

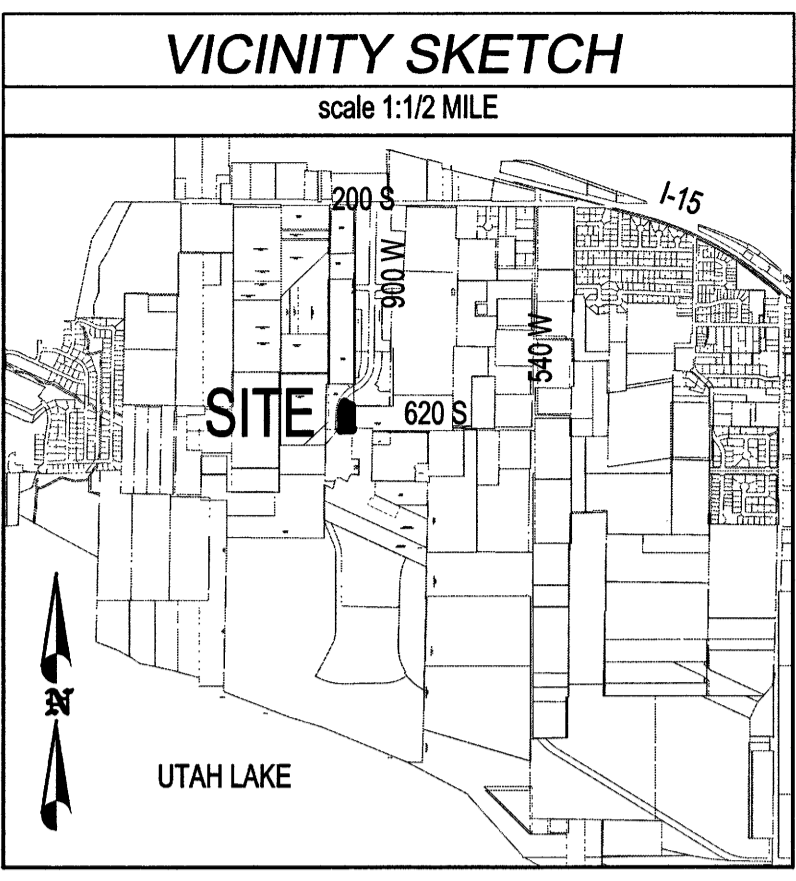
LAKESHORE LANDING BLOCK 6 PLAT J
 A TRANSIT-ORIENTED DEVELOPMENT
 ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

LOT 6A-1	876 WEST 620 SOUTH
LOT 6A-2	884 WEST 620 SOUTH
LOT 6A-3	892 WEST 620 SOUTH
LOT 6B-4	613 SOUTH 900 WEST
LOT 6B-5	607 SOUTH 900 WEST
LOT 6B-6	601 SOUTH 900 WEST
LOT 6C-7	595 SOUTH 900 WEST
LOT 6C-8	589 SOUTH 900 WEST
LOT 6C-9	583 SOUTH 900 WEST
LOT 6C-10	577 SOUTH 900 WEST
LOT 6C-11	571 SOUTH 900 WEST

LEGEND

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



TABULATIONS

DEVELOPMENT AREA	0.97 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
C0	50.00	22.75	26°04'11"	22.55	N47°05'26"W
C1	90.00	28.81	18°20'34"	28.69	N09°10'08"W
C2	335.50	161.04	27°30'07"	159.50	N13°45'12"E
C3	178.00	39.75	12°47'38"	39.66	S60°49'11"E
C4	90.00	111.04	70°41'28"	104.13	N53°41'09"W
C5	90.00	12.22	07°46'50"	12.21	N85°08'28"W
C6	90.00	28.34	18°02'33"	28.22	N72°13'46"W
C7	90.00	70.48	44°52'05"	68.69	N40°46'27"W
C8	90.00	27.01	17°11'32"	26.90	N09°44'39"W
C9	90.00	1.81	01°09'00"	1.81	N00°34'22"W
C10	335.50	13.38	02°17'06"	13.38	N01°08'42"E
C11	335.50	22.20	03°47'29"	22.20	N04°11'00"E
C12	335.50	22.05	03°45'59"	22.05	N07°57'43"E
C13	335.50	22.00	03°45'28"	22.00	N11°43'27"E
C14	335.50	22.05	03°45'56"	22.04	N15°29'08"E
C15	335.50	41.19	07°02'02"	41.16	N20°53'07"E
C16	335.50	18.17	03°06'08"	18.16	N25°57'12"E
C17	15.00	26.49	101°10'30"	23.18	N74°59'23"E
C18	178.00	1.01	00°19'34"	1.01	S54°35'09"E
C19	178.00	38.73	12°28'04"	38.66	S60°58'57"E
C20	200.00	33.61	09°37'39"	33.57	S06°59'52"W
C21	200.00	11.46	03°16'54"	11.45	S10°10'15"W
C22	200.00	22.15	06°20'46"	22.14	S05°21'25"W
C23	26.00	33.87	74°38'07"	31.52	S38°03'26"W

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 CCARS.
- 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 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.

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. **286882 - 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 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 58-2b-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.

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 631.89 FEET AND WEST 550.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE WEST 123.38 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.75 FEET (CURVE HAVING A CENTRAL ANGLE 26°04'11" AND A LONG CHORD BEARS N47°05'26" EAST 22.55 FEET); THENCE NORTH 07°02'02" EAST 41.19 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 22.05 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'08" EAST 28.69 FEET); THENCE NORTH 07°02'02" EAST 90.86 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET (CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARS N13°45'12" EAST 159.50 FEET); THENCE SOUTH 54°25'22" EAST 75.79 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS S60°49'11" EAST 39.66 FEET); THENCE SOUTH 07°42'10" WEST 279.01 FEET; THENCE SOUTH 36°45'44" EAST 23.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42,264 SQUARE FEET IN AREA OR 0.97 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: 11
 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)(d) THE OWNER HEREBY CONVEYS THE COMMON AREAS AS INDICATED HEREON TO THE **Landmark Property Holdings, LLC** HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF **520 S. 850 E., SUITE 2200, LAMT UT 84044**

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS **30th** DAY OF **June**, A.D. **2022**

Grant Lefgren
 D. GRANT LEFGREN
 LSL PROPERTY HOLDINGS, LLC

ENT. 85205:2022 Exp. 8/18/26
ANDREA ALLEN
 UTAH COUNTY RECORDER
 2022 Jul 29 10:11 am FEE 78.00 BY ME
 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 Lefgren**, 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, 2028**

Jeff 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**

Blaine MAYOR
Ryan CITY COUNCIL MEMBER
Clark CITY COUNCIL MEMBER

APPROVED **Rebecca Andrews** ATTEST **Veronica Walker**
 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. Wilkinson, P.E.
 CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 6 PLAT J
 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. HARRIS**, No. 286882, JUNE 30, 2022, STATE OF UTAH

NOTARY PUBLIC SEAL: **ANDREA ALLEN**, UTAH COUNTY RECORDER, JANUARY 18, 2023, STATE OF UTAH

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

REFERENCE DOCUMENTS:
 NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. **84967-2022**

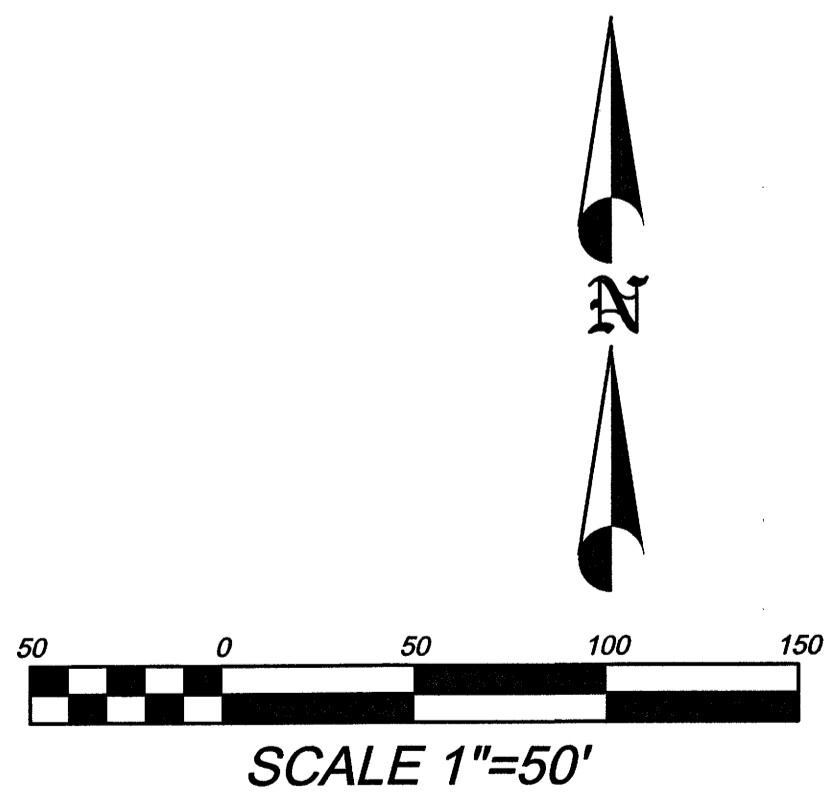
ENSIGN SURVEYOR
 THE STANDARD IN ENGINEERING
 SALT LAKE CITY
 45 W. 1000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

BERG ENGINEER
 CIVIL ENGINEERING
 11020 N Highland Blvd. Suite 400
 Highland, UT 84003
 Phone: 801.482.1077
 Cell: 801.616.1677

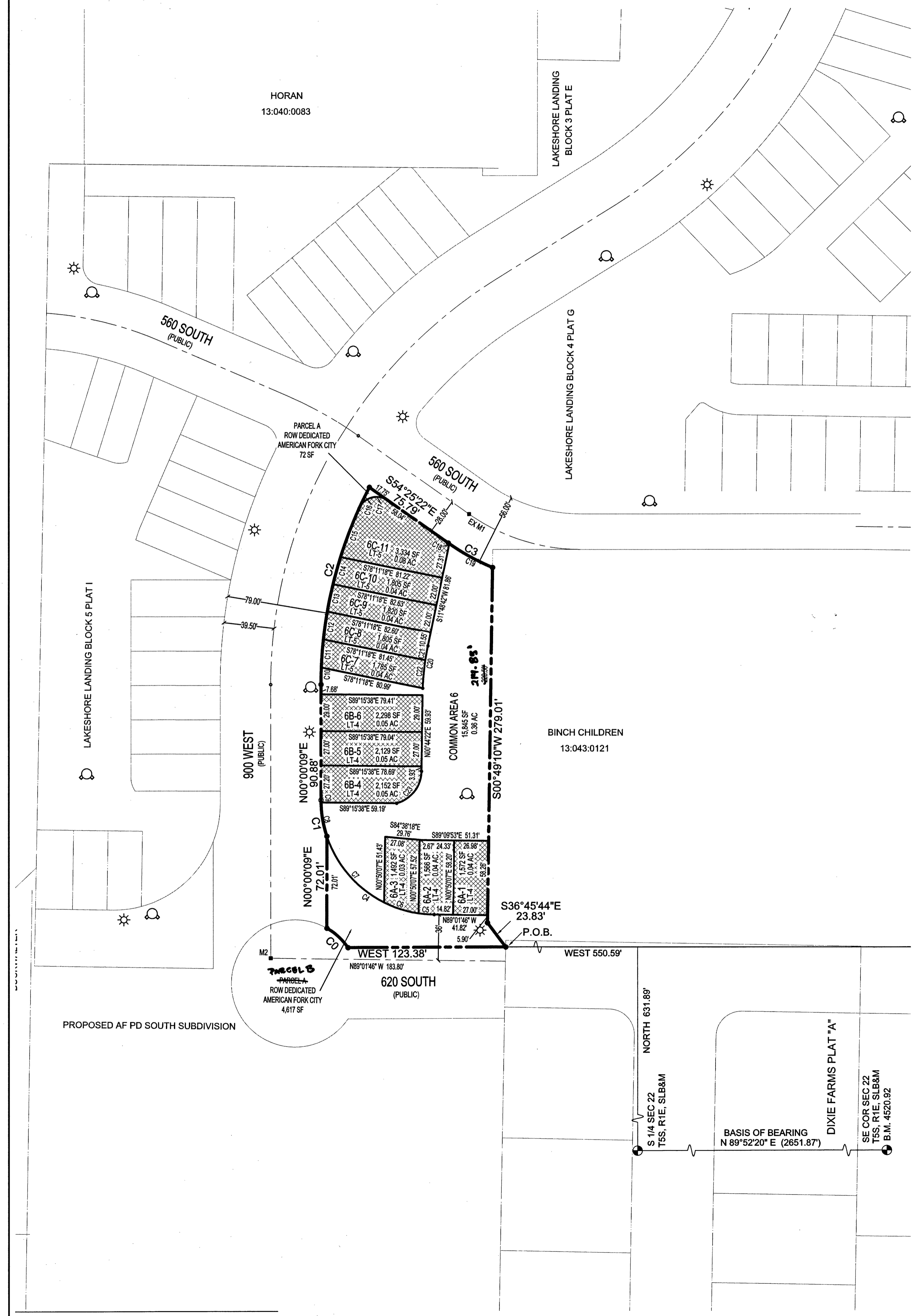
SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY



18426



SEC. 22, T5S, R1E, T4U, Q19, P6
 Vacates Portion Lot 1, Plat A, Bk. Penrod Sub