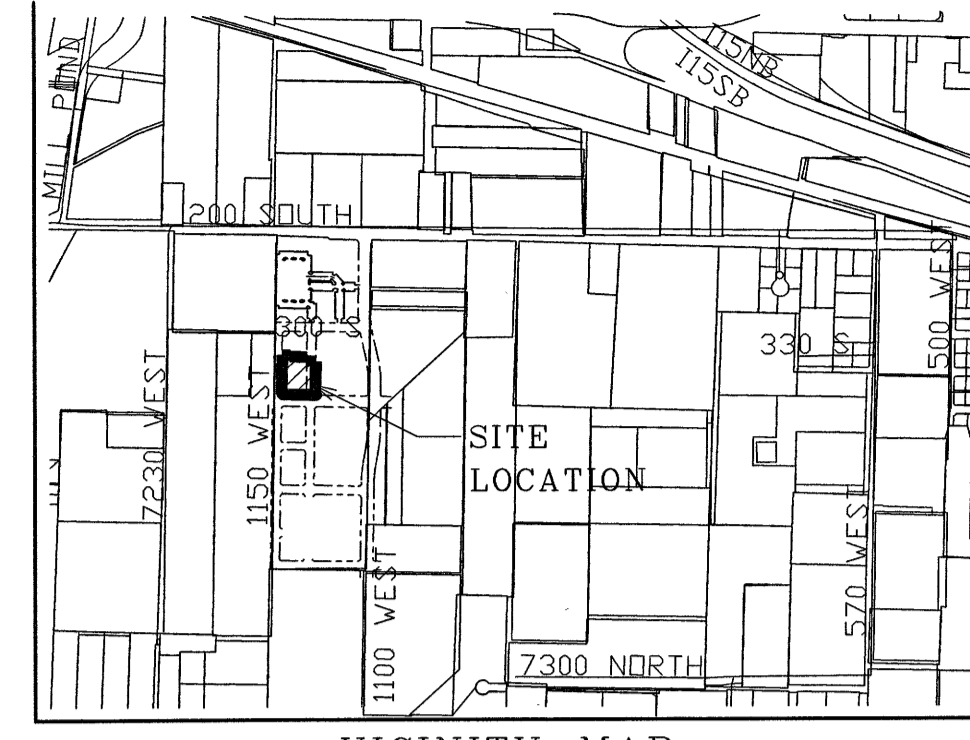
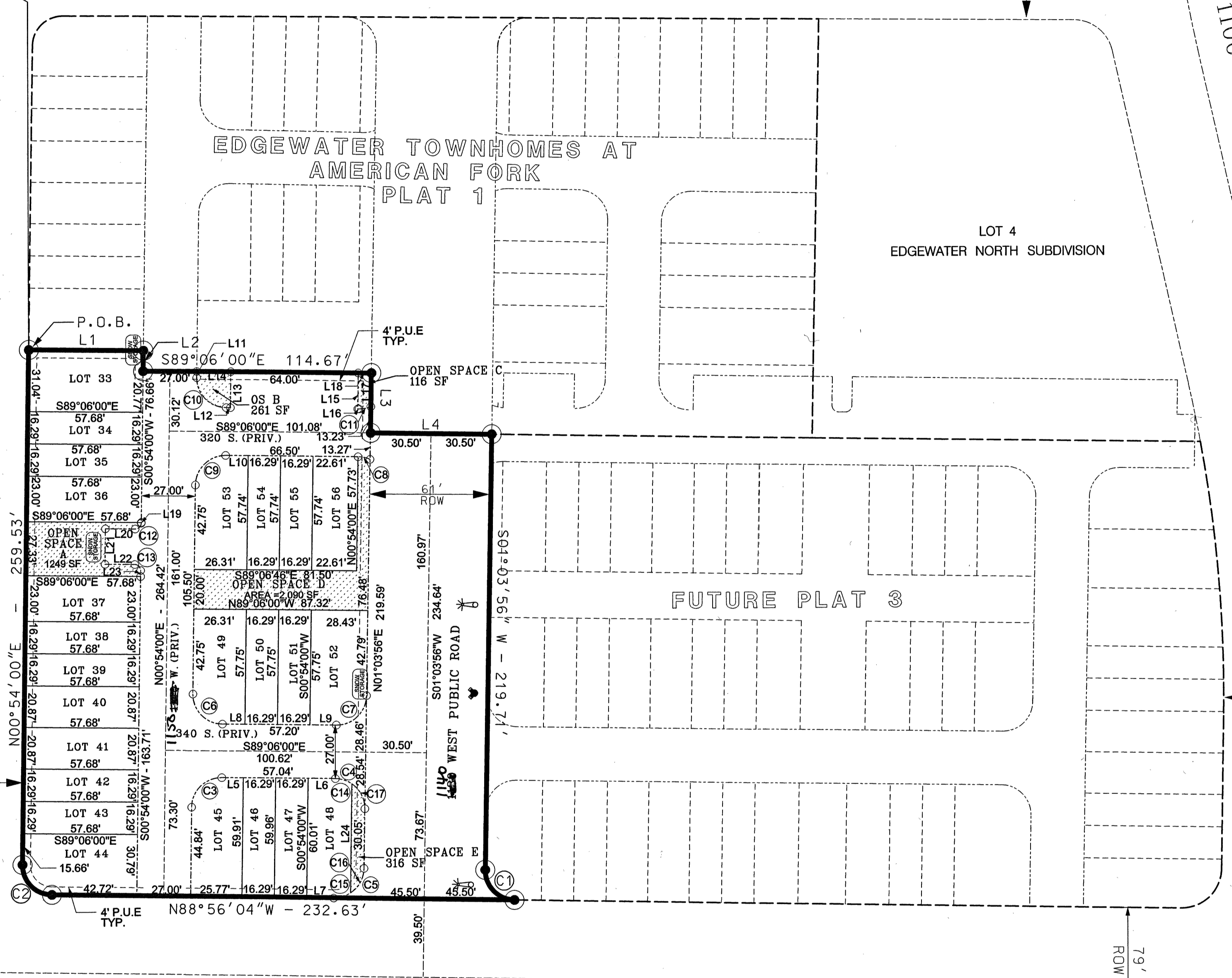


EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2

BASIS OF BEARING: SECTION LINE S89°53'29"E - 2659.87'
 485.09'
 NORTHWEST CORNER SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 (FOUND COUNTY MONUMENT)

300 SOUTH STREET (EXISTING PUBLIC)
 INCLUDING A REVISION OF LOT 2 OF THE EDGEWATER NORTH SUBDIVISION PLAT "A" LOCATED WITHIN THE WEST HALF OF SECTION 22 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



Curve Table

Name	Delta	Radius	Length	Chord	Chord BRG
C1	90°00'00"	15.00	23.56	21.21	S 43°56'04" E
C2	89°50'04"	15.00	23.52	21.18	N 44°01'02" W
C3	90°00'00"	15.00	23.56	21.21	N 45°54'00" E
C4	90°09'56"	15.00	23.61	21.24	S 44°01'02" E
C5	90°00'00"	15.00	23.56	21.21	S 46°03'56" W
C6	90°00'00"	15.00	23.56	21.21	N 44°06'00" W
C7	89°50'04"	15.00	23.52	21.18	S 45°58'58" W
C8	23°44'37"	15.00	6.22	6.17	S 77°13'41" E
C9	90°00'00"	15.00	23.56	21.21	N 45°54'00" E
C10	90°00'00"	15.00	23.56	21.21	S 44°06'00" W
C11	90°00'00"	15.00	6.13	6.09	N 79°11'37" E
C12	90°00'00"	3.00	4.71	4.24	S 45°54'00" W
C13	90°00'00"	3.00	4.71	4.24	S 44°06'00" W
C14	33°40'24"	15.00	8.82	8.69	S 72°15'48" E
C15	34°10'18"	15.00	8.95	8.81	S 73°58'47" W
C16	55°49'42"	15.00	14.62	14.04	S 28°58'47" W
C17	56°29'32"	15.00	14.79	14.20	S 27°10'50" W

Lot Area

Name	Area (SF)	Area (AC)
Lot 33	1790	0.04
Lot 34	940	0.02
Lot 35	940	0.02
Lot 36	1328	0.03
Lot 37	940	0.02
Lot 38	940	0.02
Lot 39	940	0.02
Lot 40	1204	0.03
Lot 41	1204	0.03
Lot 42	940	0.02
Lot 43	940	0.02
Lot 44	1723	0.04
Lot 45	1485	0.03
Lot 46	976	0.02
Lot 47	977	0.02
Lot 48	1307	0.03
Lot 49	1471	0.03
Lot 50	941	0.02
Lot 51	941	0.02
Lot 52	1589	0.04
Lot 53	1471	0.03
Lot 54	941	0.02
Lot 55	941	0.02
Lot 56	1306	0.03

Line Table

Name	Length	Direction
L1	57.68	S 89°06'00" E
L2	10.27	S 00°54'00" W
L3	30.12	S 01°03'56" W
L4	61.00	S 89°02'54" E
L5	10.77	S 89°06'00" E
L6	13.69	S 89°06'00" E
L7	13.56	N 88°56'04" W
L8	11.31	N 89°06'00" W
L9	13.31	N 89°06'00" W
L10	11.31	S 89°06'00" E
L11	3.12	S 89°06'00" E
L12	2.09	S 89°06'00" E
L13	18.12	N 07°54'00" E
L14	17.09	N 89°06'00" W
L15	18.12	S 07°54'00" W
L16	0.58	S 89°06'00" W
L17	18.89	N 01°03'56" E
L18	6.59	N 89°06'00" W
L19	6.31	N 00°54'00" W
L20	15.00	N 89°06'00" W
L21	18.00	S 07°54'00" W
L22	15.00	S 89°06'00" E
L23	3.02	S 00°54'00" W
L24	54.97	S 00°54'54" W

See second sheet for addresses

SURVEYOR'S CERTIFICATE
 I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED; 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 IN ACCORDANCE WITH SECTION 17-23-17, 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
 Beginning at a point on the eastern right of way line of 1150 West which is South 89°53'29" East along the section line 485.09 feet and South 2432.64 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°06'00" East 57.68 feet; thence South 00°54'00" West 10.27 feet; thence South 89°06'00" East 114.67 feet; thence South 01°03'56" West 30.12 feet; thence South 89°02'54" East 61.00 feet; thence South 01°03'56" West 219.71 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00", the chord bears South 43°56'04" East 21.21 feet more or less to the northern right of way line of 350 South; thence North 88°56'04" West 232.63 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.52 feet through a central angle of 89°50'04", the chord bears North 44°01'02" West 21.18 feet more or less to the eastern right of way line of 1150 West; thence North 00°54'00" East 259.53 feet along said right of way line to the point of beginning.
 Area = 1.386 Acres
 # of Lots = 24 Lots

Aug 28, 2020 DATE
 OWNER'S DEDICATION
 ROGER D. DUDLEY (SEE SEAL BELOW)

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HERON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF Sept 9, 2020
 BUT BRICKBANK Manager, TACE LLC

ACKNOWLEDGEMENT
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 9 DAY OF September, A.D. 2020
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME:
 LISA HALVENSEN
 MY COMMISSION EXPIRES 03/31/23
 Commission # 105691
 NOTARY PUBLIC - STATE OF UTAH
 Lina Halverson
 NOTARY PUBLIC
 (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY OF AMERICAN FORK, 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 11 DAY OF August, A.D. 2020

APPROVED BY ENGINEER
 APPROVED BY ENGINEER
 ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS 5 DAY OF August, A.D. 2020, BY THE PLANNING COMMISSION
 DIRECTOR-SECRETARY
 CHAIRMAN, PLANNING COMMISSION

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2
 SUBDIVISION
 INCLUDING A REVISION OF LOT 2 OF THE EDGEWATER NORTH SUBDIVISION PLAT
 AMERICAN FORK CITY UTAH COUNTY, UTAH
 SCALE: 1" = 40 FEET

SEWER / WATER AUTHORITY APPROVAL
 APPROVED BY THE SEWER / WATER AUTHORITY THIS 11 DAY OF Sept, A.D. 2020
 SEWER / WATER AUTHORITY

MW BROWN ENGINEERING, INC.
 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097

ENT 1887772020
 JEFFERY S. SMITH
 UTAH COUNTY RECORDER
 2020 Nov 30 11:18 am FEE 158.00 BY PA
 RECORDED FOR AMERICAN FORK CITY

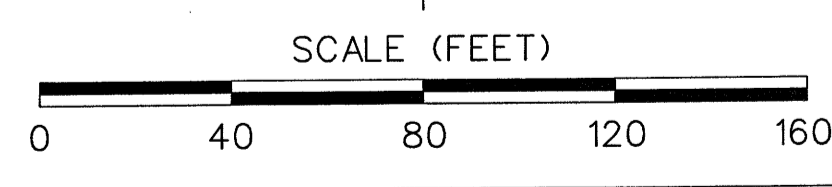
TYREE CLAUDE LAMPH
 SERIAL NO. 13:041:0051

CLAUDE L. LAMPH
 SERIAL NO. 13:040:0039

HARBOR VIEW DEVELOPMENT LLC
 SERIAL NO. 13:040:0012

ZONE: TRANSIT CORE-MIXED USE CORE
 FLOOD ZONE X

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - ADJOINING PROPERTY
 - EASEMENTS
 - FUTURE PLAT LINE
 - RIGHT OF WAY
 - ROAD CENTERLINE
 - OPEN SPACE
 - SECTION TIE LINE
 - 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
 - SUBDIVISION BNDRY CORNER
 - SECTION CORNER
 - QUARTER SECTION CORNER
 - STREET LIGHT
 - FIRE HYDRANT
- NOTE:**
- ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.
 - OPEN SPACE IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE
 - OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" 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, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
 - BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION)



DUDLEY AND ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 353 EAST 1200 SOUTH, OREM, UTAH
 801-224-1252

17390 SHEET 1 OF 2

SEC 22 T5S R1E TO 060 DA
 LOT 2 EDGEWATER NORTH

