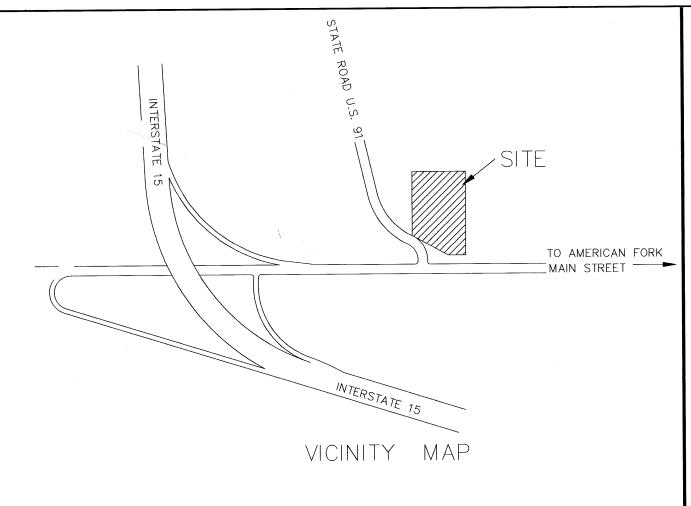


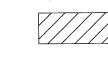
FOOTING AND FOUNDATION PLAN

6416-77



	STATE	PLANE	COORDINATE
--	-------	-------	------------

ND.	NDRTHING	EASTING
♥ BCDEFGHIJKLMN□PQRSTUVWXYZ 4 BCDEFGHIJK	744,595.40 744,595.40 744,608.80 744,718.93 745,125.89 745,123.25 745,123.25 744,595.40 744,689.43 744,769.94 744,769.94 744,793.98 744,871.96 744,935.94 744,955.94 745,019.92 745,019.92 745,019.92 745,096.90 745,096.90 745,096.90 745,096.90 745,096.90 744,974.51 744,974.51 744,974.51 744,821.70	1,913,549.06 1,913,502.87 1,913,470.08 1,913,285.14 1,913,549.06 1,913,549.06 1,913,615.04 1,913,456.80 1,913,456.80 1,913,350.42 1,913,383.16 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,297.13 1,913,493.07 1,913,456.83 1,913,557.06 1,913,475.87 1,913,411.89 1,913,456.15 1,913,469.04 1,913,534.56 1,913,534.56 1,913,533.56 1,913,533.56 1,913,533.56 1,913,533.56 1,913,533.56 1,913,533.56



2.64' [2.64']

N 90°00'00" E 70

/14/

PIN PRIVATE STREET & UTILITY EASEMENT

486W 487W.

487W. 483W. 12 11 485W. 481W.

PRIVATE STREET & UTILITY EASEMENT

50

_{238.40}, North

238.40' **North**

45 No.

SOUTHEAST CORNER

^{3.4}2′/ 46.20' [46.19'] 66.00' [\$5.98']

B SECTION 15, A

ALL AREA WITHIN THE "BUILDING AREA" NOT USED FOR THE BUILDING OF

UPON COMPLETION OF THE INITIAL CONSTRUCTION BY THE DEVELOPER AND

LIMITED COMMON DRIVEWAYS ARE TO BE LOCATED BETWEEN THE DESIGNATED BUILDING AREA AND THE STREET RIGHT-OF-WAY AT A LOCATION THAT BEST

OCCUPANCY BY THE OWNER, EITHER "LIMITED COMMON AREA" IF LOCATED BEHIND THE CONSTRUCTED UNIT, OR "COMMON AREA" IFF LOCATED IN FRONT OF THE CONSTRUCTED UNIT.

A DESIGNATED UNIT, AS SHOWN ON THE RECORDED PLAT, SHALL BECOME

MAIN STREET

SERVES THE GARAGE STRUCTURE.

62.92'

S 89°21'54" E 1.45' [1.45']

HOUSE

478 W. 474 W. 15 16

476W, 477W

10 9 477W 473W

/19

83 No.

21

43 No.

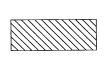
S S

M,

ROAD

66.47' [65.45']

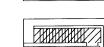
BUILDING AREA



SEE ELEVATION VIEWS

PRIVATE AREA

COMMON AREA



LIMITED COMMON EXTERIOR STAIRCASES

OCCUPANCY RESTRICTION NOTICE

THE ______ HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS PLANNED UNIT DEVELOPMENT, ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS PLANNED UNIT DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES AND ACCEPTS THIS PLAT THIS DAY OF January 9 4.D. 1996

MAYOR STEEN Kewcarl R. Mauney CITY ENGINEER

ATTEST-CLERK RECORDER

SURVEYOR'S CERTIFICATE

I ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGESTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH ________ CONSTRUCTED CYPRESS PARK PHASE 1, A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OF RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15,

TOWNSHIP 5 SOL	JTH, RANGE	N EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS
BEARING	DISTANCE	REMARKS
WEST	46.20′	
N 67°46′41″ W	35.43′	
N 59°13′33″ W	215.32′	
NORTH	407.07′	
EAST	264.00′	
SOUTH	2.64′	
EAST	66.47	
5 00°19'22" W	34[.70	
5 89°21'54" E	1.45	
SOUTH	186.29	
WEST	66.00'	TO THE POINT OF BEGINNING.
		AREA = 3.72 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM.

DECEMBER 13, 1995



OWNER'S CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS __CYPRESS PARK PHASE 1__A PLANNED UNIT DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF ___1_ SHEET(S) TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF DEC__, A.D. 1925

LYPRESS PARK L.C.

BRUCE R. DICKERSON

Hay L. Rolison For GLB HVESTMEN

ACKNOWLEDGEMENT

FOR CYPRESS PARK L.C.

STATE OF UTAH)
: S.S.

DATE

COUNTY OF UTAH)

ON THE 15th DAY OF NECESTRAL A.D. 1975 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 3-1-95 NOTARY PUBLIC

UTILITY DEDICATION

LAND WHICH IS SHOWN UPON THE PLAT OF _CYPRESS PARK PHASE 1______A PLANNED UNIT DEVELOPMENT, DOES CONSENT TO THE PREPERATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT -OF - WAY AS SHOWN BY THE AREAS MARKED 'UTILITY EASEMENT" AND "PRIVATE STREETS" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

RESERVATION OF COMMON AREAS

CYPRESS PARK PHASE 1 ____ A PLANNED UNIT DEVELOPMENT, HAS DESIGNATED CERTIAN AREAS OF LAND AS PRIVATE STREETS AND COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS IN __CYPRESS PARK PHASE 1__ A PLANNED UNIT DEVELOPMENT, FOR INGRESS, EGRESS RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN ____ CYPRESS PARK PHASE 1 ___ AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS OFFICIAL PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PLANNING COMMISSION APPROVAL

APPROVED THIS | DAY OF NOVE TO be approved this | DAY OF NOVE TO be approved the second terms of the second terms of

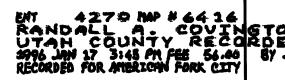


A.D. 1995. BY THE AMERICAN

SHARMAN PLANNING COMMISSION

IN RECORDING THIS PLAT OF

SHEET 1 OF 1 SHEET(S)



CYPRESS PARK

PHASE '1'

PLANNED UNIT DEVELOPEMENT

N FORK CITY, ______ UTAH COUNTY, UTAH SCALE: 1" = 40 FEET

