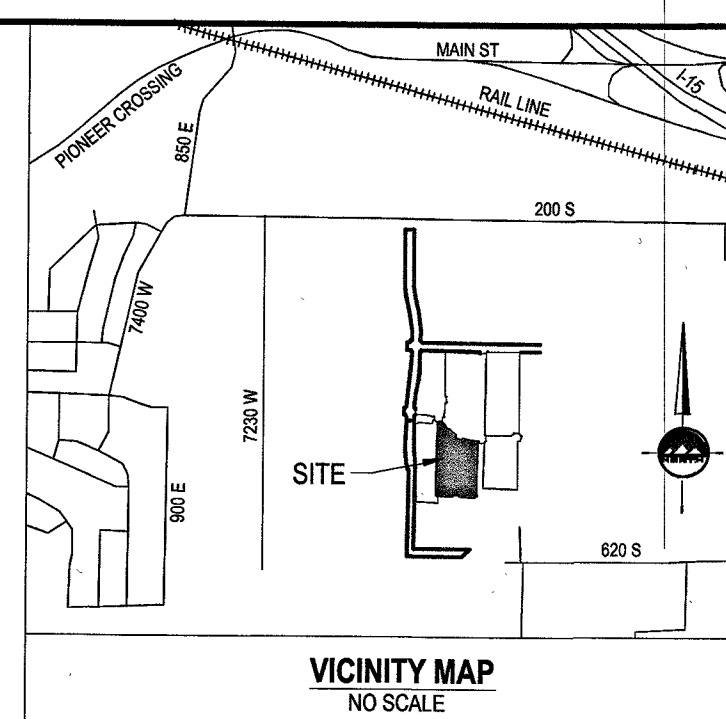


# ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
AMERICAN FORK CITY, UTAH COUNTY, UTAH  
ZONING TOD



**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1963 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1963 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

**BOUNDARY DESCRIPTION**  
Beginning at a point being South 89°53'31" East 1,368.00 feet along section line and South 3,472.61 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running  
thence Southeasterly 40.33 feet along the arc of a 325.00 foot radius curve to the right (center bears South 37°52'22" West and the chord bears South 48°33'19" East 40.31 feet with a central angle of 07°06'38");  
thence South 45°00'00" East 50.88 feet;  
thence Southeasterly 86.33 feet along the arc of a 382.00 foot radius curve to the left (center bears North 45°00'00" East and the chord bears South 51°28'29" East 86.14 feet with a central angle of 12°56'32");  
thence Southeasterly 21.70 feet along the arc of a 15.00 foot radius curve to the right (center bears South 32°03'08" West and the chord bears South 16°30'36" East 19.85 feet with a central angle of 82°52'32");  
thence South 63°29'17" East 56.03 feet;  
thence Southeasterly 49.52 feet along the arc of a 122.00 foot radius curve to the left (center bears South 65°47'59" East and the chord bears South 12°34'17" West 49.18 feet with a central angle of 23°12'29");  
thence South 00°56'33" West 42.05 feet;  
thence South 89°13'44" East 146.35 feet;  
thence South 00°46'16" West 20.00 feet;  
thence North 89°13'44" West 44.54 feet;  
thence Southwesterly 15.64 feet along the arc of a 10.00 foot radius curve to the left (center bears South 00°46'16" West and the chord bears South 45°58'19" West 14.09 feet with a central angle of 89°35'54");  
thence South 01°10'22" West 426.39 feet;  
thence North 89°03'27" West 75.19 feet;  
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°03'27" West 21.21 feet with a central angle of 90°00'00");  
thence North 89°03'27" West 56.00 feet;  
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°58'19" West 14.09 feet with a central angle of 90°00'00");  
thence North 89°03'27" West 127.33 feet;  
thence Northwesterly 23.55 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°04'41" West 21.21 feet with a central angle of 89°57'32");  
thence North 00°54'08" East 536.07 feet;  
thence Northeasterly 47.11 feet along the arc of a 122.00 foot radius curve to the right (center bears South 89°05'54" East and the chord bears North 11°57'47" East 46.81 feet with a central angle of 22°07'24");  
thence Northeasterly 27.45 feet along the arc of a 15.00 foot radius curve to the right (center bears South 66°58'31" East and the chord bears North 75°27'26" East 23.78 feet with a central angle of 104°51'53") to the point of beginning.

Contains 177,327 Square Feet or 4.071 Acres and 63 Lots

ENT 51734-2021 Map # 17582  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Mar 18 4:35 pm FEE 226.00 BY SN  
RECORDED FOR AMERICAN FORK CITY

**UTILITY DEDICATION**  
By execution of this plat, the owner(s) shown below does hereby grant and convey to the city and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map as "COMMON AREA" (including private streets) for construction and maintenance of approved public utilities and appurtenant easements together with right of access thereto. Only culinary water lines will be maintained by the city, all other utilities onsite will be privately owned and maintained.

**RESERVATION OF COMMON AREAS**  
By execution of this plat, the owner(s) shown below does hereby reserve all areas shown on this plat as "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

**OWNER'S DEDICATION**  
Known to men by these present that we, all of the undersigned 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 streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.  
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to the Rockwell Ranch Master Owners Association, Inc., 520 South 850 East, Suite A300, Lehi, Utah 84043.

In witness hereof we have hereunto set our hands this 21 day of DECEMBER, A.D. 2020.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF Utah } s.s.  
ON THE 21 day of December, 2020 Grant LeFevre personally appeared before me, the undersigned Notary Public, in and for said County of Utah, in the presence of other witnesses, who after being duly sworn, acknowledged to me that he is the member of RWR Property Holdings, LLC a limited liability company and that he has signed the owners' dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.  
MY COMMISSION EXPIRES: 4/30/24  
NAME: Grant LeFevre  
NO. 117150  
A NOTARY PUBLIC COMMISSION IN UTAH

**APPROVAL 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 3 DAY OF December, A.D. 2020.

**CITY COUNCIL MEMBER**  
MAYOR: [Signature]  
CITY COUNCIL MEMBER: [Signature]  
CITY COUNCIL MEMBER: [Signature]  
CITY COUNCIL MEMBER: [Signature]  
CITY ENGINEER: [Signature]  
CLERK - RECORDER (SEE SEAL BELOW): [Signature]

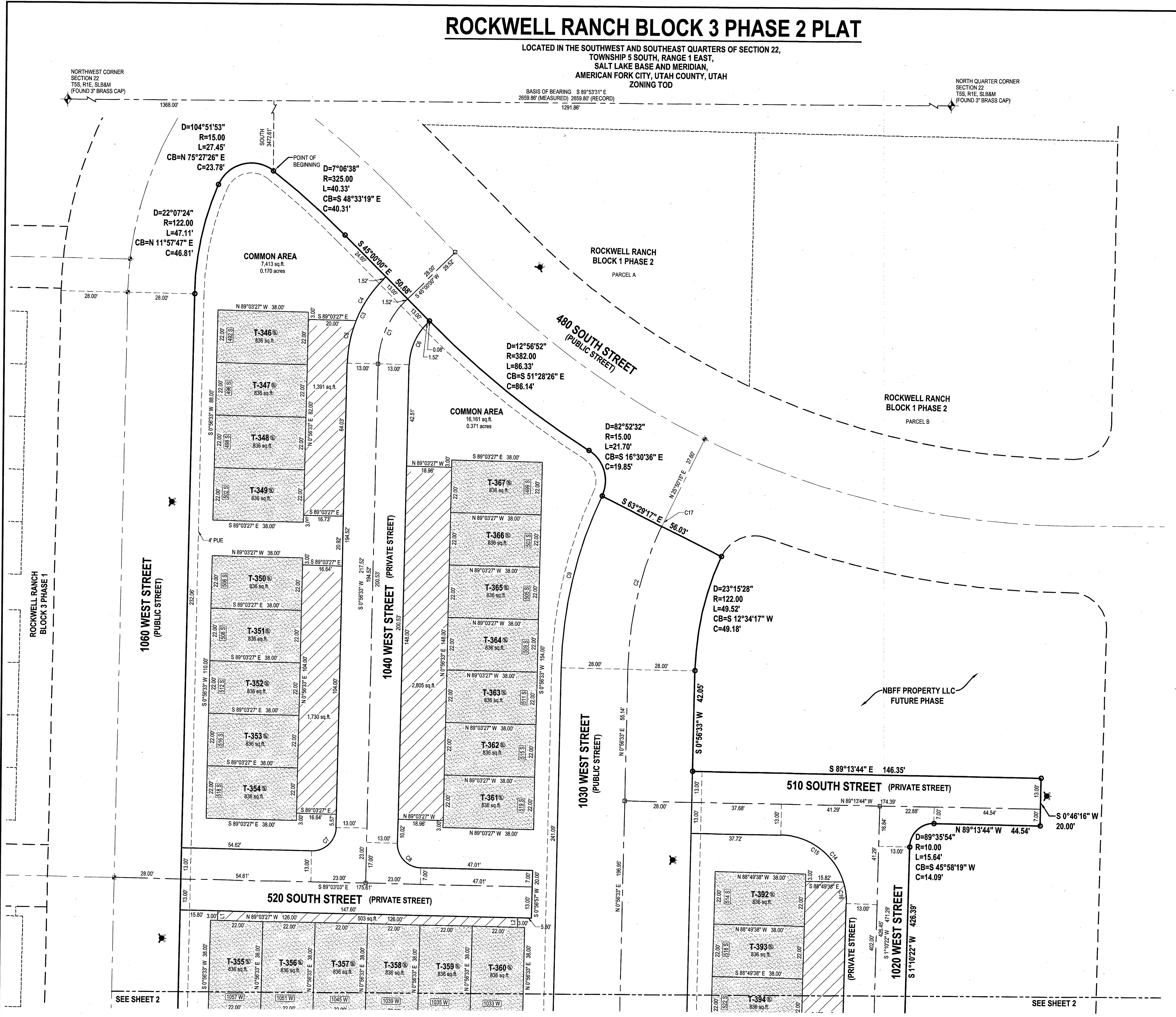
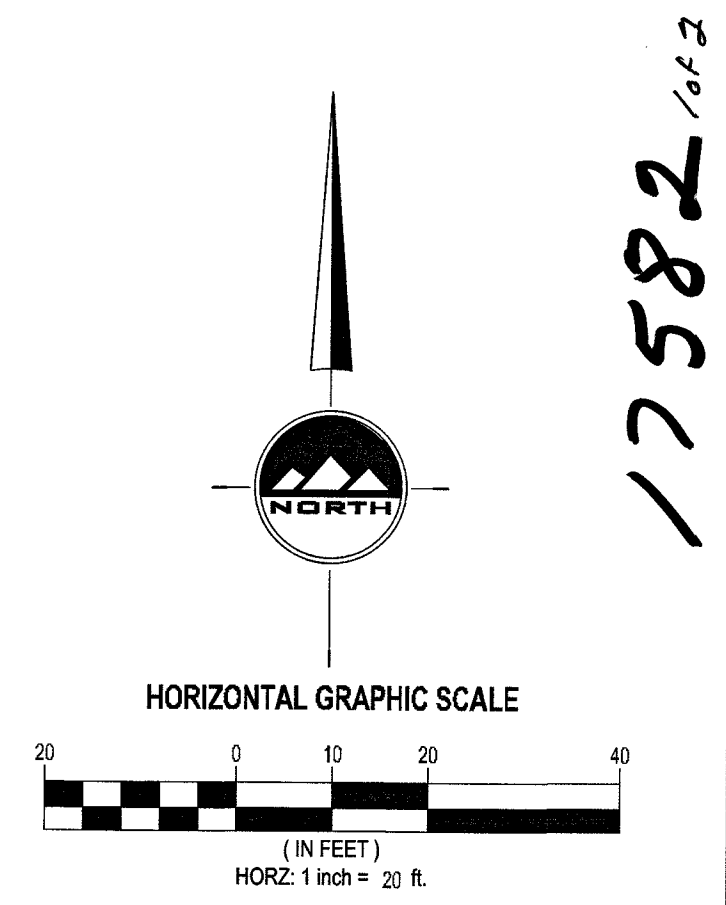
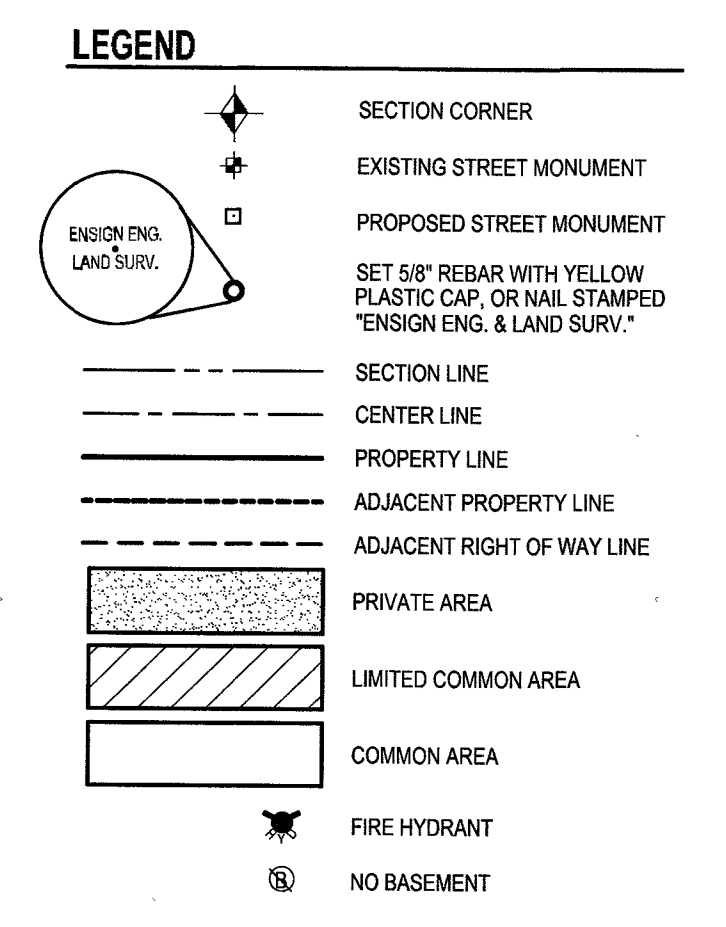
**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 3 DAY OF December, A.D. 2020, BY THE AMERICAN FORK CITY PLANNING COMMISSION.  
PLANNER: [Signature]  
PLANNING COMMISSION CHAIRMAN: [Signature]

**ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT**  
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

**PROFESSIONAL LAND SURVEYOR**  
No. 286882  
PATRICK M. HARRIS  
STATE OF UTAH

**NOTARY PUBLIC SEAL**  
NOTARY PUBLIC  
SCOTT M. ROBERTS  
COMM. # 711750  
MY COMMISSION EXPIRES  
APRIL 30, 2024  
STATE OF UTAH

**CLERK-RECORDER SEAL**  
AMERICAN FORK CITY  
STATE OF UTAH



**NOTES**  
1. OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.  
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.  
3. 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.  
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

**DEVELOPER**  
WHITE HORSE DEVELOPERS  
520 SOUTH 850 EAST, STE. A4  
LEHI, UTAH 84043

**WATER AND SEWER AUTHORITY APPROVAL**  
APPROVED THIS 29th DAY OF December, 2020  
BY THE WATER AND SEWER AUTHORITY.  
PUBLIC WORKS DEPARTMENT DIRECTOR

**SALT LAKE CITY**  
45 W. 10200 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**ENSIGN**

**SHEET 1 OF 2**  
PROJECT NUMBER: 8799F.5  
MANAGER: JKF  
DRAWN BY: JWJ  
CHECKED BY: KPW  
DATE: 12/17/20

**BASIS OF BEARING**  
THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

**FLOOD ZONE DESIGNATION**  
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.

17582 1 of 2

SEE SHEET 2 T.S. R.I.E. TUGO Dg



# ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
AMERICAN FORK CITY, UTAH COUNTY, UTAH  
ZONING TDD

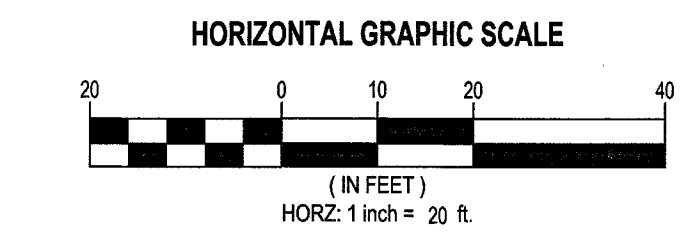
ENT 51734-2021 Map 4 17582  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Nov 15 4:35 PM FEE 220.00 BY SR  
RECORDED FOR AMERICAN FORK CITY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	38.00'	29.22'	44°03'27"	S22°58'17"W	28.51'
C2	150.00'	62.02'	23°41'22"	S12°47'14"W	61.58'
C3	51.00'	39.22'	44°03'27"	S22°58'17"W	38.26'
C4	51.00'	20.85'	23°25'42"	S33°17'09"W	20.71'
C5	51.00'	18.36'	20°37'45"	S11°15'28"W	18.26'
C6	25.00'	19.22'	44°03'27"	S22°58'17"W	18.75'
C7	10.00'	15.71'	90°00'24"	N45°56'45"E	14.14'
C8	10.00'	15.71'	89°59'36"	S44°03'15"E	14.14'
C9	178.00'	74.51'	23°59'07"	S12°56'07"W	73.97'
C10	10.00'	15.71'	90°00'24"	N44°03'39"W	14.14'
C11	10.00'	15.71'	89°59'36"	S45°56'21"W	14.14'
C12	10.00'	15.71'	90°00'00"	S44°03'27"E	14.14'
C13	10.00'	15.71'	90°00'00"	N45°56'38"E	14.14'
C14	28.00'	44.18'	90°24'06"	N44°01'41"W	39.74'
C15	28.00'	35.01'	71°38'52"	N53°24'18"W	32.78'
C16	28.00'	9.16'	18°45'13"	N8°12'15"W	9.12'
C17	150.00'	3.16'	1°12'20"	S25°14'05"W	3.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°56'33"E	4.00'
L2	N0°56'33"E	3.98'
L3	S0°56'33"W	5.98'
L4	S0°56'33"W	6.00'
L5	N0°56'33"E	7.00'
L6	N0°56'33"E	7.00'

**LEGEND**

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- FIRE HYDRANT
- NO BASEMENT

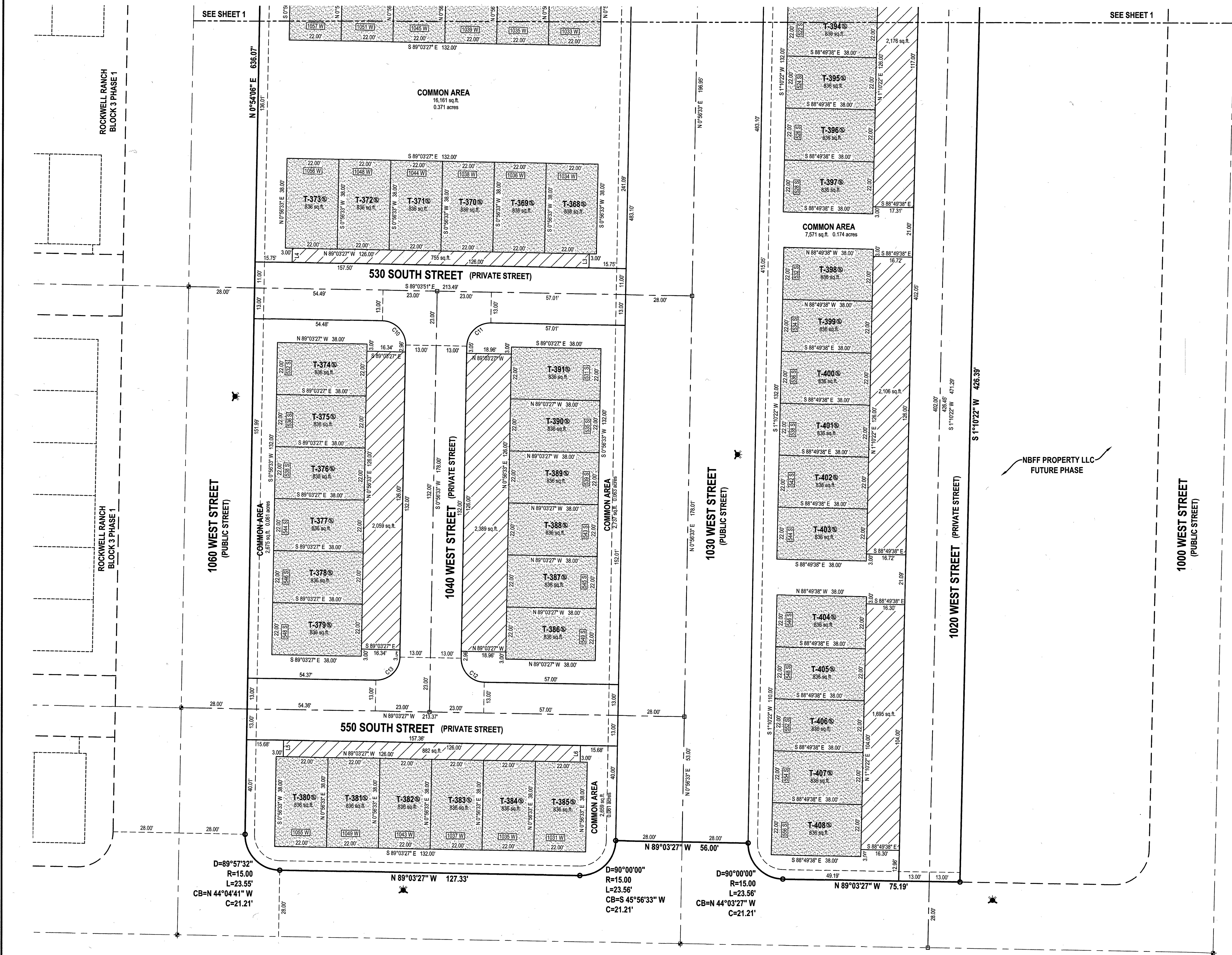


**ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT**  
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR, No. 286882, PATRICK M. HARRIS, STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



ROCKWELL RANCH BLOCK 3 PHASE 1

ROCKWELL RANCH BLOCK 3 PHASE 1

560 SOUTH STREET (PUBLIC STREET)

DEVELOPER  
WHITE HORSE DEVELOPERS  
520 SOUTH 850 EAST, STE. A4  
LEHI, UTAH 84043

ENSGN

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSGN.COM

LAYTON  
Phone: 801.542.1100  
TOOELE  
Phone: 435.943.3500  
CEGAR CITY  
Phone: 435.865.1433  
RICHFIELD  
Phone: 435.865.2853

PROJECT NUMBER: 8789F.5  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 12/17/20

SHEET 2 OF 2

17582