

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6

INCLUDING A VACATION OF LOT 3 OF THE
 EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
 LOCATED WITHIN THE WEST HALF OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN

STREET MONUMENT
 N = 742,335.88
 E = 1,910,145.74

350 SOUTH
 (EXIST. PUBLIC)

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

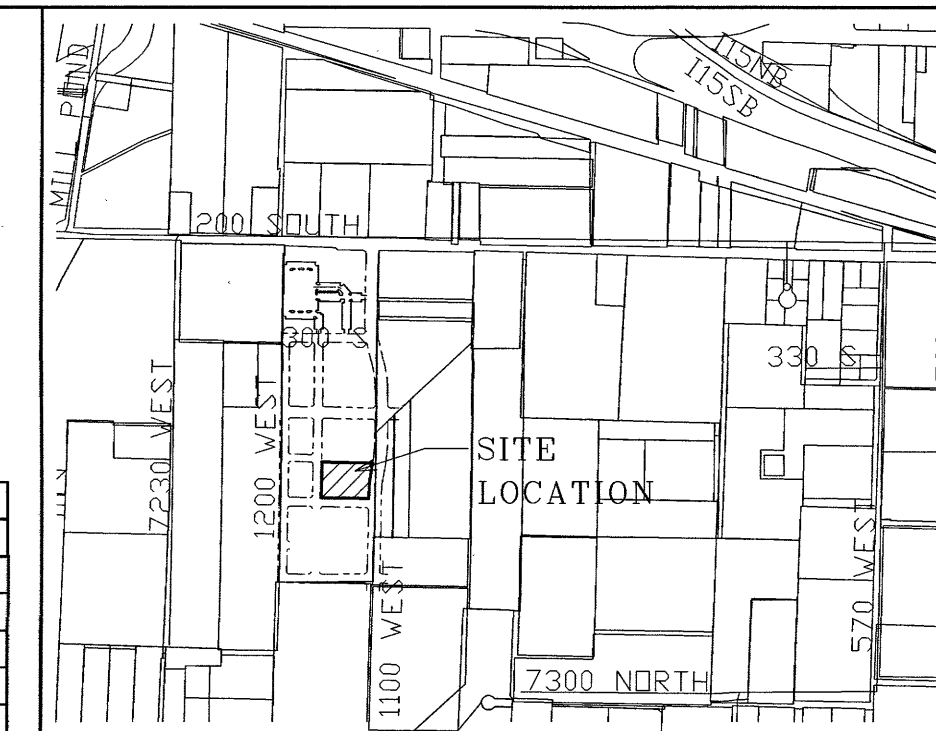
BASIS OF BEARING: SECTION LINE S89°53'29"E - 2659.87'

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

- NOTE:
- COMMON & LIMITED COMMON AREA ARE A PUBLIC UTILITY EASEMENT, AND DRAINAGE.
 - COMMON & LIMITED COMMON AREA IS DEDICATED TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC.
 - 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 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 HOME UNTIL 1) ASPHALT PAVING IS INSTALLED, 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
 - BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).
 - FLOOD ZONE X ACCORDING TO FLOOD ZONE MAP NO. 49049C0302F, PANAL NO. 302 OF 1450 DATED 06/19/2020.

EDGEWATER TOWNHOMES AT
 AMERICAN FORK
 PLAT 4

Lot	Address	Lot	Address	Lot	Address
197	402 South 1130 West	212	403 South 1130 West	227	425 South 1110 West
198	406 South 1130 West	213	404 South 1110 West	228	431 South 1110 West
199	414 South 1130 West	214	408 South 1110 West	229	437 South 1110 West
200	418 South 1130 West	215	412 South 1110 West	230	443 South 1110 West
201	424 South 1130 West	216	416 South 1110 West	231	445 South 1110 West
202	426 South 1130 West	217	422 South 1110 West	232	449 South 1110 West
203	432 South 1130 West	218	428 South 1110 West	233	1111 West 440 South
204	436 South 1130 West	219	434 South 1110 West	234	1113 West 440 South
205	435 South 1130 West	220	438 South 1110 West	235	1115 West 440 South
206	429 South 1130 West	221	401 South 1110 West	236	1117 West 440 South
207	423 South 1130 West	222	405 South 1110 West	237	1121 West 440 South
208	419 South 1130 West	223	409 South 1110 West	238	1125 West 440 South
209	415 South 1130 West	224	413 South 1110 West	239	1131 West 440 South
210	411 South 1130 West	225	417 South 1110 West	240	1133 West 440 South
211	407 South 1130 West	226	421 South 1110 West	241	1135 West 440 South
				242	1137 West 440 South



Curve Table

Name	Delta	Radius	Length	Chord	Chord BRG
C1	23°34'42"	15.00	6.17	6.13	N 79°16'34" E
C2	09°11'48"	789.50	126.73	126.59	S 5°32'27" W
C3	90°06'15"	20.00	31.45	28.31	S 46°00'15" W
C4	90°00'00"	15.00	23.56	21.21	N 43°56'04" W
C5	16°30'32"	15.00	4.32	4.31	N 75°44'29" E
C6	23°34'41"	15.00	6.17	6.13	S 77°08'43" E
C7	90°00'00"	10.00	15.71	14.14	N 46°03'56" E
C8	90°00'00"	10.00	15.71	14.14	S 43°56'04" E
C9	23°34'41"	15.00	6.17	6.13	N 79°16'35" E
C10	90°00'00"	8.00	12.57	11.31	S 43°56'04" E
C11	02°33'41"	872.00	38.98	38.98	N 02°20'47" E
C12	03°41'13"	857.00	55.15	55.14	N 02°54'33" E
C13	09°11'47"	857.00	137.56	137.41	N 05°39'50" E
C14	06°38'06"	872.00	100.98	100.93	N 06°56'41" E
C15	85°47'30"	12.00	17.97	16.34	N 48°10'11" E
C16	01°20'14"	857.00	20.00	20.00	N 05°25'16" E
C17	04°10'21"	857.00	62.41	62.40	N 08°10'33" E
C18	09°11'47"	872.00	139.96	139.81	N 05°39'50" E
C19	04°59'18"	887.00	77.22	77.20	N 07°46'05" E
C20	99°16'09"	3.00	5.20	4.57	N 39°18'04" W
C21	07°04'10"	15.00	1.85	1.85	N 87°31'50" E

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 706.40 feet and South 3083.14 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian to a point of curvature; thence along an arc 6.17 feet to the right, having a radius of 15.00 feet, the chord bears N 79°16'34" E 6.13 feet; thence S 88°56'04" E 255.51 feet; thence N 87°35'02" E 34.32 feet; thence S 80°25'37" E 65.09 feet; thence S 10°08'21" W 94.50 feet to a point of curvature; thence along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; thence S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence N 1°03'56" E 0.51 feet; thence N 88°56'04" W 300.38 feet to a point of curvature; thence along an arc 23.56 feet to the right, having a radius of 15.00 feet, the chord bears N 43°56'04" W 21.21 feet; thence N 01°03'56" E 240.21 feet to the POINT OF BEGINNING.

AREA = 2.019 acres (87,952 sq. ft.)
 # of Lots = 46 Lots

APRIL 21, 2023
 DATE

ROGER D. DUDLEY
 (SEE SEAL BELOW)

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 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 12351 S. GATEWAY PARK D-100, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF JUNE 2023

GEOFF CHRISTOFFERSON
 MANAGER, AFEW1, LLC

ACKNOWLEDGEMENT
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 14th DAY OF JUNE, A.D. 2023
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-04-2026

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 14th DAY OF November, A.D. 2023

APPROVED BY ENGINEER
 ATTEST: CLERK-RECORDER
 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS 2 DAY OF November, A.D. 2022, BY THE PLANNING COMMISSION

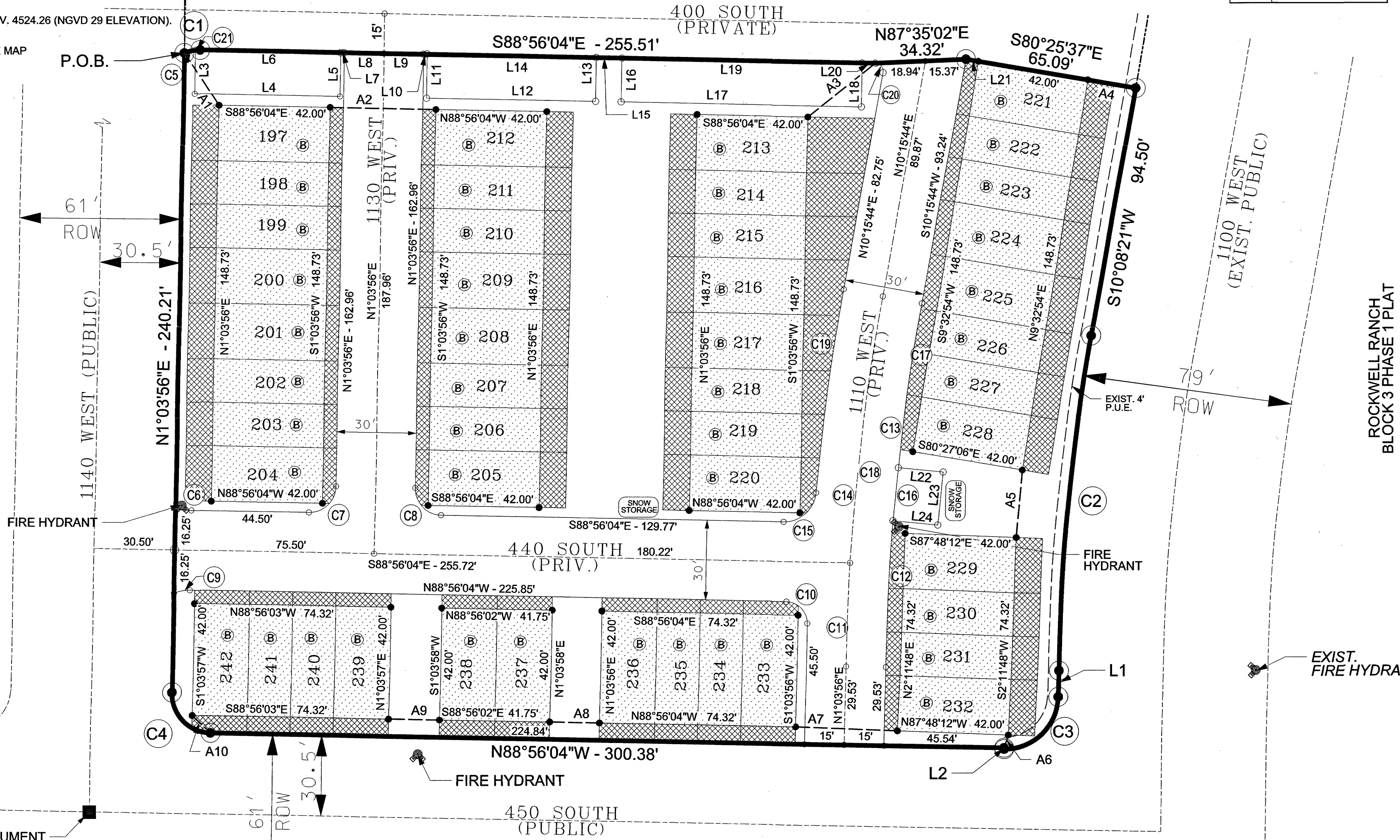
DIRECTOR-SECRETARY
 CHAIRMAN, PLANNING COMMISSION

EDGEWATER TOWNHOMES AT
 AMERICAN FORK PLAT 6
 SUBDIVISION parcel
 INCLUDING A VACATION OF LOT 3 OF
 THE EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
 SHEET 1 OF 3
 AMERICAN FORK CITY UTAH COUNTY, UTAH
 SCALE: 1" = 30 FEET

PROFESSIONAL LAND SURVEYOR
 No. 147089
 Roger D. Dudley
 STATE OF UTAH

NOTARY PUBLIC
 No. 27716
 M. Christopher
 STATE OF UTAH

AMERICAN FORK CITY
 AMERICAN FORK CITY



#188101

Line Table

Name	Length	Direction
L1	9.86	S 0°56'33" W
L2	0.51	N 01°03'56" E
L3	16.39	S 01°03'56" W
L4	55.00	S 88°56'04" E
L5	16.50	N 01°03'56" E
L6	55.00	S 88°56'04" E
L7	1.35	S 88°56'04" E
L8	15.00	S 88°56'04" E
L9	15.00	S 88°56'04" E
L10	1.35	S 88°56'04" E
L11	16.50	S 01°04'01" W
L12	64.00	S 88°56'00" E
L13	16.50	N 01°04'01" E
L14	64.00	S 88°56'04" E
L15	9.66	S 88°56'04" E
L16	16.50	N 01°03'56" E
L17	91.00	N 88°56'04" W
L18	16.50	S 01°03'56" W
L19	91.00	S 88°56'04" E
L20	5.01	S 88°56'04" E
L21	4.74	S 80°25'37" E
L22	17.00	S 84°32'44" E
L23	20.00	S 05°25'14" W
L24	17.00	N 84°32'44" W

Building Ties

Name	Length	Direction
A1	23.68	S 33°41'21" E
A2	40.00	S 88°56'04" E
A3	32.59	N 51°36'52" E
A4	18.35	N 80°22'12" W
A5	25.43	S 04°56'25" W
A6	5.05	S 18°08'20" W
A7	38.54	N 87°41'05" W
A8	18.82	N 88°56'08" W
A9	19.28	N 88°56'08" W
A10	9.68	N 46°43'44" W

SCALE (FEET)
 0 30 60 90 120

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

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
 THIS 14 DAY OF JUNE, A.D. 2023

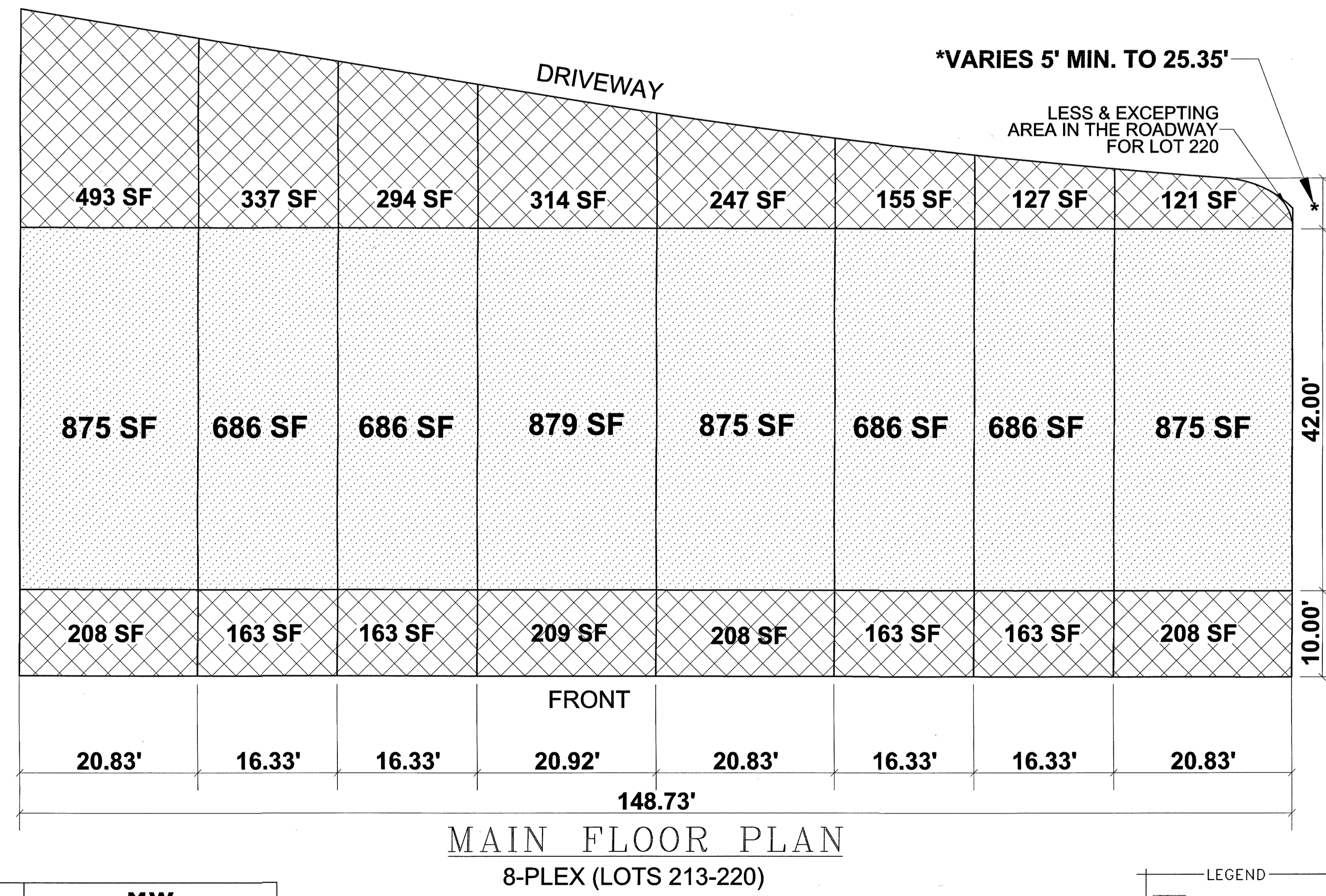
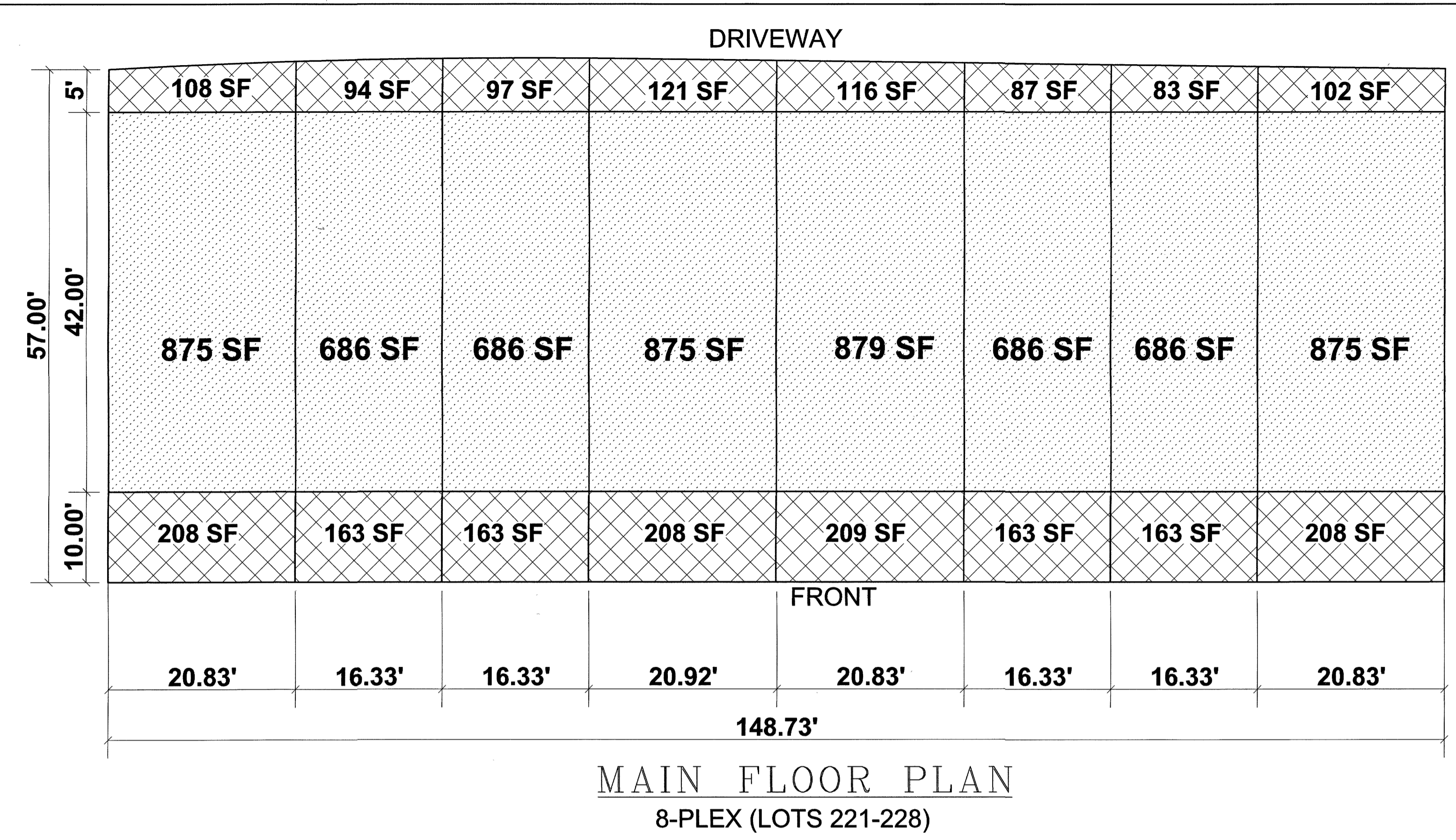
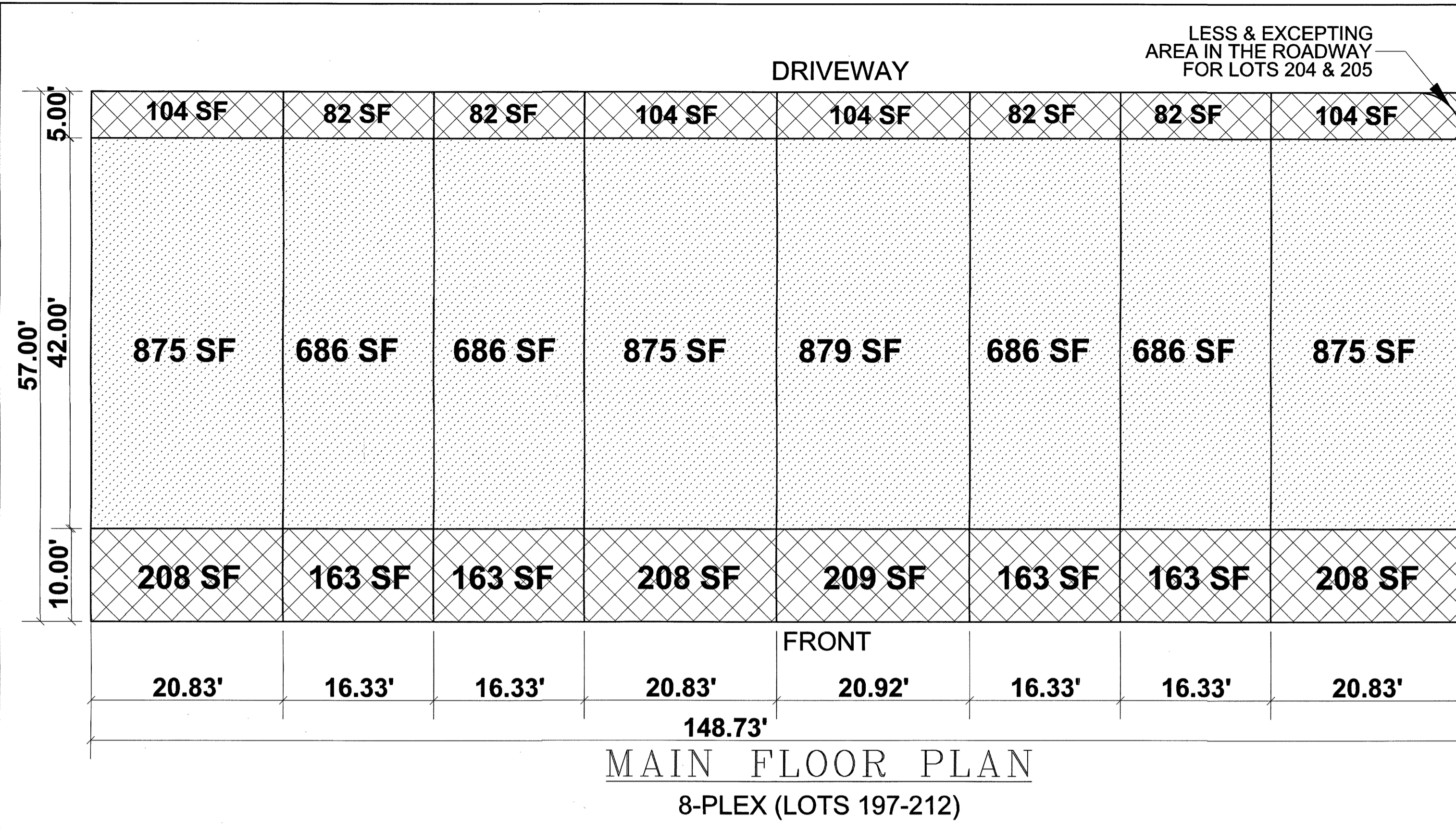
LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA LESS PUBLIC R.O.W.

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SNOW STORAGE AREA
- STREET MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- NO BASEMENT ALLOWED

SEC 22 T5S N1E T4 R0W E6
 Vacating Parcel 3, Plat 4, Edgewater Townhomes at American Fork Sub



#18800 2013

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6
 INCLUDING A VACATION OF ^{part} LOT 3 OF EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4 (SHEET 2 OF 3)
 AMERICAN FORK CITY UTAH COUNTY, UTAH
 SCALE: 1" = 10 FEET

Dudley and Associates, Inc.
 353 East 1200 South
 Orem, Utah 84058
 office 801-224-1252
 fax 801-224-1264

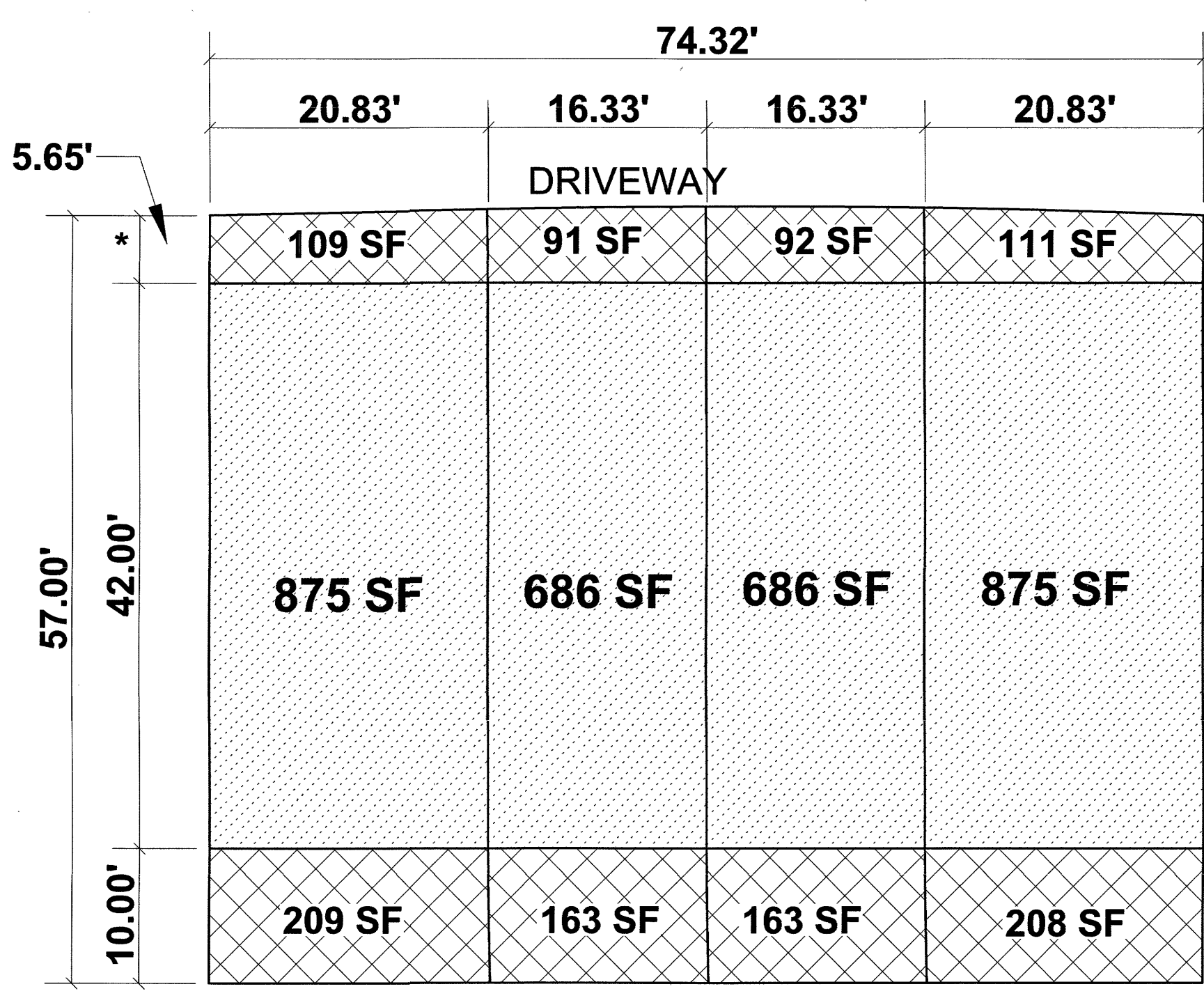
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LEGEND

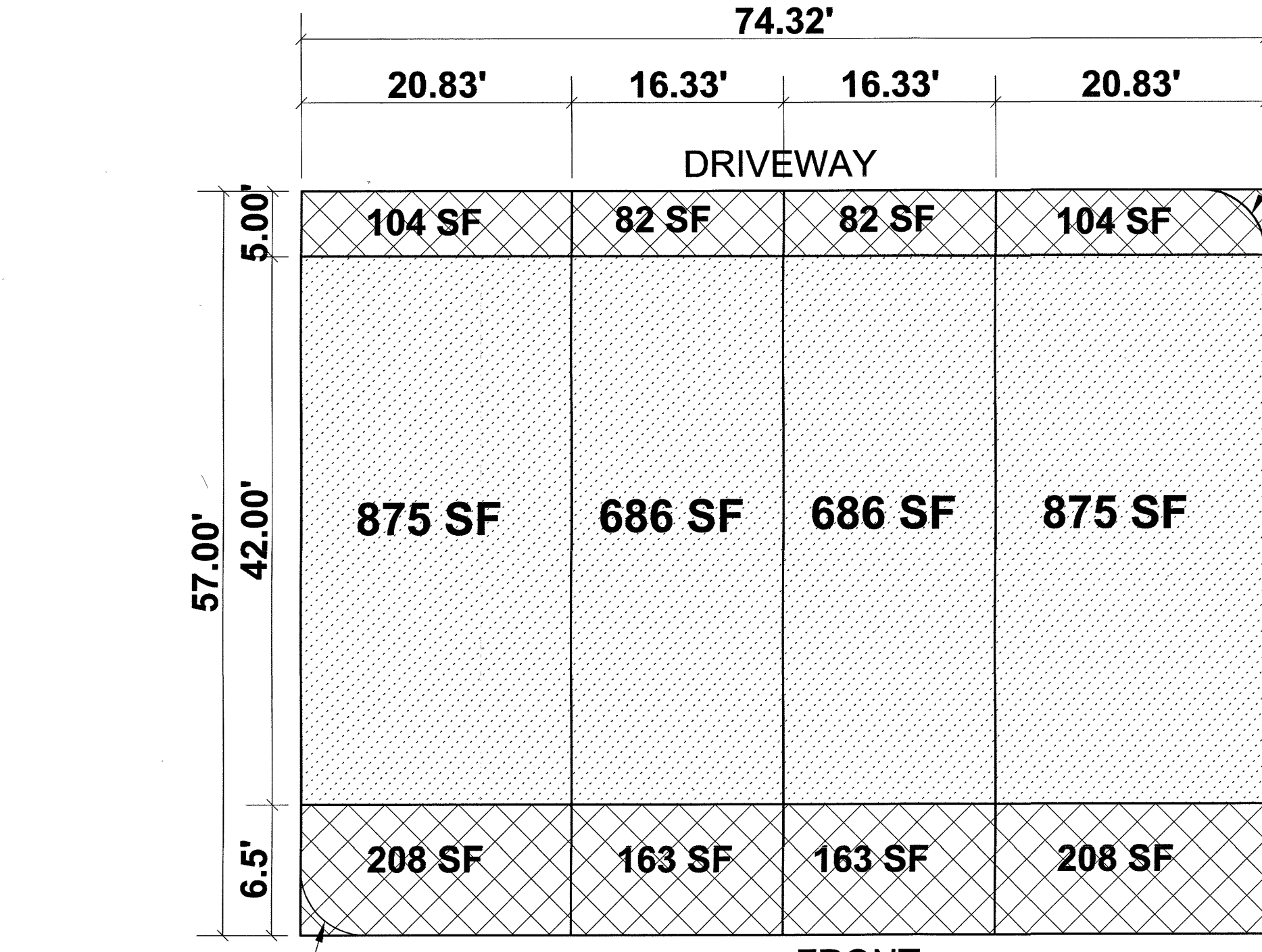
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA LESS
- PUBLIC R.O.W.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER
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*VARIES 5' MIN. TO 5.65'

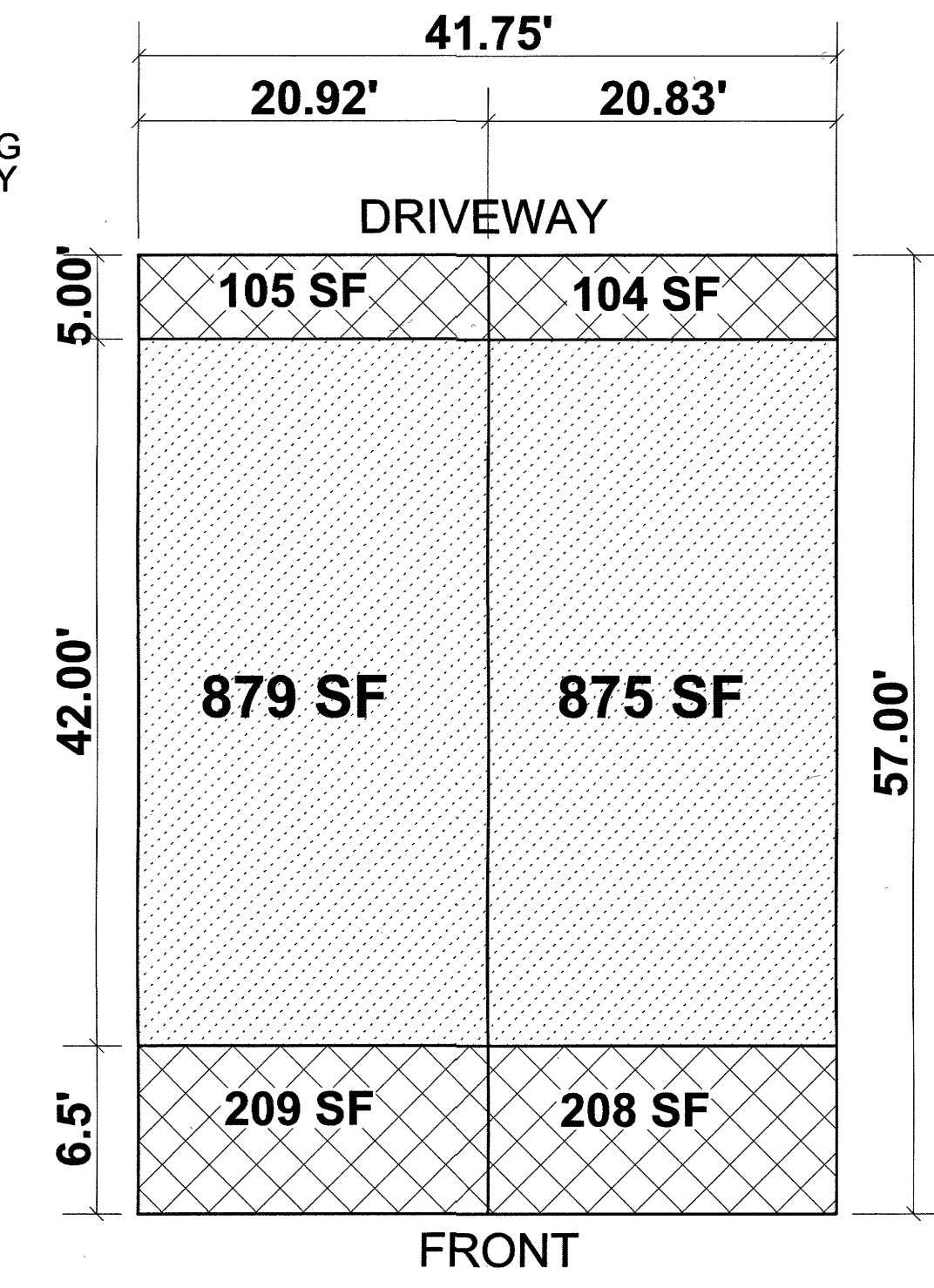


FRONT
MAIN FLOOR PLAN
 4-PLEX (LOTS 229-232)



FRONT
MAIN FLOOR PLAN
 4-PLEX (LOTS 233-236, 239-242)

LESS & EXCEPTING
 AREA IN ROADWAY
 FOR LOT 233



FRONT
MAIN FLOOR PLAN
 DUPLEX (LOTS 237-238)

#18800 3013

EDGEWATER TOWNHOMES AT
 AMERICAN FORK PLAT 6
 INCLUDING A VACATION OF ^{part} LOT 3 OF EDGEWATER
 TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
 (SHEET 3 OF 3)
 AMERICAN FORK CITY UTAH COUNTY, UTAH
 SCALE: 1" = 10 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER
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