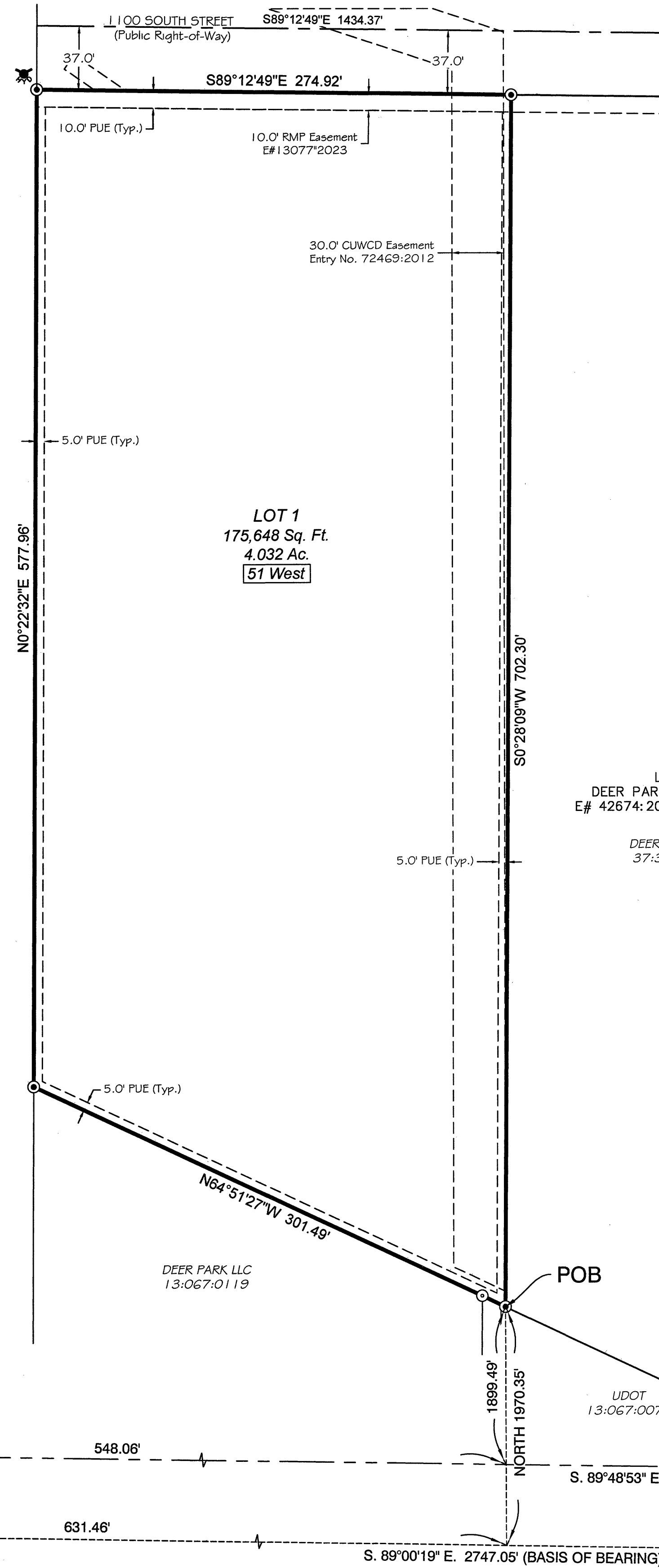
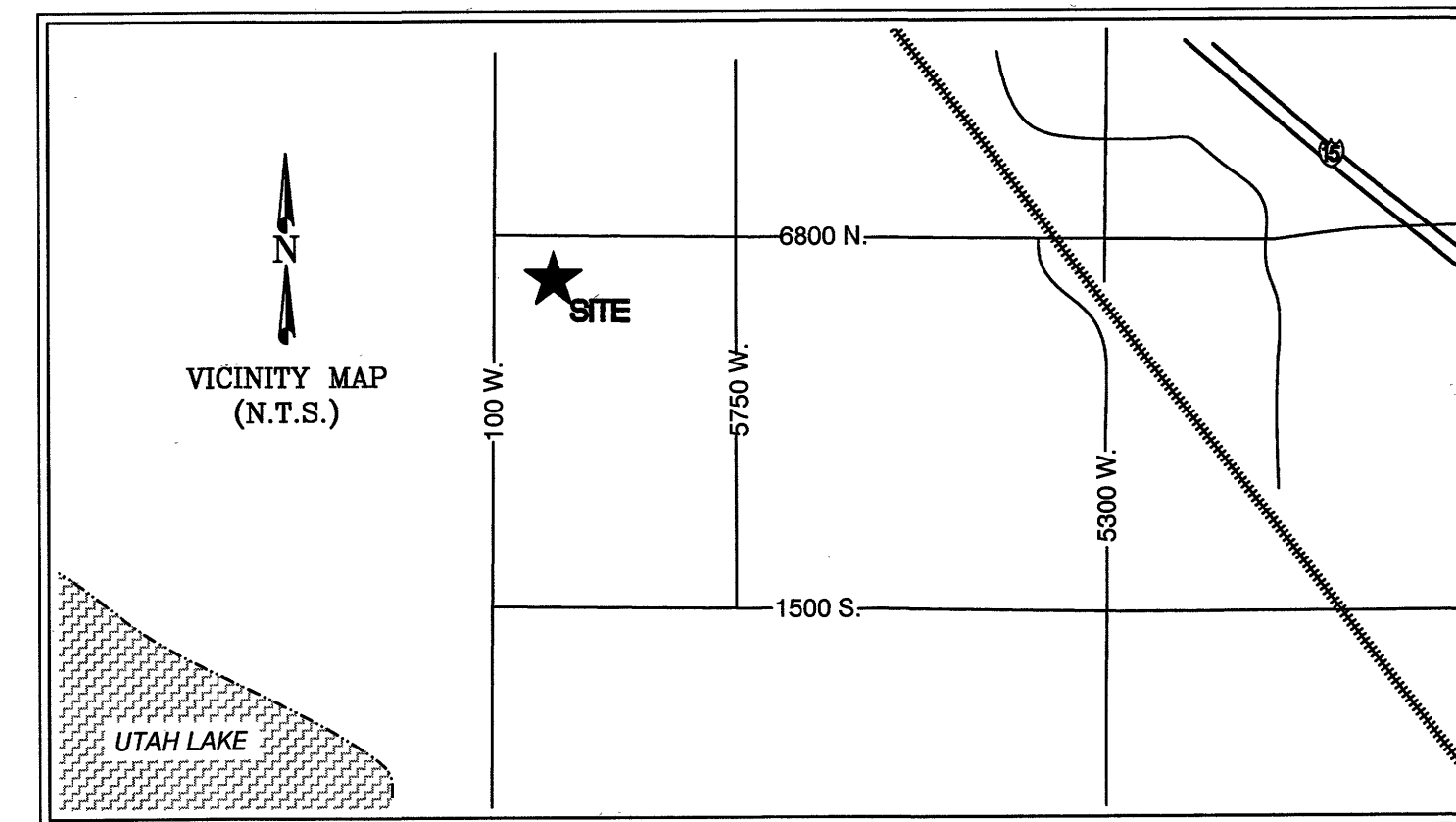


# DEER PARK SUBDIVISION - PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



### PLAT NOTES:

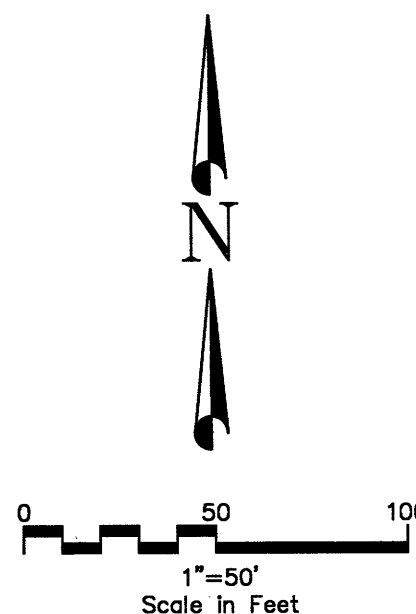
- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Lowest Floor Slab must be a minimum of 3 feet above water level measured during Spring Season.
- The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, The effect of the 1969 Farmland Assessment Act.
- Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.
- Electrical Easement recorded March 11, 1904, as Entry No. 952, in Book 69, at Page 281. Power Easement recorded June 20, 1916, as Entry No. 4122, in Book 163, at Page 269. Power Easement recorded June 20, 1916, as Entry No. 4123, in Book 98, at Page 471. The exact location not disclosed.
- The effects, if any, of that certain Successor Trustee's Affidavit, The effects, if any, of that certain Quitclaim Deed recorded December 29, 2017 as Entry No. 130123:2017, Rights of tenant(s) in the Land, Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments.

### Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Road Right-of-Way Line
- Adjacent Parcel
- Easement Line
- CUWCD Temporary Easement
- Set yellow rebar/cap stamped "CIR"
- Found rebar/cap stamped "CIR"
- Public Utility Easement
- Fire Hydrant to be Installed

#19203

SHEET  
1  
1



CHRISTENSEN, ALLEN CLARE #  
KATHLEEN ATWATER  
13:067-0017

LOT 1  
DEER PARK SUBDIVISION  
E# 42674:2022, MAP# 18261  
  
DEER PARK LLC  
37:365:0001

### OWNER:

Deer Park, LLC  
6755 North 5750 West  
American Fork, UT 84003

### DEVELOPER:

White Horse Developers  
5020 S 850 E Ste A4  
Lehi, UT 84043

PREPARED BY:

**CIR CIVIL ENGINEERING + SURVEYING**  
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

### WATER & SEWER AUTHORITY APPROVAL

Approved this 13 day of April, A.D. 2023 by the Water & Sewer Authority

Public Works Department Director

### LAND USE AND ZONING DESIGNATION:

Subject property includes the following zoning classifications:  
Planned Industrial (PI-1)  
Subject property includes the following land use zones:  
Design Industrial

### BASIS OF BEARING:

The Basis of Bearings was established as S. 89°00'19" E (NAD83 Utah Central Zone) between the Reference Corner to the South Quarter Corner and the Reference Corner to the Southeast Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

### FLOOD ZONE DESIGNATION

The subject property falls within Flood Zone X (Other Flood Areas) as delineated by F.E.M.A. Flood Insurance Rate Map, Community Panel No. 49049C03095E, which bears and Effective Date of June 19, 2020

### SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as DEER PARK SUBDIVISION - PHASE 2 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 19<sup>th</sup> day of DECEMBER, 2023

### BOUNDARY DESCRIPTION

A parcel of land being a part of an entire tract described in that Quit Claim Deed recorded February 1, 2023 as Entry No. 6374-2023 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at the southwest corner of Lot 1, Deer Park Subdivision recorded April 5, 2022 as Entry No. 42674:2022, having Map No. 18261 in the Office of said Recorder, which is 631.46 feet S. 89°00'19" E. along a monument line and 1970.35 feet North from a Reference Monument to the South Quarter Corner of said Section 26; said point also being 548.06 feet S. 89°48'53" E. along the Section line and 1899.49 feet North from said South Quarter Corner of Section 26; thence N. 64°51'27" W. 301.49 feet to an existing boundary line agreement shown on that Record of Survey for Boundary Line Agreement filed as 22-325 in the Office of the Utah County Surveyor; thence N. 00°22'32" E. 577.96 feet along said boundary line agreement to the southerly right-of-way line of 1100 South Street per that 1100 South Roadway Extension recorded November 6, 2023 as Entry No. 72773:2023, having Map No. 18983 in the Office of said Recorder; thence S. 89°12'49" E. 274.92 feet along said southerly right-of-way line to the northwesterly Lot 1, Deer Park Subdivision recorded April 5, 2022 as Entry No. 42674:2022, having Map No. 18261 in the Office of said Recorder; thence S. 00°28'09" W. 702.30 feet along the westerly line of said Deer Park Subdivision to the Point of Beginning.

The above-described parcel of land contains 175,648 sq ft or 4.032 acres, more or less. 1 Lot.

Tax ID: 13:067:0121

### OWNER'S DEDICATION

Know all men by these present that we, the undersigned are owners of all of the property described in the Surveyor's Certificate herein 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 21 day of December, A.D. 2023.

Deer Park, LLC

By:   
Michael B. Hovan  
Manager

ENT 28469:2024 MAP# 19203  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Nov 2 12:47 PM FEE \$2.00 BY AC  
RECORDED FOR AMERICAN FORK CITY

### NOTARY ACKNOWLEDGMENT

State of Utah )  
                  ) ss  
County of Utah )

On the 21 day of December, in the year A.D. 2023, personally appeared before me, the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

Commission Number 728987  
My Commission Expires January 25, 2027

Signature:   
Name: Tiffanie S. Mace

A Notary Public Commissioned in Utah

### ACCEPTANCE BY LEGISLATIVE BODY

The City Council of American Fork County of Utah, approves this subdivision and hereby accepts the dedication of all the streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 12 day of December, A.D. 2023.

City Council Member  
  
City Council Member  
  
City Council Member  
  
City Engineer

City Council Member  
  
City Council Member  
  
City Recorder  
(See Seal below)

### PLANNING COMMISSION APPROVAL

Approved this 6 day of December, A.D. 2023 by the American Fork Planning Commission

Planner  
  
Planning Commission Chairman

### DEER PARK SUBDIVISION - PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

RECORDER SEAL

