

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3

INCLUDING A REVISION OF LOT 2 OF THE EDGEWATER NORTH SUBDIVISION PLAT LOCATED IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

NORTHWEST CORNER, SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

THREE CLAUDE LAMPH SERIAL NO. 130400051

717.65' BASIS OF BEARING: SECTION LINE S89°53'29"E - 2659.87'

NORTH QUARTER CORNER, SECTION 22, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

300 SOUTH STREET (EXISTING PUBLIC)

EDGEWATER NORTH SUBDIVISION

LOT 4

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2

350 SOUTH STREET (EXISTING PUBLIC)

WEST STREET (EXIST PUBLIC)

CLAUDE LAMPH SERIAL NO. 130400058

81' ROW

500'56'33"W 78.30'

1100 WEST STREET (EXIST. PUBLIC)

OLIVE TREE ENTERPRISES LLC SERIAL NO. 130410061

LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120

SE89°06'07"E 155.19'

340 SOUTH DR. PRIVATE SUBDIVISION 243.00'

OPEN SPACE A 100.00'

OPEN SPACE B 200.00'

OPEN SPACE C 200.00'

OPEN SPACE D 200.00'

OPEN SPACE E 200.00'

OPEN SPACE F 200.00'



Name	Delta	Bearing	Length	Chord	Area (sq. ft.)
C1	0.00	0.00	0.00	0.00	0.00
C2	0.00	0.00	0.00	0.00	0.00
C3	0.00	0.00	0.00	0.00	0.00
C4	0.00	0.00	0.00	0.00	0.00
C5	0.00	0.00	0.00	0.00	0.00
C6	0.00	0.00	0.00	0.00	0.00
C7	0.00	0.00	0.00	0.00	0.00
C8	0.00	0.00	0.00	0.00	0.00
C9	0.00	0.00	0.00	0.00	0.00
C10	0.00	0.00	0.00	0.00	0.00
C11	0.00	0.00	0.00	0.00	0.00
C12	0.00	0.00	0.00	0.00	0.00
C13	0.00	0.00	0.00	0.00	0.00
C14	0.00	0.00	0.00	0.00	0.00
C15	0.00	0.00	0.00	0.00	0.00
C16	0.00	0.00	0.00	0.00	0.00
C17	0.00	0.00	0.00	0.00	0.00
C18	0.00	0.00	0.00	0.00	0.00
C19	0.00	0.00	0.00	0.00	0.00
C20	0.00	0.00	0.00	0.00	0.00

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, OWNER OF THE PROPERTY DESCRIBED, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY AND ALL OF THE SAME TO THE PUBLIC PURSUANT TO UTAH CODE 105-1-104. THE PERPETUAL USE OF THE PUBLIC PURSUANT TO UTAH CODE 105-1-104. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1933 NORTH 1120 WEST, PROVO, UTAH 84601.

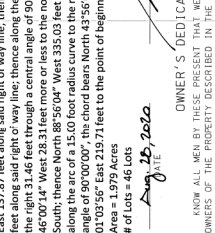
IN WITNESS WHEREOF, I HAVE HEREIN SET OUR HANDS THIS DAY OF August 2020
Robert D. Dudley
 (SEE SEAL BELOW)

ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.,
 COUNTY OF UTAH }
 I, Robert D. Dudley, A.D. 2020, PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES 6/3/2021
Commission # 75-691
 (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 PUBLIC AND INTENDED SUBJECT MATTER OF THIS DEDICATION, A.D. 2020
Steve Gould
 CITY COUNCIL MEMBER
Scott Baker
 CITY COUNCIL MEMBER
Blaine Baker
 CITY COUNCIL MEMBER
Blaine Baker
 CITY COUNCIL MEMBER
Blaine Baker
 CITY COUNCIL MEMBER
Blaine Baker
 CITY COUNCIL MEMBER
Blaine Baker
 CITY COUNCIL MEMBER

PLANNING COMMISSION APPROVAL
 APPROVED THIS 5th DAY OF August, A.D. 2020, BY THE PLANNING COMMISSION
Blaine Baker
 CITY CLERK
Blaine Baker
 CITY CLERK

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3
 SUBDIVISION INCLUDING LOT 4 OF THE EDGEWATER NORTH SUBDIVISION PLAT
 AMERICAN FORK, CITY OF UTAH COUNTY, UTAH
 SCALE: 1" = 40' FEET
 01/18/2020 10:20:20 AM 1770
 UTAH COUNTY RECORDER
 RECORD FOR AMERICAN FORK, UT



LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120

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LEGEND

- BOUNDARY LINE
- EXISTING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION LINE
- 5/8" x 24" REBAR & PLASTIC CAP OR INLET IN CURB
- SECTION CORNER
- QUARTER SECTION CORNER
- STREET LIGHT
- FIRE HYDRANT

NOTE:

- ALL UTILITIES OUTSIDE THE BUILDING FOOTPRINT AREA, PUBLIC UTILITY EASEMENT, ACCESS, PARKING EASEMENT & LANDSCAPING EASEMENT.
- OPEN SPACE IS DEDICATED TO THE EDGEWATER TOWNHOMES 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 6" 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 (NVD 89 ELEVATION)

SCALE (FEET)

0 40 80 120 160

DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 335 EAST 1200 SOUTH, OREM, UTAH 84124-1252

HARBOR VIEW DEVELOPMENT LLC SERIAL NO. 130400202

ZONE TRANSITION-MIXED USE CORE

17391 SHEET 1 of 2

FOR ADVISORIES SEE SECOND SHEET

FOR ADVISORIES SEE SECOND SHEET

FOR ADVISORIES SEE SECOND SHEET

FOR ADVISORIES SEE SECOND SHEET

FOR ADVISORIES SEE SECOND SHEET

FOR ADVISORIES SEE SECOND SHEET

Lot	Address
57	1139 West 320 South
58	1137 West 320 South
59	1135 West 320 South
60	1133 West 320 South
61	1131 West 320 South
62	1129 West 320 South
63	1127 West 320 South
64	1125 West 320 South
65	1123 West 320 South
66	1121 West 320 South
67	1119 West 320 South
68	1117 West 320 South
69	1138 West 340 South
70	1136 West 340 South
71	1134 West 340 South
72	1132 West 340 South
73	1128 West 340 South
74	1126 West 340 South
75	1124 West 340 South
76	1122 West 340 South
77	1118 West 340 South
78	1116 West 340 South
79	1114 West 340 South
80	1112 West 340 South
81	1139 West 340 South
82	1137 West 340 South
83	1135 West 340 South
84	1133 West 340 South
85	1131 West 340 South
86	1129 West 340 South
87	1127 West 340 South
88	1125 West 340 South
89	1119 West 340 South
90	1117 West 340 South
91	1115 West 340 South
92	1113 West 340 South
93	349 South 1110 West
94	345 South 1110 West
95	343 South 1110 West
96	341 South 1110 West
97	337 South 1110 West
98	333 South 1110 West
99	329 South 1110 West
100	325 South 1110 West
101	323 South 1110 West
102	321 South 1110 West

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.

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



Office: (801) 227-1200 FAX: (801) 227-1210
575 East 770 North, Orem UT 84097

No.	Date	By	Revisions

Title: EDgewater Townhomes Plat Three
Location: AMERICAN FORK CITY, UTAH
Drawing Number: PLAT ADDRESSES

PROJECT NO. 2018-C31
SHEET NO. 2 OF 2

17391 SHEET 2 OF 2