

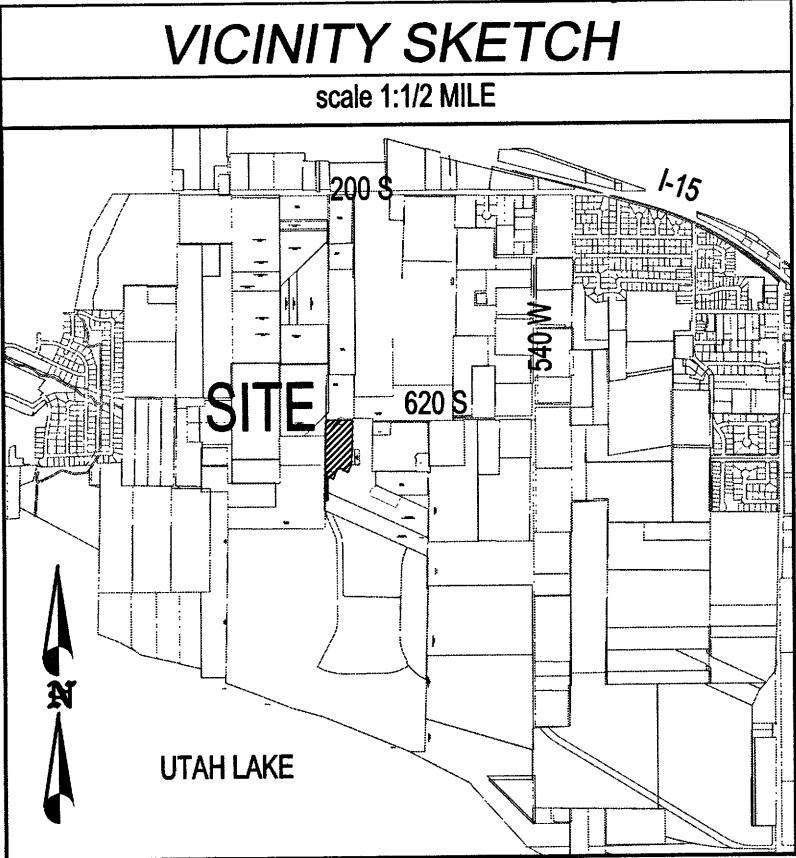
AF PD SOUTH PLAT "A"
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 AND THE NORTHWEST QUARTER OF SECTION 27
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

A-01	905 W 800 S
A-02	923 W 800 S
A-03	947 W 800 S
B-04	946 W 800 S
B-05	924 W 800 S
B-06	892 W 800 S
C-07	899 S 950 W
C-08	893 S 950 W
C-09	889 S 950 W
C-10	883 S 950 W
C-11	879 S 950 W
D-12	873 S 950 W
D-13	867 S 950 W
D-14	861 S 950 W
D-15	857 S 950 W
D-16	853 S 950 W
E-17	848 W 650 S
E-18	934 W 650 S
E-19	926 W 650 S
E-20	914 W 650 S
E-21	908 W 650 S
LOT 100	943 S 900 W
OR	887 W 820 S
LOT 101	892 W 800 S

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	18.90	72°12'34"	17.68	N29°04'05"W
C2	564.00	151.36	15°22'34"	150.91	S15°43'14"W
C4	150.00	38.91	14°51'51"	38.81	N07°26'04"E
C5	15.00	20.64	78°49'50"	19.05	N25°43'05"W
C6	15.00	29.11	111°10'44"	24.75	N59°16'38"E
C7	556.00	36.28	03°41'07"	36.27	N01°50'43"E
C8	15.00	23.31	89°02'05"	21.03	N44°30'54"W
C9	15.00	23.81	90°57'55"	21.39	S45°29'06"W
C10	181.00	46.96	14°51'51"	46.83	S07°26'04"W
C11	15.00	20.94	80°00'00"	19.28	S25°08'00"E
C12	15.00	23.82	90°57'55"	21.39	N45°29'06"E
C13	91.00	141.41	89°01'55"	127.60	N44°30'49"W
C14	84.00	90.93	62°01'23"	86.56	N31°00'51"E
C15	636.00	21.32	01°55'13"	21.32	S00°57'46"W
C16	636.00	58.14	05°14'17"	58.12	S04°32'31"W
C17	636.00	79.46	07°09'30"	79.41	S03°34'54"W
C18	964.00	95.59	09°42'39"	95.48	N18°33'09"E
C19	964.00	44.31	04°30'06"	44.30	N11°26'47"E
C20	964.00	11.45	01°09'48"	11.46	N08°40'58"E
C21	600.00	79.25	07°34'04"	79.19	S03°47'11"W

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

PLAT VACATION NOTICE

AMERICAN FORK CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 1 & 2 OF THE B. K. PENROD PLAT A SUBDIVISION. LOTS 1 & 2 OF THE B. K. PENROD PLAT A SUBDIVISION IS HEREBY VACATED.

NOTES

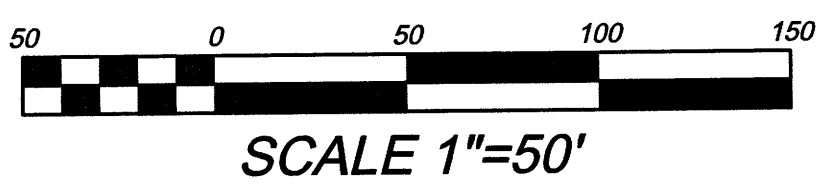
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON DRINKING WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS 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 PERMITS 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 FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (THE DECLARATION) 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.



REFERENCE DOCUMENTS:
 NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS
 RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 84211-2022



SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____,
 BY THE 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, 1993 AS AMENDED, CERTIFICATE NO. 268882-2201.
 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, 1993 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS SHOWN 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, 1993 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

July 11, 2022
 DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 98.97 FEET AND WEST 620.35 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 65°08'00" WEST 73.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'34" AND LONG CHORD BEARS N29°04'05"W 17.68 FEET); THENCE NORTH 89°37'30" WEST 80.63 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS S15°43'14"W 150.91 FEET); THENCE NORTH 65°08'00" WEST 91.71 FEET; THENCE SOUTH 330.00 FEET; THENCE WEST 39.25 FEET; THENCE NORTH 01°02'03" EAST 1107.33 FEET; THENCE SOUTH 89°18'33" EAST 988.62 FEET; THENCE SOUTH 01°00'28" WEST 401.66 FEET; THENCE SOUTH 03°48'54" WEST 209.39 FEET; THENCE SOUTH 25°49'32" WEST 111.15 FEET TO THE POINT OF BEGINNING.
 AREA = 275,785 SF OR 6.33 ACRES
 BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

NUMBER OF LOTS 23
 NUMBER OF PARCELS 1

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 10-8A-604(1)(a) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE LAKESHORE LANDING TOWNSHIPS OWNER ASSOCIATION WITH A MAILING ADDRESS OF 520 SOUTH 950 EAST STE A300 LEHI, UT 84043

(SEE SHEET 2 OF 2)

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 14th DAY OF December, A.D. 2022

APPROVED: *Richard Adams* CITY ENGINEER ATTEST: *Veronica Walker* CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 17th DAY OF November, A.D. 2022 BY THE AMERICAN FORK CITY PLANNING COMMISSION
John H. Williams, P.G. CHAIRMAN, PLANNING COMMISSION

AF PD SOUTH PLAT "A"

INCLUDING A VACATION OF LOTS 1 & 2 OF B. K. PENROD PLAT A LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND 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"=50 FEET

UTAH COUNTY RECORDER
 SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 268882, Registered U.S. 94003, Office: (801) 492-1277, Cell: (801) 616-1677
 CIVIL ENGINEERING SEAL: ANDREA ALLEN, No. 84329-2022, Registered U.S. 94022, Office: (801) 492-1277, Cell: (801) 616-1677

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SEC. 22, T5S, R1E Vacating Lot 2 and portion Lot 1 B.K. Penrod Sub. Plat A T.U. 010 P.G. July 2022

OWNER Brad Frost OWNER DATE 01/18/2022
 AMERICAN FORK CITY
 BRAD FROST, MAYOR

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 18 DAY OF January, A.D. 2022 PERSONALLY APPEARED BEFORE ME
 BRAD FROST, MAYOR

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY, IN ACCORDANCE
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC Terilyn Lurker
 NOTARY FULL NAME Terilyn Lurker, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 716350 MY COMMISSION EXPIRES 02-04-2024

OWNER Jacob M. Horan OWNER DATE 1/11/2022
 LSL PROPERTY HOLDINGS, LLC
 JACOB M. HORAN, MANAGER

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 11 DAY OF January, A.D. 2022 PERSONALLY APPEARED BEFORE ME
 JACOB M. HORAN, MANAGER

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF LSL PROPERTY HOLDINGS, LLC, IN ACCORDANCE
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC Scott M. Roberts
 NOTARY FULL NAME Scott M. Roberts, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 711750 MY COMMISSION EXPIRES 4/30/24

OWNER Jacob M. Horan OWNER DATE 7/19/2022
 JACOB M. HORAN, MANAGER
~~LSL PROPERTY HOLDINGS, LLC~~ BLUE PEAK HOLDINGS, LLC

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 19 DAY OF July, A.D. 2022 PERSONALLY APPEARED BEFORE ME
 JACOB M. HORAN

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF Blue Peak Holdings, LLC IN ACCORDANCE
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC Terilyn Lurker
 NOTARY FULL NAME Terilyn Lurker, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 716350 MY COMMISSION EXPIRES 02-04-2024

OWNER Scott Smithson OWNER DATE 1/13/22
 LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY
 SCOTT SMITHSON, MANAGER

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 13 DAY OF January, A.D. 2022 PERSONALLY APPEARED BEFORE ME
 SCOTT SMITHSON, MANAGER

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY, IN ACCORDANCE
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC Scott M. Roberts
 NOTARY FULL NAME Scott M. Roberts, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 711750 MY COMMISSION EXPIRES 4/30/24

OWNER _____ OWNER DATE _____

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____
 NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

OWNER Scott Smithson OWNER DATE 1/13/22
 AF PD LLC
 SCOTT SMITHSON, MANAGER

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 13 DAY OF January, A.D. 2022 PERSONALLY APPEARED BEFORE ME
 SCOTT SMITHSON, MANAGER

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
 IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AF PD LLC, IN ACCORDANCE
 WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC Scott M. Roberts
 NOTARY FULL NAME Scott M. Roberts, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER 711750 MY COMMISSION EXPIRES 4/30/24

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2-19-20

AF PD SOUTH PLAT "A"
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 AND 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" = 50 FEET 2 OF 2

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER ENT 84329:2022 Map # 18422 ANDREA ALLEN UTAH COUNTY RECORDER 2022 JUN 27 10:48 am FEE 150.00 BY IP RECORDED FOR AMERICAN FORK CITY
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