

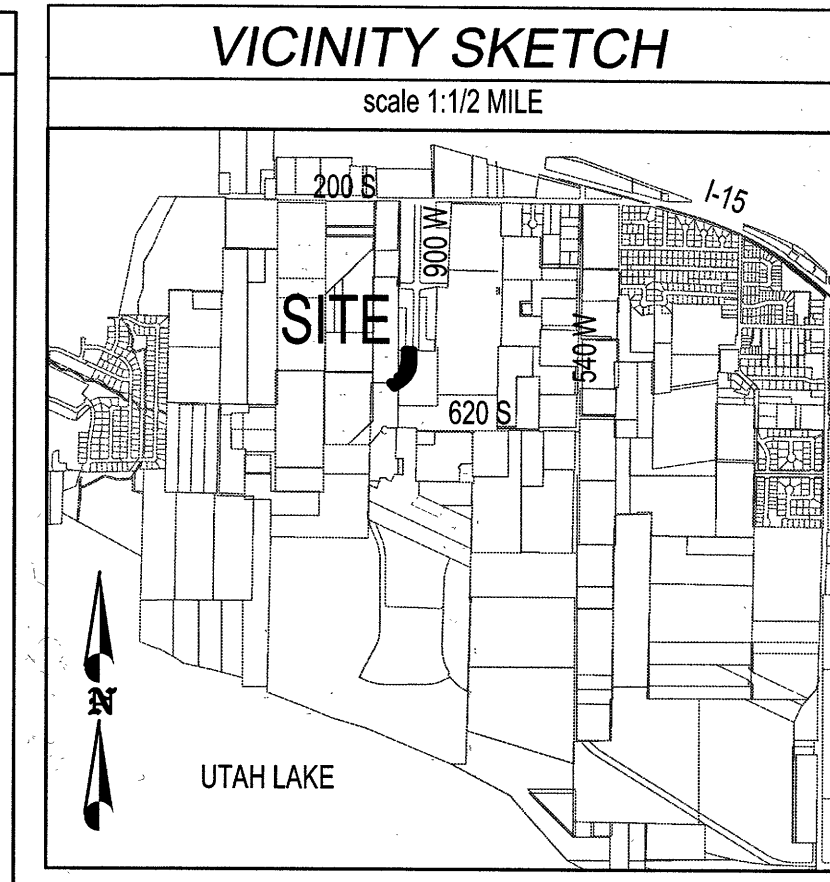
LAKESHORE LANDING BLOCK 3 PLAT E
 A TRANSIT-ORIENTED DEVELOPMENT
 ALSO A PARTIAL VACATION OF LOT 1 OF THE B.K. PENROD PLAT A SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES

LOT 3A-1	518 SOUTH 900 WEST
LOT 3A-2	516 SOUTH 900 WEST
LOT 3A-3	514 SOUTH 900 WEST
LOT 3A-4	512 SOUTH 900 WEST
LOT 3A-5	508 SOUTH 900 WEST
LOT 3A-6	506 SOUTH 900 WEST
LOT 3B-7	502 SOUTH 900 WEST
LOT 3B-8	498 SOUTH 900 WEST
LOT 3B-9	494 SOUTH 900 WEST
LOT 3B-10	492 SOUTH 900 WEST
LOT 3B-11	488 SOUTH 900 WEST
LOT 3B-12	482 SOUTH 900 WEST

LEGEND

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



TABULATIONS

DEVELOPMENT AREA	1.11 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

SURVEYOR'S CERTIFICATE
 I, Patrick Haggard, 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. 206,892. 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 OR RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-9a-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: 6-18-2021 (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1247.17 FEET AND WEST 487.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE SOUTH 57°57'04" WEST 107.51 FEET; THENCE NORTH 39°27'15" WEST 70.27 FEET; THENCE SOUTH 89°10'09" EAST 67.23 FEET; THENCE NORTH 02°32'00" EAST 86.36 FEET; THENCE SOUTH 89°08'21" EAST 91.24 FEET; THENCE NORTH 01°28'03" EAST 75.62 FEET; THENCE NORTH 12°45'06" EAST 135.61 FEET; THENCE NORTH 00°51'39" EAST 156.66 FEET; THENCE SOUTH 89°13'03" EAST 88.72 FEET; THENCE SOUTH 00°40'05" WEST 164.55 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°10'58" AND A LONG CHORD BEARING S29°21'35" W 321.11 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 49,116 SQUARE FEET IN AREA OR 1.13 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: 12
 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 10-9A-604(1)(a) THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE LAKESHORE LANDING TOWNHOME OWNERS ASSOCIATION HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF 520 S. 500 E. STE 1000 LEHI, UTAH 84043.

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

MIKE HORAN, MANAGER
 BLUE PEAK HOLDINGS, LLC

ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 JUN 08 12:12 PM FEE 74.00 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

APPROVED: [Signatures] CITY ENGINEER, ATTEST: [Signatures] CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

APPROVED: [Signatures] PLANNER, CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT E
 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: [Seal] NOTARY PUBLIC SEAL: [Seal] CLERK-RECORDER SEAL: [Seal]

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	335.50	334.84	57°10'58"	321.11	S29°21'35"W
C2	15.00	23.56	89°59'08"	21.21	S44°13'29"E
C3	160.66	11.34	04°02'44"	11.34	N02°34'24"E
C4	335.50	27.47	04°41'31"	27.47	S03°06'51"W
C5	335.50	27.14	04°38'08"	27.14	S07°46'40"W
C6	335.50	27.01	04°36'47"	27.01	S12°24'08"W
C7	335.50	27.06	04°37'15"	27.05	S17°01'09"W
C8	335.50	27.28	04°39'32"	27.27	S21°39'33"W
C9	335.50	29.77	05°05'04"	29.76	S26°31'51"W
C10	335.50	169.10	28°52'41"	167.31	S43°30'43"W
C11	18.00	17.24	54°52'21"	16.59	S14°41'05"E
C12	250.00	10.12	02°19'10"	10.12	S11°35'31"W
C13	250.00	25.85	05°55'28"	25.84	S07°28'12"W
C14	250.00	35.97	08°14'38"	35.94	S08°37'47"W

NOTES

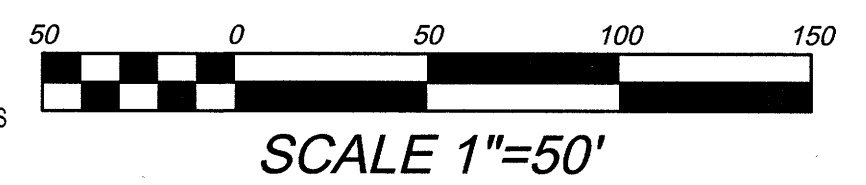
- IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS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



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. _____

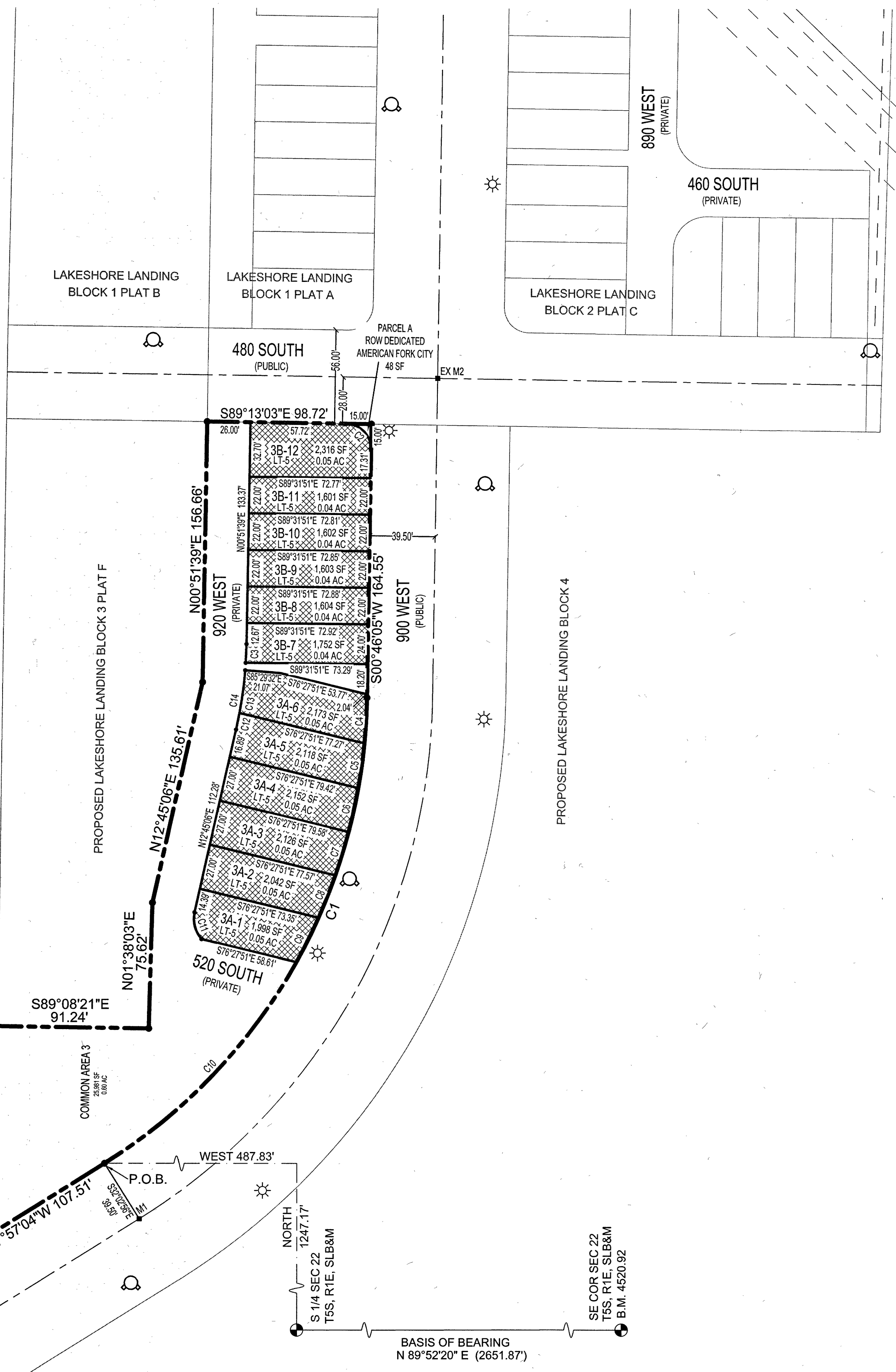
SURVEYOR
ENSIGN
 THE STANDARD IN ENGINEERING
 SALT LAKE CITY
 45 W. 1000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

ENGINEER
Berg
 CIVIL ENGINEERING
 11028 N Highland Blvd Suite 400
 Highland UT, 84003
 Office: 801.952.1277
 Cell: 801.616.1677

SEWER & WATER AUTHORITY APPROVAL

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

[Signature] SEWER & WATER AUTHORITY



17785

3/20/20 Lily Dowling-Carroll/Plat/Plat/LAKESHORE LANDING BLOCK 3 PLAT E 4921.dwg

SEC. 22 T5S R1E SLB&M JS