

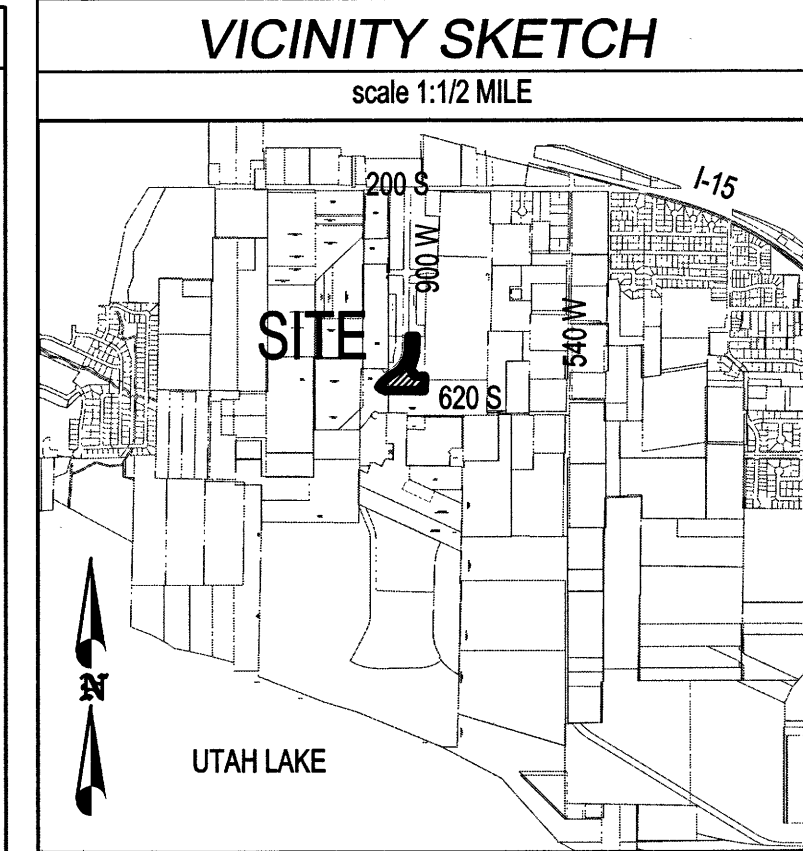
LAKESHORE LANDING BLOCK 4 PLAT G
 A TRANSIT-ORIENTED DEVELOPMENT
 ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN.
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

LOT 4A-1	888 WEST 960 SOUTH
LOT 4A-2	888 WEST 960 SOUTH
LOT 4A-3	884 WEST 960 SOUTH
LOT 4A-4	882 WEST 960 SOUTH
LOT 4A-5	888 WEST 960 SOUTH
LOT 4A-6	882 WEST 960 SOUTH
LOT 4A-7	876 WEST 960 SOUTH
LOT 4A-8	872 WEST 960 SOUTH
LOT 4A-9	888 WEST 960 SOUTH
LOT 4B-10	868 WEST 960 SOUTH
LOT 4B-11	864 WEST 960 SOUTH
LOT 4B-12	862 WEST 960 SOUTH
LOT 4C-13	862 WEST 960 SOUTH
LOT 4C-14	864 WEST 960 SOUTH
LOT 4C-15	868 WEST 960 SOUTH
LOT 4C-16	868 WEST 960 SOUTH
LOT 4C-17	872 WEST 960 SOUTH
LOT 4C-18	874 WEST 960 SOUTH
LOT 4D-19	876 WEST 960 SOUTH
LOT 4D-20	882 WEST 960 SOUTH
LOT 4D-21	882 WEST 960 SOUTH
LOT 4D-22	884 WEST 960 SOUTH
LOT 4D-23	888 WEST 960 SOUTH
LOT 4D-24	888 WEST 960 SOUTH
LOT 4E-25	538 SOUTH 900 WEST
LOT 4E-26	531 SOUTH 900 WEST
LOT 4E-27	523 SOUTH 900 WEST
LOT 4E-28	535 SOUTH 900 WEST
LOT 4F-29	531 SOUTH 900 WEST
LOT 4F-30	529 SOUTH 900 WEST
LOT 4F-31	533 SOUTH 900 WEST
LOT 4F-32	532 SOUTH 900 WEST
LOT 4F-33	521 SOUTH 900 WEST
LOT 4G-34	517 SOUTH 900 WEST
LOT 4G-35	513 SOUTH 900 WEST
LOT 4G-36	509 SOUTH 900 WEST
LOT 4G-37	505 SOUTH 900 WEST
LOT 4G-38	503 SOUTH 900 WEST
LOT 4G-39	501 SOUTH 900 WEST
LOT 4G-40	499 SOUTH 900 WEST
LOT 4G-41	497 SOUTH 900 WEST
LOT 4H-42	495 SOUTH 900 WEST
LOT 4H-43	493 SOUTH 900 WEST
LOT 4H-44	491 SOUTH 900 WEST
LOT 4H-45	489 SOUTH 900 WEST
LOT 4H-46	487 SOUTH 900 WEST
LOT 4H-47	485 SOUTH 900 WEST
LOT 4H-48	483 SOUTH 900 WEST
LOT 4H-49	481 SOUTH 900 WEST

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	4.24 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	4904C0306F
EFFECTIVE DATE:	JUNE 19, 2020

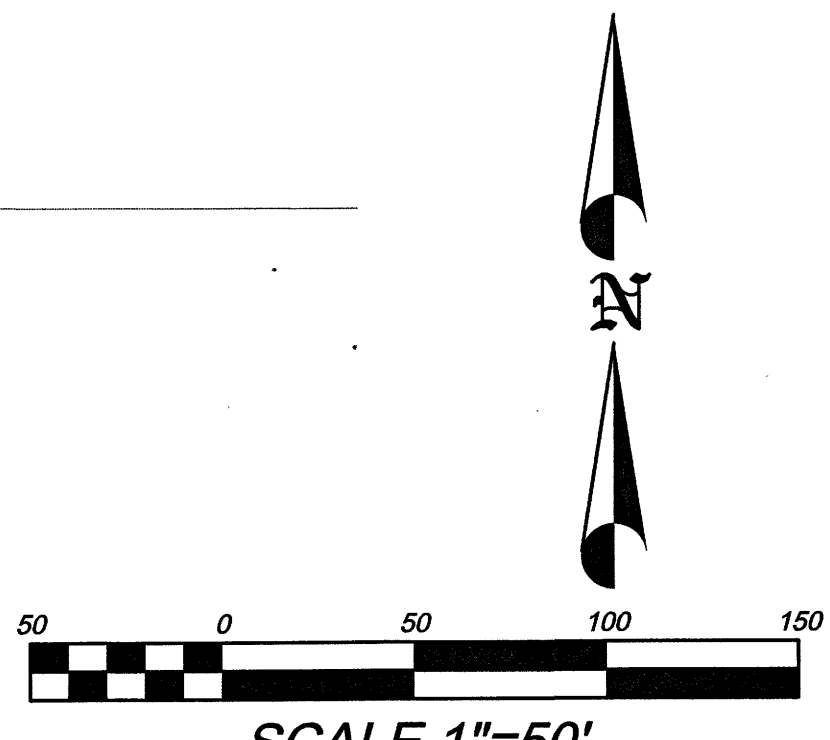
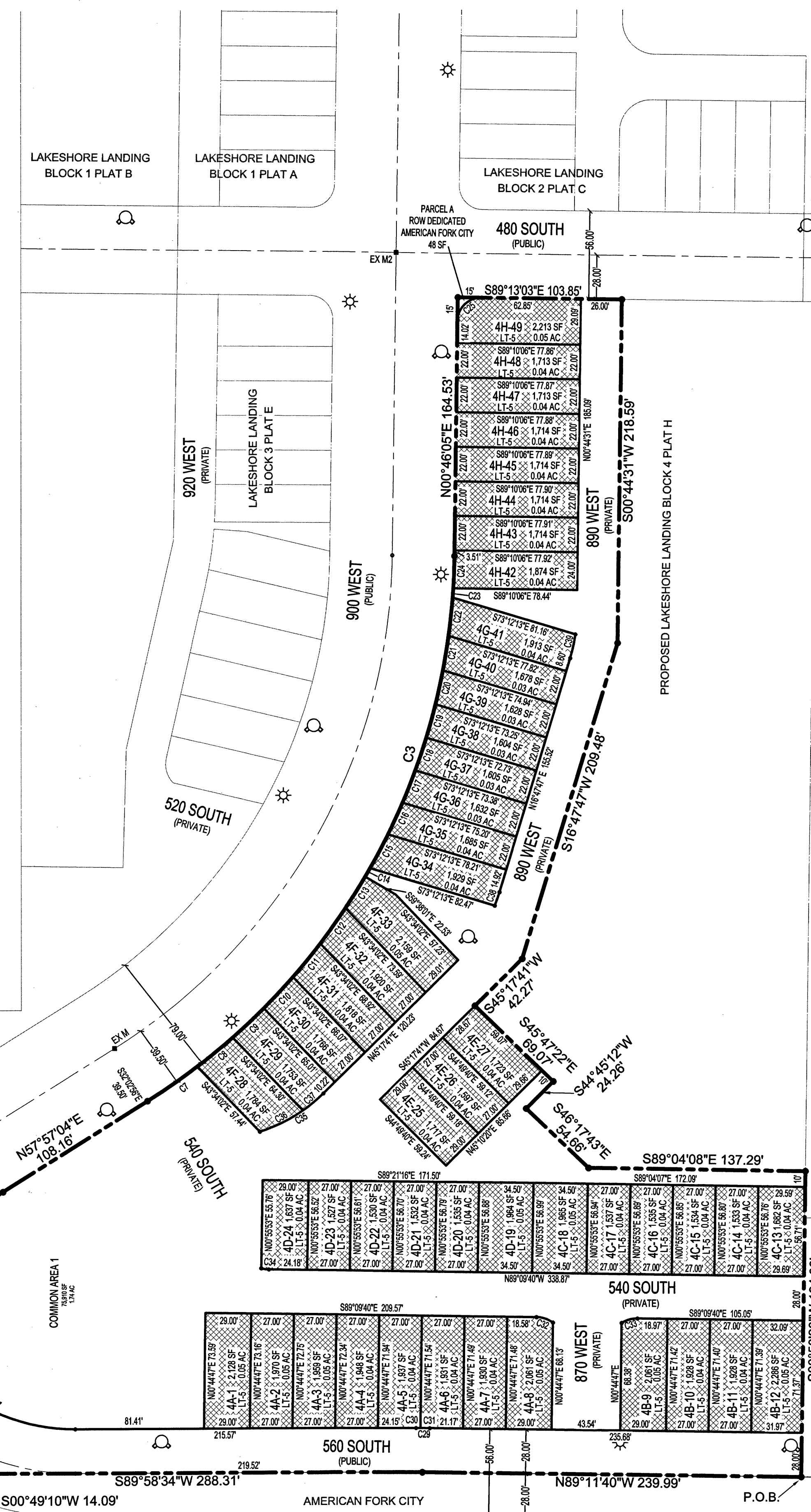
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	178.00	39.75	12°47'38"	39.66	N60°49'11"W
C2	335.50	178.28	30°26'48"	176.19	N42°43'40"E
C3	414.50	413.68	57°10'58"	396.73	N29°21'35"E
C4	335.50	28.15	04°48'24"	28.14	N29°54'28"E
C5	335.50	44.15	07°32'24"	44.12	N36°04'52"E
C6	335.50	105.99	19°06'00"	105.55	N48°54'04"E
C7	414.50	39.19	05°16'42"	38.17	N55°18'43"E
C8	414.50	29.09	04°01'13"	29.08	N50°39'45"E
C9	414.50	27.01	03°43'58"	27.00	N46°47'09"E
C10	414.50	27.05	03°44'22"	27.05	N43°02'59"E
C11	414.50	27.22	03°45'43"	27.21	N39°17'56"E
C12	414.50	27.50	03°48'06"	27.50	N35°31'02"E
C13	414.50	23.51	03°15'00"	23.51	N31°59'29"E
C14	414.50	6.22	00°51'34"	6.22	N29°56'12"E
C15	414.50	24.45	03°22'49"	24.45	N27°49'01"E
C16	414.50	22.21	03°04'11"	22.21	N24°35'31"E
C17	414.50	22.08	03°03'06"	22.08	N21°31'52"E
C18	414.50	22.01	03°02'34"	22.01	N18°29'02"E
C19	414.50	22.01	03°02'32"	22.01	N15°26'29"E
C20	414.50	22.07	03°03'01"	22.07	N12°23'42"E
C21	414.50	22.19	03°04'02"	22.19	N09°20'10"E
C22	414.50	24.43	03°22'35"	24.42	N06°06'51"E
C23	414.50	5.96	00°49'27"	5.96	N04°00'50"E
C24	414.50	20.50	02°55'01"	20.50	N02°11'08"E
C25	15.00	23.57	90°00'52"	21.22	N45°46'31"E
C26	15.00	24.68	94°16'26"	21.99	S07°17'09"E
C27	122.00	75.81	35°36'04"	74.59	S72°13'24"E
C28	150.00	93.20	35°36'04"	91.71	S72°13'24"E
C29	600.00	8.69	00°49'46"	8.69	S89°36'33"E
C30	600.00	2.86	00°16'21"	2.85	N89°58'34"E
C31	600.00	5.83	00°33'25"	5.83	S89°24'23"E
C32	18.00	11.12	35°23'28"	10.94	N71°27'51"W
C33	18.00	10.63	33°50'53"	10.48	N73°54'53"E
C34	18.00	4.88	15°31'59"	4.87	N81°23'41"W
C35	100.00	47.33	27°07'01"	46.89	N68°51'12"E
C36	100.00	30.48	17°27'56"	30.37	N63°40'45"E
C37	100.00	16.85	09°39'05"	16.83	N50°07'14"E
C38	100.00	9.09	05°12'32"	9.09	N19°24'03"E
C39	100.00	15.46	08°51'29"	15.45	N12°22'02"E

- NOTES**
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON DIMENSION 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 58" 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 LAKESHORE LANDING 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: 84488-2022

SURVEYOR
ENSIGN
 THE STANDARD IN ENGINEERING
 SALT LAKE CITY
 45 W. 1000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

ENGINEER
BERG
 CIVIL ENGINEERING
 11000 N. Highland Drive, Suite 400
 Highland, UT 84003
 Phone: 801.962.1277
 Cell: (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL
 APPROVED THIS 6th DAY OF July A.D. 2022,
 BY THE WATER AUTHORITY.
 [Signature]
 SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Patrick M. Hagg 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, CERTIFICATE NO. 206882-2201. 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, 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.

JUNE 30, 2022
 DATE [Signature]
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 940.78 FEET AND WEST 32.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:
 THENCE NORTH 89°11'40" WEST 239.99 FEET; THENCE SOUTH 89°56'34" WEST 288.31 FEET; THENCE SOUTH 00°49'10" WEST 14.09 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS N60°49'11"W 39.66 FEET); THENCE NORTH 54°25'22" WEST 175.79 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 178.28 FEET (CURVE HAVING A CENTRAL ANGLE 30°26'48" AND A LONG CHORD BEARS N42°43'40"E 176.19 FEET); THENCE NORTH 57°57'04" EAST 108.16 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 413.68 FEET (CURVE HAVING A CENTRAL ANGLE 57°10'58" AND A LONG CHORD BEARS N29°21'35"E 396.73 FEET); THENCE NORTH 00°46'05" EAST 164.53 FEET; THENCE SOUTH 89°13'03" EAST 103.85 FEET; THENCE SOUTH 00°44'31" WEST 218.59 FEET; THENCE SOUTH 16°47'47" WEST 209.48 FEET; THENCE SOUTH 45°17'41" WEST 42.21 FEET; THENCE SOUTH 45°42'22" EAST 68.07 FEET; THENCE SOUTH 44°45'12" WEST 24.26 FEET; THENCE SOUTH 46°17'43" EAST 54.66 FEET; THENCE SOUTH 89°04'08" EAST 137.29 FEET; THENCE SOUTH 00°52'07" WEST 194.06 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 194.72 SQUARE FEET AREA OR 4.24 ACRES.
 (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 49
 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 10-9A-601(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREAS AS INDICATED HEREON, TO THE Lakeshore Landing Home Owner Association WITH A MAILING ADDRESS OF
Townhomes 520 S. 350 E., Suite 200, Lehi, UT 84043

IN WITNESS WHEREOF I HAVE HERETO SET OUR HANDS THIS 30th DAY OF June, A.D. 2022.
 [Signatures]
 D. GRANT LEFORS
 LSA Property Holdings, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 30 DAY OF June, A.D. 2022, PERSONALLY APPEARED BEFORE ME
GRANT LEFORS
 WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF LSA Property Holdings, LLC IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SAID COMPANY.
 MY COMMISSION EXPIRES January 13 2023
 [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 28 DAY OF June, A.D. 2022.
 [Signatures]
 MAYOR CITY COUNCIL MEMBER
 CITY COUNCIL MEMBER CITY COUNCIL MEMBER
 APPROVED [Signature] ATTEST [Signature]
 CITY ENGINEER CLERK/RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 8 DAY OF June, A.D. 2022 BY THE
 AMERICAN FORK CITY PLANNING COMMISSION
 [Signatures]
 PLANNER CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 4 PLAT G

A TRANSIT-ORIENTED DEVELOPMENT
 ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 50 FEET

SURVEYOR'S SEAL: PATRICK M. HAGG, No. 286882, UTAH COUNTY, STATE OF UTAH

NOTARY PUBLIC SEAL: [Signature], Notary Public, State of Utah

CLERK/RECORDER SEAL: [Signature], UTAH COUNTY, STATE OF UTAH

18424

SEC. 22, T5S, R1E, T16. B.K. Penrod, Plat A SW6
 Vacating portion of