

# KELTON APARTMENTS PHASE 1 PLAT

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER 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, 1993 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE DIVISION OF LAND SURVEY OF THE STATE OF UTAH, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I 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, 1993 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

### BOUNDARY DESCRIPTION

Beginning at a point being North 89°59'22" East 1,195.73 feet along section line and South 45.03 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running  
thence North 00°50'53" East 78.15 feet;  
thence Northwesterly 187.86 feet along the arc of a 792.00 foot radius curve to the left (center bears North 09°03'27" West and the chord bears North 05°51'10" West 187.42 feet with a central angle of 13°35'26");  
thence North 12°35'26" West 163.84 feet;  
thence Northwesterly 157.94 feet along the arc of a 708.00 foot radius curve to the right (center bears North 77°21'07" East and the chord bears North 05°51'10" West 167.54 feet with a central angle of 13°35'26");  
thence North 00°56'33" East 200.17 feet;  
thence Southwesterly 34.53 feet along the arc of a 20.00 foot radius curve to the left (center bears South 89°03'27" East and the chord bears South 49°05'31" East 30.66 feet with a central angle of 100°04'08");  
thence Northwesterly 11.80 feet along the arc of a 72.00 foot radius curve to the left (center bears North 09°03'27" West and the chord bears North 76°10'40" East 11.79 feet with a central angle of 09°23'31");  
thence Northwesterly 42.07 feet along the arc of a 126.00 foot radius curve to the right (center bears South 18°31'05" East and the chord bears North 80°53'12" East 41.83 feet with a central angle of 18°48'34");  
thence South 89°42'31" East 615.51 feet;  
thence South 00°16'11" East 74.59 feet;  
thence South 00°46'16" West 5.35 feet;  
thence North 89°26'16" West 56.00 feet;  
thence South 00°46'16" West 4.97 feet;  
thence Southwesterly 23.52 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°13'44" West and the chord bears South 45°41'23" West 21.18 feet with a central angle of 89°50'14");  
thence North 89°23'30" West 529.78 feet to the point of beginning.

Contains 528,137 Square Feet or 12.124 Acres and 15 Lots

### OWNER'S DEDICATION

Know all 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.

In witness hereof we have hereunto set our hands this 15 day of December, A.D. 2020

*Christopher Simms*  
NAME: Christopher Simms  
COMPANY: AF Utah, LLC  
*Jason E. Tokarski*  
NAME: Jason E. Tokarski  
COMPANY: Music Parkway, LLC  
*Jacob M. Moran*  
NAME: Jacob M. Moran  
COMPANY: Moran Family Trust  
*Anna F. Tolson*  
NAME: Anna F. Tolson  
COMPANY: Music Parkway, LLC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake ) S.S.  
ON THE 15 DAY OF December, A.D. 2020, Christopher Simms PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE manager OF AF Utah, 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: 3-25-2022  
NAME: Cherise Vincent  
NO. 990599  
A NOTARY PUBLIC COMMISSION IN UTAH  
*Cherise Vincent*  
NOTARY PUBLIC  
RESIDING IN Salt Lake COUNTY

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake ) S.S.  
ON THE 4 DAY OF March, A.D. 2021, Jason E. Tokarski PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE member OF Music Parkway, 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: 7-02-2021  
NAME: Ruth Larsen  
NO. 625820  
A NOTARY PUBLIC COMMISSION IN UTAH  
*Ruth Larsen*  
NOTARY PUBLIC  
RESIDING IN Salt Lake COUNTY

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
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MY COMMISSION EXPIRES: 07-02-2021  
NAME: Ruth Larsen  
NO. 625820  
A NOTARY PUBLIC COMMISSION IN UTAH  
*Ruth Larsen*  
NOTARY PUBLIC  
RESIDING IN Salt Lake COUNTY

### 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 23 DAY OF February, A.D. 2021  
*Bald* MAYOR  
*Shawn* CITY COUNCIL MEMBER  
*Clayton* CITY COUNCIL MEMBER  
*Rebecca Andrews* CITY ENGINEER  
ATTEST: *William* CLERK-RECORDER (SEE SEAL BELOW)

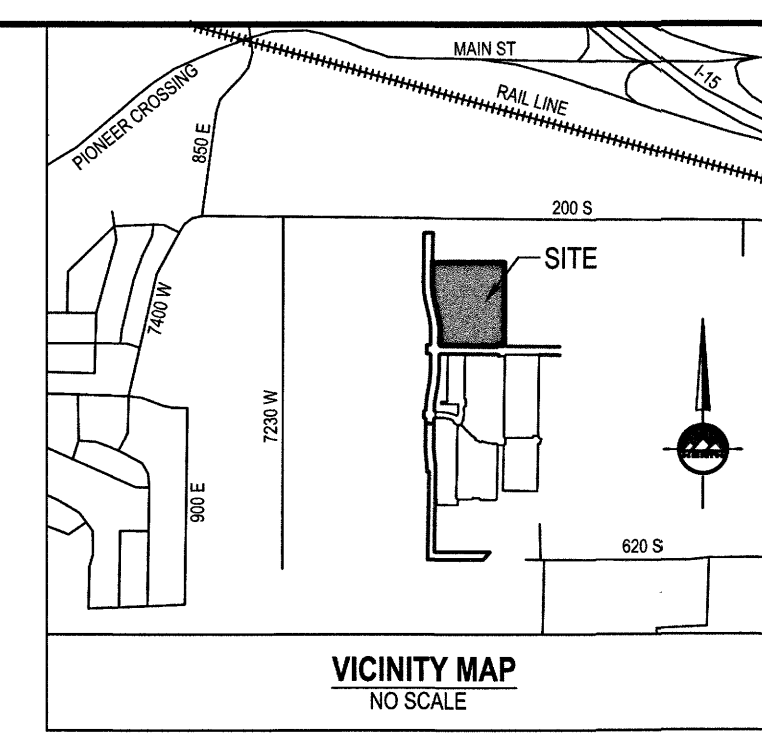
### PLANNING COMMISSION APPROVAL

APPROVED THIS 0 DAY OF JANUARY, A.D. 2021, BY THE AMERICAN FORK CITY PLANNING COMMISSION.  
*William* PLANNER  
*John H. Wolfenden, Jr. P.E.* PLANNING COMMISSION CHAIRMAN

## KELTON APARTMENTS PHASE 1 PLAT

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

SURVEYORS SEAL  
NOTARY PUBLIC SEAL  
CORPORATE SEAL  
STATE OF UTAH

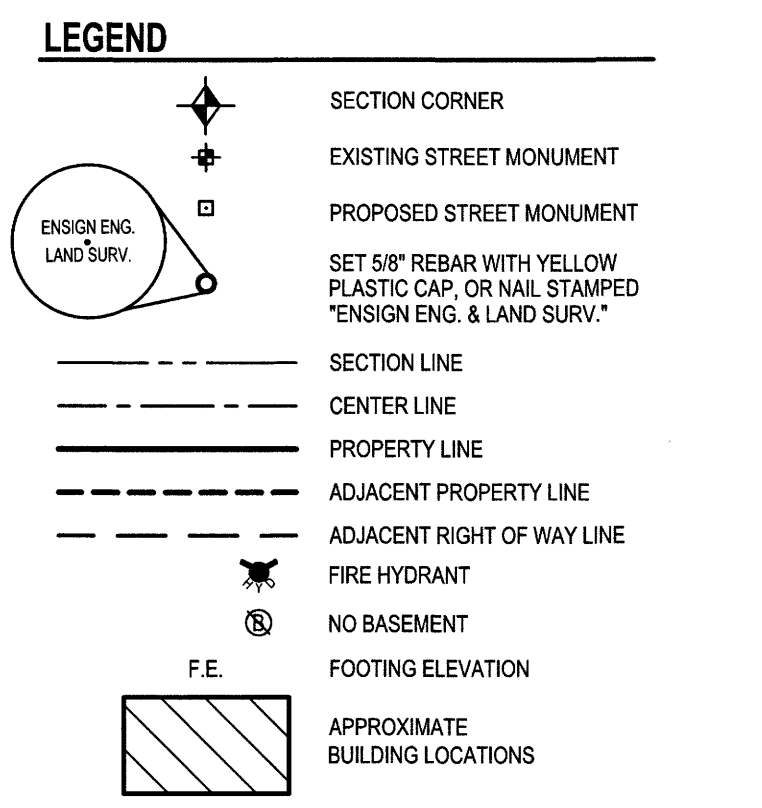


### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	22.41'	89°23'31"	S89°23'31"W	22.91'
C2	20.00'	31.41'	89°59'35"	N44°42'43"W	28.28'
C3	73.00'	37.30'	29°16'33"	N27°17'06"W	36.90'
C4	792.00'	139.67'	10°08'16"	N4°08'35"W	139.49'
C5	792.00'	48.19'	3°29'10"	N10°54'18"W	48.18'
C6	123.00'	51.96'	14°53'18"	N18°19'57"E	51.87'
C7	2.500'	6.37'	11°35'55"	S81°39'07"W	6.36'

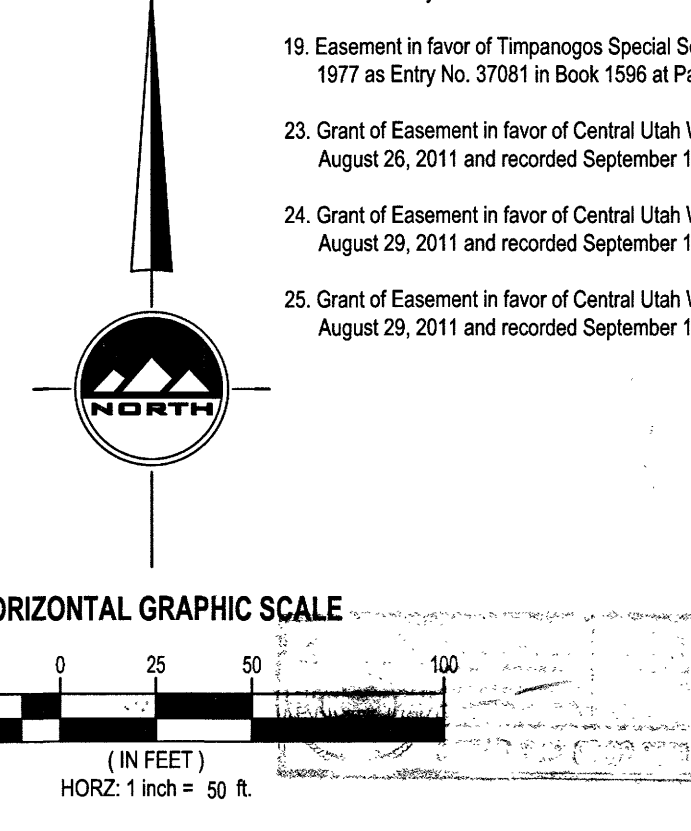
### LINE TABLE

LINE	BEARING	LENGTH
L1	N0°46'16"E	5.19'



- ### NOTES
- 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.
  - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL, MEASURED DURING SPRING SEASON.
  - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
  - PARK STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
  - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS AND UTILITY ACCESS TO ADJOINING LOTS WITHIN THE SUBDIVISION.
  - AREAS OUTSIDE OF THE APPROXIMATE BUILDING LOCATIONS SHOWN ON THIS PLAT ARE GRANTED AS A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.
  - LOTS NUMBER 1-16 MAY NOT BE SOLD INDIVIDUALLY WITHOUT CONSENT FROM ALL LOTS IN THE SUBDIVISION. IF ANY LOT IS SOLD SEPARATELY UNDER THE FOREGOING CONDITION, THE NEW OWNER SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN A SEPARATE SECONDARY METER FOR THE LOT THAT HAS BEEN SOLD.

- ### Easement Information
- Grant of Easement in favor of Mikal M. Boley, E. Harry Boley, Colleen Boley Hurt and Louise Boley Clark, their heirs and assigns for a perpetual easement of right of way for vehicular and pedestrian traffic for agricultural purposes only eighteen feet in width and incidental purposes, by instrument dated June 30, 1992, and recorded July 15, 1992, as Entry No. 35378, in Book 2966, at Page 437.
  - Easement in favor of Timpanogos Special Service District, by instrument recorded November 4, 1977 as Entry No. 37078 in Book 1596 at Page 17.
  - Easement in favor of Timpanogos Special Service District by instrument recorded November 4, 1977 as Entry No. 37081 in Book 1596 at Page 29.
  - Grant of Easement in favor of Central Utah Water Conservancy District, by instrument dated August 26, 2011 and recorded September 19, 2011, as Entry No. 65029-2011.
  - Grant of Easement in favor of Central Utah Water Conservancy District, by instrument dated August 29, 2011 and recorded September 19, 2011, as Entry No. 65836-2011.
  - Grant of Easement in favor of Central Utah Water Conservancy District, by instrument dated August 29, 2011 and recorded September 19, 2011, as Entry No. 65837-2011.



### TRUST ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake ) S.S.  
ON THE 7 DAY OF March, A.D. 2021, Jacob M. Moran PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE trustee OF Moran Family Trust, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING BY SAID TRUST.  
MY COMMISSION EXPIRES: 3-25-2022  
NAME: Cherise Vincent  
NO. 990599  
A NOTARY PUBLIC COMMISSION IN UTAH  
*Cherise Vincent*  
NOTARY PUBLIC  
RESIDING IN Salt Lake COUNTY

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

LAYTON  
Phone: 801.541.1100

TOOELE  
Phone: 435.831.3500

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.880.2953

### WATER AND SEWER AUTHORITY APPROVAL

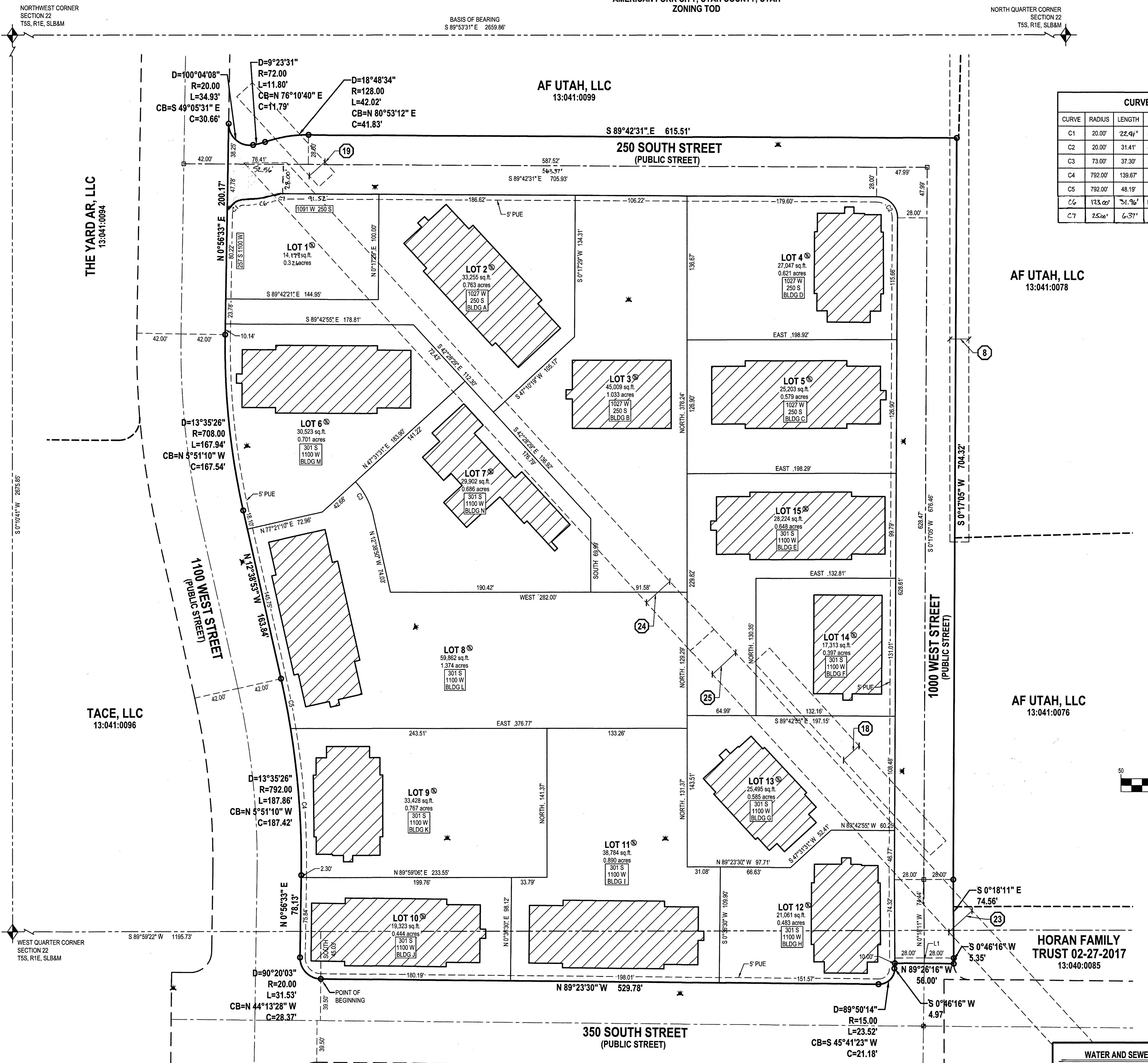
APPROVED THIS 10th DAY OF March, 2021  
BY THE WATER AND SEWER AUTHORITY.  
*John* PUBLIC WORKS DEPARTMENT DIRECTOR

### 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 49049C0302E EFFECTIVE: JUNE 19, 2020.



NORTHWEST CORNER SECTION 22 TSS, R1E, SLB&M  
BASIS OF BEARING S 89°53'31" E 2659.86'  
NORTH QUARTER CORNER SECTION 22 TSS, R1E, SLB&M  
THE YARD AR, LLC 13:041:0094  
TACE, LLC 13:041:0096  
AF UTAH, LLC 13:041:0099  
AF UTAH, LLC 13:041:0078  
AF UTAH, LLC 13:041:0076  
AF UTAH, LLC 13:041:0085  
HORAN FAMILY TRUST 02-27-2017

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