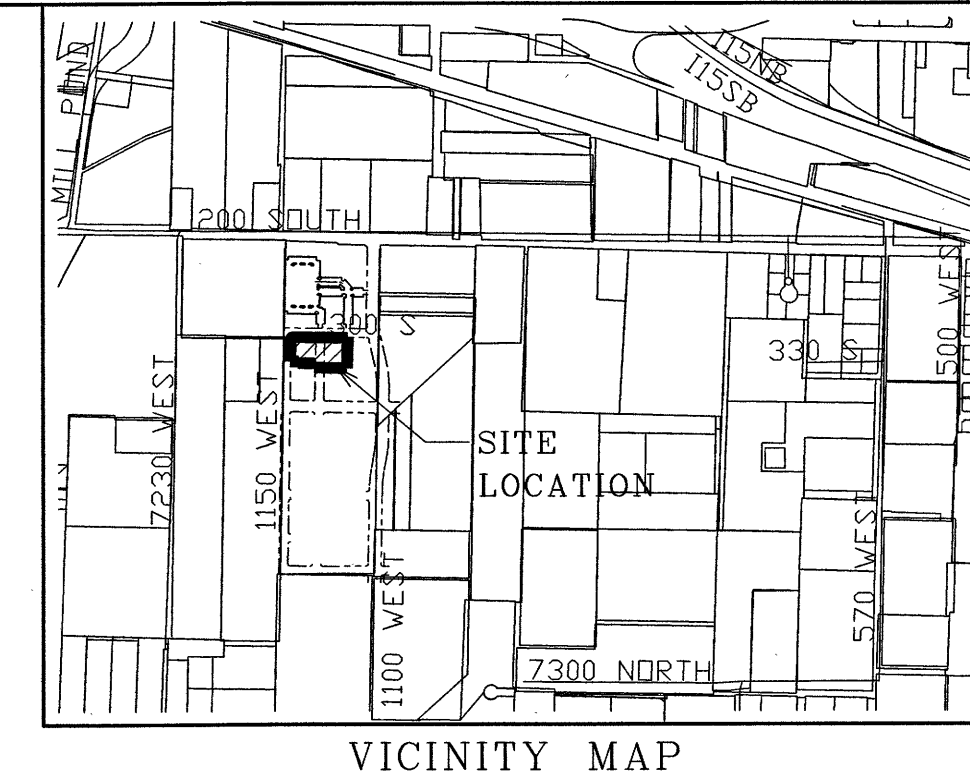
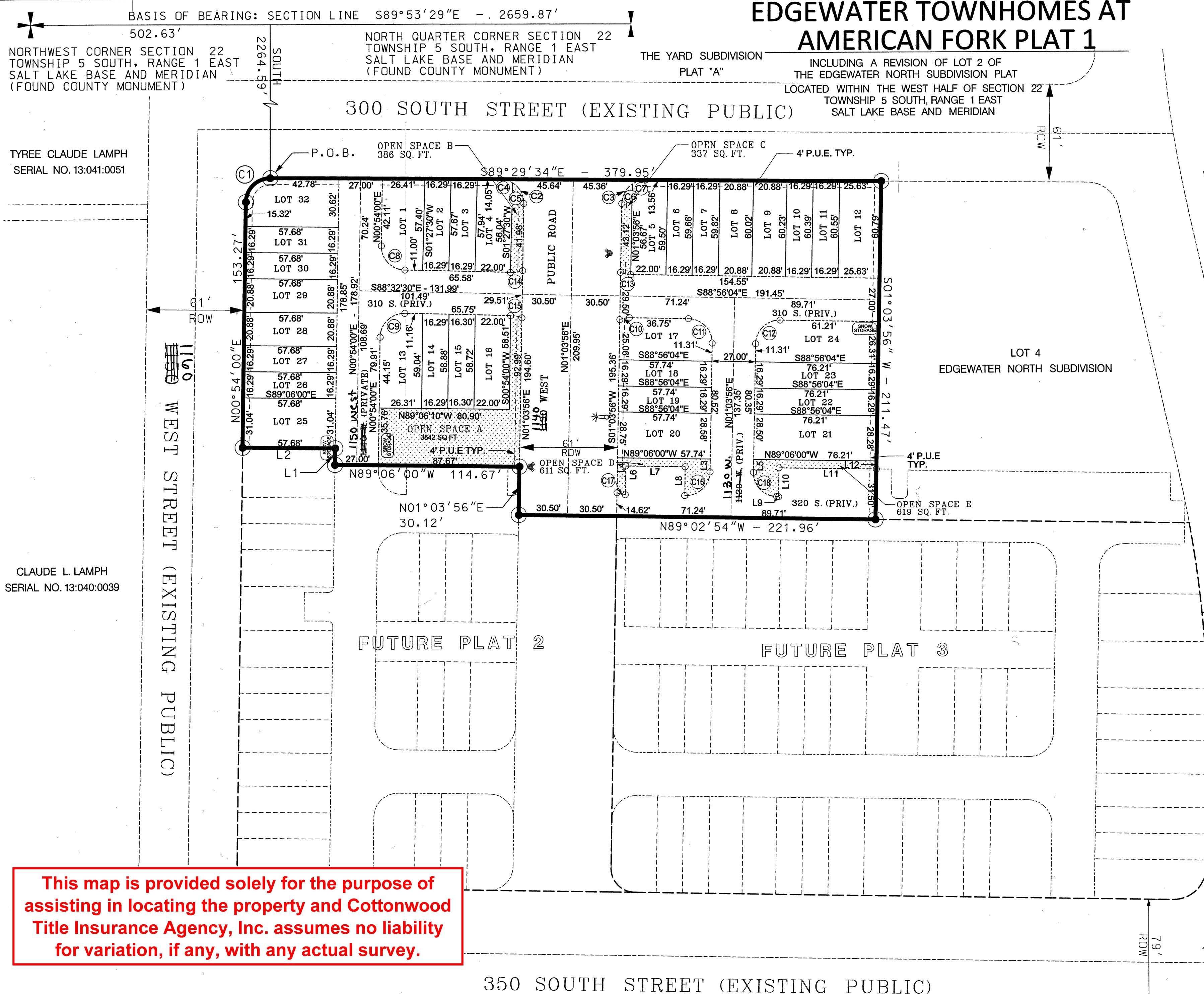


EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1



OLIVE TREE ENTERPRISES LLC
 SERIAL NO. 13:041:0061

Name	Delta	Radius	Length	Chord	Chord BRG
C1	89°32'26"	15.00	23.46	21.14	N 45°42'13" E
C2	90°33'30"	15.00	23.71	21.32	N 44°12'49" W
C3	89°28'30"	15.00	23.42	21.11	N 45°47'11" E
C4	31°50'45"	15.00	8.34	8.23	S 73°34'11" E
C5	58°42'45"	15.00	15.37	14.71	S 28°17'28" E
C6	55°04'50"	15.00	14.42	13.87	N 28°36'21" E
C7	34°21'40"	15.00	9.00	8.66	N 73°19'36" E
C8	89°28'30"	15.00	23.42	21.11	N 45°47'11" W
C9	90°33'31"	15.00	23.71	21.32	N 46°10'45" E
C10	23°34'41"	15.00	6.17	6.13	N 79°16'35" E
C11	90°00'00"	15.00	23.56	21.21	S 43°58'28" E
C12	90°00'00"	15.00	23.56	21.21	N 46°03'59" E
C13	25°09'45"	15.00	6.59	6.53	S 77°53'11" E
C14	29°43'30"	15.00	7.78	7.70	S 81°48'46" W
C15	27°37'09"	15.00	7.23	7.16	S 78°48'08" E
C16	91°44'41"	15.00	24.02	21.53	N 46°58'18" E
C17	20°50'12"	15.00	5.46	5.42	S 75°49'03" E
C18	89°02'27"	15.00	23.31	21.03	S 43°27'17" E

Name	Length	Direction
L1	10.27	N 00°54'00" E
L2	57.68	N 89°06'00" W
L3	8.05	S 01°03'56" W
L4	21.73	N 01°03'56" E
L5	7.98	N 01°03'56" E
L6	17.98	N 0°54'00" E
L7	37.00	S 89°06'00" E
L8	17.99	S 0°54'00" W
L9	1.22	S 89°06'00" W
L10	18.00	N 0°54'00" E
L11	60.29	S 89°06'00" E
L12	5.00	S 01°03'56" W

SEE SECOND SHEET FOR ADDRESSES

Lot	Address	Lot Area	Sq. Ft.	Acres
1	1138 West 300 South	1447	0.03	
2	1136 West 300 South	937	0.02	
3	1134 West 300 South	942	0.02	
4	1132 West 300 South	1273	0.03	
5	1128 West 300 South	971	0.02	
6	1126 West 300 South	973	0.02	
7	1124 West 300 South	1251	0.03	
8	1122 West 300 South	1255	0.03	
9	1118 West 300 South	982	0.02	
10	1116 West 300 South	985	0.02	
11	1114 West 300 South	1555	0.04	
12	1112 West 300 South	1507	0.03	
13	1139 West 310 South	961	0.02	
14	1137 West 310 South	1289	0.03	
15	1133 West 310 South	1469	0.03	
16	1131 West 310 South	1289	0.03	
17	1130 West 312 South	941	0.02	
18	1130 West 314 South	941	0.02	
19	1130 West 316 South	1655	0.04	
20	1130 West 318 South	2163	0.05	
21	1130 West 320 South	1242	0.03	
22	1130 West 322 South	1242	0.03	
23	1130 West 324 South	1957	0.04	
24	1130 West 326 South	1255	0.03	
25	1130 West 328 South	1255	0.03	
26	1130 West 330 South	940	0.02	
27	1130 West 332 South	940	0.02	
28	1130 West 334 South	1204	0.03	
29	1130 West 336 South	1204	0.03	
30	1130 West 338 South	939	0.02	
31	1130 West 340 South	940	0.02	
32	1130 West 342 South	1707	0.04	

17389 SHEET 1 of 2

SEWER / WATER AUTHORITY APPROVAL
 APPROVED BY THE SEWER / WATER AUTHORITY
 THIS 21 DAY OF Sept. A.D. 2020

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

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 53, 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 southern right of way line of 300 South which is South 89°53'29" East along the section line 502.63 feet and South 2264.59 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'34" East 379.95 feet along said right of way line; thence South 01°03'56" West 211.47 feet; thence North 89°02'54" West 221.96 feet; thence North 01°03'56" East 30.12 feet; thence North 89°06'00" West 114.67 feet; thence North 00°54'00" East 10.27 feet; thence North 89°06'00" West 57.68 feet more or less to the eastern right of way line of 1150 West; thence North 00°54'00" East 153.27 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.46 feet through a central angle of 89°36'26", the chord bears North 45°42'13" East 21.14 feet to the point of beginning.
 Area = 1.768 Acres
 # of Lots = 32 Lots

DATE: Aug 20, 2020
 ROGER D. DUDLEY (SEE SEAL BELOW)
 OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON 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 HEREON FOR THE PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D). THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, 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
 DAVID BROOKBANK
 Manager
 TAKE LLC

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 HALVERSEN
 Notary Public for the State of Utah
 Commission # 13:041:00223
 My Comm. Expires 03-03-2023
 Lisa Halversen
 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: [Signature]
 ATTEST: CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED BY ENGINEER: [Signature]
 ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

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

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

APPROVED BY THE SEWER / WATER AUTHORITY THIS 21 DAY OF Sept. A.D. 2020

APPROVED BY THE CITY OF AMERICAN FORK CITY UTAH COUNTY, UTAH

APPROVED BY THE SURVEYOR

APPROVED BY THE PLANNING COMMISSION

APPROVED BY THE ENGINEER

APPROVED BY THE CLERK-RECORDER

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

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

SCALE (FEET)
 0 40 80 120 160

- 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)

SEC 22 T5S R1E TU 060 D9 LOT 2 EDGEWATER NORTH

ENT 138976:2020 Plat # 17389
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2020 Nov 30 11:14 am FEE 174.00 BY MA
 RECORDED FOR AMERICAN FORK CITY

