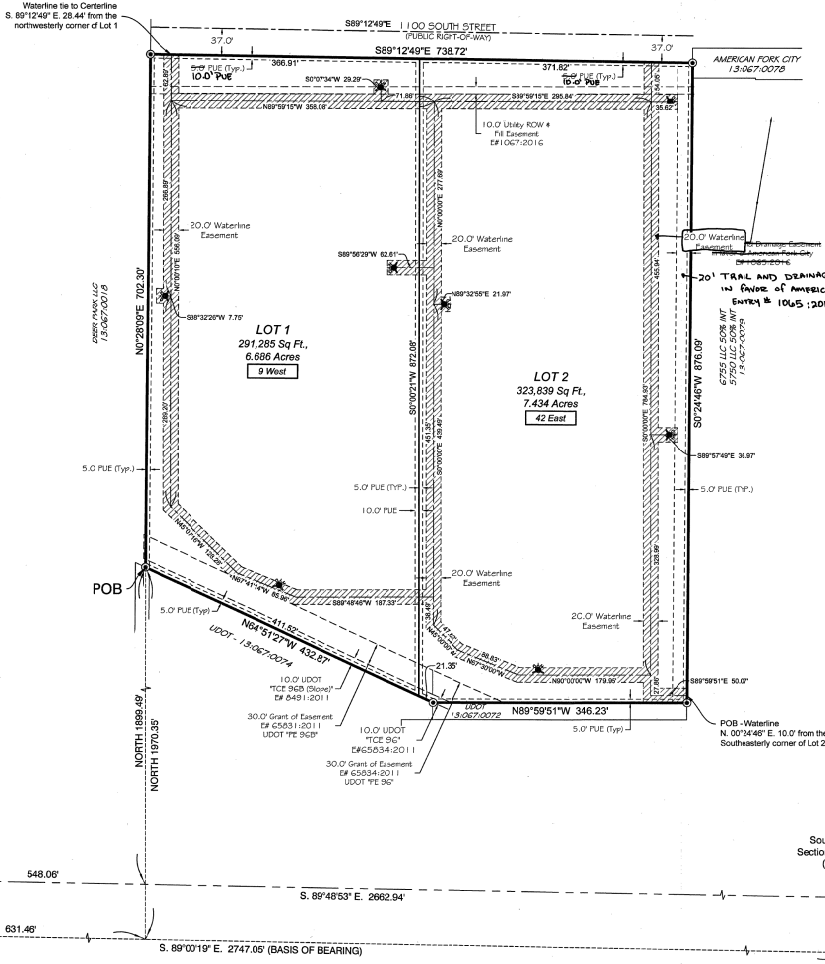
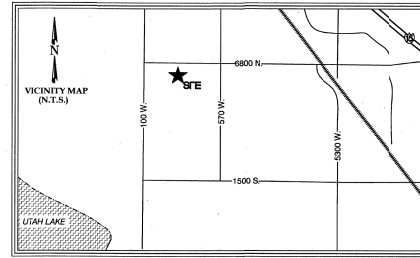
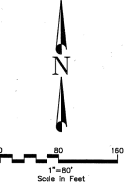
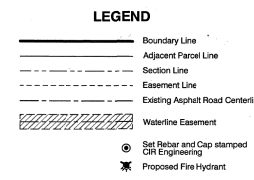


DEER PARK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



- PLAT NOTES:**
- Lowest Floor Slab must be a minimum of 3 feet above water level measured during Spring Season.
 - Off-set 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 changed with culinary water.



OWNER:
Deer Park, LLC
6755 North 5750 West
American Fork, UT 84003

DEVELOPER:
White Horse Developers
5020 S 850 E Ste A4
Lehi, UT 84043



PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

BASIS OF BEARING:
The Basis of Bearings was established as S. 89°00'19" E. (NAD83 Utah Central Zone) between the Reference Corner to the South Quarter Corner and the Reference Corner to the Southeast Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base & Meridian

LAND USE AND ZONING DESIGNATION
Subject property includes the following zoning classifications:

- Planned Industrial (PI-1)
- Industrial (I-1)
- Medium Density Residential (MDR-1)

 Subject property includes the following land use zones:

- Design Industrial
- Residential very low density
- Shoreline protection

FLOOD ZONE DESIGNATION
The subject property falls within Flood Zone X (Other Flood Areas) as delineated by F.E.M.A. Flood Insurance Rate Map, Community Panel No. 44002C0202, which bears and Effective Date of June 19, 2020.

WATER & SEWER AUTHORITY APPROVAL
Approved this 7th day of March, A.D. 2022, by the Water & Sewer Authority

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 3152871 in accordance with Title 58, Chapter 20, of the Professional Engineers and Land Surveyors Act. Further, I certify that the survey of the property described on this plat was made in accordance with Title 58-11 and I have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as DEER PARK SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 10th day of February, 2023

BOUNDARY DESCRIPTION

A parcel of land being all or part of those (2) entire tracts of land described as "Parcel 1" and "Parcel 2" in that Warranty Deed recorded July 1, 2021 as Entry No. 117993.2021 and that Warranty Deed recorded January 6, 2016 as Entry No. 1068.2016 in the Office of the Utah County Recorder. Said entire tract of land is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at the southwesterly corner of said "Parcel 2, which is 631.46 feet S. 89°00'19" E. along a monument line and 1970.35 feet North from a Reference Monument to the South Quarter Corner of said Section 26, said point also being 548.06 feet S. 89°43'31" E. along the section line and 1099.04 feet North from said South Quarter Corner of Section 26, thence N. 00°28'09" E. 702.30 feet (Record = North 0289' East 705.35 feet) along the westerly boundary line of said entire tract and extension thence; thence S. 89°12'40" E. (Record = South 89°19' East) 738.72 feet to an existing fence; thence S. 00°24'44" W. (Record = South 0271' West) 870.09 feet along said existing fence; thence N. 89°59'51" W. (Record = West 340.9 feet) 340.23 feet along southerly boundary line of said "Parcel 1"; thence N. 04°12' W. 432.89 feet (Record = North 04°12' East) 432 feet along the southerly boundary line of said "Parcel 2" to the Point of Beginning.

The above-described parcel of land contains 615,124 sq. ft. in area or 14.121 acres, more or less. Two (2) Lots.

OWNERS DEDICATION

Know all men by these present that we, the undersigned are owners of all of the property described in the Surveyor's Certificate herein and shown on this map, have caused the same to be subdivided into lots, streets, and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness whereof, We have hereunto set our hands this 21th day of February, A.D. 2022.

Deer Park, LLC
By: *[Signature]*
Print Name: JACOB M. HOBAN
By: *[Signature]*
Print Name: MARGUERITE

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah) ss

On the 24th day of February, in the year A.D. 2022, personally appeared before me, the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

Commission Number: 711750
My Commission Expires: 4/30/24

Signature: *[Signature]*
Print Name: Scott A. Roberts
Notary Public Commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY

I, City Council of American Fork County of Utah, approves this subdivision and hereby accepts if dedication of all the streets, easements, and other parcels of land intended for public purposes for the perpetual use of the p to this 11th day of January, A.D. 2022.

Signature: *[Signature]* Mayor
Signature: *[Signature]* City Council Member
Signature: *[Signature]* City Council Member
Signature: *[Signature]* City Council Member

ATTEST: *[Signature]* Clerk - Recorder
(See Seal below)

PLANNING COMMISSION APPROVAL

Approved this 17th day of November, A.D. 2022, by the American Fork Planning Commission

Signature: *[Signature]* Planner
Signature: *[Signature]* Planning Commission Chairman

DEER PARK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: GARY CHRISTENSEN, License No. 3152871, State of Utah
NOTARY PUBLIC SEAL: Scott A. Roberts
City Recorder SEAL: AMERICAN FORK CITY, UTAH COUNTY, UTAH

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.

18261

SEC. 26, T.5S., R.1E. TH. 040 I.C.