

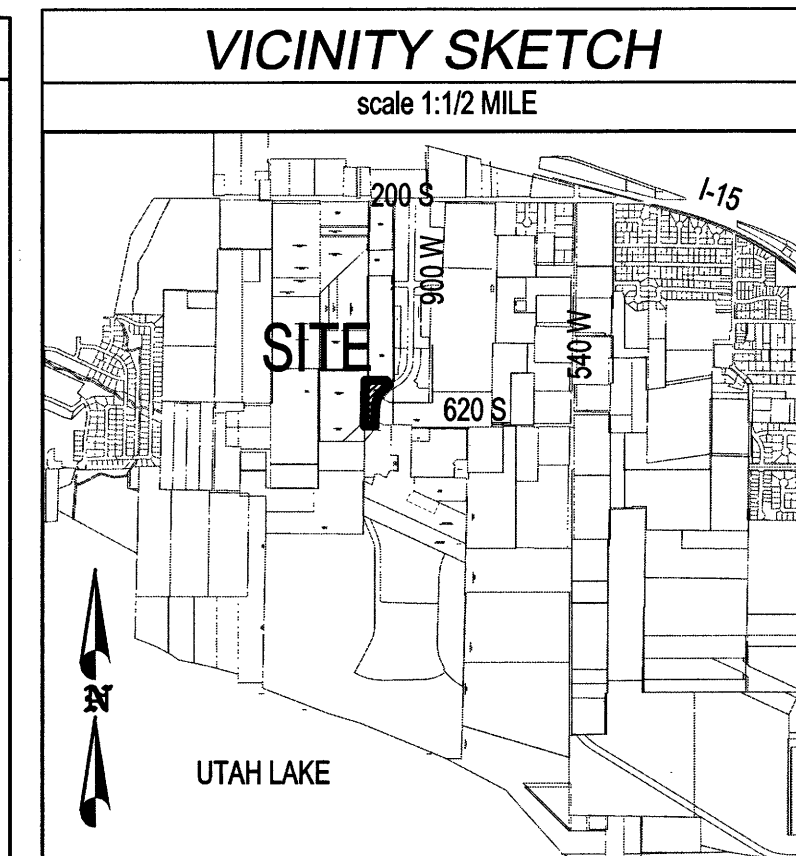
**LAKESHORE LANDING BLOCK 5 PLAT I**  
 A TRANSIT-ORIENTED DEVELOPMENT  
 ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22  
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN,  
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

**ADDRESSES**

LOT 5A-1	884 WEST 620 SOUTH
LOT 5A-2	946 WEST 620 SOUTH
LOT 5A-3	922 WEST 620 SOUTH
LOT 5B-4	616 SOUTH 900 WEST
LOT 5B-5	614 SOUTH 900 WEST
LOT 5B-6	612 SOUTH 900 WEST
LOT 5B-7	608 SOUTH 900 WEST
LOT 5B-8	602 SOUTH 900 WEST
LOT 5B-9	594 SOUTH 900 WEST
LOT 5C-10	588 SOUTH 900 WEST
LOT 5C-11	582 SOUTH 900 WEST
LOT 5C-12	574 SOUTH 900 WEST
LOT 5C-13	568 SOUTH 900 WEST
LOT 5C-14	562 SOUTH 900 WEST
LOT 5D-15	935 WEST 560 SOUTH
LOT 5D-16	939 WEST 560 SOUTH
LOT 5D-17	933 WEST 560 SOUTH
LOT 5E-18	988 WEST 560 SOUTH
LOT 5E-19	966 WEST 560 SOUTH
LOT 5E-20	944 WEST 560 SOUTH
LOT 5E-21	932 WEST 560 SOUTH
LOT 5F-22	558 SOUTH 900 WEST
LOT 5F-23	554 SOUTH 900 WEST
LOT 5F-24	548 SOUTH 900 WEST
LOT 5F-25	544 SOUTH 900 WEST
LOT 5F-26	538 SOUTH 900 WEST
LOT 5F-27	532 SOUTH 900 WEST
LOT 5F-28	526 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	2.69 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0308F
EFFECTIVE DATE:	JUNE 19, 2020

**SURVEYOR'S CERTIFICATE**  
 I, **Patrick A. Harris**, 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. **26682-2301**. 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.

DATE **JUNE 30, 2022** (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH 838.47 FEET AND WEST 774.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 0°01'00" WEST 83.64 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.20 FEET (CURVE HAVING A CENTRAL ANGLE 2°05'00" AND A LONG CHORD BEARS S10°23'30" W 30.04 FEET); THENCE SOUTH 0°00'00" WEST 98.88 FEET; THENCE NORTH 89°01'15" WEST 140.27 FEET; THENCE NORTH 01°02'29" EAST 630.12 FEET; THENCE SOUTH 89°18'08" EAST 284.53 FEET; THENCE SOUTH 39°27'15" EAST 70.27 FEET; THENCE SOUTH 57°50'04" WEST 0.65 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 419.22 FEET (CURVE HAVING A CENTRAL ANGLE 57°56'55" AND A LONG CHORD BEARS S28°58'36" W 401.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 117,276 SQUARE FEET IN AREA OR 2.69 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: 28  
 NUMBER OF PARCELS: 2

**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)(G) THE OWNER HEREBY CONVEYS THE COMMON AREAS AS INDICATED HEREON, TO THE **LAKESHORE LANDING HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF 520 S. 950 E. SUITE A300, LEHI, UT 84043**

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS **30<sup>th</sup>** DAY OF **June**, A.D. **2022**

**Grant Legren**, ENT 85204:2022 Map & 18425  
 UTAH COUNTY RECORDER  
 2022 JUL 29 10:19:07 AM FEE: 110.00 BY NR  
 RECORDED FOR AMERICAN FORK CITY

**ACKNOWLEDGMENT**

STATE OF UTAH } s.s.  
 COUNTY OF UTAH }  
 ON THE **30** DAY OF **June**, A.D. **2022** PERSONALLY APPEARED BEFORE ME, **Grant Legren**,  
 Member of **LSL Property Holdings, LLC**  
 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.

MY COMMISSION EXPIRES **January 13, 2023**

**Grant S. Mace**  
 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**

**Bob** MAYOR  
**Ar** CITY COUNCIL MEMBER  
**Clara** CITY COUNCIL MEMBER

APPROVED **Rubica Andrews** ATTEST **Verlynn Lupton**  
 CITY ENGINEER CLERK-RECORDER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS **8** DAY OF **June**, A.D. **2022** BY THE  
**AMERICAN FORK CITY** PLANNING COMMISSION

**John H. W. Lindgren P.G.**  
 CHAIRMAN, PLANNING COMMISSION

**LAKESHORE LANDING BLOCK 5 PLAT I**  
 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 A. HARRIS**, No. 28682, STATE OF UTAH

NOTARY PUBLIC SEAL: **Grant S. Mace**, Notary Public, State of Utah

CLERK-RECORDER SEAL: **AMERICAN FORK CITY**, SOUTH COUNTY, STATE OF UTAH

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	414.50	419.22	57°56'55"	401.58	S28°58'36"W
C2	83.00	30.20	2°05'59"	30.04	S10°23'38"W
C3	414.50	28.99	0°40'26"	28.98	S55°56'51"W
C4	414.50	22.01	0°30'23"	22.01	S52°25'21"W
C5	414.50	22.01	0°30'23"	22.01	S49°22'48"W
C6	414.50	22.06	0°30'25"	22.06	S46°20'02"W
C7	414.50	22.18	0°30'25"	22.18	S43°16'33"W
C8	414.50	22.37	0°30'53"	22.37	S40°11'48"W
C9	414.50	5.35	0°44'24"	5.35	S38°16'51"W
C10	15.00	19.76	75°28'40"	18.36	S75°38'58"W
C11	414.50	40.36	0°53'46"	40.35	S35°07'16"W
C12	414.50	43.75	0°60'24"	43.73	S29°18'28"W
C13	414.50	17.18	0°22'27"	17.17	S25°05'51"W
C14	414.50	22.01	0°30'23"	22.00	S22°23'22"W
C15	414.50	22.06	0°30'26"	22.06	S19°20'38"W
C16	414.50	22.17	0°30'54"	22.17	S16°17'13"W
C17	414.50	23.85	0°31'47"	23.84	S13°06'23"W
C18	414.50	29.39	0°40'37"	29.39	S09°25'37"W
C19	414.50	27.13	0°34'58"	27.12	S05°31'14"W
C20	414.50	26.36	0°33'36"	26.35	S01°49'27"W
C21	83.00	101.45	70°02'02"	95.25	S55°52'09"W
C22	83.00	78.79	54°23'11"	75.86	S48°02'44"W
C23	83.00	22.67	15°38'51"	22.60	S83°03'45"W
C24	26.00	20.31	44°44'50"	19.79	N22°22'16"W
C25	100.00	13.14	07°31'38"	13.13	N19°37'28"E
C26	15.00	24.32	92°53'46"	21.74	S20°09'49"E
C27	244.00	79.91	18°45'54"	79.56	N75°59'39"W
C28	244.00	16.09	0°34'39"	16.08	N68°30'01"W
C29	244.00	22.01	0°51'04"	22.00	N72°58'23"W
C30	244.00	41.82	09°49'12"	41.77	N80°28'00"W
C31	14.83	15.06	58°12'09"	14.42	N80°12'42"E
C32	300.00	52.22	09°58'25"	52.16	N61°37'29"W
C33	300.00	39.58	07°33'33"	39.55	N60°25'03"W
C34	300.00	12.64	02°24'52"	12.64	N65°24'16"W
C35	272.00	90.83	19°07'57"	90.41	N76°10'40"W
C36	15.00	20.78	79°21'28"	19.16	S38°37'15"E
C37	300.00	61.20	11°41'17"	61.09	S72°27'20"E
C38	300.00	23.64	04°30'53"	23.63	S76°02'32"E
C39	300.00	28.44	0°52'51"	28.43	S71°04'11"E
C40	300.00	9.13	01°44'34"	9.12	S67°28'59"E
C41	375.00	213.49	32°37'07"	210.62	N16°18'42"E
C42	375.00	165.79	25°19'48"	164.44	N45°17'09"E
C43	24.00	6.38	15°14'07"	6.36	S81°39'17"E

- NOTES**
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/VISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE 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 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**

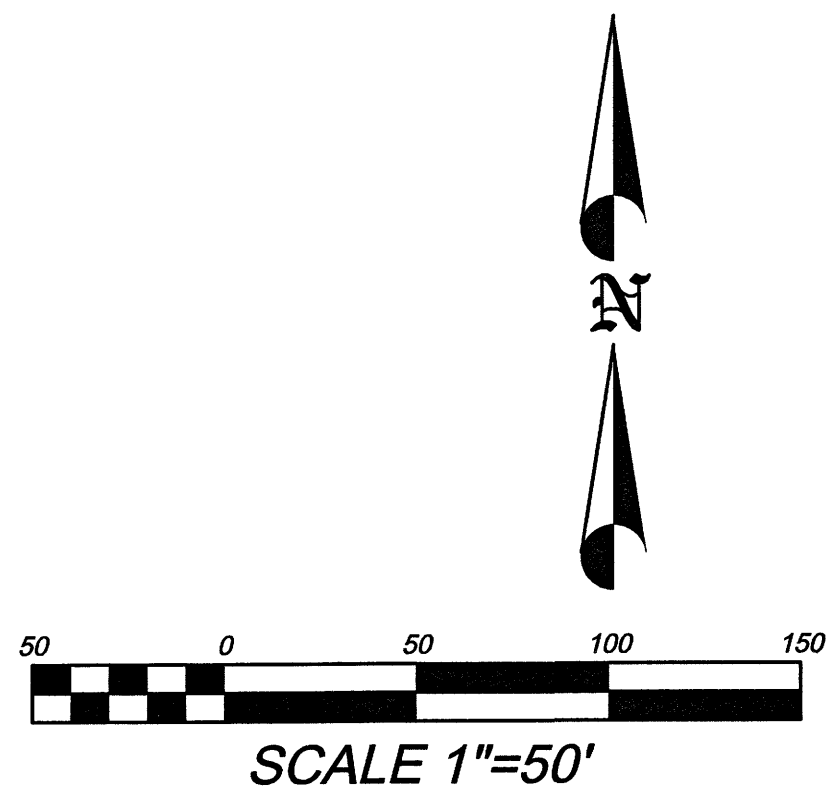
THE OWNER, IN RECORDING THIS PLAT (THE DEVELOPMENT) HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF LAKESHORE LANDING FOR INGRESS, EGRESS, RECREATIONAL, AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND 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. **84487-2022**



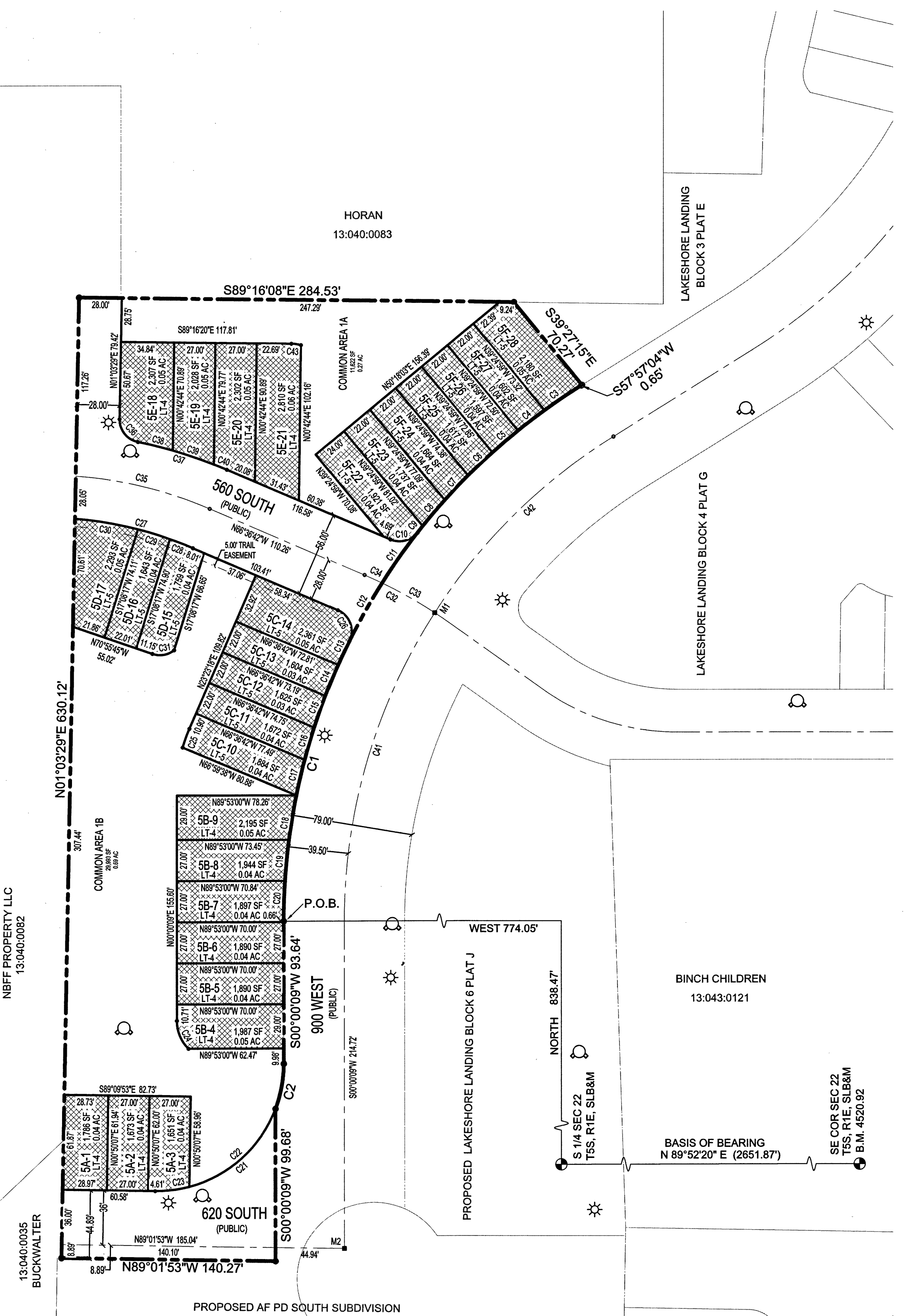
**SURVEYOR**  
**ENSIGN**  
 THE STANDARD IN ENGINEERING  
 SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

**ENGINEER**  
**BERG**  
 CIVIL ENGINEERING  
 11020 N Highland Blvd, Suite 400  
 Highland UT, 84050  
 Office: 801.962.1277  
 Cell: 801.616.1677

**SEWER & WATER AUTHORITY APPROVAL**

APPROVED THIS **6<sup>th</sup>** DAY OF **July**, A.D. **2022**,  
 BY THE WATER AUTHORITY.

**SEWER & WATER AUTHORITY**



NBFF PROPERTY LLC  
 13:040:0082

BUCKWALTER  
 13:040:0035

HORAN  
 13:040:0083

LAKESHORE LANDING  
 BLOCK 3 PLAT E

LAKESHORE LANDING BLOCK 4 PLAT G

BINCH CHILDREN  
 13:043:0121

SE COR SEC 22  
 T5S, R1E, S16&M  
 B.M. 4520.92

BASIS OF BEARING  
 N 89°52'20" E (2651.87)

PROPOSED AF PD SOUTH SUBDIVISION

PROPOSED LAKESHORE LANDING BLOCK 6 PLAT J

SEC. 22, T5S, R1E T5, 060 EG  
 Vacating portion Lot 1, Plat A, B. K. Penrod Sub.

18425