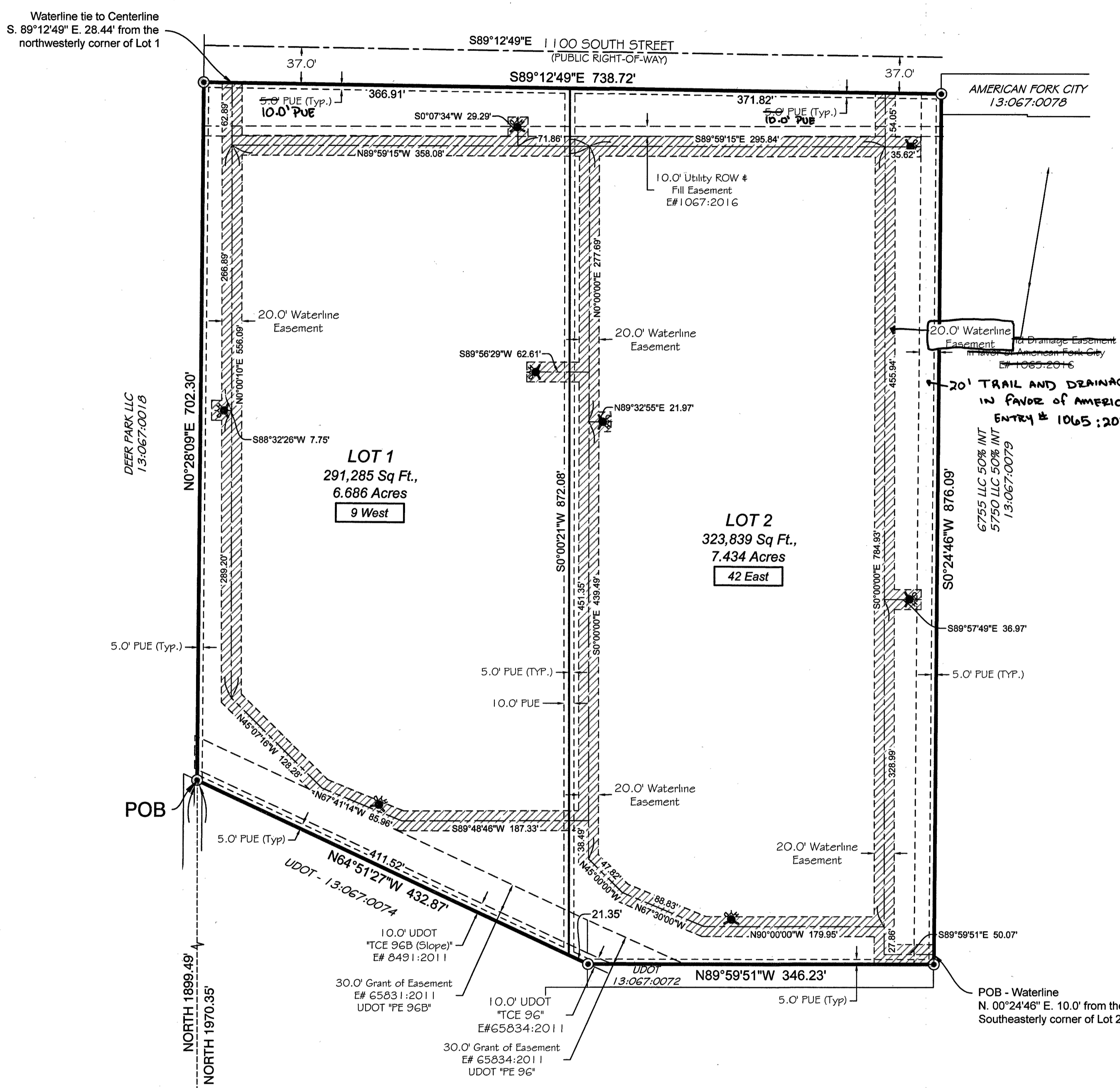
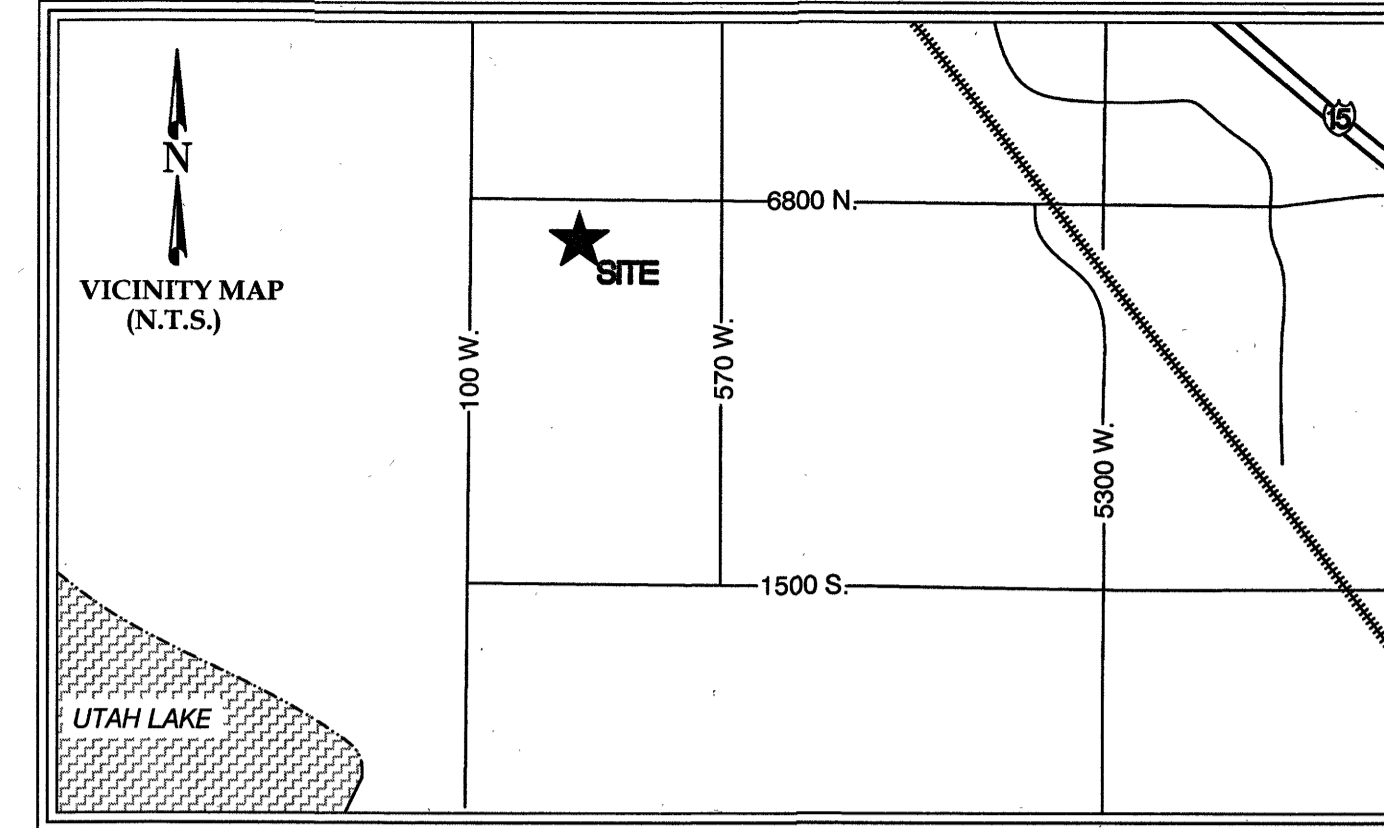
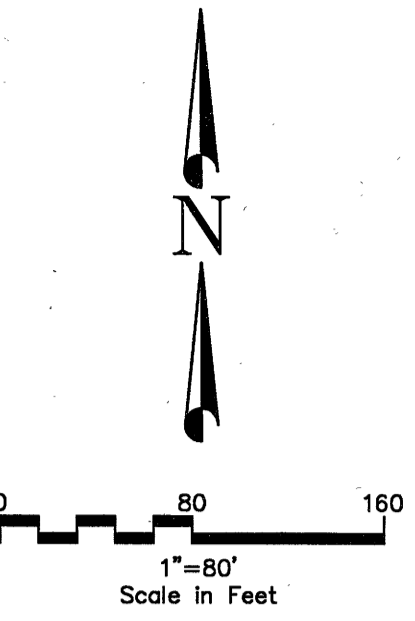


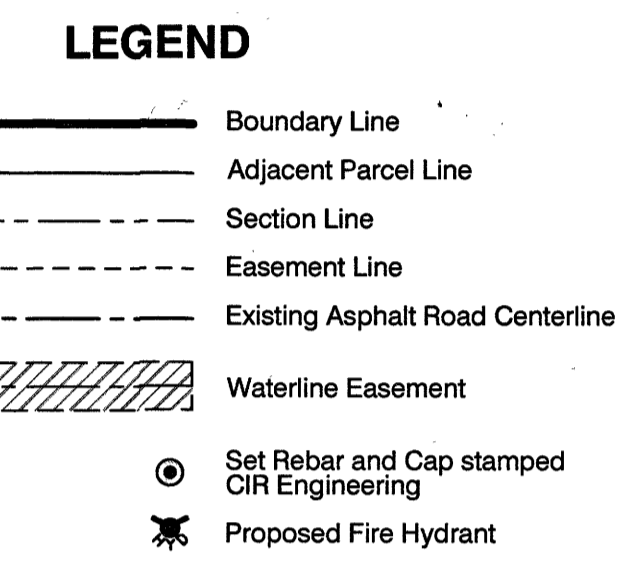
DEER PARK SUBDIVISION

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:

- Lowest Floor Slab must be a minimum of 3 feet above water level measured during Spring Season.
- 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 home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.



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

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 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** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 15th day of February, 2022.

BOUNDARY DESCRIPTION

A parcel of land being all or part of those three (3) entire tracts of land described as "Parcel 1" and "Parcel 2" in that Warranty Deed recorded July 1, 2021 as Entry No. 117663:2021 and that Warranty Deed recorded January 6, 2016 as Entry No. 1068:2016 in the Office of the Utah County Recorder. Said entire tract of land is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at the southwest corner of said "Parcel 2", 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. 00°28'09" E. 702.30 feet (Record = North 0°28'0" East 705.33 feet) along the westerly boundary line of said entire tract and extension thereof; thence S. 89°12'49" E. (Record = South 89°15'0" East) 738.72 feet to an existing fence; thence S. 00°24'48" W. (Record = South 0°27'17" West) 876.09 feet along said existing fence; thence N. 89°59'51" W. (Record = West 345.9 feet) 346.23 feet along southerly boundary line of said "Parcel 1"; thence N. 64°51'27" W. 432.87 feet (Record = North 64° 51'36" W 435 feet) along the southwesterly boundary line of said "Parcel 2" to the **Point of Beginning**.

The above-described parcel of land contains 615,124 sq. ft. in area or 14.121 acres, more or less. Two (2) Lots.

OWNERS 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 24th day of February, A.D. 2022.

Deer Park, LLC
By: Jacob M. Moran
Print Name: JACOB M. MORAN
By: MANAGER

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Utah)

On the 24th day of February, in the year A.D. 2022, personally appeared before me, the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

Commission Number 711750 Signature: Scott M Roberts
My Commission Expires 4/30/24 Print: Scott M Roberts
Name: _____

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 11 day of January, A.D. 2022.

Brian D. ... Mayor
Steve ... City Council Member
Kevin J. ... City Council Member
Rebecca ... City Engineer

Andrea Allen City Council Member
Clayton ... City Council Member
Michelle ... City Engineer

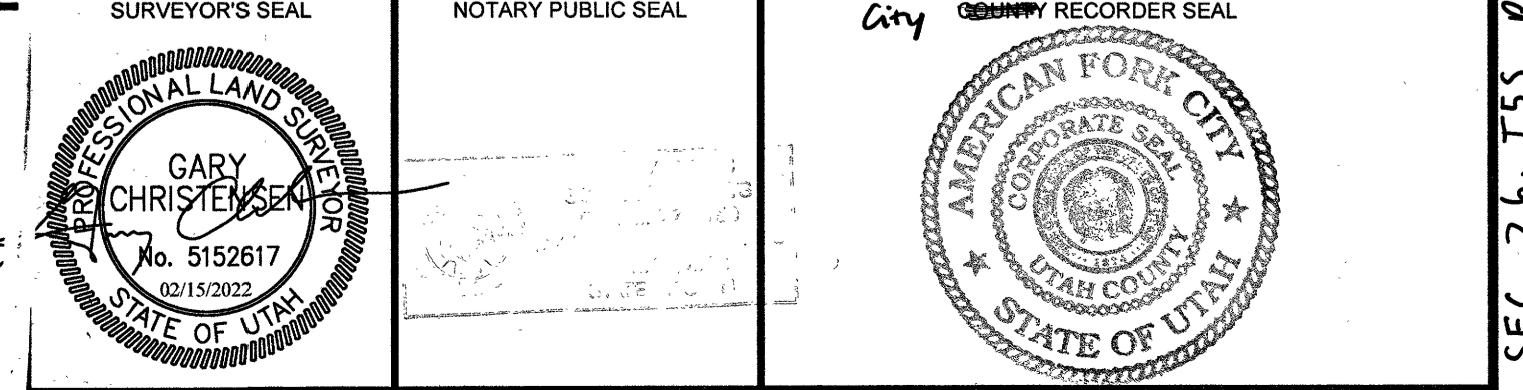
ATTEST: Scott M Roberts
Notary Public
(See Seal below)

PLANNING COMMISSION APPROVAL

Approved this 17 day of November, A.D. 2022, by the American Fork Planning Commission

John ... Planner
John ... Planning Commission Chairman

DEER PARK SUBDIVISION
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



PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

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 & Meridian.

LAND USE AND ZONING DESIGNATION

Subject property includes the following zoning classifications:

- Planned Industrial (PI-1)
- Industrial (I-1)
- Marina (m-1)

Subject property includes the following land use zones:

- Design Industrial
- Residential very low density
- Shoreline protection

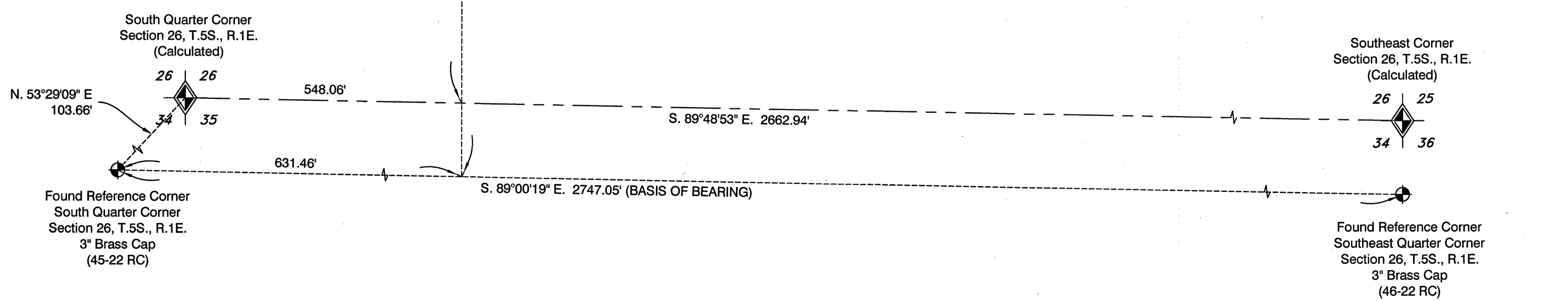
FLOOD ZONE DESIGNATION

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. 49048C0306E, which bears and Effective Date of June 19, 2020.

WATER & SEWER AUTHORITY APPROVAL

Approved this 7th day of March, A.D. 2022, by the Water & Sewer Authority

... Public Works Department Director



18261

SEC. 26, T.5S., R.1E. TU. 00. 1C.