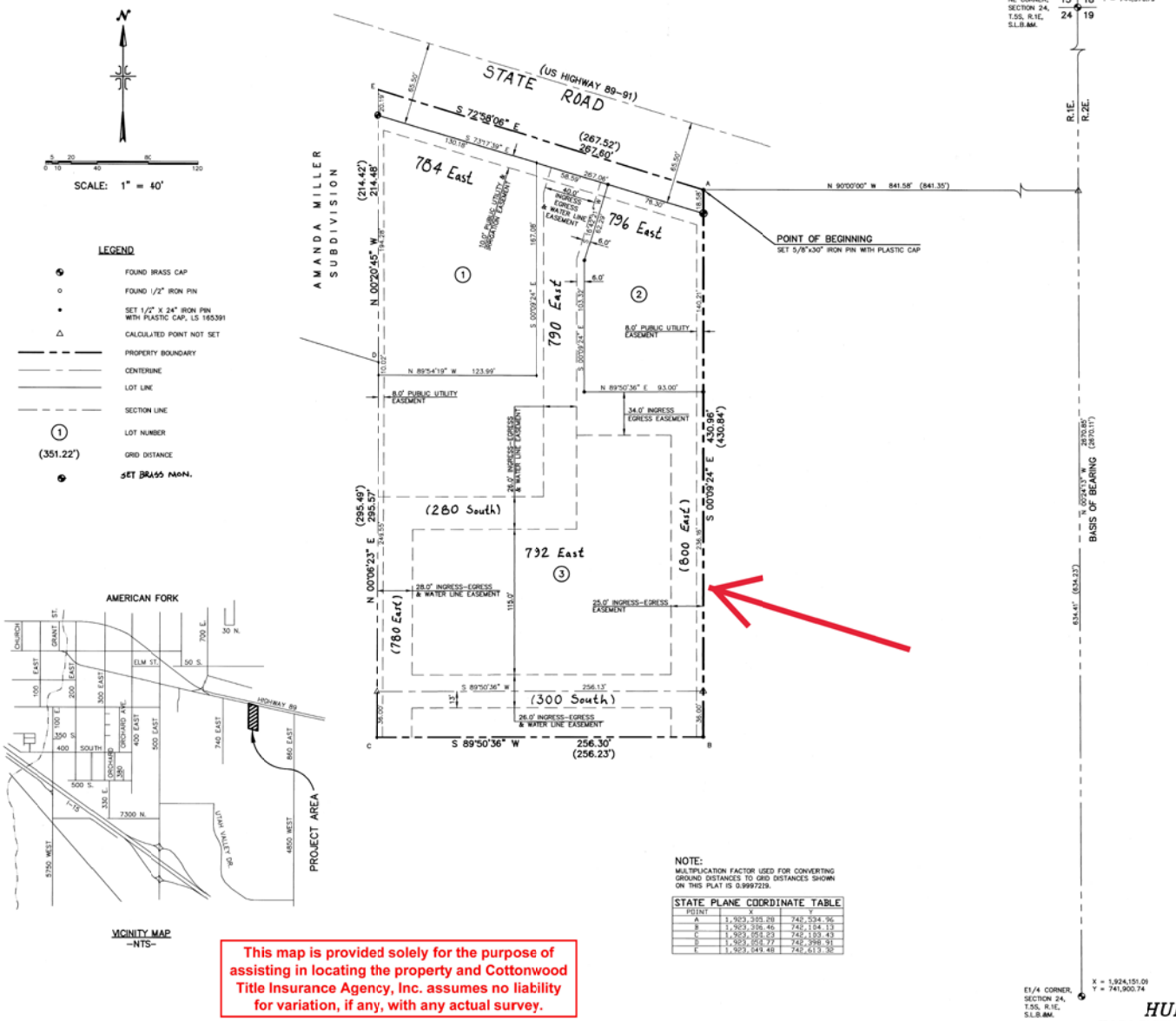

NOTE:
MULTIPLICATION FACTOR USED FOR CONVERTING GROUND DISTANCES TO GRID DISTANCES SHOWN ON THIS PLAT IS 0.9997229.

STATE PLANE COORDINATE TABLE

POINT	X	Y
A	1,923,385.28	742,534.96
B	1,923,386.46	740,104.13
C	1,923,658.23	742,103.43
D	1,923,657.77	742,398.91
E	1,923,649.48	742,613.32

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.

SURVEYOR'S CERTIFICATE

I, TODD R. WAITE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 165391 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 IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING N 00°24'13" W ALONG THE SECTION LINE 634.41 FEET AND N 90°00'00" W 841.58 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 00°09'24" E	430.96'	
S 89°50'36" W	256.30'	ALONG A FENCE LINE
N 00°06'23" E	295.57'	ALONG A FENCE LINE
N 00°20'45" W	214.48'	ALONG THE EAST BOUNDARY OF AMANDA MILLER SUBDIVISION
S 72°58'06" E	267.60'	ALONG SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 89-91 TO THE POINT OF BEGINNING
		CONTAINING 2.759 ACRES MORE OR LESS

(BASIS OF BEARING UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE)

3-1-96 DATE — Todd R. Waite SURVEYOR (SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, 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 6 DAY OF MARCH A.D. 1996

Guy Hatch GUY HATCH
MANAGING PARTNER
BROADSTONE DEV. LC.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE 6 DAY OF Mar A.D. 19% Guy Hatch PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4/26/98 — Ray G. Blake NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF American Fork COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 13 DAY OF February A.D. 96.

Jim Price Mayor

APPROVED Howard Young ENGINEER (SEE SEAL BELOW) ATTEST Linda M. Cell CLERK-RECORDER (SEE SEAL BELOW)

BOARD OF HEALTH

APPPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT _____

FIRE MARSHAL

APPPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

FIRE MARSHAL _____

PLANNING COMMISSION APPROVAL

APPROVED THIS 24 DAY OF Jan. A.D. 96. BY THE American Fork PLANNING COMMISSION.

American Fork

Linda M. Cell DIRECTOR-SECRETARY — Richard Gill CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

SHEET 1 OF 1

BROADSTONE SQUARE

A COMMERCIAL PLANNED UNIT DEVELOPMENT

SCALE: 1" = 40' FEET

UTAH COUNTY, UTAH

RECORDED BK 3454 PG 670
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
3:22 PM FEE 23.00 BY MC

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
216 E. MAIN, SUITE 4
P.O. BOX 296
LEHI, UTAH 84043
(801) 768-1616

REGISTERED LAND SURVEYOR SEAL — TODD R. WAITE 3-1-96 165391 STATE OF UTAH
NOTARY PUBLIC SEAL — NOTARY PUBLIC RAY G. BLAKE 940 East 1240 South Orem, Utah 84058 My Commission Expires April 26, 1998 STATE OF UTAH
CITY-COUNTY APPROVAL SEAL — AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH
CLERK SEAL — AMERICAN FORK CITY CORPORATE SEAL UTAH COUNTY STATE OF UTAH

H:/UTAH/AMFORK/BSIPLAT 2-29-96 5:29:30 pm MST

6570 - 78

839/855