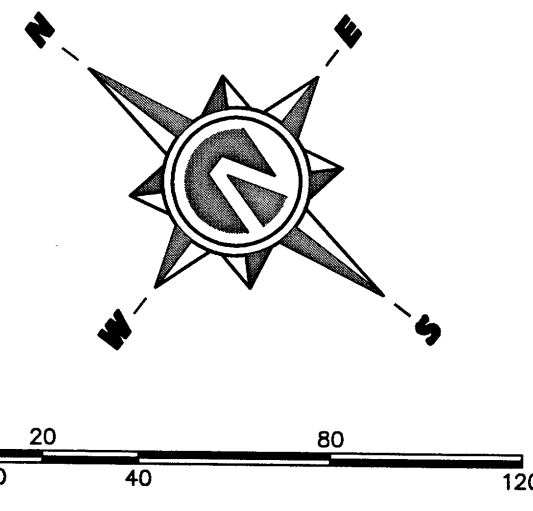
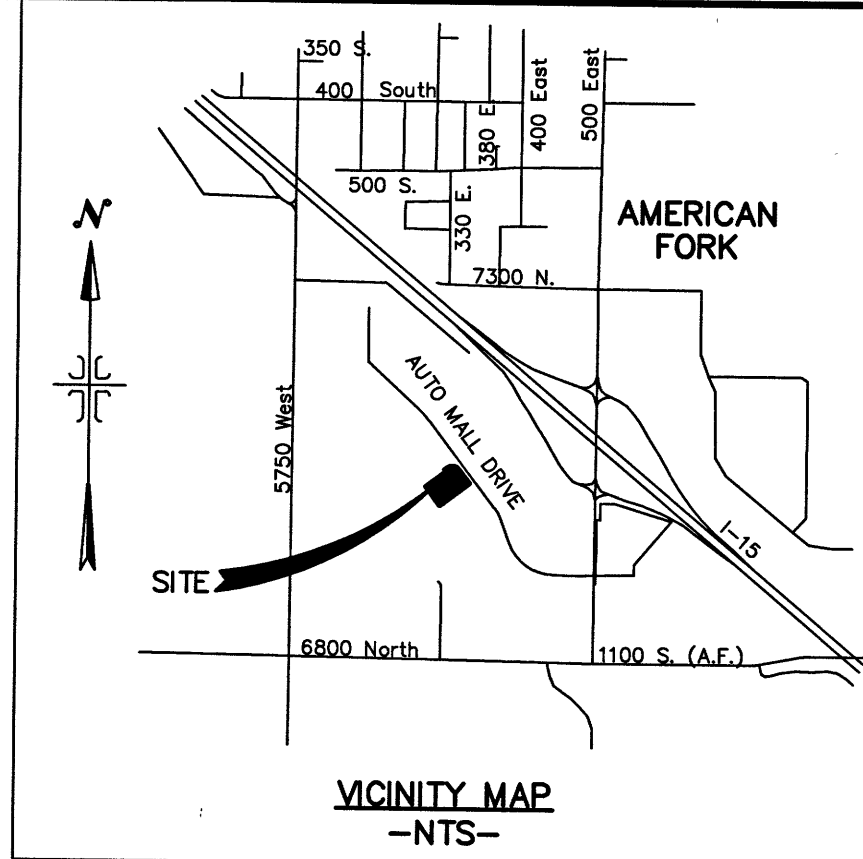
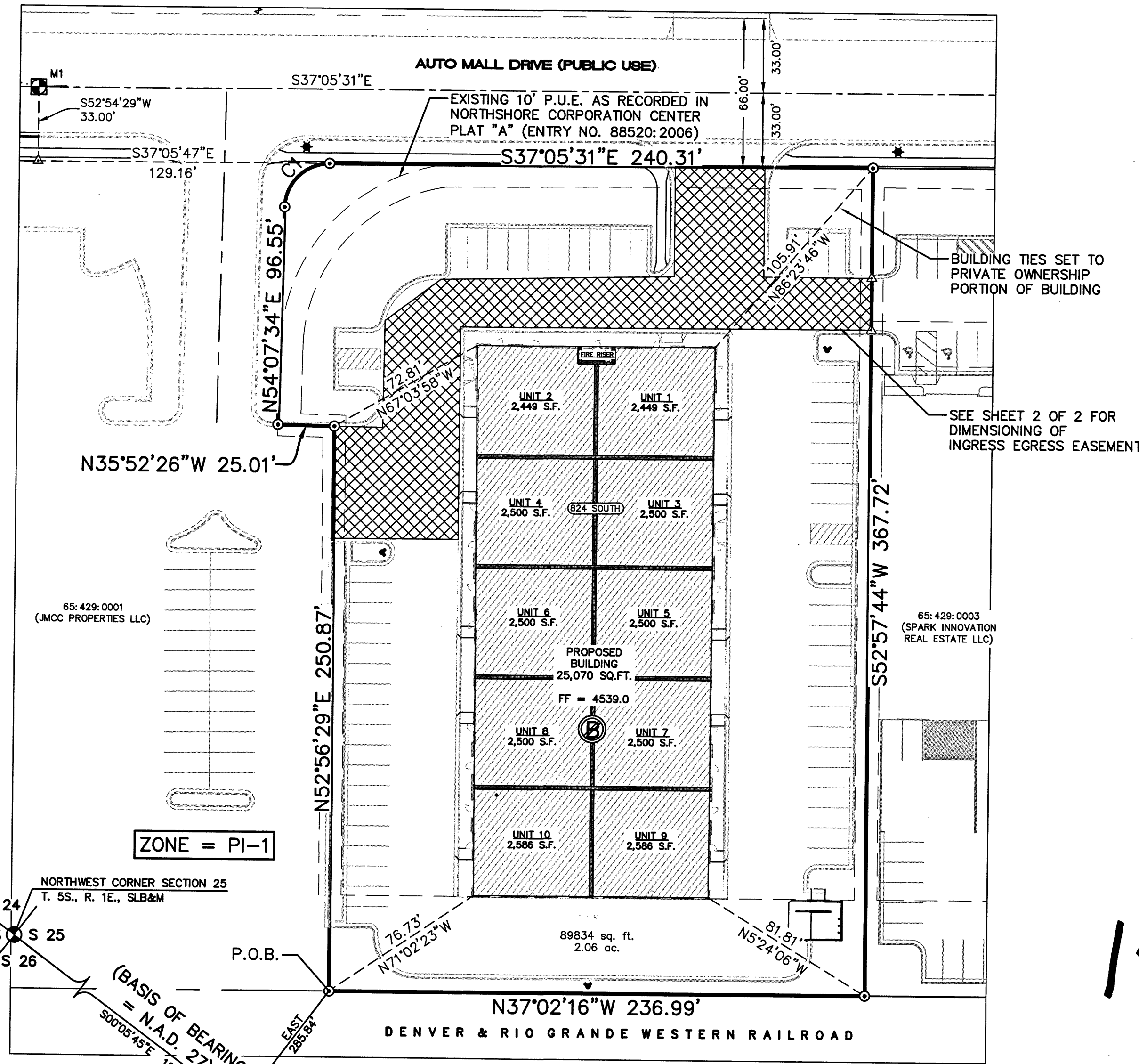


# — COPPER RIDGE, LOT 2, PLAT "A" —

AN EXPANDABLE CONDOMINIUM PROJECT, A VACATION OF LOT 2, PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER  
824 SOUTH AUTOMALL DRIVE, AMERICAN FORK CITY, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'



- LEGEND**
- FOUND BRASS CAP
  - SET 5/8" IRON PIN
  - △ CALCULATED POINT, NOT SET
  - SUB-MONUMENT
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊙ PROPOSED STREET LIGHT
  - PROPERTY BOUNDARY
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - SECTION LINE
  - EASEMENT
  - ▨ PRIVATE OWNERSHIP
  - ▩ COMMON AREA/P.U.E.-SEWER, STORMDRAIN, WATER EASEMENTS
  - ▤ INGRESS EGRESS EASEMENT
  - Ⓢ NO BASEMENT ALLOWED (ALL UNITS)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.83'	20.00'	27.87'	S81°43'00"E	88°18'53"

**ADDRESS TABLE**

UNIT	ADDRESS
OFFICE SPACES 1-10	824 SOUTH AUTOMALL DRIVE

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
- A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW
- SENSITIVE LANDS:** ANY FURTHER DEVELOPMENT ON ANY LOT WITHIN THIS SUBDIVISION SHALL REQUIRE AMERICAN FORK CITY SENSITIVE LANDS ORDINANCE COMPLIANCE INCLUDING ADDITIONAL GEOTECHNICAL STUDIES AS APPLICABLE.
- NOTES:**
- WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.
  - HISTORICAL DEPTH OF GROUNDWATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MIN. 3' ABOVE WATER LEVEL MEASURED DURING SPRING SEASON)
  - PLAT IS SUBJECT TO FLOOD INSURANCE RATE MAP PANEL NO. 4955170120-B (JULY 17, 2002 WITH A 100-YEAR BASE FLOOD ELEVATION OF 4495.00.)
  - THIS PLAT MAY BE SUBJECT TO HIGH WATER TABLE CONDITIONS WHICH COULD AFFECT BUILDING CONSTRUCTION.
  - THESE PARCELS MUST COMPLY WITH ALL THE REQUIREMENTS OF THE SENSITIVE LAND OVERLAY ORDINANCE.
  - THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
  - OFF-SET 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.
  - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
  - THIS PARCEL IS SUBJECT TO A PRIVATE PRESSURE SANITARY SEWER SYSTEM AND A PRIVATE SEWAGE COLLECTION FACILITY.
  - MAINTENANCE OF THE SANITARY SEWER SYSTEM AND THE STORM DRAIN SYSTEM WITHIN THE PARCEL BOUNDARY IS THE RESPONSIBILITY OF THE OWNER OF THIS PARCEL.
  - ALL GROUNDWATER DRAINS WITHIN THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR THE PROPERTY OWNER IT SERVES.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.

**SURVEYOR'S CERTIFICATE**

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 354377 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "COPPER RIDGE, LOT 2, PLAT "A" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE: 10-13-16  
KIM WAYNE LUNDEBERG, P.L.S.

**BOUNDARY DESCRIPTION**

LOT 2, PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORD IN THE UTAH COUNTY RECORDER'S OFFICE SURVEY DESCRIPTION AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S.00°05'45"E. 1095.74 FEET ALONG THE SECTION LINE; THENCE EAST 285.84 FEET TO THE REAL POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD;

THENCE N.52°56'29"E. 250.87 FEET; THENCE N.35°52'26"W. 250.01 FEET; THENCE N.54°07'34"E. 96.55 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°18'53" AND A CHORD THAT BEARS S.81°43'00"E. A DISTANCE OF 27.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF AUTO MALL DRIVE; THENCE ALONG SAID AUTO MALL DRIVE RIGHT OF WAY LINE S.37°05'31"E. A DISTANCE OF 240.31 FEET; THENCE S.52°57'44"W. A DISTANCE OF 367.72 FEET TO THE NORTH RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE N.37°02'16"W. ALONG SAID RIGHT OF WAY A DISTANCE OF 236.99 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 2.06 ACRES (89,834 S.F.)

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS "COPPER RIDGE, LOT 2, PLAT "A" AN EXPANDABLE CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF 25<sup>th</sup> Oct. A.D. 2016

BY: *Wade Payne*      BY: *Wade Payne*

**APPROVAL BY LEGISLATIVE BODY**

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, 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 DAY OF October, A.D. 2016

*Jeffery Swafford*      CITY COUNCIL  
*Blaine*      CITY COUNCIL  
*Kim J. Brown*      CITY COUNCIL

APPROVED: *Wade Payne*      CITY ENGINEER (SEE SEAL)      ATTEST: *Wade Payne*      CITY RECORDER (SEE SEAL)

**OCCUPANCY RESTRICTION NOTICE**

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

**PLANNING COMMISSION APPROVAL**

REVIEWED THIS 10 DAY OF July, A.D. 2016, BY THE PLANNING COMMISSION

*Adam*      PLANNER      *John M. Waldman*      CHAIRMAN PLANNING COMMISSION

**UTILITY DEDICATION**

NORTHSHORE CORPORATION CENTER, OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF COPPER RIDGE, LOT 2, PLAT "A", A UTAH EXPANDABLE CONDOMINIUM PROJECT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED COMMON AREA (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAIN, LAND DRAIN AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

**RESERVATION OF COMMON AREA**

NORTHSHORE CORPORATION CENTER IN RECORDING THIS PLAT OF COPPER RIDGE, LOT 2, PLAT "A", A UTAH EXPANDABLE CONDOMINIUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN COPPER RIDGE, LOT 2, PLAT "A", FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN COPPER RIDGE, LOT 2, PLAT "A", AS MORE FULLY PROVIDED IN THE DECLARATION OF CONDOMINIUM OF NORTHSHORE CORPORATION CENTER WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS CONDOMINIUM PLAT AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF October, A.D. 2016

*Wade Payne*

**WATER & SEWER AUTHORITY APPROVAL**

APPROVED THIS 20 DAY OF October, A.D. 2016, BY COMMUNITY SEWER AUTHORITY

*Wade Payne*      PUBLIC WORKS DIRECTOR

**COPPER RIDGE  
LOT 2, PLAT "A"**

AN EXPANDABLE CONDOMINIUM PROJECT, A VACATION OF LOT 2, PLAT "A" COPPER RIDGE AT NORTHSHORE CORP. CENTER  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET 1 OF 2  
AMERICAN FORK CITY      UTAH COUNTY, UTAH  
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL KIM WAYNE LUNDEBERG	CITY RECORDER	CITY-COUNTY ENGINEER SEAL Wade Payne	CLERK-RECORDER SEAL JEFFERY SWAFFORD
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RECORDED FOR AMERICAN FORK CITY

**NOTARY ACKNOWLEDGEMENTS**

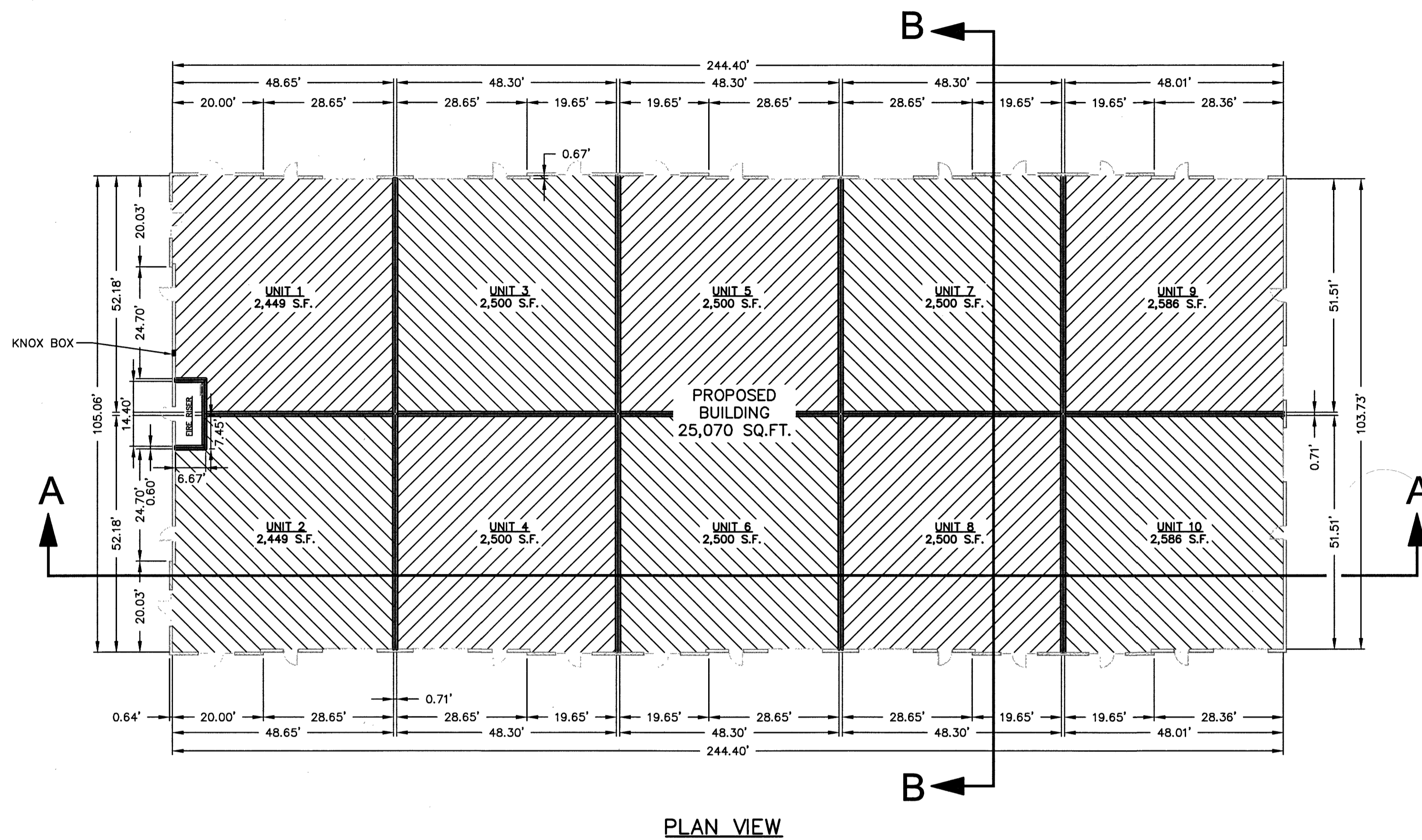
STATE OF UTAH )  
COUNTY OF UTAH ) ss

ON THIS 20 DAY OF October, 2016, PERSONALLY APPEARED BEFORE ME W. Wade Payne, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/they EXECUTED THE SAME.

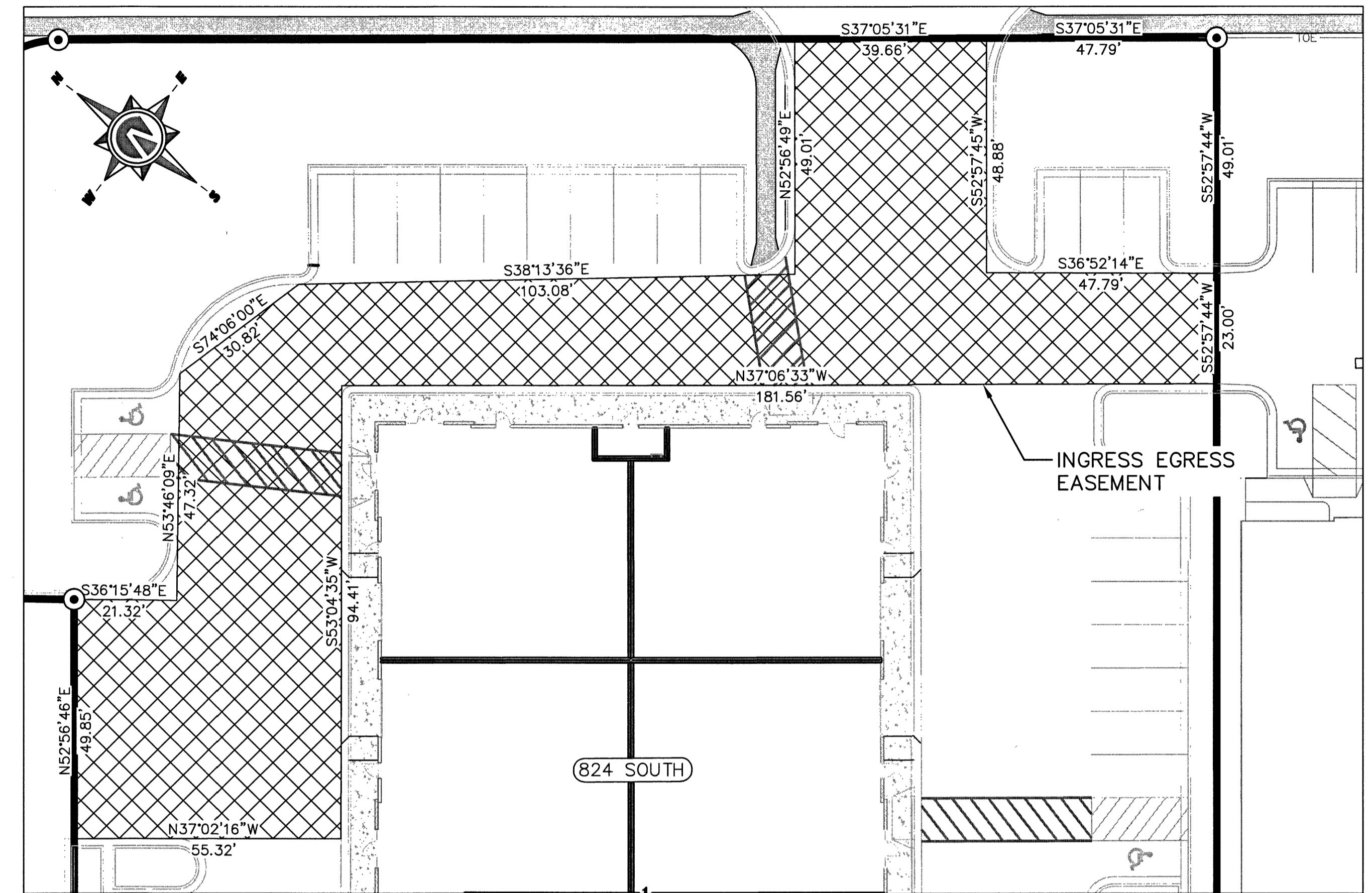
NOTARY PUBLIC  
RESIDING IN: OREM, UT  
COMMISSION EXPIRES: Aug 30, 2020

Commission #: 1020736

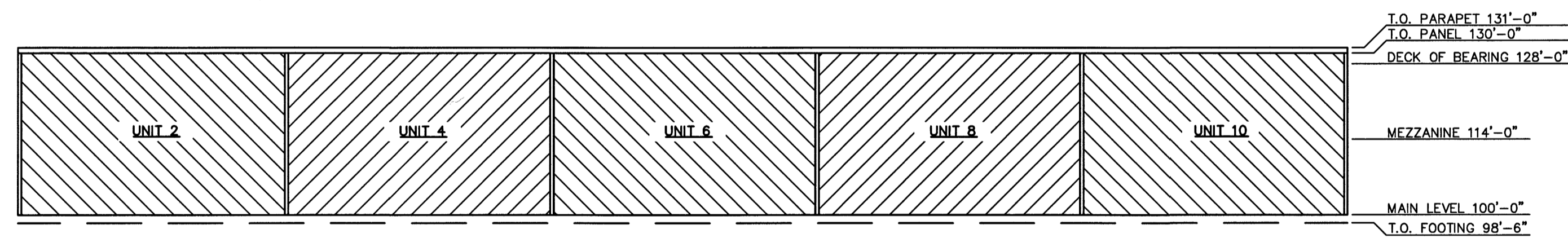
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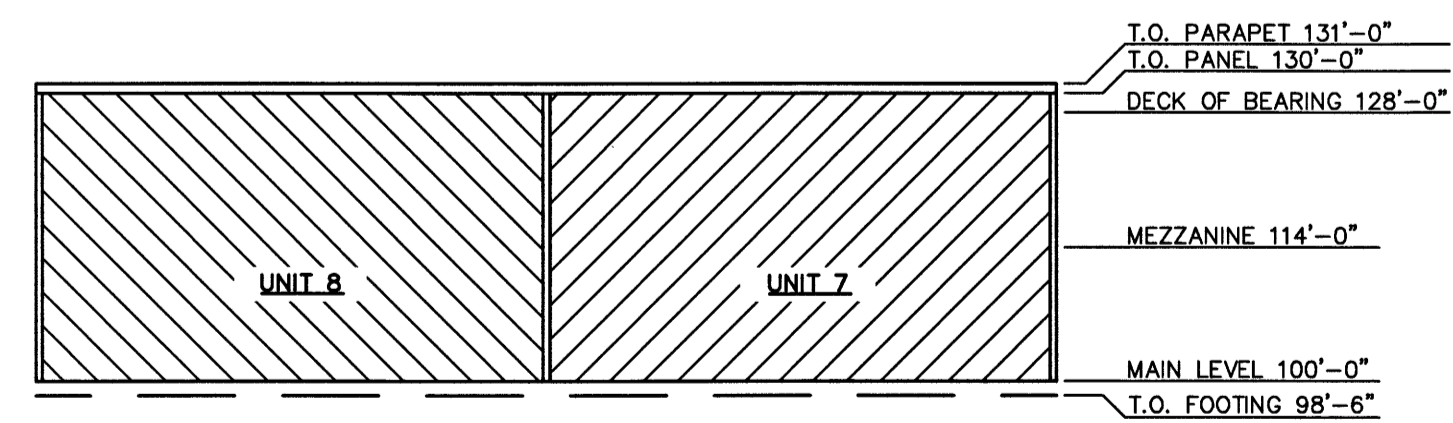
PLAN VIEW



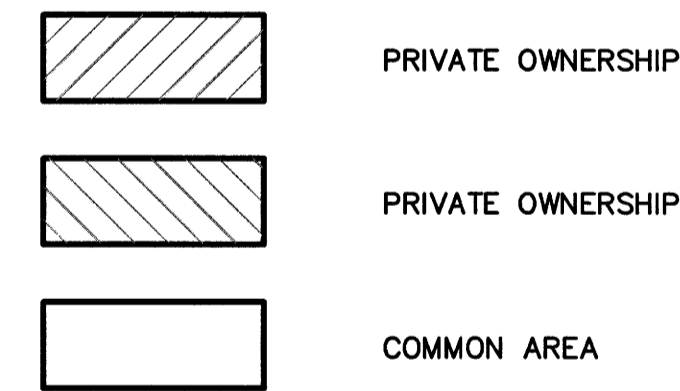
INGRESS EGRESS EASEMENT



SECTION A



SECTION B



ADDRESS TABLE	
UNIT	ADDRESS
OFFICE SPACES 1-10	824 SOUTH AUTO MALL DRIVE



(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

NOTES:

- 1) ALL GROUNDWATER DRAINS WITHIN THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER IT SERVES.
- 2) PARCEL REQUIRES A SITE SPECIFIC SPECIAL INSPECTION BY THE CITY ENGINEER AND THE PROJECT'S GEOTECHNICAL ENGINEER TO EVALUATE ANY POTENTIAL NEGATIVE IMPACTS OF THE GROUNDWATER TABLE AT THE TIME OF ISSUING A BUILDING PERMIT.
- 3) PARCEL TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DIVISION.
- 4) NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
- 5) THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
- 6) THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.

15399 SHEET 2 of 2

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE
5				
4				
3				
2				
1				

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:



**Northern**  
ENGINEERING INC  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**COPPER RIDGE - LOT 2**

CONDO PLAT FLOOR PLAN & SECTIONS

AMERICAN FORK, UTAH

JOB NO.  
3-15-094

SHEET NO.  
2 OF 2

BY 11523:2017 Rep: 115237  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Feb 03 8:58 AM FEE 70.00  
RECORDED FOR AMERICAN FORK CITY