

AF 10 PLAT "A"
 LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 22
 AND THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

BINCH CHILDREN LLC
 13:043:0067

LLOYD
 45:221:0006

850 WEST

DIXIE FARMS PLAT "A"

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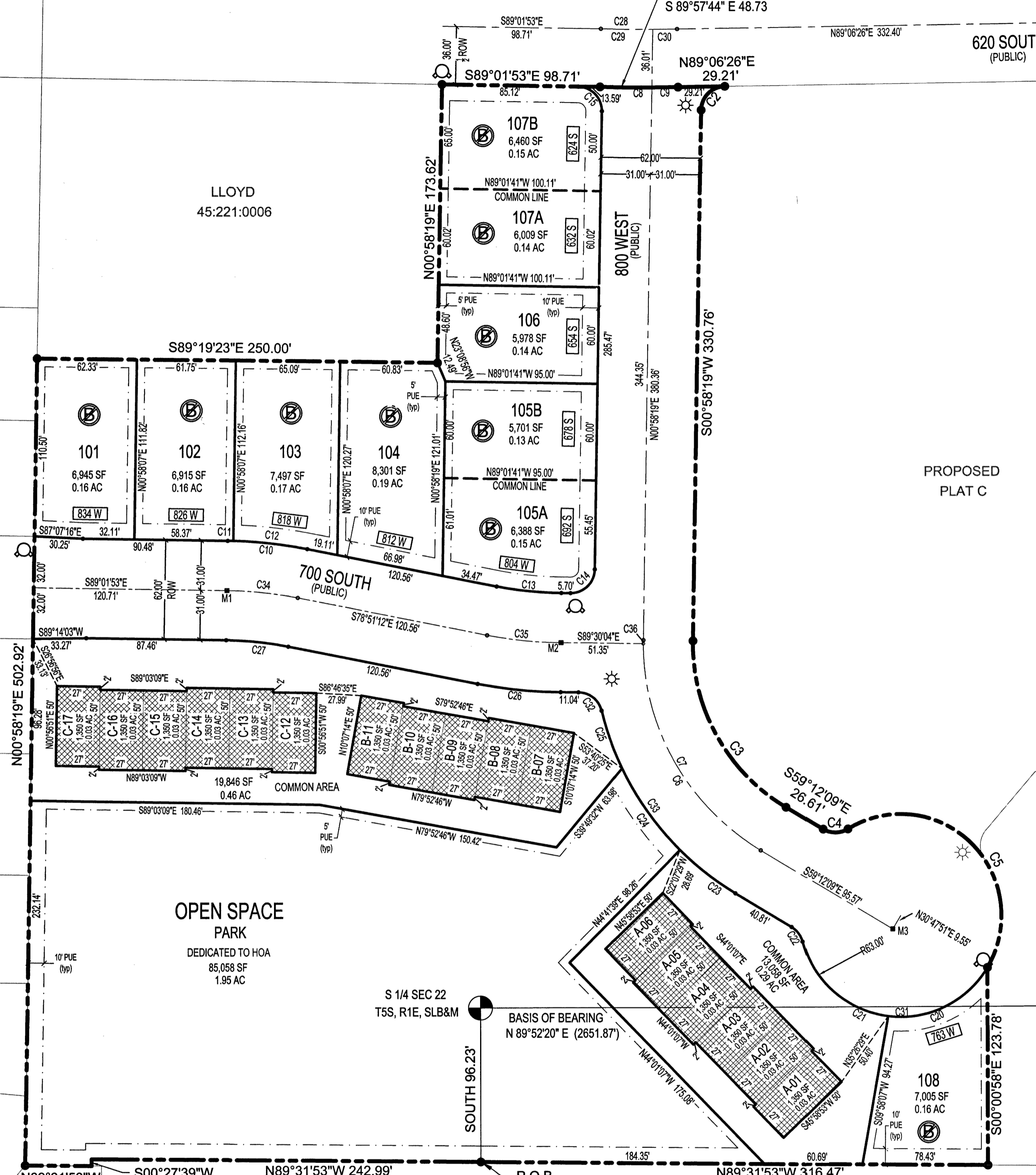
OPEN SPACE
 PARK
 DEDICATED TO HOA
 85,058 SF
 1.95 AC

S 1/4 SEC 22
 TSS, R1E, SLB&M
 BASIS OF BEARING
 N 89°52'20" E (2651.87')

HONAKER, JAMES HAMPTON
 13:069:0008

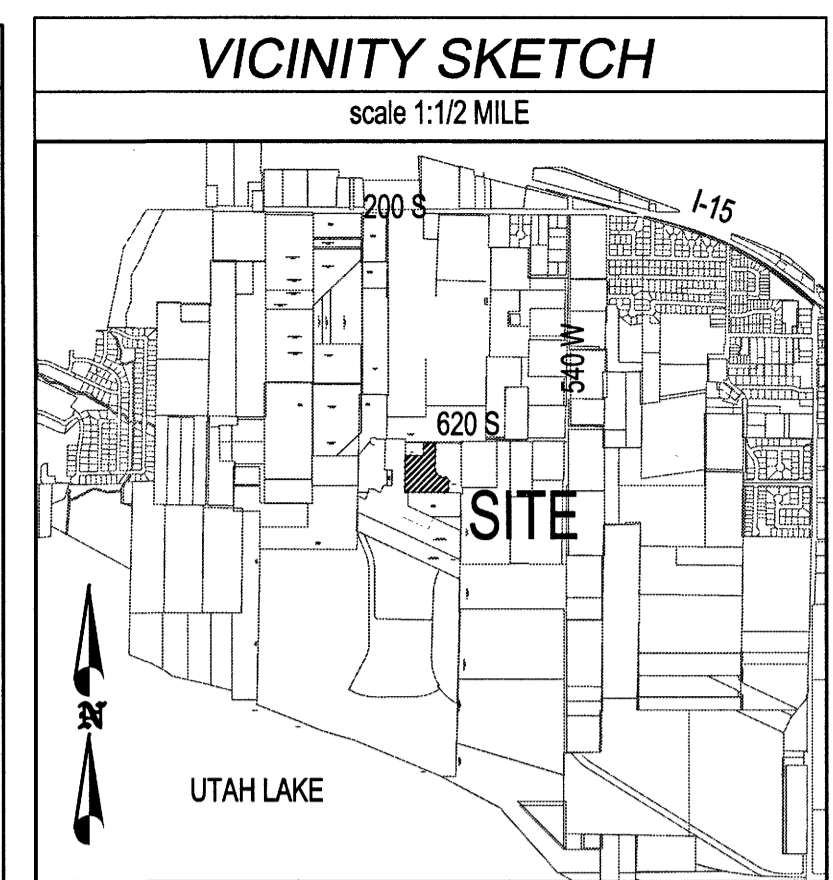
CHADWICK
 45:221:0007

C1
 RADIUS = 1500.00
 DISTANCE = 48.73
 DELTA = 01°51'41"
 S 89°57'44" E 48.73



LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- COMMON COMMON AREA (AS SPECIFIED)



TABULATIONS

DEVELOPMENT AREA	6.34 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

UDOT
 13:043:0015

- NOTES**
- 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 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 COMMON 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.
 - 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 OR IN THE OCC&RS.
 - OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 50" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 - 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 CHARGED WITH CULINARY WATER.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 12th DAY OF July, A.D. 2021, PERSONALLY APPEARED BEFORE ME
 SCOTT SMITHSON, MANAGER
 WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY,
 IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC Amrwal
 NOTARY FULL NAME Scott M Roberts, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 711750 MY COMMISSION EXPIRES 4/30/24

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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 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL UNITS 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.

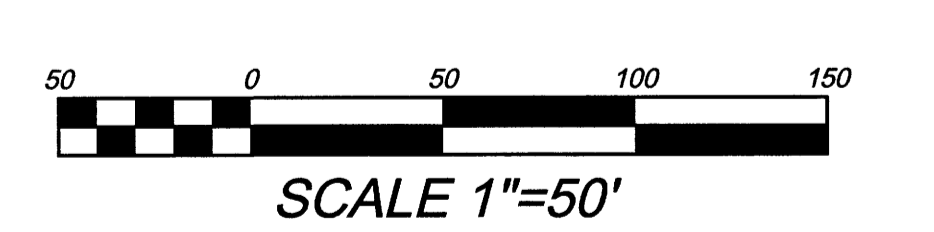
PUBLIC UTILITY EASEMENTS

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 THERETO, 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 NO. _____



SURVEYOR **ENSIGN** THE STANDARD IN ENGINEERING
 45 W. 1000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529

ENGINEER **Berg** CIVIL ENGINEERING
 1102 N. Highland Blvd. Suite 400 Highland UT, 84003 office (801) 462-1277 cell (801) 616-1077

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS 20th DAY OF July, A.D. 2021, BY THE WATER AUTHORITY.

Scott M Roberts
 SEWER & WATER AUTHORITY

ADDRESSES

A-01	771 W 700 SOUTH
A-02	771 W 700 SOUTH
A-03	781 W 700 SOUTH
A-04	785 W 700 SOUTH
A-05	793 W 700 SOUTH
A-06	797 W 700 SOUTH
B-07	803 W 700 SOUTH
B-08	805 W 700 SOUTH
B-09	807 W 700 SOUTH
B-10	809 W 700 SOUTH
B-11	813 W 700 SOUTH
C-12	817 W 700 SOUTH
C-13	821 W 700 SOUTH
C-14	825 W 700 SOUTH
C-15	829 W 700 SOUTH
C-16	833 W 700 SOUTH
C-17	837 W 700 SOUTH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1500.00	48.73	01°51'41"	48.73	S89°57'44"E	C19	63.00	69.82	63°30'02"	66.30	S81°18'48"E
C2	15.00	23.07	88°08'07"	20.87	S45°02'22"W	C20	63.00	73.10	66°28'49"	69.07	S63°59'24"W
C3	119.00	124.98	60°10'28"	119.31	S29°06'55"E	C21	63.00	74.94	68°09'15"	70.60	N48°41'35"W
C4	15.00	16.27	62°08'28"	15.48	N89°43'37"E	C22	15.00	11.67	44°35'12"	11.38	N36°54'33"W
C5	63.00	167.24	152°05'36"	122.28	S45°17'49"E	C23	181.00	43.90	13°53'48"	43.79	N52°15'15"W
C6	150.00	155.41	59°21'37"	148.52	S29°32'07"E	C24	181.00	62.55	19°47'56"	62.24	N35°24'23"W
C7	150.00	157.54	60°10'28"	150.40	S29°06'55"E	C25	181.00	38.42	12°09'49"	38.35	N19°25'31"W
C8	1500.00	32.41	01°14'16"	32.41	S89°39'01"E	C26	281.00	52.22	10°38'52"	52.15	N84°10'38"W
C9	1500.00	16.32	00°37'25"	16.32	N89°25'08"E	C27	219.00	38.90	10°10'41"	38.85	N83°56'32"W
C10	281.00	49.92	10°10'41"	49.85	S83°56'32"E	C28	1464.00	47.56	01°51'41"	47.56	S89°57'44"E
C11	281.00	3.38	00°41'21"	3.38	S88°41'12"E	C29	1464.00	32.41	01°16'06"	32.41	S89°39'56"E
C12	281.00	46.54	09°29'20"	46.48	S83°35'52"E	C30	1464.00	15.15	00°35'35"	15.15	N89°24'13"E
C13	219.00	40.70	10°38'52"	40.64	S84°10'38"E	C31	63.00	148.04	134°38'04"	116.25	S81°55'59"E
C14	15.00	23.44	89°31'37"	21.16	N45°40'58"E	C32	15.00	19.94	76°09'28"	18.50	N51°25'20"W
C15	15.00	23.56	90°00'12"	21.21	N44°01'47"W	C33	181.00	144.87	45°51'33"	141.04	N38°16'22"W
C16	15.00	23.07	88°08'07"	20.87	S45°02'22"W	C34	250.00	44.41	10°10'41"	44.35	S83°56'32"E
C17	119.00	124.98	60°10'28"	119.31	S29°06'55"E	C35	250.00	46.46	10°38'52"	46.39	S84°10'38"E
C18	15.00	14.10	53°51'40"	13.59	S86°07'59"E	C36	150.00	2.13	00°48'51"	2.13	N00°33'54"E

17815

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 NO. 28688Z-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN IN THE 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 EVERY EXISTING RIGHT-OF-WAY AND 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 THAT THIS PLAT IS TRUE AND CORRECT.

DATE: 7-12-2021 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 96.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°31'53" WEST 242.99 FEET; THENCE SOUTH 00°27'39" WEST 4.12 FEET; THENCE NORTH 89°31'53" WEST 41.57 FEET; THENCE NORTH 00°58'19" EAST 502.92 FEET; THENCE SOUTH 89°19'23" EAST 250.00 FEET; THENCE NORTH 00°58'19" EAST 173.62 FEET; THENCE SOUTH 89°01'53" EAST 98.71 FEET; THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°51'41" AND LONG CHORD BEARS S89°57'44"E 48.73 FEET); THENCE NORTH 89°06'26" EAST 29.21 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.07 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°08'07" AND LONG CHORD BEARS S45°02'22"W 20.87 FEET); THENCE SOUTH 00°58'19" WEST 330.76 FEET; THENCE ALONG THE ARC OF A 119.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 124.98 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°10'28" AND LONG CHORD BEARS S29°06'55"E 119.31 FEET); THENCE SOUTH 89°12'09" EAST 28.61 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 16.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 62°08'28" AND LONG CHORD BEARS N89°43'37"E 15.48 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 167.24 FEET (CURVE HAVING A CENTRAL ANGLE OF 152°05'36" AND LONG CHORD BEARS S45°17'49"E 122.28 FEET); THENCE SOUTH 00°58'19" EAST 123.78 FEET; THENCE NORTH 89°31'53" WEST 316.47 FEET TO THE POINT OF BEGINNING.

AREA = 276,048 SF OR 6.34 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS: 27
 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 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 10-9A-604(1)(a) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE LANDOWNER LANDOWNERS TRUSTEE, OWNER HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF 520 S. 9500 E. STE A4 LEHI, UT 84043

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF July, A.D. 2021

NAME/TITLE: SCOTT SMITHSON, MANAGER
 LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY

NAME/TITLE: SCOTT SMITHSON, MANAGER
 LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY

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 8th DAY OF June, A.D. 2021.

APPROVED: Rebecca Andrews CITY ENGINEER ATTEST: Clayton Luke CLERK/RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 8th DAY OF April, A.D. 2020 BY THE AMERICAN FORK CITY PLANNING COMMISSION

John H. Williams PG CHAIRMAN PLANNING COMMISSION

AF 10 PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL: **Patrick M. Harris** No. 28688Z-2201
 CLERK'S SEAL: **Clayton Luke**
 ENT 12839742021 Exp 1 17815 ANDREA ALLEN UTAH COUNTY RECORDER 2021 MAY 21 2:49 PM FEE \$14.00 BY SA RECORDED FOR AMERICAN FORK CITY

Sec. 22, 27, 15 R1E, SLB&M T1060