

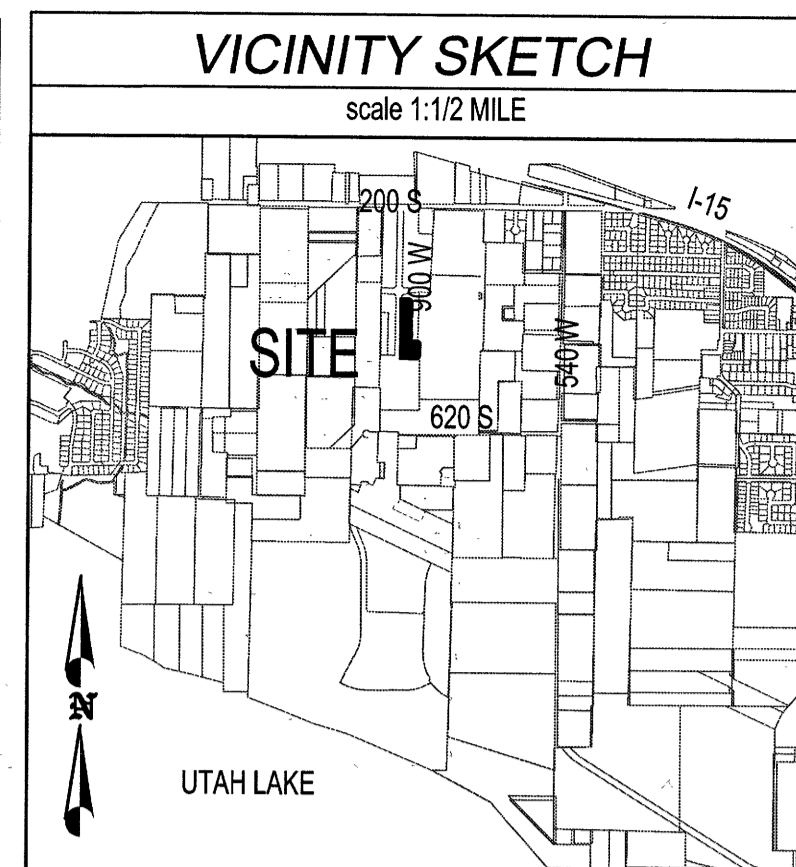
LAKESHORE LANDING BLOCK 2 PLAT C
 A TRANSIT-ORIENTED DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

LOT 2A-1	365 SOUTH 900 WEST
LOT 2A-2	369 SOUTH 900 WEST
LOT 2A-3	373 SOUTH 900 WEST
LOT 2A-4	377 SOUTH 900 WEST
LOT 2A-5	381 SOUTH 900 WEST
LOT 2A-6	385 SOUTH 900 WEST
LOT 2B-7	391 SOUTH 900 WEST
LOT 2B-8	395 SOUTH 900 WEST
LOT 2B-9	399 SOUTH 900 WEST
LOT 2B-10	405 SOUTH 900 WEST
LOT 2B-11	411 SOUTH 900 WEST
LOT 2B-12	417 SOUTH 900 WEST
LOT 2C-13	445 SOUTH 900 WEST
LOT 2C-14	449 SOUTH 900 WEST
LOT 2C-15	453 SOUTH 900 WEST
LOT 2C-16	457 SOUTH 900 WEST
LOT 2C-17	461 SOUTH 900 WEST
LOT 2C-18	465 SOUTH 900 WEST
LOT 2D-19	469 SOUTH 900 WEST
LOT 2D-20	471 SOUTH 900 WEST
LOT 2D-21	475 SOUTH 900 WEST
LOT 2D-22	479 SOUTH 900 WEST
LOT 2E-23	485 SOUTH 900 WEST
LOT 2E-24	868 WEST 480 SOUTH
LOT 2E-25	882 WEST 480 SOUTH
LOT 2E-26	894 WEST 480 SOUTH
LOT 2E-27	846 WEST 480 SOUTH

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	2.10 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 010 B
EFFECTIVE DATE:	JULY 17, 2002

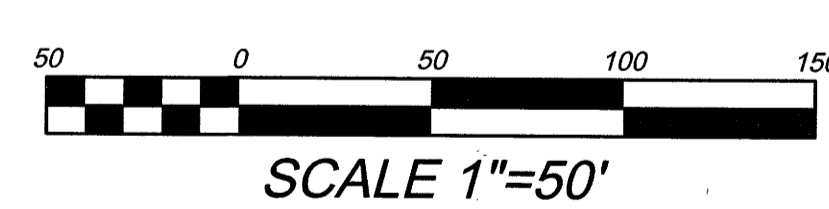
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	S44°16'37"W
C2	18.00	28.27	90°00'00"	25.46	S45°44'31"W
C3	15.00	23.56	89°59'08"	21.21	S44°13'29"E
C4	20.00	31.40	89°57'45"	28.28	N45°43'23"E

- NOTES**
- IT IS HEREBY STATED, UNDERSTOOD, AND DECIDED 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 CC&RS.
 - OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 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. _____

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
 1103 N. Highland Blvd. Suite 400
 Highland UT, 84003
 Office: (801) 940-2277
 cell: (801) 616-1077

SEWER & WATER AUTHORITY APPROVAL
 APPROVED THIS 15th DAY OF June, A.D. 2021,
 BY THE WATER AUTHORITY.

Scott M. Roberts
 SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE
 I, Patrick 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, 1953 AS AMENDED, CERTIFICATE NO. _____
 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 17-22-11, 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 54-6a-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: 6-18-21
 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 1687.51 FEET AND WEST 30.71 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, AND RUNNING:
 THENCE NORTH 89°13'03" WEST 218.51 FEET; THENCE NORTH 00°40'52" EAST 730.43 FEET; THENCE SOUTH 89°15'29" EAST 98.77 FEET; THENCE SOUTH 00°44'31" WEST 418.58 FEET; THENCE SOUTH 53°26'45" EAST 3.91 FEET; THENCE SOUTH 00°48'57" WEST 132.38 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS S44°16'37" 29.71 FEET); THENCE SOUTH 89°17'44" EAST 95.51 FEET; THENCE SOUTH 00°47'10" WEST 156.40 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 91.513 SQUARE FEET IN AREA OR 2.10 ACRES.
 (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°32'20" 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: 27
 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 18-9A-604(1)(4) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE LAKESHORE LANDING TOWNSHIP OWNERS ASSOCIATION, HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF 520 S. 950 E. STE A200 LEHI, UTAH 84043

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF May, A.D. 2021

Mike Horan
 NAME: MIKE HORAN, MANAGER
 BLUE PEAK HOLDINGS, LLC

ENT 121177/2021 Map & 17784
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 JUN 08 12:09 PM FEE 104.00 BY JR
 RECORDED FOR AMERICAN FORK CITY

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 18th DAY OF May, A.D. 2021, PERSONALLY APPEARED BEFORE ME, MIKE HORAN, MANAGER OF BLUE PEAK HOLDINGS, LLC, WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF BLUE PEAK HOLDINGS, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC: *Scott M. Roberts*
 NOTARY FULL NAME: Scott M. Roberts, A NOTARY COMMISSIONED IN UTAH.
 COMMISSION NUMBER: 711750 MY COMMISSION EXPIRES: 4/30/24

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 8th DAY OF June, A.D. 2021

Brad MAYOR CITY COUNCIL MEMBER
John H. Wolfenden CITY COUNCIL MEMBER
King CITY COUNCIL MEMBER
Clayton CITY COUNCIL MEMBER
 APPROVED: *Scott M. Roberts* CITY ENGINEER ATTEST: *Julie A. Roberts* CLERK-RECORDER

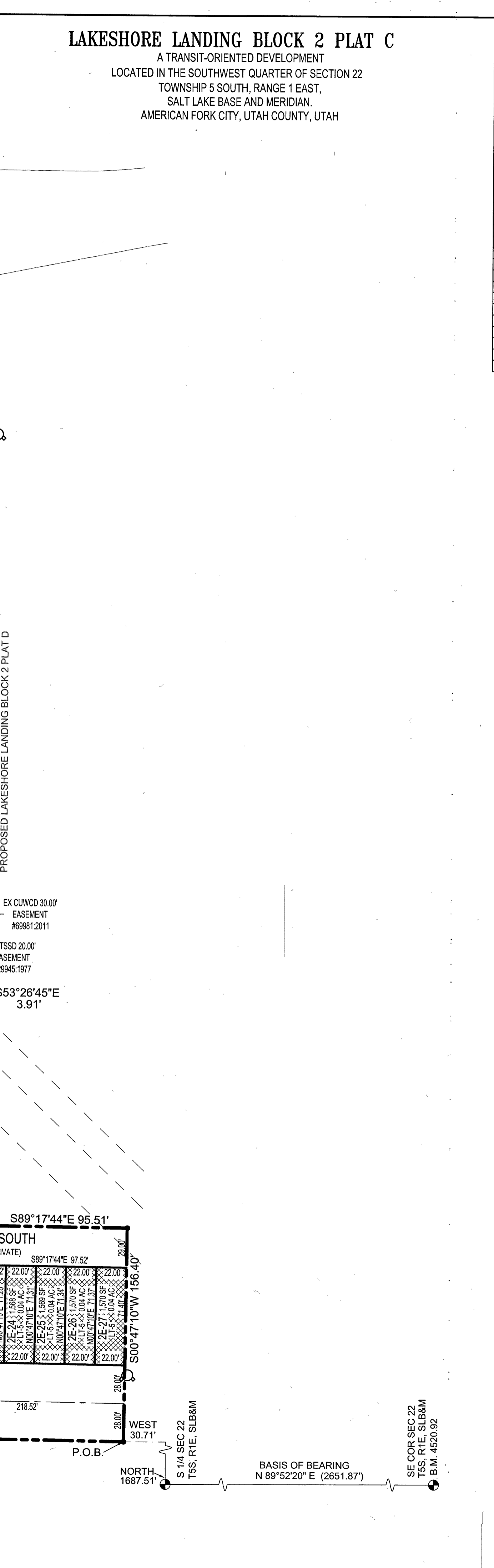
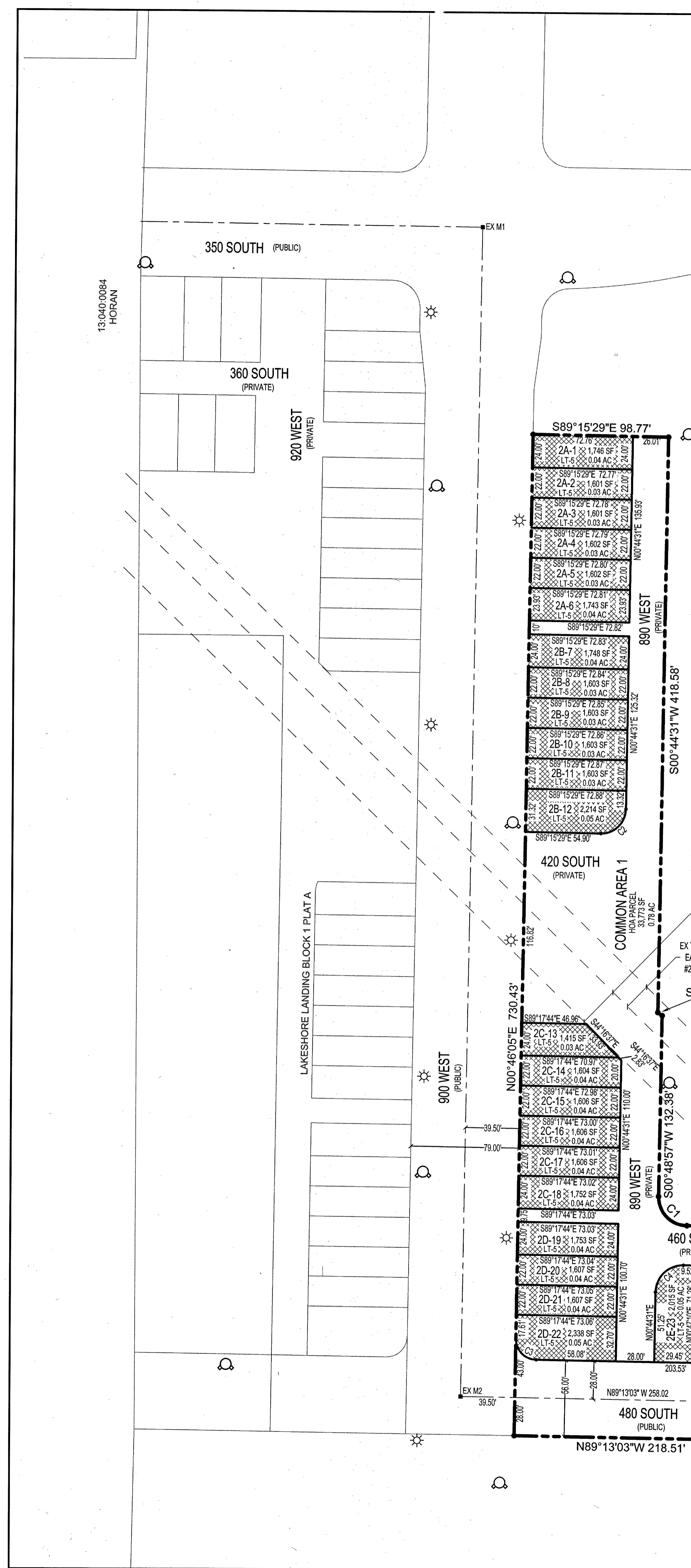
PLANNING COMMISSION APPROVAL
 APPROVED THIS 17th DAY OF June, A.D. 2021 BY THE AMERICAN FORK CITY PLANNING COMMISSION

Wendell PLANNER *John H. Wolfenden* PG CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 2 PLAT C
 A TRANSIT-ORIENTED DEVELOPMENT
 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 Harris*
 NOTARY PUBLIC SEAL: *Scott M. Roberts*
 CLERK-RECORDER SEAL: *Julie A. Roberts*



17784

Sec. 22 T5S R1E S1B&M JS