

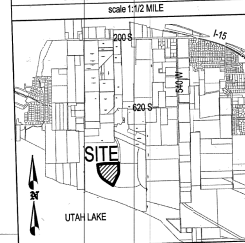
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

**AF CROSSINGS
PLAT "C"**
LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

BASIS OF BEARING
S 89°42'21" W (2651.87)
S 89°52'20" W
N 1/4 SEC 27
T5S, R1E, S18&M

NE COR SEC 27
T5S, R1E, S18&M

VICINITY SKETCH
SCALE 1"=1/2 MILE



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 54, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1963 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. FURTHER CERTIFY THAT EVERY EXISTING VIOLATION OF ANY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-2-10, UTAH CODE ANNOTATED, 1963 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, THAT THIS PLAT IS TRUE AND CORRECT.

DATE: Sept. 9, 2021

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 889'32" W 307.88 FEET AND SOUTH 179.73 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 07°09'39" EAST 80.38 FEET; THENCE ALONG THE ARC OF A 484.80 FOOT RADII CURVE TO THE RIGHT A DISTANCE OF 224.89 FEET; THENCE ALONG A CENTRAL ANGLE OF 27°07'00" AND LONG CHORD BEARS S19°42'09" W 221.21 FEET; THENCE SOUTH 27°34'54" WEST 88.75 FEET; THENCE ALONG THE ARC OF A 484.80 FOOT RADII CURVE TO THE RIGHT A DISTANCE OF 50.78 FEET; THENCE ALONG A CENTRAL ANGLE OF 19°27'11" AND LONG CHORD BEARS N07°09'39" E 80.38 FEET; THENCE NORTH BY 74° WEST 80.00 FEET; THENCE ALONG A CENTRAL ANGLE OF 19°27'11" AND LONG CHORD BEARS N07°09'39" E 80.38 FEET; THENCE ALONG THE ARC OF A 484.80 FOOT RADII CURVE TO THE RIGHT A DISTANCE OF 64.75 FEET; THENCE ALONG A CENTRAL ANGLE OF 31°01'17" AND LONG CHORD BEARS N07°09'39" E 80.38 FEET; THENCE NORTH 10°22'27" WEST 100.00 FEET; THENCE ALONG THE ARC OF A 484.80 FOOT RADII CURVE TO THE LEFT A DISTANCE OF 84.00 FEET; THENCE ALONG THE ARC OF A 484.80 FOOT RADII CURVE TO THE RIGHT A DISTANCE OF 188.73 FEET; THENCE ALONG A CENTRAL ANGLE OF 19°27'11" AND LONG CHORD BEARS N07°09'39" E 80.38 FEET; THENCE SOUTH 49°09'59" EAST 48.00 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADII CURVE TO THE LEFT A DISTANCE OF 40.00 FEET; THENCE ALONG A CENTRAL ANGLE OF 71°45'58" AND LONG CHORD BEARS N42°02'38" E 30.00 FEET TO THE POINT OF BEGINNING.

TABULATIONS	
DEVELOPMENT AREA	15.17 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A/X
FIRM MAP PANEL #:	46517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

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.
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 9 DAY OF Sept, A.D. 2021
Scott Smithson
MANIFESTE: SCOTT SMITHSON, MANAGER
LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 9 DAY OF September, A.D. 2021, PERSONALLY APPEARED BEFORE ME
SCOTT SMITHSON, MANAGER,
WHICH PERSON KNOWLEDGED TO ME THAT HE EXECUTES THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF LEFT TURN, LLC, A UTAH LIMITED LIABILITY COMPANY,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SAID COMPANY.
NOTARY PUBLIC: *Scott M. Roberts*
NOTARY FULL NAME: Scott M. Roberts A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER: 711150 MY COMMISSION EXPIRES: 9/30/24

ACCEPTANCE BY LEGISLATIVE BODY

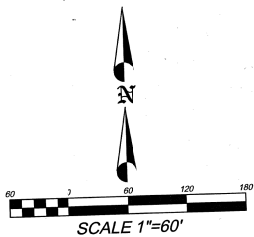
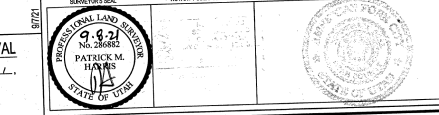
THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 26 DAY OF May, A.D. 2021
Blaine CITY CLERK
Shane CITY COUNCIL MEMBER
Robert CITY COUNCIL MEMBER
Scott CITY COUNCIL MEMBER
Scott CITY COUNCIL MEMBER
APPROVED: *Rebecca Anders* ATTEST: *Rebecca Anders*
CITY ENGINEER CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 17 DAY OF April, A.D. 2019 BY THE
AMERICAN FORK CITY PLANNING COMMISSION
Wendy PLANNER
Scott CHAIRMAN

**AF CROSSINGS
PLAT "C"**

LOCATED IN SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"=60' FEET



LEGEND

	SECTION CORNER
	PROPERTY CORNER
	DISCUSSION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. _____

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
85 W 1000 S, Suite 500
Salt Lake, UT 84119
Phone: 971-233-0591

BERG
ENGINEER
CIVIL ENGINEERING
1000 S. 1000 W. Suite 100
Salt Lake City, UT 84119
Phone: 971-233-0591

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

Sec. 27 T5S R1E S18&M

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CURVETABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	464.00	224.39	27°42'38"	222.21	S11°43'20"W
C2	750.00	56.76	04°20'11"	56.75	N57°20'49"W
C3	700.00	624.75	51°08'11"	604.22	N29°36'38"W
C4	800.00	85.64	05°27'07"	85.61	N05°46'00"W
C5	1036.00	158.73	08°46'29"	158.67	N87°11'16"E
C6	25.00	40.00	91°40'68"	35.87	N45°42'36"E
C7	698.00	50.19	04°07'10"	50.18	N57°14'19"W
C8	848.00	578.34	51°08'12"	559.34	N29°36'38"W
C9	852.00	92.50	03°09'34"	92.49	N05°37'38"E
C10	952.00	36.01	02°10'02"	36.01	N08°17'06"W
C11	1000.00	182.77	08°46'10"	182.62	N87°10'30"E
C12	150.00	133.86	51°08'12"	129.48	S28°36'38"E
C13	100.00	193.74	111°00'12"	164.83	S38°02'59"W
C14	469.00	292.44	35°43'36"	287.73	S37°18'56"E
C15	464.00	84.87	07°36'22"	84.81	S03°51'17"W
C16	464.00	97.77	12°04'22"	97.59	S18°52'30"W
C17	15.00	27.47	104°54'28"	23.79	S72°22'03"W
C18	464.00	51.96	06°25'00"	51.94	S23°07'20"W
C19	464.00	10.09	01°14'44"	10.09	S28°57'12"W
C20	30.00	50.96	96°10'00"	44.65	S75°39'44"W
C21	663.00	12.42	01°04'23"	12.42	V55°42'55"W
C22	15.00	21.67	82°45'18"	19.55	V14°31'35"W
C23	15.00	25.49	97°14'42"	22.56	N78°02'53"E
C24a	613.00	547.11	51°08'12"	529.13	N29°36'38"W
C24b	613.00	28.09	02°37'33"	28.09	V53°51'57"W
C25a	501.00	312.40	35°43'36"	307.36	N37°18'56"W
C25b	501.00	224.86	02°37'33"	224.86	V53°51'57"W
C26	613.00	74.05	06°55'15"	74.00	N49°05'33"W
C27	501.00	60.52	06°55'15"	60.46	N49°05'33"W
C28	613.00	74.05	06°55'15"	74.00	N42°10'18"W
C29	501.00	60.52	06°55'15"	60.46	N42°10'18"W
C30	613.00	74.05	06°55'15"	74.00	V35°15'03"W
C31	501.00	60.52	06°55'15"	60.46	V35°15'03"W
C32	613.00	74.05	06°55'15"	74.00	V28°19'48"W
C33	501.00	60.52	06°55'15"	60.46	V28°19'48"W
C34	613.00	75.05	07°00'52"	75.00	V21°21'45"W
C35	501.00	47.37	05°28'03"	47.35	V22°09'39"W
C36a	132.00	53.44	23°11'43"	53.07	N07°51'59"W
C36b	132.00	12.96	05°37'35"	12.96	N16°38'30"W
C37	613.00	73.04	06°49'38"	73.00	V14°26'30"W
C38	132.00	40.48	17°34'08"	40.32	N05°02'29"W
C39	15.00	8.63	34°26'23"	8.69	N13°23'26"W
C40a	63.00	137.60	125°08'20"	111.83	N31°50'22"E
C40b	63.00	7.16	06°30'24"	7.15	N27°28'36"W
C41	613.00	74.74	08°59'09"	74.70	N07°32'07"W
C42	63.00	35.78	32°33'29"	35.30	N07°51'59"W
C43	63.00	35.47	32°16'19"	35.00	N24°26'48"E
C44	63.00	38.81	35°17'34"	38.20	N58°13'15"E
C45	63.00	20.89	18°52'20"	20.30	N89°08'17"E
C46	15.00	8.63	34°26'23"	8.69	N77°10'20"E
C47a	132.00	72.84	31°36'56"	71.82	N75°44'37"E
C47b	132.00	28.44	12°52'38"	28.38	N66°06'58"E
C48	132.00	44.40	19°16'18"	44.19	N81°54'55"E
C49a	30.00	45.47	86°50'26"	41.24	N39°22'42"E
C49b	30.00	35.20	67°13'16"	33.21	N29°34'07"E
C50	30.00	10.27	19°37'10"	10.22	N72°58'20"E
C51a	864.00	147.27	08°45'10"	147.12	N87°10'30"E
C51b	864.00	20.69	01°13'46"	20.69	N83°24'48"E
C52	864.00	83.43	04°57'31"	83.40	N86°30'28"E
C53	864.00	43.15	02°33'53"	43.15	S89°49'52"E
C54	20.00	29.66	84°54'54"	26.87	S46°14'51"E
C55	15.00	25.03	95°35'36"	22.22	S43°45'17"W
C56	66.00	131.74	111°00'12"	112.08	S36°02'59"W
C57a	437.00	272.49	35°43'36"	268.10	S37°18'56"E
C57b	437.00	14.42	01°53'26"	14.42	S20°23'50"E
C58	437.00	83.36	10°55'47"	83.24	S28°46'27"E
C59	437.00	85.11	11°09'30"	84.97	S37°51'05"E
C60	437.00	85.07	11°10'27"	85.13	S48°01'32"E
C61	437.00	4.34	00°34'07"	4.34	S54°53'40"E
C62	15.00	21.67	82°45'18"	19.83	N13°48'03"W
C63a	182.00	135.69	42°42'20"	132.26	N33°49'18"W
C63b	182.00	76.01	23°56'07"	75.46	N43°12'54"W
C64	182.00	59.68	16°47'15"	59.41	N21°51'27"W
C65	15.00	19.89	75°59'06"	18.47	N50°27'22"W
C66	25.00	38.54	88°19'02"	34.83	N44°17'24"W
C67	20.00	33.37	95°35'36"	29.63	S43°45'17"W
C68a	118.00	105.32	51°08'12"	101.86	S29°36'38"E
C68b	118.00	57.52	27°53'31"	56.96	S18°00'27"E
C69	118.00	47.79	23°12'11"	47.47	S43°34'35"E
C70	15.00	23.56	90°00'00"	21.21	N79°49'16"E
C71	15.00	16.09	61°27'18"	15.33	N04°05'37"E
C72a	63.00	313.15	284°47'48"	76.68	S84°14'19"E
C72b	63.00	21.07	19°03'04"	21.17	N16°57'45"W
C73	63.00	69.34	63°03'51"	65.80	N24°14'27"E
C74	63.00	59.41	54°01'50"	57.23	N82°47'17"E
C75	63.00	35.47	32°15'19"	35.00	S54°04'59"E
C76	63.00	55.31	50°18'03"	53.55	S12°47'27"E
C77	63.00	60.48	55°00'26"	58.19	S39°51'47"W
C78	63.00	11.87	10°47'44"	11.85	S72°45'52"W
C79	15.00	11.35	43°22'08"	11.08	S56°28'30"W
C80	15.00	23.56	90°00'00"	21.21	S10°10'44"E



AF CROSSINGS
 PIAT "C"
 LOCATED IN SECTION 27 AND THE SOUTHWEST QUARTER SECTION 22
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 AMERICAN FORK CITY, UTAH COUNTY, UTAH
 SCALE: 1"=60 FEET

SURVEYOR SEAL WITNES PUBLIC SEAL CLERK/RECORDER SEAL

ENT 3 7 2 5 9 9 1 2 0 0 2 1 No. 3 17947
 HANDEAR ALLEN
 UTAH COUNTY RECORDER
 2011 06 16 04 54 PM MDT 09:59:58 BA
 RECORDED FOR AMERICAN FORK CITY