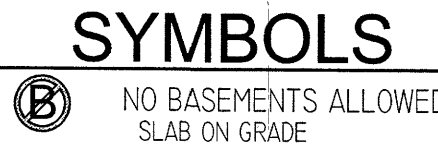
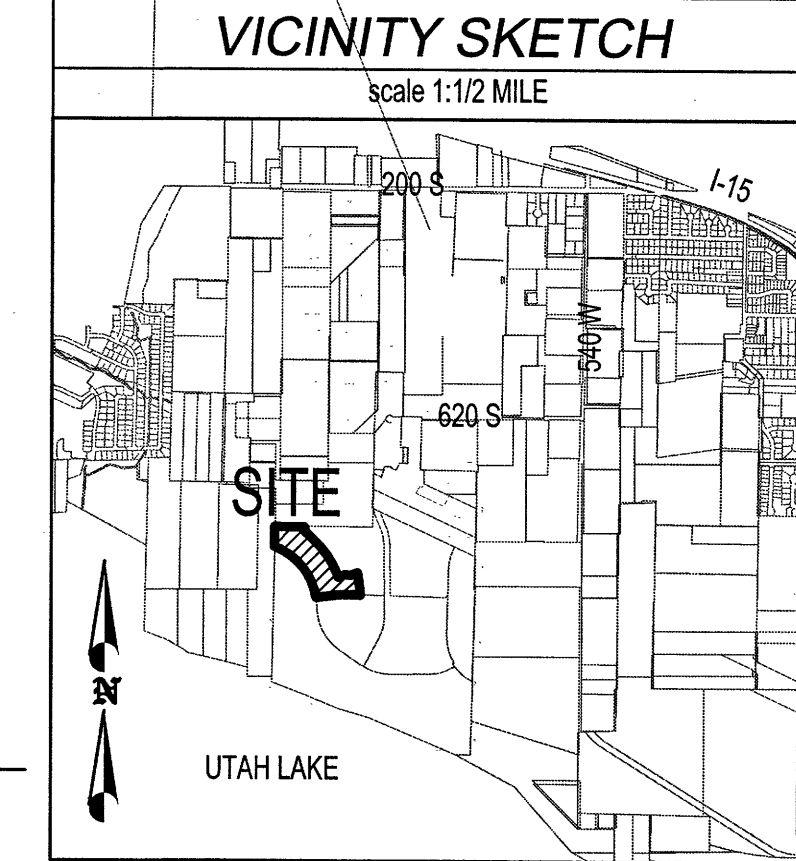
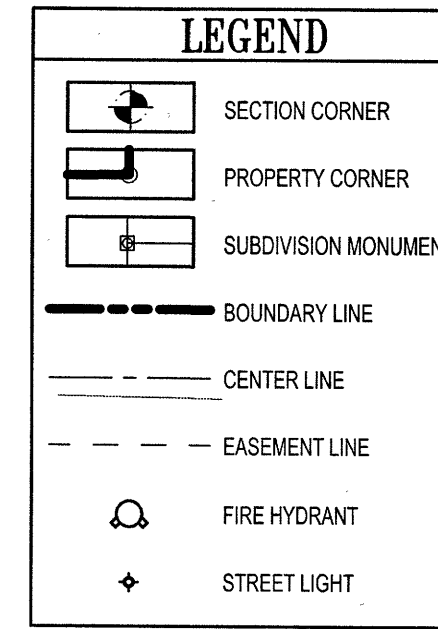


**AF CROSSINGS
PLAT "D"**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

13.069.0012
BUCKWALTER, BRADLEY K



TABULATIONS

DEVELOPMENT AREA	11.42 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A/JX
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

Spk of Intl
Couns of Utah
On the 5th day of January 2022
personally appeared before me
Bradley J. Frost, Mayor of American Fork,
who acknowledged to me the execution of this
document.
Terilyn Lurker
Notary Public



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. 286882-2021. 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 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.

JAN. 5, 2022
DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'22"W 3794.36 FEET AND SOUTH 1507.83 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 09°52'59" EAST 112.76 FEET; THENCE SOUTH 07°10'09" EAST 64.04 FEET; THENCE SOUTH 05°06'38" EAST 125.80 FEET; THENCE NORTH 88°26'55" WEST 184.74 FEET; THENCE ALONG THE ARC OF A 1038.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°45'10" AND LONG CHORD BEARS S87°11'18" W 158.57 FEET); THENCE SOUTH 82°47'55" WEST 283.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 946.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°16'53" AND LONG CHORD BEARS N39°38'08" W 903.83 FEET) TO A POINT ALONG THE DIXIE FENN AMERICAN FORK PLAT A ANNEXATION (ENTR 19 120891-2017); THENCE ALONG SAID ANNEXATION LINE NORTH 01°10'00" EAST 267.72 FEET; THENCE SOUTH 89°56'27" EAST 406.22 FEET; THENCE SOUTH 07°58'14" EAST 68.38 FEET; THENCE SOUTH 47°49'12" EAST 156.22 FEET; THENCE SOUTH 43°38'15" EAST 84.02 FEET; THENCE SOUTH 45°14'52" EAST 86.77 FEET; THENCE SOUTH 38°55'51" EAST 75.81 FEET; THENCE SOUTH 32°52'59" EAST 73.21 FEET; THENCE SOUTH 32°06'23" EAST 49.78 FEET; THENCE SOUTH 29°51'37" EAST 90.00 FEET; THENCE SOUTH 28°41'54" EAST 75.07 FEET; THENCE SOUTH 22°04'57" EAST 91.22 FEET; THENCE SOUTH 19°51'08" EAST 13.73 FEET; THENCE NORTH 70°32'58" EAST 101.79 FEET; THENCE SOUTH 84°46'30" EAST 70.10 FEET; THENCE NORTH 71°44'36" EAST 102.25 FEET TO THE POINT OF BEGINNING.

AREA = 497.658 SF OR 11.42 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

NUMBER OF LOTS 37

ENT 1844-2022 Map # 18111
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jan 05 4:11 pm FEE 172.00 BY SA
RECORDED FOR AMERICAN FORK CITY

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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF January, A.D. 2022

Blue Peak Holdings, LLC
JACOB M. HORAN, MANAGER

Bradley J. Frost, Mayor
American Fork City

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 5th DAY OF January, A.D. 2022, PERSONALLY APPEARED BEFORE ME
JACOB M. HORAN, MANAGER
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.

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

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 12th DAY OF July, A.D. 2021

Mayor: [Signature]
City Council Members: [Signatures]
APPROVED: Rebecca Andrews, CITY ENGINEER, ATTEST: Stephanie Anau, Deputy Clerk-Recorder

PLANNING COMMISSION APPROVAL

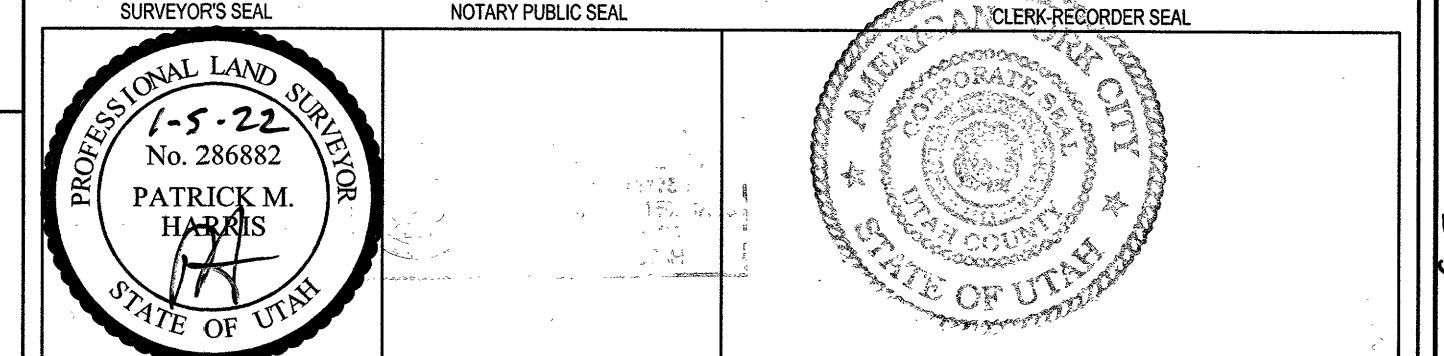
APPROVED THIS 17th DAY OF April, A.D. 2021, BY THE AMERICAN FORK CITY PLANNING COMMISSION

Planner: [Signature]
Chairman, Planning Commission: John H. Wolfenden, Jr., P.E.

**AF CROSSINGS
PLAT "D"**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

1 of 2



REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. _____

- NOTES:**
- OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 - EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION FOR WATER TABLE AND COMPLIANCE WITH SITE GEOTECHNICAL REPORT AT THE TIME OF BUILDING PERMIT.
 - ALL CONSTRUCTION TO CONFORM TO THE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE (S.L.O.).
 - 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.

SURVEYOR
ENSGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER
Berg
CIVIL ENGINEERING
11008 N. Highland Blvd. Suite 400
Highland, UT 84003
Office: 801.462.1777
Cell: 801.916.1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS 4th DAY OF January, A.D. 2022, BY THE WATER AUTHORITY.

[Signature]

17719 - 11My DriveBerg Civil2021/Revised/Plat/AF CROSSINGS PLAT "D" Final PLAT D.dwg

SEC. 27, T5S, R1E T4.060 T-6

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1036.00	158.27	08°45'10"	158.57	S87°11'16"W
C2	900.00	946.90	60°16'53"	903.83	N39°38'06"W
C3	952.00	1021.59	61°29'03"	973.28	N40°06'39"W
C4	1372.50	145.93	06°05'32"	145.87	N10°22'21"W
C5	1372.50	129.83	05°25'11"	129.78	N16°07'43"W
C6	100.00	131.49	75°20'26"	122.22	N57°26'23"W
C7	1131.00	528.54	26°46'32"	523.75	N33°09'26"W
C8	1131.00	300.60	15°13'41"	299.71	N54°09'33"W
C9	150.00	145.92	55°44'10"	140.23	N33°54'18"W
C10	20.00	28.15	80°38'04"	25.88	N48°07'53"W
C11	1404.50	83.73	03°24'56"	83.72	N09°31'20"W
C12	15.00	25.16	96°07'12"	22.32	N36°49'48"E
C13a	15.00	21.85	83°26'39"	19.97	S53°23'16"E
C13b	1340.50	72.68	03°06'23"	72.67	S10°06'45"E
C14	20.00	34.95	100°06'38"	30.67	S41°29'45"W
C15	1036.00	70.51	03°53'59"	70.50	S89°36'05"W
C16	1036.00	75.02	04°08'55"	75.00	S85°34'38"W
C17	1036.00	12.74	00°42'16"	12.74	S83°09'02"W
C18	132.00	18.25	07°55'12"	18.23	S88°51'00"W
C19	15.00	10.34	39°30'27"	10.14	S73°03'23"W
C20a	63.00	152.31	138°39'55"	117.83	N67°26'23"W
C20b	63.00	46.14	41°57'55"	45.12	S74°17'07"W
C21	63.00	38.77	35°15'43"	38.16	N67°06'04"W
C22a	30.00	45.18	86°16'45"	41.03	N54°03'43"W
C22b	30.00	30.13	57°32'49"	28.88	N68°25'41"W
C23	30.00	15.04	28°43'56"	14.89	N25°17'19"W
C24a	987.00	1043.72	60°35'19"	995.77	N41°13'00"W
C24b	987.00	95.58	05°32'53"	95.54	N13°41'47"W
C25	63.00	35.61	32°23'06"	35.14	N33°16'39"W
C26	987.00	67.50	03°55'06"	67.49	N18°25'47"W
C27	63.00	31.78	28°54'10"	31.44	N02°38'01"W
C28	15.00	10.34	39°30'27"	10.14	N07°56'09"W
C29	132.00	18.25	07°55'12"	18.23	N23°43'46"W
C30a	1099.00	805.68	42°00'13"	787.76	N40°46'17"W
C30b	1099.00	11.88	00°37'10"	11.88	N20°04'45"W
C31	987.00	64.01	03°42'57"	64.00	N22°14'49"W
C32	1099.00	71.28	03°42'57"	71.26	N22°14'49"W
C33	987.00	64.01	03°42'57"	64.00	N25°57'46"W
C34	1099.00	71.28	03°42'57"	71.26	N25°57'46"W
C35	987.00	64.01	03°42'57"	64.00	N29°40'43"W
C36	1099.00	71.28	03°42'57"	71.26	N29°40'43"W
C37	987.00	64.01	03°42'57"	64.00	N33°23'40"W
C38	1099.00	71.28	03°42'57"	71.26	N33°23'40"W
C39	987.00	64.01	03°42'57"	64.00	N37°06'37"W
C40	1099.00	71.28	03°42'57"	71.26	N37°06'37"W
C41	987.00	64.01	03°42'57"	64.00	N40°49'35"W
C42	1099.00	71.28	03°42'57"	71.26	N40°49'35"W
C43	987.00	64.01	03°42'57"	64.00	N44°32'32"W
C44	1099.00	71.28	03°42'57"	71.26	N44°32'32"W
C45	987.00	64.01	03°42'57"	64.00	N48°15'29"W
C46	1099.00	71.28	03°42'57"	71.26	N48°15'29"W
C47	987.00	64.01	03°42'57"	64.00	N51°58'26"W
C48	1099.00	71.28	03°42'57"	71.26	N51°58'26"W
C49	987.00	64.01	03°42'57"	64.00	N55°41'23"W
C50	1099.00	71.28	03°42'57"	71.26	N55°41'23"W
C51	987.00	64.01	03°42'57"	64.00	N59°24'20"W
C52	1099.00	71.28	03°42'57"	71.26	N59°24'20"W
C53	987.00	70.14	04°04'17"	70.12	N63°17'57"W
C54	1099.00	9.77	00°30'34"	9.77	N61°31'06"W
C55	182.00	26.83	08°26'44"	26.80	N57°33'01"W
C56	15.00	11.32	43°13'35"	11.05	N74°56'26"W
C57	63.00	26.39	23°59'56"	26.20	N84°33'15"W
C58	987.00	106.39	06°10'33"	106.34	N68°25'23"W
C59a	63.00	140.94	128°10'45"	113.33	N32°27'51"W
C59b	63.00	39.66	36°04'13"	39.01	N54°31'11"W
C60	63.00	39.66	36°04'13"	39.01	N18°26'58"W
C61	63.00	35.23	32°02'23"	34.77	N15°36'20"E
C62	15.00	11.32	43°13'35"	11.05	N10°00'44"E
C63	182.00	20.22	06°22'00"	20.21	N08°25'03"W
C64	118.00	110.50	53°39'05"	106.50	S34°56'50"E
C65a	1163.00	263.96	13°00'15"	263.39	S55°16'16"E
C65b	1163.00	4.06	00°11'59"	4.06	S61°40'23"E
C66	1163.00	68.54	03°22'36"	68.53	S59°53'06"E
C67	1163.00	67.80	03°20'25"	67.79	S56°31'35"E
C68	1163.00	67.31	03°18'58"	67.30	S53°11'53"E
C69	1163.00	56.25	02°46'15"	56.24	S50°09'16"E
C70	15.00	22.56	86°09'17"	20.49	N88°09'13"E
C71	15.00	23.37	89°16'13"	21.08	S00°26'28"W
C72a	1163.00	61.04	03°00'25"	61.03	S42°41'26"E
C72b	1163.00	495.78	24°25'29"	492.03	S31°58'54"E
C73	1163.00	68.51	03°22'31"	68.50	S39°29'58"E
C74	1163.00	70.51	03°28'25"	70.50	S36°04'30"E
C75	1163.00	70.51	03°28'25"	70.50	S32°36'05"E
C76	1163.00	70.51	03°28'25"	70.50	S29°07'39"E
C77	1163.00	70.51	03°28'25"	70.50	S25°39'14"E
C78	1163.00	71.55	03°31'29"	71.53	S22°09'16"E
C79	1163.00	12.64	00°37'22"	12.64	S20°04'51"E
C80	68.00	89.42	75°20'26"	83.11	S57°26'23"E
C81	15.00	26.35	100°39'59"	23.09	N34°33'25"E
C82	1340.50	85.97	03°40'28"	85.95	N17°36'48"W
C83	1404.50	78.30	03°11'39"	78.29	S16°39'34"E
C84	15.00	20.96	80°02'51"	19.29	S55°05'10"E

18111 of 2

**AF CROSSINGS
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