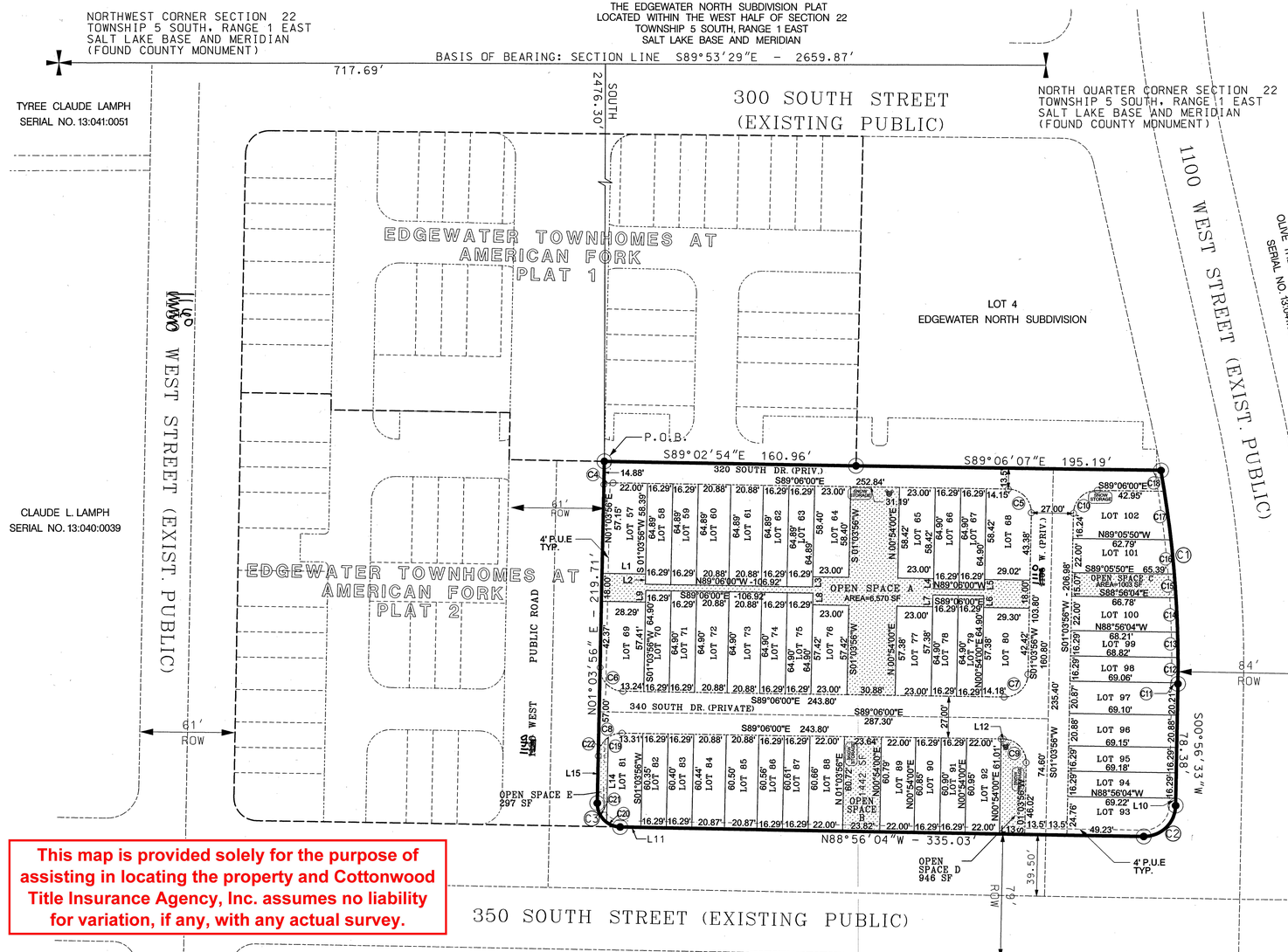
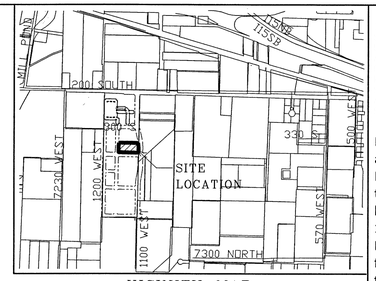
EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3

INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER NORTH SUBDIVISION PLAT
LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN





VICINITY MAP

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.

HARBOR VIEW DEVELOPMENT LLC
SERIAL NO. 13:040:0012

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

SCALE (FEET)
0 40 80 120 160

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

NOTE:
1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) OPEN SPACE A IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.

3) LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

4) 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

5) 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.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION) .

Line Table

Name	Length	Direction
L1	27.92	N 89°05'21" W
L2	6.50	S 1°03'56" W
L3	6.49	N 1°03'56" E
L4	6.48	S 0°54'00" W
L5	6.48	N 0°52'46" E
L6	7.52	N 0°54'00" E
L7	7.52	S 0°54'00" W
L8	7.48	N 1°03'56" E
L9	7.49	S 1°03'56" W
L10	4.71	S 00°56'33" W
L11	13.27	N 88°56'04" W
L12	1.35	S 89°06'00" E
L13	16.21	N 88°56'04" W
L14	54.70	S 01°03'18" W
L15	30.31	N 01°03'56" E

Curve Table

Name	Delta	Radius	Length	Chord	Chord BRG
C1	11°10'29"	708.00	138.08	137.87	S 04°38'42" E
C2	90°07'23"	20.00	31.46	28.31	S 46°00'14" W
C3	90°00'00"	15.00	23.56	21.21	N 43°56'04" W
C4	23°17'19"	15.00	6.10	6.06	N 79°07'53" E
C5	90°09'56"	15.00	23.61	21.24	S 44°01'02" E
C6	90°09'56"	15.00	23.61	21.24	N 44°01'02" W
C7	89°50'04"	15.00	23.52	21.18	S 45°58'58" W
C8	89°50'04"	15.00	23.52	21.18	N 45°58'58" E
C9	90°09'56"	15.00	23.61	21.24	S 44°01'02" E
C10	89°50'04"	15.00	23.52	21.18	N 45°58'58" E
C11	00°03'14"	708.00	0.67	0.67	S 00°54'55" W
C12	01°19'07"	708.00	16.29	16.29	S 00°13'45" W
C13	01°19'10"	708.00	16.30	16.30	S 01°05'23" E
C14	01°47'02"	708.00	22.04	22.04	S 02°38'29" E
C15	01°14'23"	708.00	15.32	15.32	S 04°09'12" E
C16	01°47'32"	708.00	22.15	21.15	S 05°40'10" E
C17	02°33'18"	708.00	31.57	31.57	S 07°50'34" E
C18	01°06'43"	708.00	13.74	13.74	S 09°40'35" E
C19	35°28'17"	15.00	9.29	9.14	N 73°09'52" E
C20	35°35'21"	15.00	9.32	9.17	N 71°08'23" W
C21	54°24'39"	15.00	14.24	13.72	N 26°08'23" W
C22	54°21'47"	15.00	14.23	13.70	N 28°14'50" E

Lot Addresses

Lot	Address
57	1129 West 320 South
58	1127 West 320 South
59	1125 West 320 South
60	1123 West 320 South
61	1121 West 320 South
62	1119 West 320 South
63	1117 West 320 South
64	1115West 320 South
65	1113 West 320 South
66	1111 West 320 South
67	1109 West 320 South
68	1107West 320 South
69	1128 West 340 South
70	1126 West 340 South
71	1124 West 340 South
72	1122 West 340 South
73	1120 West 340 South
74	1118 West 340 South
75	1116West 340 South
76	1114 West 340 South
77	1112 West 340 South
78	1110 West 340 South
79	1108 West 340 South
80	1106 West 340 South
81	1129 West 340 South
82	1127 West 340 South
83	1125 West 340 South
84	1123 West 340 South
85	1121 West 340 South
86	1119 West 340 South
87	1117 West 340 South
88	1115 West 340 South
89	1113 West 340 South
90	1111 West 340 South
91	1109 West 340 South
92	1107 West 340 South
93	1105 West 349 South
94	1105 West 345 South
95	1105 West 343 South
96	1105 West 341 South
97	1105West 337 South
98	1105 West 333 South
99	1105 West 329 South
100	1105 West 325 South
101	1105 West 323 South
102	1105 West 321 South

Lot Area

Name	Area (SF)	Area (AC)
Lot 57	1628	0.04
Lot 58	1057	0.02
Lot 59	1057	0.02
Lot 60	1355	0.03
Lot 61	1355	0.03
Lot 62	1057	0.02
Lot 63	1057	0.02
Lot 64	1343	0.03
Lot 65	1344	0.03
Lot 66	1057	0.02
Lot 67	1057	0.02
Lot 68	1652	0.04
Lot 69	1575	0.04
Lot 70	1057	0.02
Lot 71	1057	0.02
Lot 72	1355	0.03
Lot 73	1355	0.03
Lot 74	1057	0.02
Lot 75	1057	0.02
Lot 76	1321	0.03
Lot 77	1320	0.03
Lot 78	1057	0.02
Lot 79	1057	0.02
Lot 80	1629	0.04
Lot 81	1312	0.03
Lot 82	984	0.02
Lot 83	984	0.02
Lot 84	1262	0.03
Lot 85	1264	0.03
Lot 86	987	0.02
Lot 87	988	0.02
Lot 88	1335	0.03
Lot 89	1338	0.03
Lot 90	992	0.02
Lot 91	993	0.02
Lot 92	1342	0.03
Lot 93	1628	0.04
Lot 94	1127	0.03
Lot 95	1127	0.03
Lot 96	1443	0.03
Lot 97	1442	0.03
Lot 98	1124	0.03
Lot 99	1117	0.03
Lot 100	1486	0.03
Lot 101	1411	0.03
Lot 102	1839	0.04

See second sheet for addresses

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 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.

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°53'29" East along the section line 717.69 feet and South 2476.30 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°02'54" East 160.96 feet; thence South 89°06'07" East 195.19 feet more or less to the western right of way line of 1100 West; thence along the arc of a 708.00 foot radius curve to the right 138.08 feet through a central angle of 11°10'29", the chord bears South 04°38'42" East 137.87 feet along said right of way line; thence South 00°56'33" West 78.38 feet along said right of way line; 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 more or less to the northern right of way line of 350 South; thence North 88°56'04" West 335.03 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00", the chord bears North 43°56'04" West 21.21 feet; thence North 01°03'56" East 219.71 feet to the point of beginning.

Area = 1.979 Acres
# of Lots = 46 Lots

Aug. 28, 2020
DATE

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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF Sept 2020

Bart Brickbank
Manager, TAGE LLC

ACKNOWLEDGEMENT

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.

MY COMMISSION EXPIRES 6/3/22
Commission # 705891

LISA HALVERSEN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 705891
COMM. EXP. 06-03-2023

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

MAYOR
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
APPROVED BY ENGINEER
ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF August, A.D. 2020, BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY
CHAIRMAN, PLANNING COMMISSION

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY THIS 9th DAY OF Sept. A.D. 2020

SEWER / WATER AUTHORITY

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

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

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3

SUBDIVISION
INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER NORTH SUBDIVISION PLAT

AMERICAN FORK CITY UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL
8/28/20

CITY SEAL
AMERICAN FORK CITY
UTAH COUNTY
STATE OF UTAH

CLERK-RECORDER SEAL

ENT 188978:2020 Map 17391
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Nov 30 11:20 am FEE 202.00 BY MA
RECORDED FOR AMERICAN FORK CIT

SEC 22-T5S R1E TUDGO DG
LOT 2 EDGEWATER NORTH

17391 SHEET 1 OF 2

ENT 188978:2020 Map # 17391
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Nov 30 11:20 am FEE 202.00 BY MA
RECORDED FOR AMERICAN FORK CITY

Lot Addresses	
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.

17391 SHEET 2 OF 2

PRINT DATE: 11/9/2020

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

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

REVISIONS

No.	Date	By	Notes

Designed
Drawn
Checked
Date

Title: EDGEWATER TOWNHOMES PLAT THREE
Location: AMERICAN FORK CITY, UTAH
Drawing Name: PLAT ADDRESSES

PROJECT NO. 2018.037

SHEET NO. 2 OF 2