

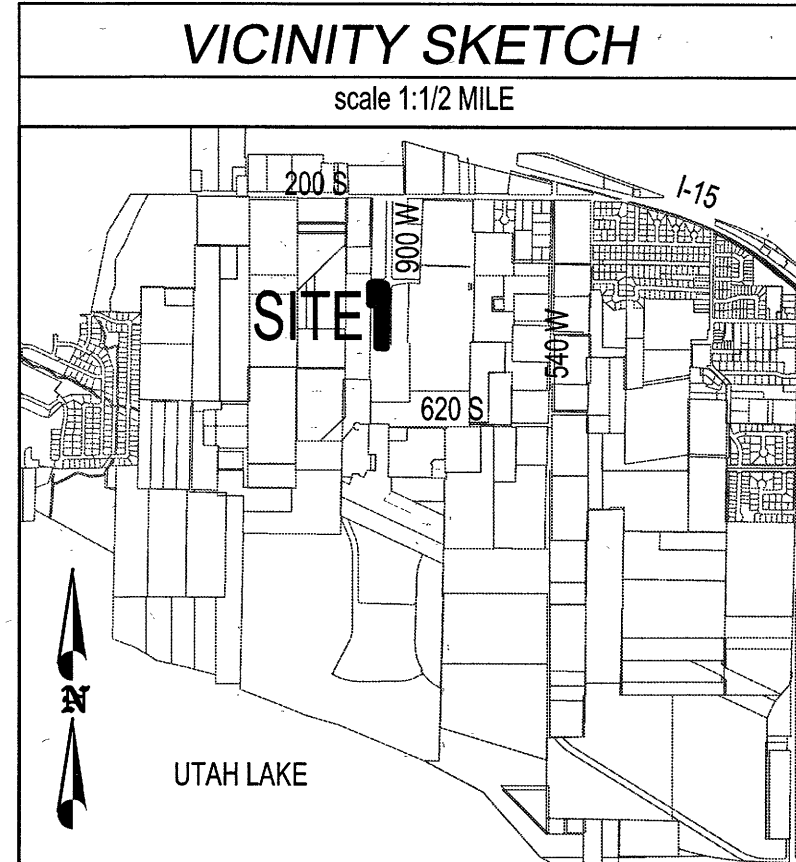
LAKESHORE LANDING BLOCK 1 PLAT A
 A TRANSIT-ORIENTED DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN.
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

LOT 1A-1	924 WEST 360 SOUTH
LOT 1A-2	922 WEST 360 SOUTH
LOT 1A-3	920 WEST 360 SOUTH
LOT 1B-4	921 WEST 360 SOUTH
LOT 1B-5	921 WEST 360 SOUTH
LOT 1B-6	925 WEST 360 SOUTH
LOT 1C-7	382 SOUTH 900 WEST
LOT 1C-8	386 SOUTH 900 WEST
LOT 1C-9	388 SOUTH 900 WEST
LOT 1C-10	382 SOUTH 900 WEST
LOT 1D-11	388 SOUTH 900 WEST
LOT 1D-12	372 SOUTH 900 WEST
LOT 1D-13	376 SOUTH 900 WEST
LOT 1D-14	382 SOUTH 900 WEST
LOT 1D-15	384 SOUTH 900 WEST
LOT 1D-16	388 SOUTH 900 WEST
LOT 1D-17	392 SOUTH 900 WEST
LOT 1E-18	424 SOUTH 900 WEST
LOT 1E-19	428 SOUTH 900 WEST
LOT 1E-20	432 SOUTH 900 WEST
LOT 1E-21	436 SOUTH 900 WEST
LOT 1E-22	442 SOUTH 900 WEST
LOT 1E-23	446 SOUTH 900 WEST
LOT 1E-24	448 SOUTH 900 WEST
LOT 1F-25	432 SOUTH 900 WEST
LOT 1F-26	436 SOUTH 900 WEST
LOT 1F-27	462 SOUTH 900 WEST
LOT 1F-28	464 SOUTH 900 WEST
LOT 1F-29	468 SOUTH 900 WEST
LOT 1F-30	472 SOUTH 900 WEST
LOT 1F-31	476 SOUTH 900 WEST

LEGEND

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



TABLATIONS

DEVELOPMENT AREA	2.60 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	30.55	87°21'13"	27.67	S45°40'37"E
C2	15.00	23.57	90°00'52"	21.22	S45°46'31"W
C3	18.00	6.77	21°32'17"	6.73	N13°10'32"E
C4	10.00	15.69	89°53'12"	14.13	N45°42'41"E

NOTES

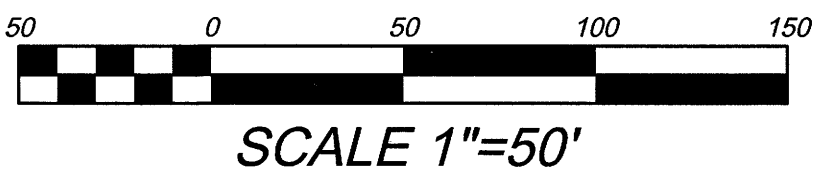
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS 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 CC&RS.
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURBS 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 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.

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 LAKESHORE LANDING 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: _____

ENGINEER
BERG CIVIL ENGINEERING
 11008 N Highland Blvd Suite 400
 Highland UT, 84003
 office (801) 492-1277
 cell (801) 616-1677

SURVEYOR
ENSIGN
 THE STANDARD IN ENGINEERING
 SALT LAKE CITY
 45 W. 1000 S., Suite 500
 Sandy, UT 84070
 Phone: 801-255-0529

SEWER & WATER AUTHORITY APPROVAL
 APPROVED THIS 15th DAY OF June, A.D. 2021,
 BY THE WATER AUTHORITY.

SURVEYOR'S CERTIFICATE

I, **Patrick Hoar**, 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. **226082**. 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 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 FOR 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.

6-19-2021
 DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 189.58 FEET AND WEST 328.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, AND RUNNING:
 THENCE NORTH 89°13'03" WEST 98.64 FEET; THENCE NORTH 00°42'16" EAST 448.37 FEET; THENCE NORTH 00°22'16" EAST 131.64 FEET; THENCE NORTH 89°40'40" WEST 117.41 FEET; THENCE NORTH 00°53'51" EAST 260.23 FEET; THENCE SOUTH 89°23'31" EAST 191.55 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.55 FEET (CURVE HAVING A CENTRAL ANGLE OF 87°21'13" AND A LONG CHORD BEARING S45°40'37"E 27.67 FEET); THENCE SOUTH 00°46'02" WEST 16.30 FEET; THENCE SOUTH 06°04'09" EAST 42.00 FEET; THENCE SOUTH 00°46'05" WEST 78.82 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 113,433 SQUARE FEET IN AREA OR 2.60 ACRES.
 (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 31
 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)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE **LAKESHORE LANDING TOWNHOME OWNERS ASSOCIATION** HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF **320 S. 950 E. STE A30 LEHI, UTAH 84043**

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 15th DAY OF May, A.D. 2021.
 DAY OF May, A.D. 2021
 NOTARY FULL NAME Scott M Roberts, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 711750 MY COMMISSION EXPIRES 4/30/24

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 ON THE 15th DAY OF May, A.D. 2021, PERSONALLY APPEARED BEFORE ME, **MIKE HORAN**, MANAGER OF **BLUE PEAK HOLDINGS, LLC**, WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF **BLUE PEAK HOLDINGS, LLC**, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH 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 8 DAY OF June, A.D. 2021

APPROVED [Signature] CITY ENGINEER
 ATTEST [Signature] CLERK/RECORDER

PLANNING COMMISSION APPROVAL

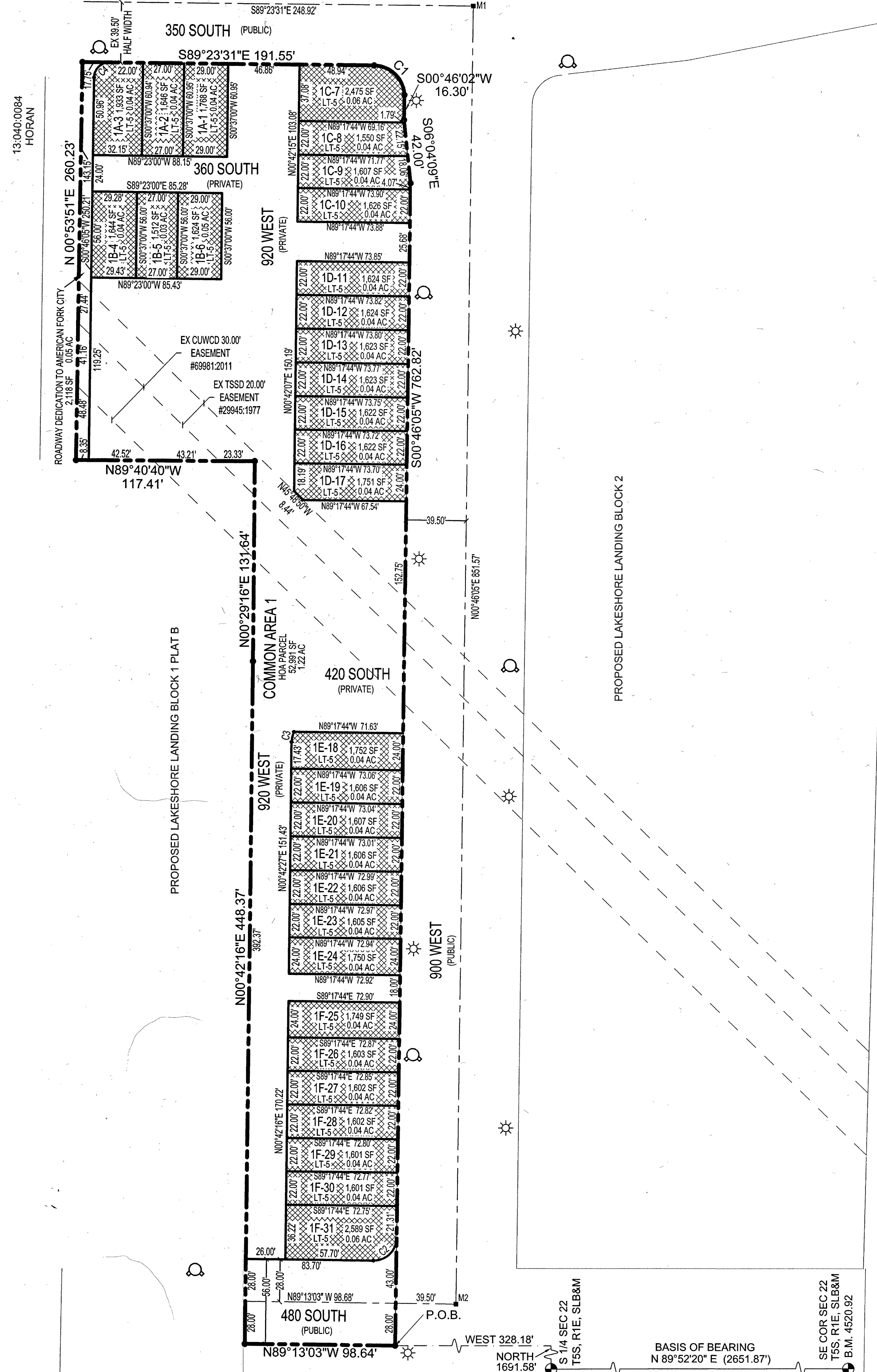
APPROVED THIS 17 DAY OF June, A.D. 2020 BY THE
AMERICAN FORK CITY PLANNING COMMISSION
[Signature] PLANNER
[Signature] CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT A

A TRANSIT-ORIENTED DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 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 Hoar**, License No. 226082
 NOTARY PUBLIC SEAL: **Scott M Roberts**, Commission No. 711750
 CLERK/RECORDER SEAL: **Julie A. [Signature]**



13.040.0084
 HORAN

PROPOSED LAKESHORE LANDING BLOCK 1 PLAT B

PROPOSED LAKESHORE LANDING BLOCK 2

SE COR SEC 22
 TSS, RTE, SLB&M
 B.M. 4520.92

S 1/4 SEC 22
 TSS, RTE, SLB&M

P.O.B.
 WEST 328.18'
 NORTH 1691.58'
 BASIS OF BEARING
 N 89°52'20" E (2651.87')

17783

3/20/201 1:00 PM Drawing: C:\work\2021\Plat\Plat LAKESHORE LANDING BLOCK 1-22\PLAT A-4-30-21.dwg

Sec. 22 T5S R1E SLB&M JS
 TU-060