

WHEN RECORDED, RETURN TO:

Keystone Construction
Attn: Grant Lefgren
520 S. 850 E., Suite A300
Lehi, Utah 84043



ENT 90312:2022 PG 1 of 17
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Aug 12 2:37 pm FEE 40.00 BY KR
RECORDED FOR WHITE HORSE DEVELOPERS

DECLARATION OF INCLUSION
AND NOTICE OF REINVESTMENT FEE COVENANT

(Lakeshore Landing; American Fork City, Utah County)

This *Declaration of Inclusion* is made effective as of the date set forth on the signature page hereof by LSL PROPERTY HOLDINGS, LLC (“**Declarant**”).

RECITALS

A. Declarant (or its affiliate or predecessor in interest) has previously executed a *Master Declaration of Covenants, Conditions and Restrictions of Lakeshore Landing* (the “**Master Declaration**”). The Master Declaration was recorded in the real property records of Utah County, Utah, on July 8, 2021, as Entry No. 121179:2021, against the real property identified in the Master Declaration.

B. In accordance with Article XVIII of the Master Declaration, the Property included in the Lakeshore Landing development (the “**Project**”) may be expanded, and Declarant has the absolute right and option, but not the obligation, to expand the Project by making all or a portion of the “Additional Land” therein defined part of the Project and subject to the Master Declaration.

C. Pursuant to Article XVIII of the Master Declaration, the Project can be expanded to include additional land by recording a Supplemental Declaration (or Declaration of Inclusion) against such additional land, and recording the same with the Utah County Recorder’s Office against such additional land.

D. This Declaration of Inclusion is intended to comply with Article VIII of the Master Declaration to expand the Lakeshore Landing development to include the real property described in **Exhibit A** hereto (the “**Expansion Property**”); and to subject such real property to all the terms, conditions, and restrictions of the Master Declaration.

E. Unless otherwise indicated, capitalized terms used herein shall have the meanings provided in the Master Declaration.

NOW THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the Expansion Property:

1. Expansion of Project. Declarant hereby declares that all of the Expansion Property described in Exhibit A hereto shall be included within the Project and shall be held, sold, conveyed, encumbered, leased, used, occupied, and approved subject to, and in accordance with, the protective covenants, conditions, restrictions, easements, and equitable servitudes set forth in the Master Declaration, all of which are created for the benefit of the Owners and the Project as a whole. The covenants, conditions, and restrictions set forth in the Master Declaration are intended to, and shall in all cases, run with title to the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Expansion Property, and shall inure to the benefit of all other Lots and Dwelling Units within the Project.

2. Membership in the Master Association. Each Owner of a Lot or Dwelling Unit in the Expansion Property shall be a member of the Master Association, with all of the rights, duties, benefits, and obligations associated with membership in the Master Association as set forth in the Master Declaration, the Master Association's Bylaws, and the Master Association's other governing documents.

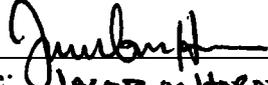
3. Reinvestment Fee. All Dwelling Units in the Expansion Property are subject to a reinvestment fee requirement (payment obligation) as described in Section 7.14 of the Master Declaration. As set forth in Section 7.14 of the Master Declaration, the initial amount of the reinvestment fee to be paid to the Master Association is \$150.00 as the same may be adjusted.

4. Declarant's Rights. Notwithstanding the foregoing, no provision of this Declaration of Inclusion shall prevent Declarant from doing any of the following, which shall be deemed to be among Declarant's reserved rights – in addition to such rights as may be elsewhere described in the Master Declaration: (1) installing and completing the Project; (2) using any Lot or residential unit owned by the Declarant as a model home or for the placement of a temporary construction or sales office; (3) installing and maintaining signs incidental to sales or construction which are in compliance with applicable ordinances; (4) assigning Declarant's rights under the Master Declaration and this Declaration of Inclusion in whole or in part, to one or more persons intending to construct the Project or any portion thereof; (5) retaining Declarant's rights with respect to subsequent phases of the Project; (6) constructing any improvements as approved by the municipality or other governmental entity with appropriate jurisdiction; (7) enjoying access over, under, and through any portion of the Project for the installation of utilities or any other improvements; and (8) erecting permanent or temporary signs for use during the selling and marketing of the Project.

5. Recording. This Declaration of Inclusion shall be recorded in the real property records of Utah County against the Expansion Property described in Exhibit A hereto.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Inclusion this 11 day of AUGUST, 2022.

LSL PROPERTY HOLDINGS, LLC,
a Utah limited liability company

By: 
Name: JACOB M. MORAN
Title: MANAGER

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged to me this 11th day of August, 2022, by Jacob M. Moran, in his capacity as manager of LSL PROPERTY HOLDINGS, LLC, a Utah limited liability company.

SEAL: 
NOTARY PUBLIC

Exhibit A

(Legal Description of Expansion Property being added to the Lakeshore Landing Project)

Lakeshore Landing Block 4 Plat G

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°58'34" 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 75.79 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 178.19 FEET); THENCE NORTH 57°57'04" EAST 108.18 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 398.73 FEET); THENCE NORTH 00°46'05" EAST 184.53 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 42.27 FEET; THENCE SOUTH 45°47'22" EAST 69.07 FEET; THENCE SOUTH 44°45'12" WEST 24.26 FEET; THENCE SOUTH 46°17'43" EAST 54.68 FEET; THENCE SOUTH 89°04'08" EAST 137.29 FEET; THENCE SOUTH 00°50'20" WEST 194.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 184,725 SQUARE FEET IN 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	F

Lakeshore Landing Block 5 Plat I

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 00°00'09" WEST 93.64 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 20°50'59" AND A LONG CHORD BEARS S10°25'38"W 30.04 FEET); THENCE SOUTH 00°00'09" WEST 99.68 FEET; THENCE NORTH 89°01'53" WEST 140.27 FEET; THENCE NORTH 01°03'29" EAST 630.12 FEET; THENCE SOUTH 89°16'08" EAST 284.53 FEET; THENCE SOUTH 39°27'15" EAST 70.27 FEET; THENCE SOUTH 57°57'04" 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°58'38"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

Lakeshore Landing Block 6 Plat J

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"W 22.55 FEET); THENCE NORTH 00°00'09" EAST 72.01 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'09"W 28.69 FEET); THENCE NORTH 00°00'09" EAST 80.88 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"E 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"E 39.66 FEET); THENCE SOUTH 00°49'10" WEST 279.01 FEET; THENCE SOUTH 38°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

AF Crossing Plat "E-1"

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 691.03 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°28'55" WEST 121.46 FEET; THENCE NORTH 04°58'17" 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" WEST 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°35'23"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°25'43" WEST 135.83 FEET; THENCE SOUTH 89°23'29" EAST 231.89 FEET; THENCE NORTH 01°01'26" 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

AF Crossing Plat "E-2"

BEGINNING AT A POINT LOCATED S89°52'20"W 1178.46 FEET AND SOUTH 884.98 FEET FROM THE ~~NORTHEAST~~ CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

NORTH QUARTER

THENCE SOUTH 13°25'43" EAST 135.83 FEET; THENCE SOUTH 19°28'44" WEST 94.33 FEET; THENCE SOUTH 71°44'43" EAST 60.17 FEET; THENCE SOUTH 29°57'13" EAST 124.72 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS S57°55'53"E 81.18 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS N81°01'29"E 29.64 FEET); THENCE SOUTH 00°07'53" EAST 270.52 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS S34°35'23"W 77.46 FEET); THENCE SOUTH 10°19'08" EAST 64.54 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS S78°21'46"E 13.75 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS S73°13'34"E 47.49 FEET); THENCE SOUTH 04°56'17" EAST 127.39 FEET; THENCE NORTH 88°26'55" WEST 181.23 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.04 FEET; THENCE NORTH 09°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'36" WEST 102.25 FEET; THENCE NORTH 84°46'30" WEST 70.10 FEET; THENCE SOUTH 70°32'58" WEST 101.79 FEET; THENCE NORTH 19°51'06" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 29°51'37" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 36°32'59" WEST 73.21 FEET; THENCE NORTH 38°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'59" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 64.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.38 FEET; THENCE SOUTH 89°56'27" EAST 281.10 FEET; THENCE SOUTH 89°54'00" EAST 332.29 FEET; THENCE SOUTH 89°23'29" EAST 80.88 FEET TO THE POINT OF BEGINNING

AREA = 413,982 SF OR 9.50 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 27)

NUMBER OF LOTS = 32

AF PD SOUTH PLAT A**AF PD South Townhomes****AF PD SOUTH – BLDG A**

BEGINNING AT A POINT LOCATED SOUTH 26.32 FEET AND WEST 931.68 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°08'00" EAST 150.73 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.64 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°49'50" AND LONG CHORD BEARS S25°43'06"E 19.05 FEET); THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.59 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°42'39" AND LONG CHORD BEARS S18°33'09"W 95.48 FEET); THENCE NORTH 65°08'03" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 65.35 FEET TO THE POINT OF BEGINNING. 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) AREA = 15,578 SF OR 0.36 ACRES

AF PD SOUTH – BLDGS B,C & D

BEGINNING AT A POINT LOCATED NORTH 388.47 FEET AND WEST 770.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'09" WEST 361.81 FEET; THENCE ALONG THE ARC OF A 556.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 36.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°41'07" AND LONG CHORD BEARS S01°50'43"W 36.27 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 111°10'44" AND LONG CHORD BEARS S59°16'38"W 24.75 FEET); THENCE NORTH 65°08'03" WEST 99.14 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°00'00" AND LONG CHORD BEARS N25°08'00"W 19.28 FEET); THENCE NORTH 14°52'00" EAST 25.45 FEET; THENCE ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.96 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°51'51" AND LONG CHORD BEARS N07°26'04"E 46.83 FEET); THENCE NORTH 00°00'09" EAST 281.85 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.81 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS N45°29'06"E 21.39 FEET); THENCE SOUTH 89°01'56" EAST 78.01 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.31 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°02'05" AND LONG CHORD BEARS S44°30'54"E 21.03 FEET) TO THE POINT OF BEGINNING. 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) AREA = 44,726 SF OR 1.03 ACRES

AF PD SOUTH – BLDG E

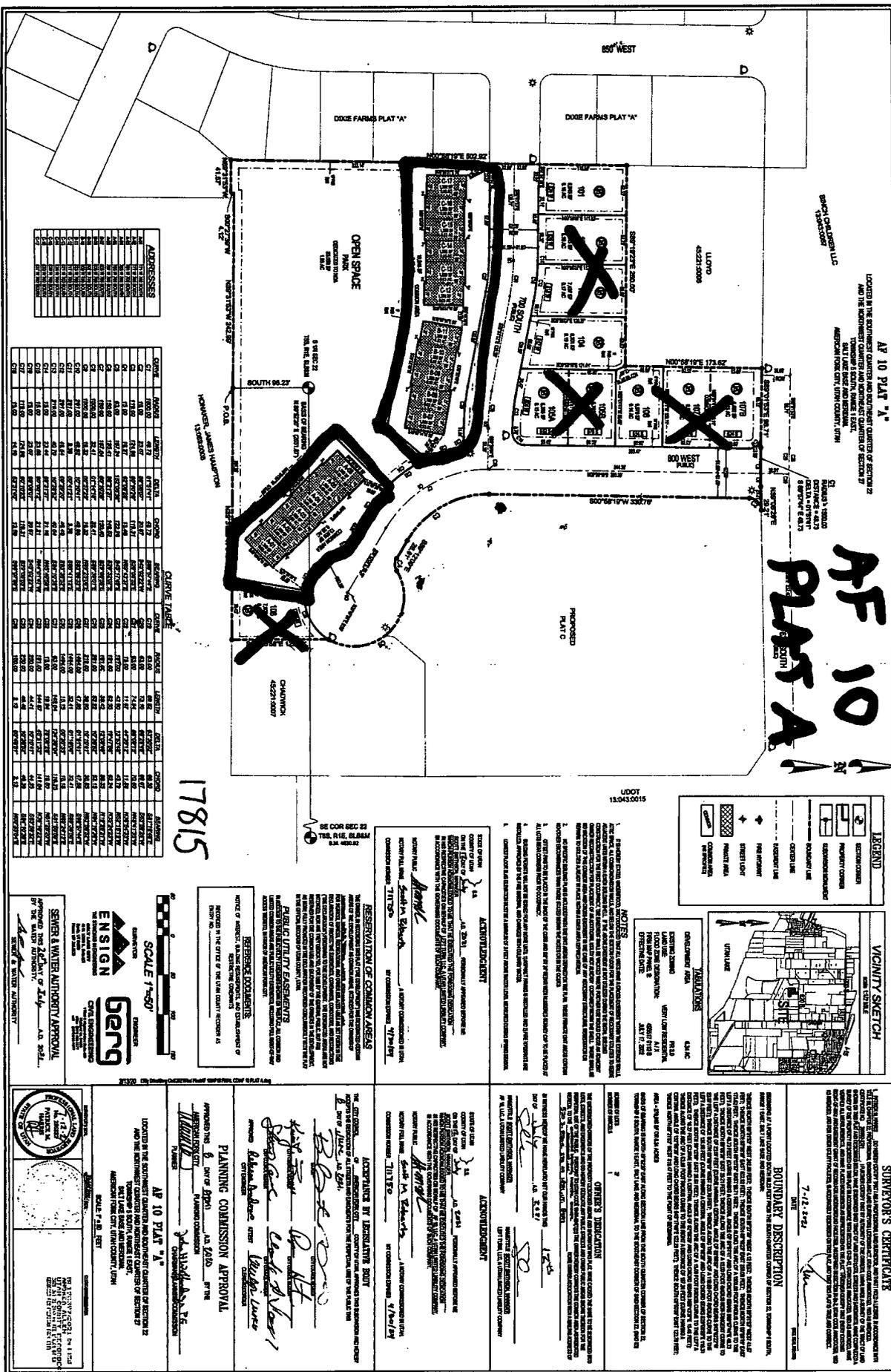
BEGINNING AT A POINT LOCATED NORTH 465.48 FEET AND WEST 785.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°01'56" WEST 136.73 FEET; THENCE NORTH 01°03'29" EAST 122.86 FEET; THENCE SOUTH 89°01'46" EAST 60.25 FEET; THENCE ALONG THE ARC OF A 91.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 141.41 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°01'55" AND LONG CHORD BEARS S44°30'49"E 127.60 FEET); THENCE SOUTH 00°00'09" WEST 18.14 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS S45°29'06"W 21.39 FEET) TO THE POINT OF BEGINNING. 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) AREA = 16,775 SF OR 0.39 ACRES

AF PD SOUTH – COMMON AREA

BEGINNING AT A POINT LOCATED NORTH 1.08 FEET AND WEST 571.93 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°04'38" WEST 127.10 FEET; THENCE ALONG THE ARC OF A 636.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°55'13" AND LONG CHORD BEARS N00°57'46"E 21.32 FEET); THENCE NORTH 00°00'09" EAST 308.48 FEET; THENCE SOUTH 89°59'51" EAST 142.79 FEET; THENCE SOUTH 01°00'26" WEST 125.15 FEET; THENCE SOUTH 03°48'54" WEST 209.39 FEET TO THE POINT OF BEGINNING. 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)
AREA = 45,382 SF OR 1.04 ACRES

AF 10 PART A**AF 10 Townhomes**

BEGINNING AT A POINT LOCATED SOUTH 96.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}31'53''$ WEST 242.99 FEET; THENCE SOUTH $00^{\circ}27'39''$ WEST 4.12 FEET; THENCE NORTH $89^{\circ}31'53''$ WEST 41.57 FEET; THENCE NORTH $00^{\circ}58'19''$ EAST 328.41 FEET; THENCE NORTH $89^{\circ}14'03''$ EAST 33.27 FEET; THENCE SOUTH $89^{\circ}01'53''$ EAST 87.46 FEET; THENCE ALONG THE ARC OF A 219.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.90 FEET (CURVE HAVING A CENTRAL ANGLE OF $10^{\circ}10'41''$ AND LONG CHORD BEARS $S83^{\circ}56'32''E$ 38.85 FEET); THENCE SOUTH $78^{\circ}51'12''$ EAST 120.56 FEET; THENCE ALONG THE ARC OF A 281.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 52.22 FEET (CURVE HAVING A CENTRAL ANGLE OF $10^{\circ}38'52''$ AND LONG CHORD BEARS $S84^{\circ}10'38''E$ 52.15 FEET); THENCE SOUTH $89^{\circ}30'04''$ EAST 11.04 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.94 FEET (CURVE HAVING A CENTRAL ANGLE OF $78^{\circ}09'28''$ AND LONG CHORD BEARS $S51^{\circ}25'20''E$ 18.50 FEET); THENCE ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 144.87 FEET (CURVE HAVING A CENTRAL ANGLE OF $45^{\circ}51'33''$ AND LONG CHORD BEARS $S36^{\circ}16'22''E$ 141.04 FEET); THENCE SOUTH $59^{\circ}12'09''$ EAST 40.81 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 11.67 FEET (CURVE HAVING A CENTRAL ANGLE OF $44^{\circ}35'12''$ AND LONG CHORD BEARS $S36^{\circ}54'33''E$ 11.38 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 74.94 FEET (CURVE HAVING A CENTRAL ANGLE OF $68^{\circ}09'15''$ AND LONG CHORD BEARS $S48^{\circ}41'35''E$ 70.60 FEET); THENCE SOUTH $09^{\circ}58'07''$ WEST 94.27 FEET; THENCE NORTH $89^{\circ}31'53''$ WEST 238.05 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS NORTH $89^{\circ}52'20''$ 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) AREA = 140,912 SF OR 3.23 ACRES



AP 10 PLAT A
PLANS A

ADDRESSES

101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116
117	118	119	120	121	122	123	124

CHARGE TABLE

CHARGE	AMOUNT	REMARKS	DATE	CHARGE	AMOUNT	REMARKS	DATE	CHARGE	AMOUNT	REMARKS	DATE
C1	10.00	PLAT	08/22	C1	10.00	PLAT	08/22	C1	10.00	PLAT	08/22
C2	10.00	PLAT	08/22	C2	10.00	PLAT	08/22	C2	10.00	PLAT	08/22
C3	10.00	PLAT	08/22	C3	10.00	PLAT	08/22	C3	10.00	PLAT	08/22
C4	10.00	PLAT	08/22	C4	10.00	PLAT	08/22	C4	10.00	PLAT	08/22
C5	10.00	PLAT	08/22	C5	10.00	PLAT	08/22	C5	10.00	PLAT	08/22
C6	10.00	PLAT	08/22	C6	10.00	PLAT	08/22	C6	10.00	PLAT	08/22
C7	10.00	PLAT	08/22	C7	10.00	PLAT	08/22	C7	10.00	PLAT	08/22
C8	10.00	PLAT	08/22	C8	10.00	PLAT	08/22	C8	10.00	PLAT	08/22
C9	10.00	PLAT	08/22	C9	10.00	PLAT	08/22	C9	10.00	PLAT	08/22
C10	10.00	PLAT	08/22	C10	10.00	PLAT	08/22	C10	10.00	PLAT	08/22
C11	10.00	PLAT	08/22	C11	10.00	PLAT	08/22	C11	10.00	PLAT	08/22
C12	10.00	PLAT	08/22	C12	10.00	PLAT	08/22	C12	10.00	PLAT	08/22
C13	10.00	PLAT	08/22	C13	10.00	PLAT	08/22	C13	10.00	PLAT	08/22
C14	10.00	PLAT	08/22	C14	10.00	PLAT	08/22	C14	10.00	PLAT	08/22
C15	10.00	PLAT	08/22	C15	10.00	PLAT	08/22	C15	10.00	PLAT	08/22
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C19	10.00	PLAT	08/22	C19	10.00	PLAT	08/22	C19	10.00	PLAT	08/22
C20	10.00	PLAT	08/22	C20	10.00	PLAT	08/22	C20	10.00	PLAT	08/22
C21	10.00	PLAT	08/22	C21	10.00	PLAT	08/22	C21	10.00	PLAT	08/22
C22	10.00	PLAT	08/22	C22	10.00	PLAT	08/22	C22	10.00	PLAT	08/22
C23	10.00	PLAT	08/22	C23	10.00	PLAT	08/22	C23	10.00	PLAT	08/22
C24	10.00	PLAT	08/22	C24	10.00	PLAT	08/22	C24	10.00	PLAT	08/22
C25	10.00	PLAT	08/22	C25	10.00	PLAT	08/22	C25	10.00	PLAT	08/22
C26	10.00	PLAT	08/22	C26	10.00	PLAT	08/22	C26	10.00	PLAT	08/22
C27	10.00	PLAT	08/22	C27	10.00	PLAT	08/22	C27	10.00	PLAT	08/22
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C33	10.00	PLAT	08/22	C33	10.00	PLAT	08/22	C33	10.00	PLAT	08/22
C34	10.00	PLAT	08/22	C34	10.00	PLAT	08/22	C34	10.00	PLAT	08/22
C35	10.00	PLAT	08/22	C35	10.00	PLAT	08/22	C35	10.00	PLAT	08/22
C36	10.00	PLAT	08/22	C36	10.00	PLAT	08/22	C36	10.00	PLAT	08/22
C37	10.00	PLAT	08/22	C37	10.00	PLAT	08/22	C37	10.00	PLAT	08/22
C38	10.00	PLAT	08/22	C38	10.00	PLAT	08/22	C38	10.00	PLAT	08/22
C39	10.00	PLAT	08/22	C39	10.00	PLAT	08/22	C39	10.00	PLAT	08/22
C40	10.00	PLAT	08/22	C40	10.00	PLAT	08/22	C40	10.00	PLAT	08/22
C41	10.00	PLAT	08/22	C41	10.00	PLAT	08/22	C41	10.00	PLAT	08/22
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C46	10.00	PLAT	08/22	C46	10.00	PLAT	08/22	C46	10.00	PLAT	08/22
C47	10.00	PLAT	08/22	C47	10.00	PLAT	08/22	C47	10.00	PLAT	08/22
C48	10.00	PLAT	08/22	C48	10.00	PLAT	08/22	C48	10.00	PLAT	08/22
C49	10.00	PLAT	08/22	C49	10.00	PLAT	08/22	C49	10.00	PLAT	08/22
C50	10.00	PLAT	08/22	C50	10.00	PLAT	08/22	C50	10.00	PLAT	08/22
C51	10.00	PLAT	08/22	C51	10.00	PLAT	08/22	C51	10.00	PLAT	08/22
C52	10.00	PLAT	08/22	C52	10.00	PLAT	08/22	C52	10.00	PLAT	08/22
C53	10.00	PLAT	08/22	C53	10.00	PLAT	08/22	C53	10.00	PLAT	08/22
C54	10.00	PLAT	08/22	C54	10.00	PLAT	08/22	C54	10.00	PLAT	08/22
C55	10.00	PLAT	08/22	C55	10.00	PLAT	08/22	C55	10.00	PLAT	08/22
C56	10.00	PLAT	08/22	C56	10.00	PLAT	08/22	C56	10.00	PLAT	08/22
C57	10.00	PLAT	08/22	C57	10.00	PLAT	08/22	C57	10.00	PLAT	08/22
C58	10.00	PLAT	08/22	C58	10.00	PLAT	08/22	C58	10.00	PLAT	08/22
C59	10.00	PLAT	08/22	C59	10.00	PLAT	08/22	C59	10.00	PLAT	08/22
C60	10.00	PLAT	08/22	C60	10.00	PLAT	08/22	C60	10.00	PLAT	08/22
C61	10.00	PLAT	08/22	C61	10.00	PLAT	08/22	C61	10.00	PLAT	08/22
C62	10.00	PLAT	08/22	C62	10.00	PLAT	08/22	C62	10.00	PLAT	08/22
C63	10.00	PLAT	08/22	C63	10.00	PLAT	08/22	C63	10.00	PLAT	08/22
C64	10.00	PLAT	08/22	C64	10.00	PLAT	08/22	C64	10.00	PLAT	08/22
C65	10.00	PLAT	08/22	C65	10.00	PLAT	08/22	C65	10.00	PLAT	08/22
C66	10.00	PLAT	08/22	C66	10.00	PLAT	08/22	C66	10.00	PLAT	08/22
C67	10.00	PLAT	08/22	C67	10.00	PLAT	08/22	C67	10.00	PLAT	08/22
C68	10.00	PLAT	08/22	C68	10.00	PLAT	08/22	C68	10.00	PLAT	08/22
C69	10.00	PLAT	08/22	C69	10.00	PLAT	08/22	C69	10.00	PLAT	08/22
C70	10.00	PLAT	08/22	C70	10.00	PLAT	08/22	C70	10.00	PLAT	08/22
C71	10.00	PLAT	08/22	C71	10.00	PLAT	08/22	C71	10.00	PLAT	08/22
C72	10.00	PLAT	08/22	C72	10.00	PLAT	08/22	C72	10.00	PLAT	08/22
C73	10.00	PLAT	08/22	C73	10.00	PLAT	08/22	C73	10.00	PLAT	08/22
C74	10.00	PLAT	08/22	C74	10.00	PLAT	08/22	C74	10.00	PLAT	08/22
C75	10.00	PLAT	08/22	C75	10.00	PLAT	08/22	C75	10.00	PLAT	08/22
C76	10.00	PLAT	08/22	C76	10.00	PLAT	08/22	C76	10.00	PLAT	08/22
C77	10.00	PLAT	08/22	C77	10.00	PLAT	08/22	C77	10.00	PLAT	08/22
C78	10.00	PLAT	08/22	C78	10.00	PLAT	08/22	C78	10.00	PLAT	08/22
C79	10.00	PLAT	08/22	C79	10.00	PLAT	08/22	C79	10.00	PLAT	08/22
C80	10.00	PLAT	08/22	C80	10.00	PLAT	08/22	C80	10.00	PLAT	08/22
C81	10.00	PLAT	08/22	C81	10.00	PLAT	08/22	C81	10.00	PLAT	08/22
C82	10.00	PLAT	08/22	C82	10.00	PLAT	08/22	C82	10.00	PLAT	08/22
C83	10.00	PLAT	08/22	C83	10.00	PLAT	08/22	C83	10.00	PLAT	08/22
C84	10.00	PLAT	08/22	C84	10.00	PLAT	08/22	C84	10.00	PLAT	08/22
C85	10.00	PLAT	08/22	C85	10.00	PLAT	08/22	C85	10.00	PLAT	08/22
C86	10.00	PLAT	08/22	C86	10.00	PLAT	08/22	C86	10.00	PLAT	08/22
C87	10.00	PLAT	08/22	C87	10.00	PLAT	08/22	C87	10.00	PLAT	08/22
C88	10.00	PLAT	08/22	C88	10.00	PLAT	08/22	C88	10.00	PLAT	08/22
C89	10.00	PLAT	08/22	C89	10.00	PLAT	08/22	C89	10.00	PLAT	08/22
C90	10.00	PLAT	08/22	C90	10.00	PLAT	08/22	C90	10.00	PLAT	08/22
C91	10.00	PLAT	08/22	C91	10.00	PLAT	08/22	C91	10.00	PLAT	08/22
C92	10.00	PLAT	08/22	C92	10.00	PLAT	08/22	C92	10.00	PLAT	08/22
C93	10.00	PLAT	08/22	C93	10.00	PLAT	08/22	C93	10.00	PLAT	08/22
C94	10.00	PLAT	08/22	C94	10.00	PLAT	08/22	C94	10.00	PLAT	08/22
C95	10.00	PLAT	08/22	C95	10.00	PLAT	08/22	C95	10.00	PLAT	08/22
C96	10.00	PLAT	08/22	C96	10.00	PLAT	08/22	C96	10.00	PLAT	08/22
C97	10.00	PLAT	08/22	C97	10.00	PLAT	08/22	C97	10.00	PLAT	08/22
C98	10.00	PLAT	08/22	C98	10.00	PLAT	08/22	C98	10.00	PLAT	08/22
C99	10.00	PLAT	08/22	C99	10.00	PLAT	08/22	C99	10.00	PLAT	08/22
C100	10.00	PLAT	08/22	C100	10.00	PLAT	08/22	C100	10.00	PLAT	08/22

17815

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING SAND
- PROPOSED SAND
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING VEGETATION
- PROPOSED VEGETATION
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL

VICINITY SKETCH

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this declaration and the provisions of the applicable laws and regulations governing the subdivision of land in the State of North Carolina.

APPROVED BY: [Signature]

DATE: 7-12-2022

ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this declaration and the provisions of the applicable laws and regulations governing the subdivision of land in the State of North Carolina.

APPROVED BY: [Signature]

DATE: 7-12-2022

RESERVATION OF COMMON AREAS

The undersigned hereby reserves the following common areas for the benefit of the owners of the lots shown on this plat:

- Open Space
- Pool
- Driveway
- Walkway
- Utility Easement

APPROVED BY: [Signature]

DATE: 7-12-2022

PLANNING COMMISSION APPROVAL

APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF WILSON, NORTH CAROLINA, ON THIS 12th DAY OF JULY, 2022.