



30 0 30 60

SCALE OF FEET
1"=30' WHEN PLOTTED AT 24"x36"

LEGEND

- 29 28 --- SECTION CORNER AND SECTION LINES
- 32 33 --- BOUNDARY LINE
- RIGHT OF WAY LINES
- PUBLIC UTILITY EASEMENT
- ADJOINING PROPERTY LINES
- DIMENSION LINES
- STORM DRAIN EASEMENT
- EASEMENT FOR AF CITY WATER, ROCKY MOUNTAIN POWER AND DOMINION ENERGY

NOTES:
LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 3/4" DY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

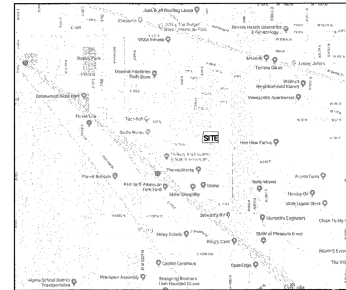
THE UNTREATED GRAVEL BASE MUST BE PLACED AND GRADED, SEWER AND STORM DRAIN LINES, WATER LINES, FIRE HYDRANTS, AND INLET BOXES COMPLETED AND TESTED BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

FEHA FLOOD PLAIN INFORMATION:
FROM 4904003077, JUNE 19, 2020, PANEL 307 OF 1450
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CURRENT ZONE:
PC-PLANNED COMMUNITY

NUMBER OF LOTS: 1
NO BASEMENTS ALLOWED

WALTON TOWN HOMES SUBDIVISION
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24
AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



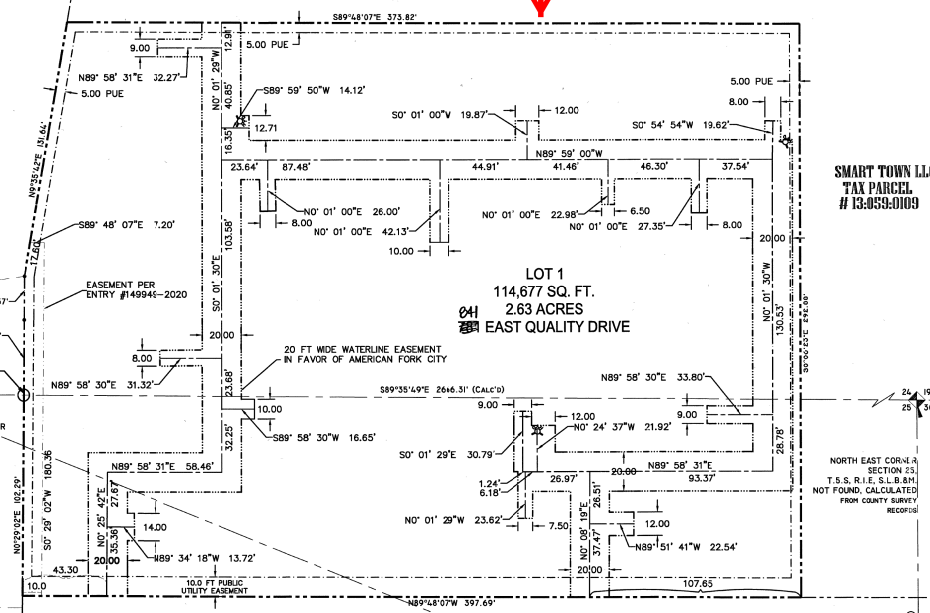
VICINITY MAP

SMART TOWN LLC
TAX PARCEL
13-059-029

TAX PARCEL
13-059-018
OX AF EAST LLC

SMART TOWN LLC
TAX PARCEL
13-059-0109

LOT 1
114,677 SQ. FT.
2.63 ACRES
EAST QUALITY DRIVE



WITH VALLEY BUSINESS PARK
PLAT NO. 2011-001
ENTIRE HERSEY MAP HERSEY

57-035-0041
AMERICAN FORK CITY

TAX PARCEL
13-062-0008
OUTBACK AMERICAN FORK LLC.

57-077-0001
JD XVII LLC

QUALITY DRIVE (PUBLIC ROAD)
VEST ROAD DEDICATION, ENTRY 5478-2009, MAP 818080

VILLAS AT ASPEN MEADOWS
TAX PARCEL
13-062-0094

13-059-0122
AMERICAN FORK CITY

EAST 1/4 CORNER
SECTION 25,
T.S.S. R.1.E. S.L.B.M.
FOUND UTAH COUNTY
BRASS CAP MON.

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.

SURVEYORS CERTIFICATE

I, S. Scott Carlson, certify that I am a Professional Land Surveyor holding license number 187727 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, COMPRISING 2.63 ACRES PER WARRANTY DEED RECORDED IS ENTRY 184738-2020 IN THE OFFICE OF THE UTAH COUNTY RECORDER. BASIS OF BEARING FOR SUBJECT DESCRIPTION BEING SOUTH 43°15'48" EAST 379.33 FEET MEASURED BETWEEN THE UTAH COUNTY SURVEY BRASS CAP MONUMENTS MARKING THE NORTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 25. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, THENCE SOUTH 89°35'40" EAST 1330.43 FEET TO A POINT ON A SURVEYED BOUNDARY (SURVEYING ASSOCIATES, FILE #81-85 AT THE UTAH COUNTY SURVEYOR'S OFFICE) AND THE TRUE POINT OF BEGINNING.
THENCE ALONG SAID SURVEY BOUNDARY LINE THE FOLLOWING 2 COURSES: 1) NORTH 07°25'02" EAST 3014 FEET, 2) NORTH 02°30'38" EAST 2257 FEET; THENCE NORTH 09°35'42" EAST 131.64 FEET; THENCE SOUTH 89°48'07" EAST 373.82 FEET; THENCE SOUTH 07°06'23" EAST 292.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF QUALITY DRIVE (PER WEST ROAD DEDICATION PLAT, ENTRY 5478-2009 UTAH COUNTY RECORDED); THENCE CONSIDERED WITH SAID R.O.W. NORTH 89°48'07" WEST 307.69 FEET TO SAID SURVEYED BOUNDARY LINE; THENCE COINCIDENT WITH SAID SURVEYED BOUNDARY LINE NORTH 07°25'02" EAST 1322.29 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.63 ACRES 114,677 SQ. FT.

OWNER'S DEDICATION

Known by all men present that We, all of the undersigned owner(s) of the property explicated and described hereon, have cause the same to be subdivided into Lots, Streets and Easements and do hereby dedicate said Public Areas as indicated hereon for perpetual use of the Public.

In witness hereof we have hereunto set our hand(s) this 10 day of Sept, 2021

By: S. Scott Carlson
Title: Professional Land Surveyor

By: Timothy W. Manning
Title: Manager, Walton Town Homes Q018, LLC

STATE OF UTAH
COUNTY OF S.S.

On the 10 day of September, 2021 personally appeared before me, the undersigned Notary, in and for said County of Davis in said State of Utah, the signer of the above Owner's Dedication who after being duly sworn, acknowledged to me that he/she signed it freely and voluntarily for and in behalf of said Corporation the purposes therein mentioned.

701507
Commission Number
JULY 31, 2022
My Commission Expires

APPROVAL BY LEGISLATIVE BODY
The City of American Fork, County of Utah, State of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for Public Purposes for the perpetual use of the public this 10th day of Sept, A.D. 2021.

Steve Coulter CITY COUNCIL MEMBER
Kevin L. Burgess CITY COUNCIL MEMBER
Charles J. ... CITY COUNCIL MEMBER
Robert Anderson CITY ENGINEER
Christina ... CITY COUNCIL MEMBER
Christina ... CITY COUNCIL MEMBER
ATTEST: Christina ... CLERK - RECORDER

APPROVAL BY LEGISLATIVE BODY
Approved this 21 day of July, A.D. 2021, by the American Fork City Planning Commission.
James ... Planner
Christina ... Planning Commission Chair

WATER AND SEWER AUTHORITY APPROVAL
Approved this 15th day of September, A.D. 2021, by the Water and Sewer Authority.
... Public Works Director

WALTON TOWN HOMES SUBDIVISION
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24
AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

AMERICAN FORK CITY, UTAH COUNTY, UTAH



18199

SEC 25 and SEC 24 T 5S R 1E SLOAN TUGO I.G.