day of July, 2016, personally appeared before me, Cheryl Green, who being duly sworn she says she is the Assistant Secretary of Utah CVS Pharmacy, L.L.C., a Utah limited liability company, and that the herein Owner's Dedication was signed on behalf of said limited liability company by authority of its Operating Agreement and the said Cheryl Green duly acknowledged to me that said limited liability company executed.

My commission expires _____

Notary Public *Cheryl Green*



ACCEPTANCE BY CITY OF AMERICAN FORK

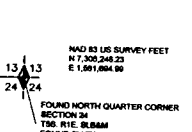
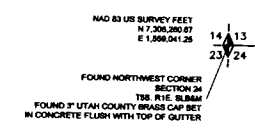
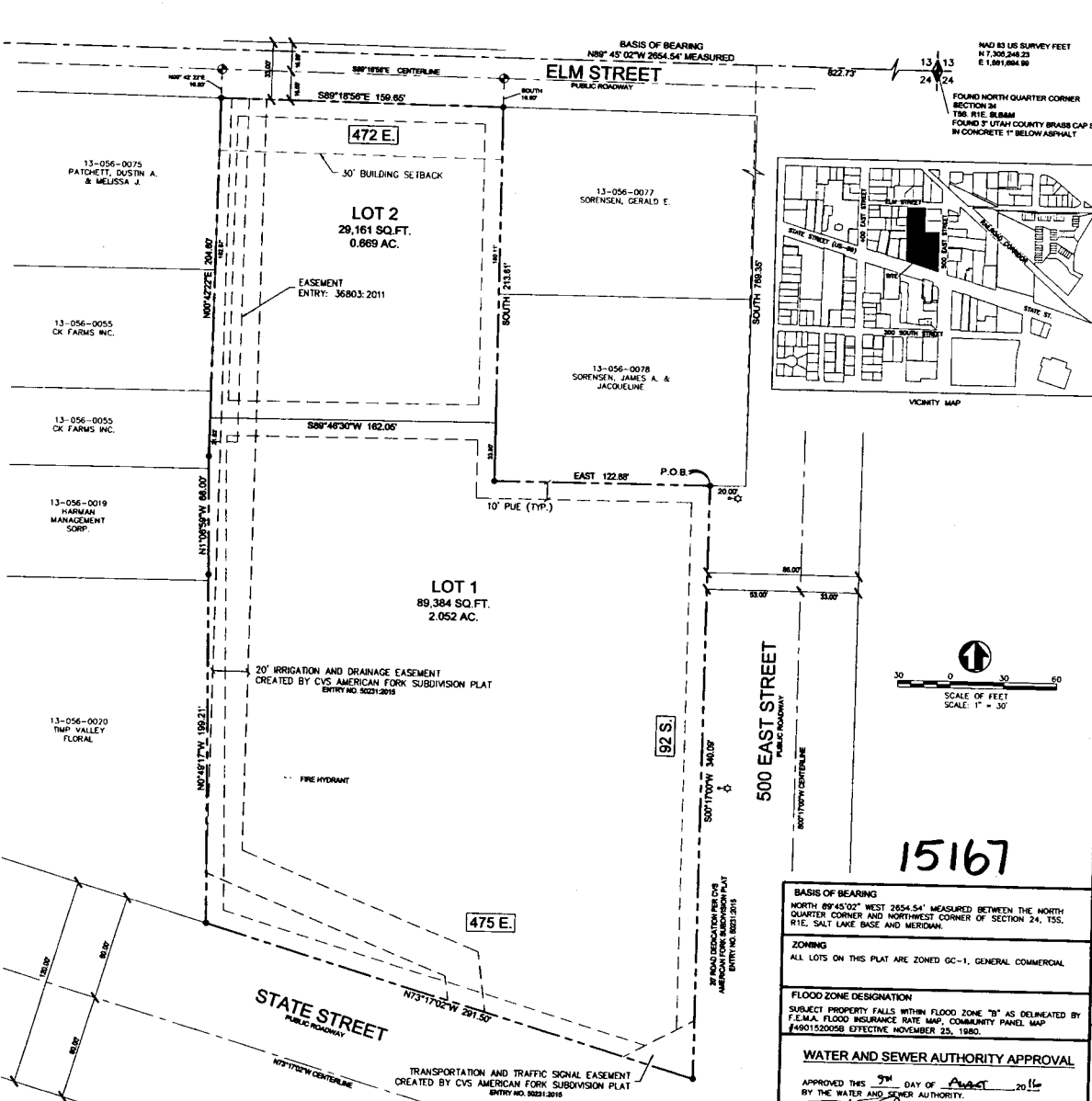
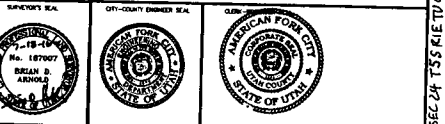
The City of American Fork, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 18th day of July, 2016.

John H. Lind Mayor
John H. Lind City Council Member
John H. Lind City Council Member
John H. Lind City Council Member
John H. Lind City Council Member
City Council Member
approved *John H. Lind* City Engineer (see seal below)
attest *Cheryl Green* Clerk-Recorder (see seal below)

PLANNING COMMISSION APPROVAL

Approved this 18th day of July, A.D. 2016, by the American Fork Planning Commission.
John H. Lind Chairman, Planning Commission

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AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 30'



NOTES:
HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND #4x18" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
1) ASPHALT PAVING IS INSTALLED
2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.

LEGEND	
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SETBACK (SURVEYOR'S DEDUCE AS NEEDED)
	PUBLIC UTILITY RIGHT
	HATCH
	SUBDIVISION MONUMENT
	FIRE HYDRANT
	STREET LIGHT

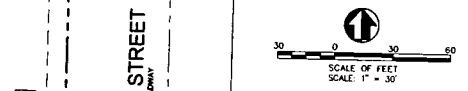
PSOMAS
4179 RIVERBOAT ROAD
Salt Lake City, Utah 84123
(801) 276-5777 (801) 276-5782 (FAX)

BASIS OF BEARING
NORTH 89°45'02" WEST 2654.54' MEASURED BETWEEN THE NORTH QUARTER CORNER AND NORTHWEST CORNER OF SECTION 24, T35, R1E, S18M, SALT LAKE BASE AND MERIDIAN.

ZONING
ALL LOTS ON THIS PLAT ARE ZONED GC-1, GENERAL COMMERCIAL.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "B" AS DELINEATED BY F.E.S.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP #480152009B EFFECTIVE NOVEMBER 23, 1980.

WATER AND SEWER AUTHORITY APPROVAL
APPROVED THIS 18th DAY OF JULY, 2016 BY THE WATER AND SEWER AUTHORITY.
Brian D. Arnold
PUBLIC WORKS DEPARTMENT DIRECTOR



15167

SEC 24 T35 R1E UG 06 04