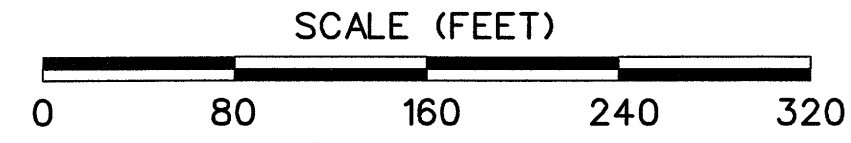




EDGEWATER NORTH SUBDIVISION

LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



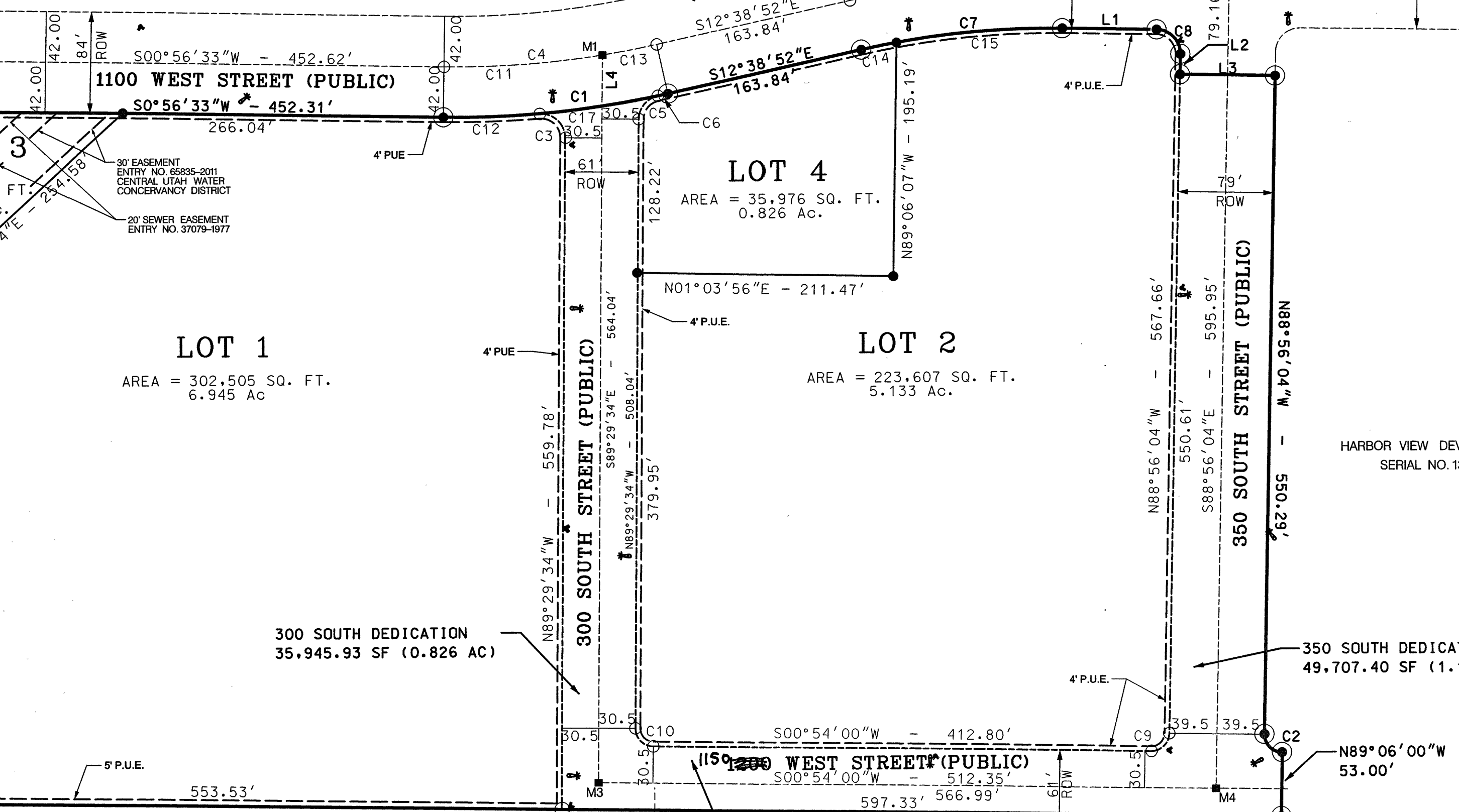
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

MONUMENT TABLE		
#	Northing	Easting
M1	742847.13	1910527.95
M2	742327.65	1910588.32
M3	742852.50	1909921.36
M4	742340.20	1909913.31

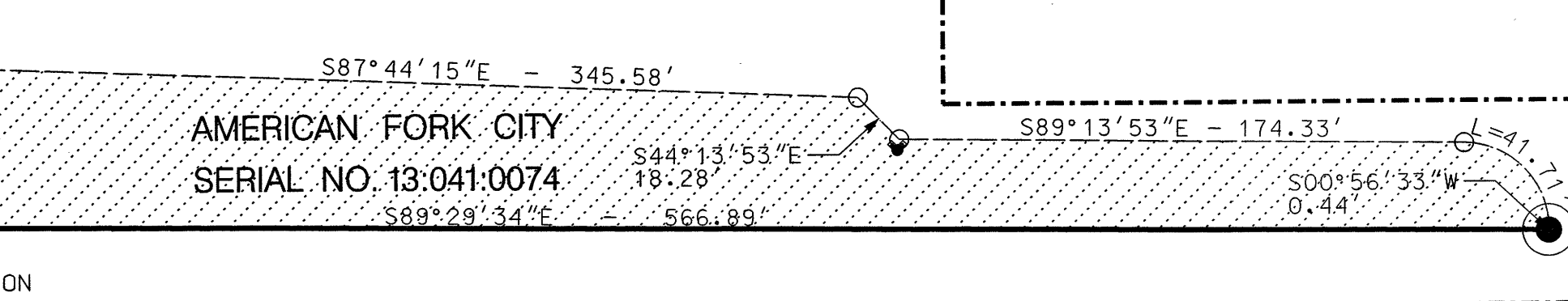
Line Table		Lot Addresses	
Name	Length	Lot	Address
L1	78.38	1	West 300 South
L2	17.06	2	West 350 South
L3	79.00	3	South 1100 West
L4	42.57	4	West 300 South

Curve Table				
Name	Delta	Radius	Length	Chord BRG
C1	13°35'25"	792.00	187.86	S 05°51'10" E
C2	90°09'56"	15.00	23.81	S 45°58'58" W
C3	95°18'52"	20.00	33.27	S 42°51'04" W
C4	13°35'26"	750.00	177.90	S 05°51'10" E
C5	77°28'02"	20.00	27.04	S 50°45'33" E
C6	00°37'20"	792.00	8.60	S 12°20'13" E
C7	13°35'25"	708.00	167.94	S 05°51'10" E
C8	90°07'23"	20.00	31.46	S 46°00'15" W
C9	89°50'04"	15.00	23.52	N 44°01'02" W
C10	89°36'26"	15.00	23.46	N 45°42'13" E
C11	10°05'02"	750.00	132.00	S 04°06'03" E
C12	05°44'59"	792.00	79.48	S 01°56'57" E
C13	03°30'24"	750.00	45.90	S 10°53'41" E
C14	02°24'56"	708.00	29.85	S 11°26'24" E
C15	11°10'29"	708.00	138.08	S 04°38'42" E
C16	13°35'26"	750.00	177.90	S 05°51'10" E
C17	07°13'06"	792.00	99.78	S 08°24'59" E

LEGEND	
—	BOUNDARY LINE
- - - -	LOT LINE
- · - · -	ADJOINING PROPERTY
- · - · -	EASEMENTS
- · - · -	BLDG. SETBACK
- · - · -	RIGHT OF WAY
- · - · -	ROAD CENTERLINE
- · - · -	FIRE ACCESS EASEMENT LINE
- · - · -	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
+	STREET MONUMENT



200 SOUTH VACATION AREA DESCRIPTION
Beginning at a point which is South 89°53'29" East along the Section line 444.47 feet, South 1649.65 feet and South 89°29'34" East 9.07 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 32.94 feet; thence North 01°17'02" West 18.58 feet; thence South 89°25'51" East 8.76 feet; thence South 87°44'15" East 345.58 feet; thence South 44°13'53" East 18.28 feet; thence South 89°13'53" East 174.33 feet; thence along the arc of a 26.50 foot radius curve to the right 41.71 feet through a central angle of 90°10'26", the chord bears South 44°08'40" East 37.53 feet; thence South 00°56'33" West 0.44 feet; thence North 89°29'34" West 566.89 feet to the point of beginning.
Area = 0.509 Acres (22,193 Sq. Ft.)



- ZONE: TRANSIT CORE-MIXED USE CORP.**
FLOOD ZONE: X
- NOTE:
1) ALL PUBLIC UTILITY EASEMENTS WILL BE GRANTED AT THE TIME OF LOT DEVELOPMENT.
2) LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE
3) 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
4) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MASHALL AND CHARGED WITH CULINARY WATER
5) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

SURVEYOR'S CERTIFICATE
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 166572 IN ACCORDANCE WITH TITLE 58, 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.

Beginning at a point which is South 89°53'29" East along the section line 444.47 feet and South 1649.65 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 575.96 feet; thence South 00°56'33" West 452.31 feet; thence along the arc of a 792.00 foot radius curve to the left 187.86 feet through a central angle of 13°35'25", the chord bears South 05°51'10" East 187.42 feet; thence South 12°38'52" East 163.84 feet; thence along the arc of a 708.00 foot radius curve to the right 167.94 feet through a central angle of 13°35'25", the chord bears South 05°51'10" East 167.54 feet; thence South 00°56'33" West 78.38 feet; thence along the arc of a 20.00 foot radius curve to the right 31.46 feet through a central angle of 90°07'23", the chord bears South 46°00'14" West 28.31 feet; thence North 88°56'04" West 17.06 feet; thence South 01°03'56" West 79.00 feet; thence North 88°56'04" West 550.29 feet; thence along the arc of a 15.00 foot radius curve to the left 23.61 feet through a central angle of 90°09'56", the chord bears South 45°58'58" West 21.24 feet; thence North 89°06'00" West 53.00 feet; thence North 00°54'00" East 1150.86 feet to the point of beginning.

Area = 15.785 Acres
DATE: MARCH 12, 2020
SURVEYOR: BARRY ANDREASON

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS 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 THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF MARCH, 2020
BART BROCKBANK Rachel Bird
TACE LLC, MANAGER THE YARD RE LLC

ACKNOWLEDGEMENT
STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE 16th DAY OF MARCH, 2020, A.D., Bart Brockbank, Manager
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 11-18-2021
Commission # 698071
Debra Palk
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 5 DAY OF MAY, A.D. 2020
Barbara Andreason Steve Carly
Kevin J. Bauer Clark A. Berry
Debra Palk Devin Anker
APPROVED BY ENGINEER ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 8 DAY OF APRIL, A.D. 2020, BY THE
American Fork City PLANNING COMMISSION
John H. Williams, P.E.
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

EDGEWATER NORTH
AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

SEWER / WATER AUTHORITY APPROVAL
APPROVED BY THE SEWER / WATER AUTHORITY THIS 13 DAY OF May, A.D. 2020
Barry Andreason
SEWER / WATER AUTHORITY

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

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

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

17158