

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	513.00	87.45	09°46'00"	87.34	S17°25'20"E
C2	364.00	140.87	22°10'27"	139.99	S11°13'07"E
C3	25.00	40.00	91°40'58"	35.87	S45°42'36"W
C4	63.00	48.67	44°16'49"	47.49	N73°13'34"W
C5	15.00	14.28	54°33'13"	13.75	N78°21'46"W
C6	68.00	82.42	69°26'34"	77.46	N34°52'23"E
C7	15.00	42.49	162°18'44"	29.64	S81°01'29"W
C8	63.00	88.21	80°13'27"	81.18	N57°55'53"W
C9	100.00	127.03	72°46'55"	118.66	S36°15'34"W
C10	275.00	75.89	15°48'40"	75.65	N08°02'13"W
C11	20.00	31.42	90°00'00"	28.28	N45°07'53"W
C12	15.00	23.56	90°00'00"	21.21	S44°52'07"W
C13	132.00	24.26	10°31'46"	24.22	S05°08'00"W
C14	15.00	14.28	54°33'13"	13.75	S16°52'43"E
C15	63.00	141.61	128°47'21"	113.63	S20°14'21"W
C16	243.00	67.06	15°48'40"	66.85	N08°02'13"W
C17	15.00	16.80	64°10'33"	15.94	N48°01'50"W
C18	63.00	312.13	283°51'55"	77.69	N61°48'51"E
C19	15.00	10.39	39°41'22"	10.18	S03°54'07"W
C20	307.00	84.72	15°48'40"	84.45	S08°02'13"E
C21	15.00	23.56	90°00'00"	21.21	S45°07'53"E
C22	20.00	31.42	90°00'00"	28.28	N44°52'07"E
C23	63.00	190.30	173°04'10"	125.77	S42°22'45"W
C24	513.00	74.26	08°17'38"	74.19	S08°23'32"E
C25	513.00	150.28	16°47'03"	149.74	S04°08'49"W
C26	513.00	224.54	25°04'41"	222.75	SOUTH

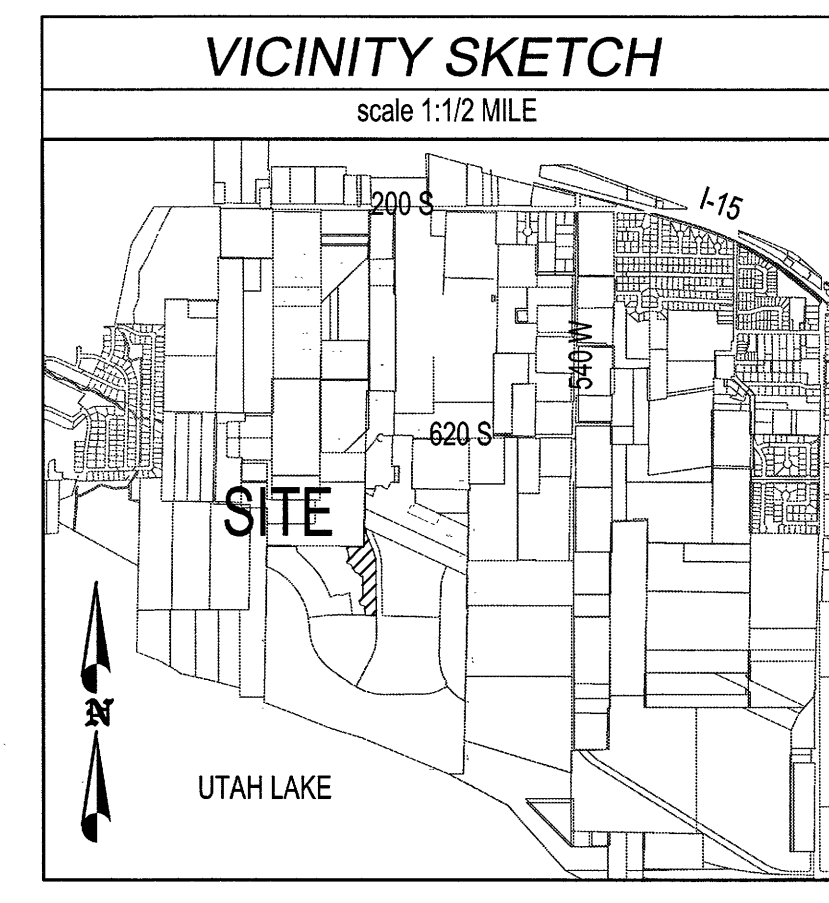
**AF CROSSING
PLAT "E-1"**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

13:069:0012
BUCKWALTER, BRADLEY K

PARCEL A
CITY PARK
DEDICATED TO
AMERICAN FORK CITY
4.095 SF
0.09 AC

N 1/4 SEC 27
T5S, R1E, SLB&M
BASIS OF BEARING
N 89°52'20" E (2651.87')

NE COR SEC 27
T5S, R1E, SLB&M



LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- COMMON COMMON AREA (AS SPECIFIED)

TABULATIONS

DEVELOPMENT AREA	5.75 AC
EXISTING ZONING	PR 3.0
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

SYMBOLS

(B) NO BASEMENTS ALLOWED
SLAB ON GRADE

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: 82017 2022

NOTES

- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
- NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&RS.
- OFFSET-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 FF "H" IS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS

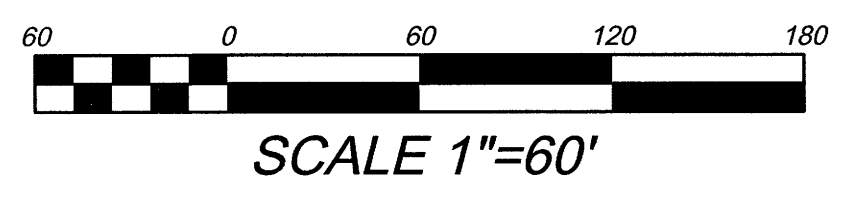
THE OWNER, IN RECORDING THIS PLAT (THE DEVELOPMENT) HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF THE DEVELOPMENT TO USE FOR COMMON PURPOSES, INCLUDING BUT NOT LIMITED TO: RECREATION, EGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (THE "DECLARATORY") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

ADDRESSES

A-01	989 S 950 WEST
A-02	987 S 950 WEST
A-03	985 S 950 WEST
A-04	983 S 950 WEST
A-05	981 S 950 WEST
B-06	975 S 950 WEST
B-07	973 S 950 WEST
B-08	971 S 950 WEST
B-09	969 S 950 WEST
B-10	967 S 950 WEST
C-11	959 S 950 WEST
C-12	957 S 950 WEST
C-13	955 S 950 WEST
C-14	953 S 950 WEST
C-15	951 S 950 WEST
D-16	949 S 950 WEST
D-17	947 S 950 WEST
D-18	945 S 950 WEST
D-19	943 S 950 WEST
D-20	941 S 950 WEST
E-21	939 S 950 WEST
E-22	937 S 950 WEST
E-23	935 S 950 WEST
E-24	933 S 950 WEST
E-25	931 S 950 WEST
F-26	929 S 950 WEST
F-27	927 S 950 WEST
F-28	925 S 950 WEST
F-29	923 S 950 WEST
F-30	921 S 950 WEST
G-31	918 S 950 WEST
G-32	922 S 950 WEST
G-33	924 S 950 WEST
G-34	926 S 950 WEST
G-35	928 S 950 WEST
G-36	932 S 950 WEST
H-37	937 S 950 WEST
H-38	938 S 950 WEST
H-39	942 S 950 WEST
H-40	944 S 950 WEST



ENSIGN SURVEYOR
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S. Suite 500
Sandy, UT 84070
Phone: 801.255.0229

BERG ENGINEER
CIVIL ENGINEERING
11000 W. Highland Drive, Suite 400
Highland, UT 84003
Office: 801.950.7777
Cell: 801.916.1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS 28th DAY OF June, A.D. 2022.

[Signature]
SEWER & WATER AUTHORITY

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, 1953 AS AMENDED, CE 28882291. 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, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

APRIL 29, 2022
DATE

[Signature]
PATRICK M. HARRIS
SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 874.10 FEET AND SOUTH 793.55 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 22°18'20" EAST 183.32 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 91.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 121.46 FEET; THENCE NORTH 04°56'17" WEST 127.39 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS N73°13'34"W 47.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS N78°21'46"W 13.75 FEET); THENCE NORTH 10°19'08" EAST 64.54 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS N34°52'23"E 77.46 FEET); THENCE NORTH 00°07'53" WEST 270.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS S81°01'29"W 29.64 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS N57°55'53"W 81.18 FEET); THENCE NORTH 29°57'13" WEST 124.72 FEET; THENCE NORTH 71°44'43" W 60.17 FEET; THENCE NORTH 19°28'44" EAST 94.33 FEET; THENCE NORTH 13°28'43" WEST 135.83 FEET; THENCE SOUTH 89°23'29" EAST 231.89 FEET; THENCE NORTH 01°01'28" EAST 14.04 FEET; THENCE SOUTH 89°41'00" EAST 2.73 FEET; THENCE NORTH 01°02'00" EAST 386.70 FEET; THENCE EAST 36.39 FEET; THENCE SOUTH 222.75 FEET; THENCE ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 87.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°46'00" AND LONG CHORD BEARS S17°25'20"E 87.34 FEET); TO THE POINT OF BEGINNING.

AREA = 250,558 SF OR 5.75 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

NUMBER OF UNITS = 40

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 18-9A-804(1)(a) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE Lakeshore Landing HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF 520 S. 1500 E., SUITE 200, LEHI, UT 84043

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS 29th DAY OF April, A.D. 2022

[Signature]
PATRICK M. HARRIS
SURVEYOR

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 29 DAY OF April, A.D. 2022, PERSONALLY APPEARED BEFORE ME Grant LeGraw NOTARY PUBLIC, WHOSE COMMISSION EXPIRES 4/30/24 IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SAID COMPANY.

MY COMMISSION EXPIRES 4/30/24
Commission # 82-711750

[Signature]
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 11th DAY OF January, A.D. 2022

[Signatures]
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER
CITY ENGINEER
CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 8th DAY OF December, A.D. 2021 BY THE AMERICAN FORK CITY PLANNING COMMISSION

[Signature]
PLANNER

[Signature]
CHAIRMAN, PLANNING COMMISSION

**AF CROSSINGS
PLAT "E-1"**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

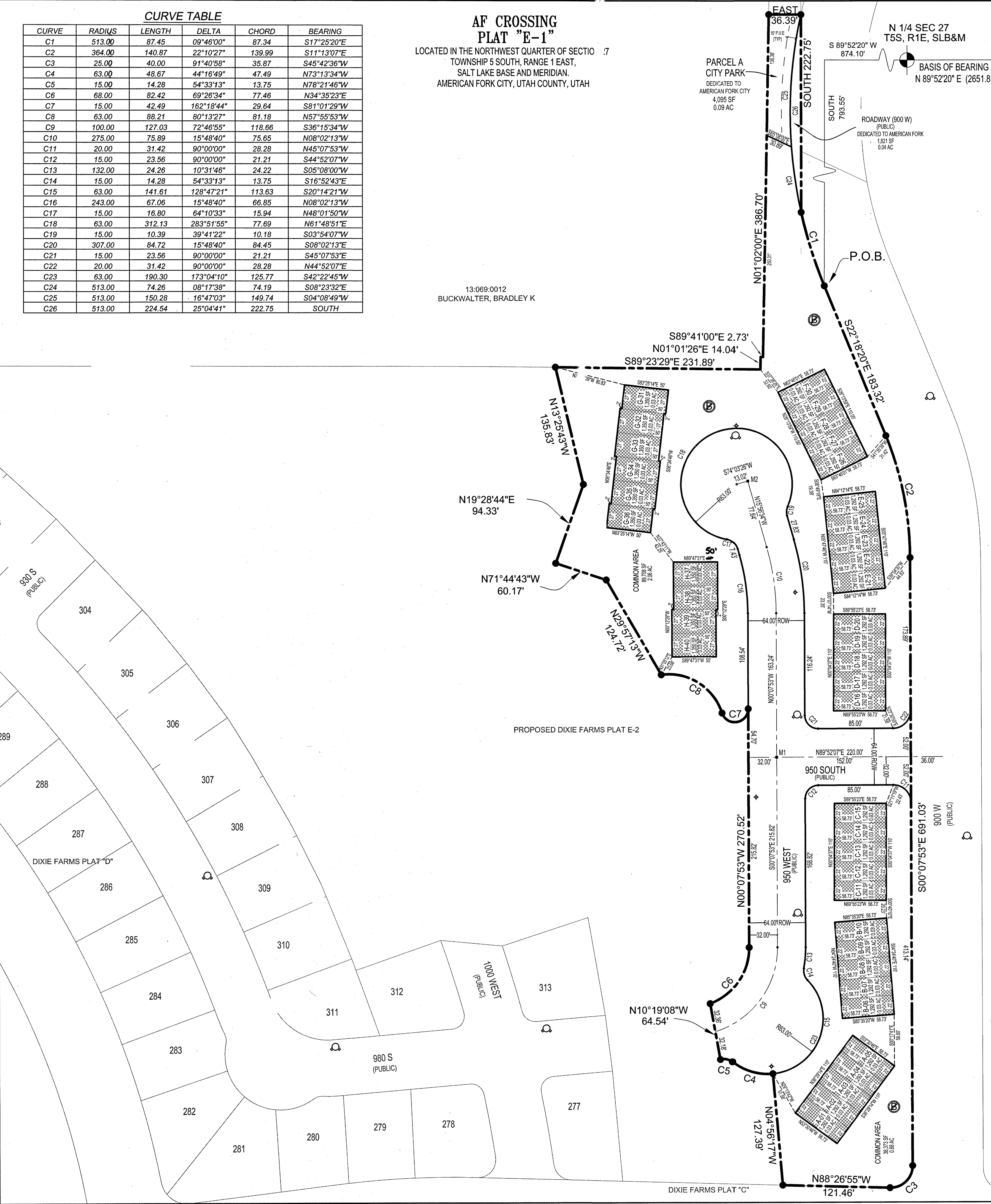
SCALE: 1" = 60' FEET

SURVEYOR'S SEAL: PATRICK M. HARRIS, SURVEYOR, STATE OF UTAH

CITY RECORDER SEAL: AMERICAN FORK CITY

COUNTY RECORDER SEAL: UTAH COUNTY RECORDER

ENT 82018:2022 Map # 18416
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 July 19 12:34 pm FEE 132.00 BY MC
RECORDED FOR AMERICAN FORK CITY



PROPOSED DIXIE FARMS PLAT F-2

18416

Sec. 27, T5S, R1E, TU 040 TC