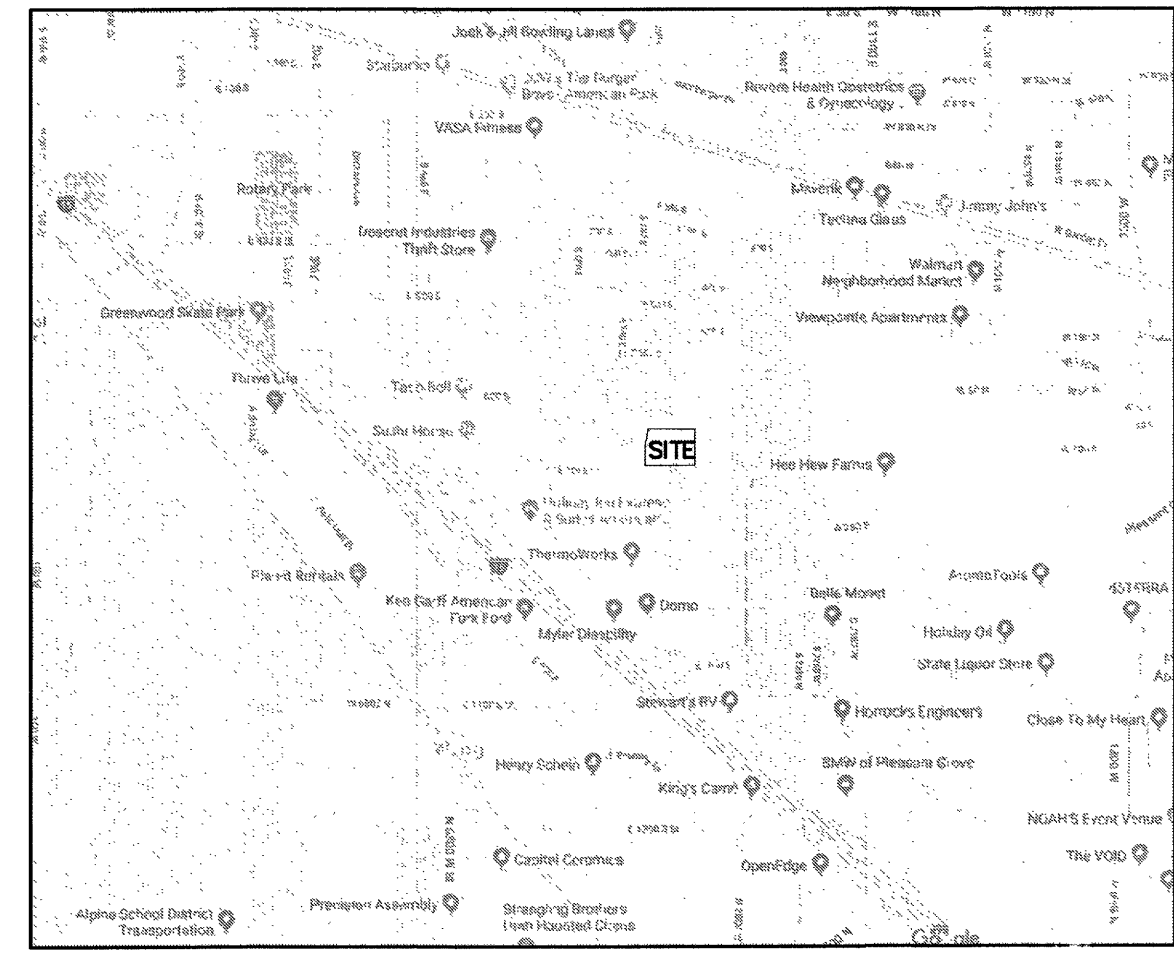


WALTON TOWN HOMES SUBDIVISION
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24
 AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH,
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SURVEYORS CERTIFICATE

I, S. Scott Carlson, certify that I am a Professional Land Surveyor holding license number 187727 accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, COMPRISING 2.63 ACRES PER WARRANTY DEED RECORDED AS ENTRY 184738:2020 IN THE OFFICE OF THE UTAH COUNTY RECORDER. BASIS OF BEARING FOR SUBJECT DESCRIPTION BEING SOUTH 45°01'56" EAST 3791.23 FEET MEASURED BETWEEN THE UTAH COUNTY SURVEY BRASS CAP MONUMENTS MARKING THE NORTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 25. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, THENCE SOUTH 89°35'49" EAST 1339.53 FEET TO A POINT ON A SURVEYED BOUNDARY (SURVEYING ASSOCIATES, FILE #91-85 AT THE UTAH COUNTY SURVEYOR'S OFFICE) AND THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID SURVEY BOUNDARY LINE THE FOLLOWING 2 COURSES: 1) NORTH 00° 29' 02" EAST 38.14 FEET, 2) NORTH 00° 30' 38" EAST 22.57 FEET, THENCE NORTH 09° 35' 42" EAST 131.64 FEET, THENCE SOUTH 89° 48' 07" EAST 373.82 FEET, THENCE SOUTH 00° 06' 23" EAST 292.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF QUALITY DRIVE (PER VEST ROAD DEDICATION PLAT, ENTRY 54716:2019 UTAH COUNTY RECORDER); THENCE COINCIDENT WITH SAID R.O.W. NORTH 89° 48' 07" WEST 397.69 FEET TO SAID SURVEYED BOUNDARY LINE, THENCE COINCIDENT WITH SAID SURVEYED BOUNDARY LINE NORTH 00° 29' 02" EAST 102.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.63 ACRES 114,677 SQ. FT.

OWNER'S DEDICATION

Known by all men present that We, all of the undersigned owner's of the property depicted and described hereon, have caused the same to be subdivided into Lots, Streets and Easements and do hereby dedicate said Public Areas as indicated hereon for perpetual use of the Public.

In witness hereof we have hereunto set our hand(s) this 10 day of Sept, 2021

BY: Nathan W. Huxley
 Title: Manager, Walton Lane Townhomes 0218, LLC

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF }

On the 10 day of September, 2021 personally appeared before me, the undersigned Notary, in and for said County of Davis in said State of Utah, the signer of the above Owner's Dedication who after being duly sworn, acknowledged to me that he/she signed it freely and voluntarily for and in behalf of said Corporation the purposes therein mentioned.

Notary Public
Jared McCarthy
 A Notary Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY
 The City of American Fork, County of Utah, State 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 10th day of August A.D., 2021.

Approved this 21 day of July A.D. 2021, by the American Fork City Planning Commission.
Frank Scott Planner
Christina Aden Planning Commission Chair

Approved this 15th day of September A.D. 2021, by the Water and Sewer Authority.
Scott Public Works Director

WATER AND SEWER AUTHORITY APPROVAL

ATTEST: Ulysses Wicker
 CLERK - RECORDER

APPROVAL BY LEGISLATIVE BODY

APPROVED BY LEGISLATIVE BODY

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- LEGEND**
- SECTION CORNER AND SECTION LINES
 - BOUNDARY LINE
 - RIGHT OF WAY LINES
 - PUBLIC UTILITY EASEMENT
 - ADJOINING PROPERTY LINES
 - DIMENSION LINES
 - STORM DRAIN EASEMENT
 - EASEMENT FOR AF CITY WATER, ROCKY MOUNTAIN POWER AND DOMINION ENERGY

NOTES:
 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 THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

THE UNTREATED GRAVEL BASE MUST BE PLACED AND GRADED, SEWER AND STORM DRAIN LINES, WATER LINES, FIRE HYDRANTS, AND INLET BOXES COMPLETED AND TESTED BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

FEMA FLOOD PLAIN INFORMATION:
 FIRM 49049C0307F, JUNE 19, 2020, PANEL 307 OF 1450
 FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CURRENT ZONE:
 PC-PLANNED COMMUNITY

NUMBER OF LOTS: 1
 NO BASEMENTS ALLOWED

TAX PARCEL # 13-059-0118
 OZ AF EAST LLC

TAX PARCEL # 13-062-0018
 OUTBACK AMERICAN FORK LLC.

57-035-0041
 AMERICAN FORK CITY

57-077-0001
 JD XVII LLC

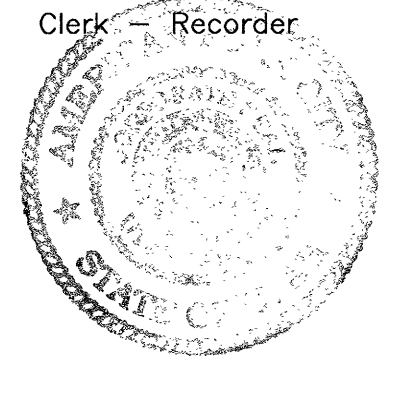
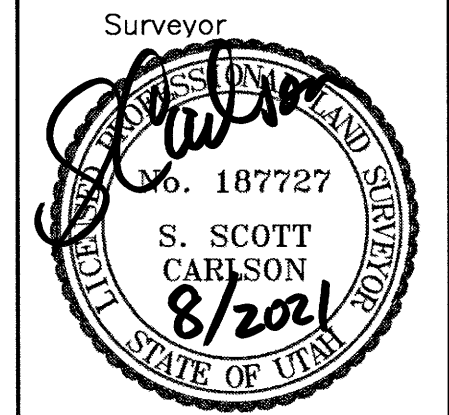
SMART TOWN LLC
 TAX PARCEL # 13-059-0129

SMART TOWN LLC
 TAX PARCEL # 13-059-0109

LOT 1
 114,677 SQ. FT.
 2.63 ACRES
 EAST QUALITY DRIVE

UTAH VALLEY BUSINESS PARK
 PLAT "M"
 ENTRY #56927 MAP #14237

TWIN PEAKS
 Engineering & Land Surveying
 2264 NORTH 1450 EAST LEHI, UTAH 84043



18199

SEC 25 and SEC 24 T5S R1E S18W T1060 IG