

NORTH
1" = 80'

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

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.

A Subdivision in American Fork City
Utah Valley Business Park Plat "M"
A Subdivision located in the Northeast 1/4 of Section 25,
Township 5 South Range 2 East SLB&M
American Fork City, Utah County, Utah
Zone PI-1



Vicinity Map
N.T.S.

NOTES:

- This plat may be subject to high water table conditions which could affect building construction.
- All property corners are marked with an 18" iron pin with a plastic cap labeled PLS147089.
- It is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by American Fork City.
- These parcels must comply with all the requirements of the findings of the soils report to be completed by land user per ordinance.
- Buildable area for Lots 1 & 2 may be affected by the findings of the soils report to be completed by land user per ordinance.
- Lowest floor slab elevation must be a minimum of 3 feet above water table measured during Spring Season.
- Off-set pins to be placed in the back of the curb and 5/8" by 18" rebar with numbered survey cap to be placed at all lot rear corners prior to occupancy.
- Building permits will not be issued for any building until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.
- The public utility, slope, and construction easement adjacent to Quality Drive is to the benefit of American Fork City to allow for the placement of fill and construction entry for construction of the adjacent public roadway in an addition to the rights associated with the public utility easement.

Fema Flood Plane Info
Zone B
Panel # 495517-0120-A

State Plane Coordinates

	Northing	Easting
A	739256.4500'	1921497.2300'
B	739078.7907'	1922834.4967'
C	738318.1595'	1922825.1739'
D	738347.6128'	1921764.0922'
E	738518.3851'	1921727.2202'
F	738610.5919'	1921729.7797'
G	738590.9528'	1922437.2946'
H	739042.7551'	1922449.8357'
I	739050.9658'	1922520.0343'
J	739071.1489'	1922604.5048'
K	739079.3581'	1922675.2712'
L	739067.6354'	1922450.5492'
M	738580.1798'	1922828.3999'

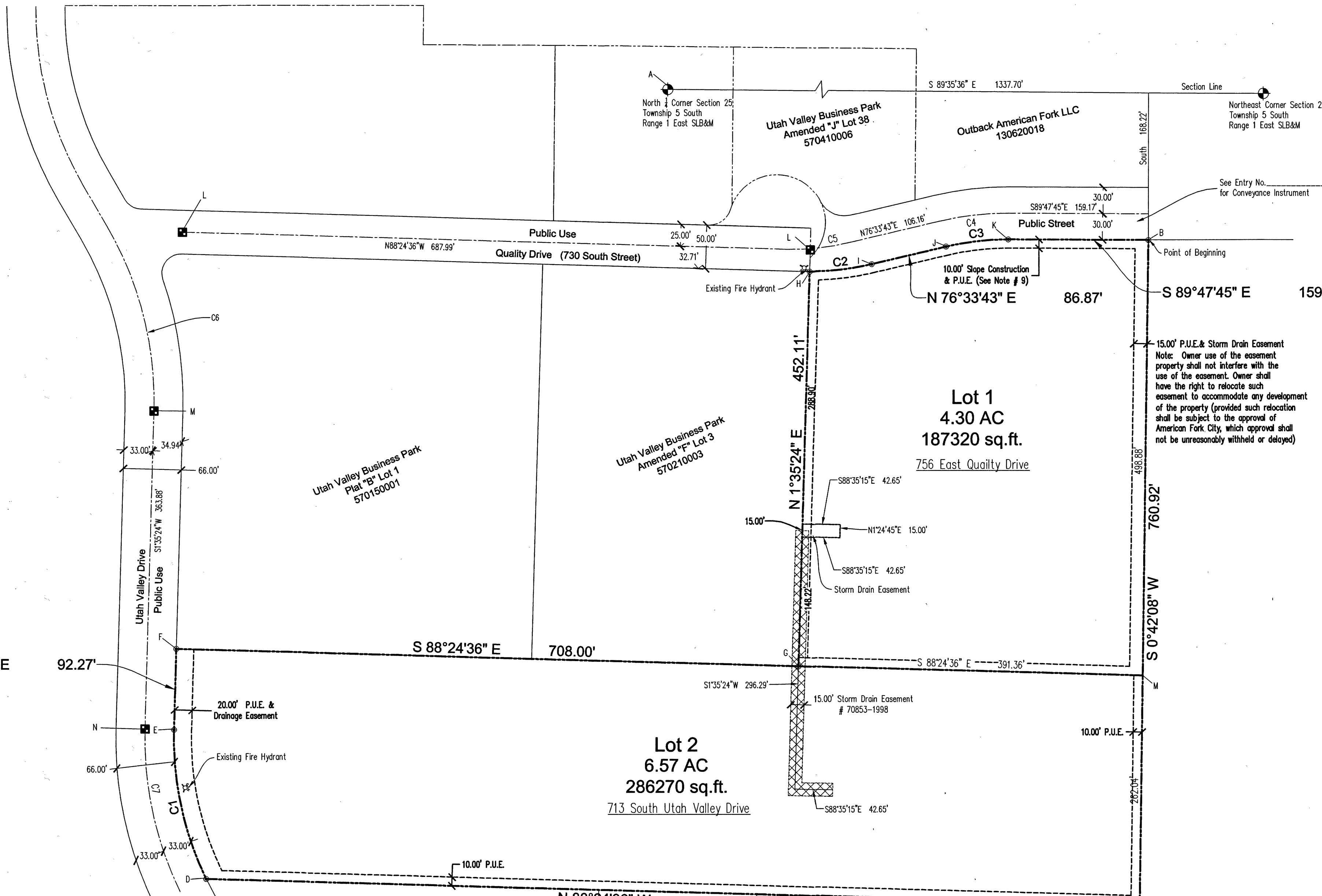
Legend

Name	Symbol
SECTION CORNER	⊙
STREET MONUMENT	⊠
PROPERTY CORNER	⊙
STREET LIGHT	☼
FIRE HYDRANT	⊙
SECTION LINE	—
PROPERTY LINE	- - -
EASEMENT LINE	- · - · -
SETBACK LINE	- · - · -

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	367.00'	176.45'	174.76'	N 121°02' W	27°32'53"
C2	300.00'	70.86'	70.70'	N 83°19'44" E	13°32'02"
C3	300.00'	71.43'	71.26'	S 83°22'59" E	13°38'32"
C4	330.00'	78.57'	78.39'	S 83°22'59" W	13°38'32"
C5	270.00'	70.82'	70.62'	N 84°04'33" E	15°01'41"
C6	400.00'	220.71'	217.92'	N 141°30'3" W	31°36'53"
C7	400.00'	192.32'	190.47'	S 121°10'2" E	27°32'52"

Sewer & Water Authority
Approved: [Signature] 8/4/14 Date
Approved: [Signature] 8/4/14 Date



Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located South 89°35'36" East along the Section line 1337.70 feet and South 168.22 feet from the North quarter corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°42'08" West 760.92 feet; thence North 88°24'36" West 1061.81 feet; thence along the arc of a 367.00 foot radius curve to right 176.45 feet (chord bears North 121°10'2" West 176.45 feet); thence North 01°35'24" East 92.27 feet; thence South 88°24'36" East 708.00 feet; thence North 01°35'24" East 452.11 feet; thence along the arc of a 300.00 foot radius curve to the left 70.86 feet (chord bears North 83°19'44" East 70.70 feet); thence North 76°33'43" East 86.87 feet; thence along the arc of a 300 foot radius curve to the right 71.43 feet (chord bears North 83°22'59" East 71.26 feet); thence South 89°47'45" East 159.27 feet to the point of beginning.

AREA = 473,590 sq. ft. or 10.87 acres
Number of Lots 2
Basis of bearing is South 89°35'36" East along the Section line.

ENT 56927:2014 Map # 14337
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Aug 14 11:26 am FEE \$2.00 BY CLS
RECORDED FOR AMERICAN FORK CITY

July 17, 2014
Date

[Signature]
Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon 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 31st day of JULY A.D. 2014

by: [Signature] Twinkl Corporation MARK JAGGI LFO
by: [Signature] Utah Log, LLC Jonathan Aubini Managing Member

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.
On the 31st day of JULY, A.D. 2014 personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires 3-1-16
[Signature]
NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this 12th day of February, A.D. 2013, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat creates ownership of property with the dedication shown herein this 12th day of February, A.D. 2013.

APPROVED: [Signature] Mayor
[Signature] City Council Member
[Signature] City Council Member
[Signature] City Council Member

APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW)
[Signature] ATTEST AMERICAN FORK CITY RECORDER

Planning Commission Approval

Approved this 16th day of January, 2013, by the American Fork City Planning Commission.
[Signature] Planner
[Signature] Chairman, Planning Commission

Plat "M"

Utah Valley Business Park

Including a vacation of Lot 37 & a portion of Lot 36 Plat "J" Amended Utah Valley Business Park

American Fork City, Subdivision Utah County, Utah
Scale: 1" = 80 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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