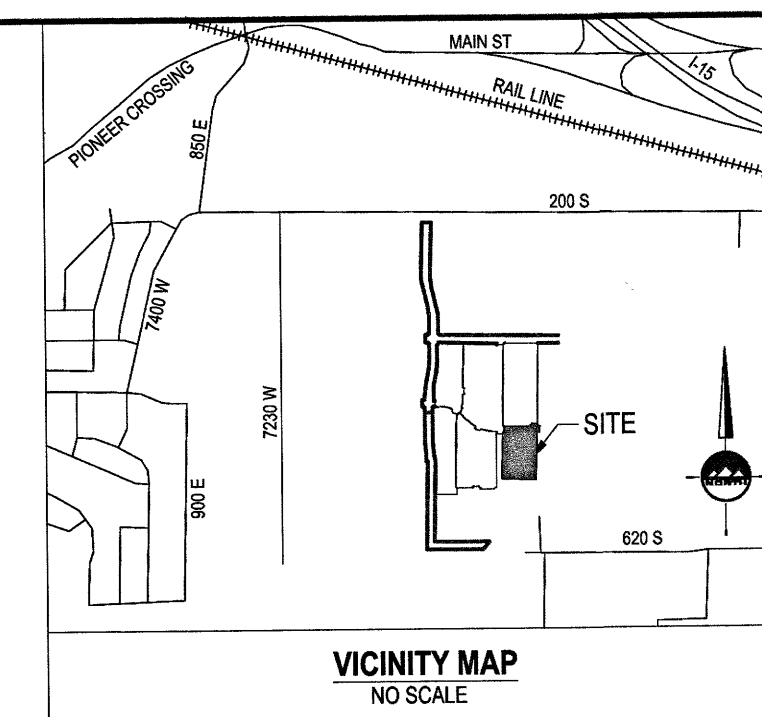


ROCKWELL RANCH BLOCK 4 PLAT

LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



SURVEYOR'S CERTIFICATE
I, PATRICK M. 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 NUMBER 28882. 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.

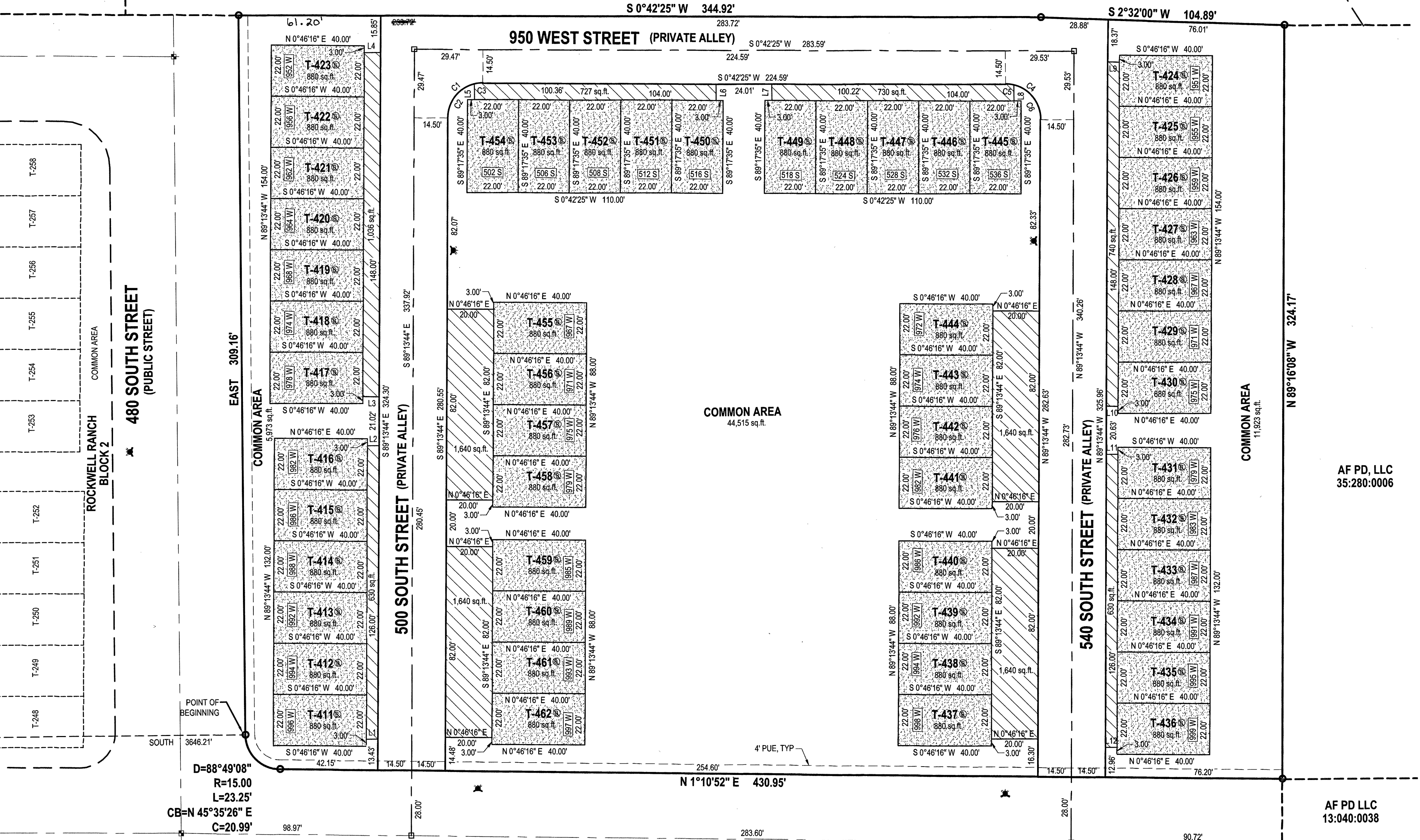
BOUNDARY DESCRIPTION
Beginning at a point being South 89°53'31" East 1,790.20 feet along section line and South 3,646.21 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence East 309.16 feet;
thence South 00°42'25" West 344.92 feet;
thence South 02°32'00" West 104.89 feet;
thence North 89°16'08" West 324.17 feet;
thence North 01°10'52" East 430.95 feet;
thence Northeastly 23.25 feet along the arc of a 15.00 foot radius curve to the right (center bears South 88°49'08" East and the chord bears North 45°35'26" East 20.99 feet with a central angle of 88°49'08") to the point of beginning.

Contains 145,575 Square Feet or 3.342 Acres and 52 Lots

DATE: Sept. 15, 2021
PATRICK M. HARRIS
P.L.S. 28882

AF 21, LLC
13:040:0060

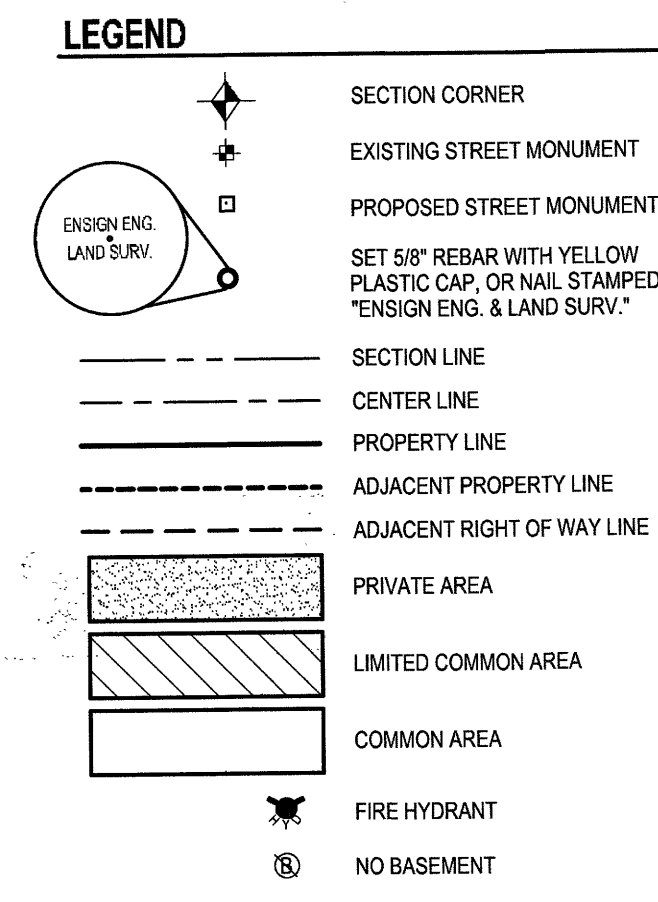


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.55'	89°56'09"	N44°13'30"W	21.20'
C2	15.00'	19.87'	75°54'39"	N51°16'24"W	18.45'
C3	15.00'	3.67'	14°01'30"	N6°18'20"W	3.66'
C4	15.00'	23.58'	90°03'51"	N45°44'21"E	21.23'
C5	15.00'	3.82'	14°36'03"	N8°00'27"E	3.81'
C6	15.00'	19.76'	75°27'48"	N53°02'22"E	18.36'

LINE TABLE

LINE	BEARING	LENGTH
L1	S0°46'16" W	5.00'
L2	S0°46'16" W	5.00'
L3	S0°46'16" W	7.00'
L4	S0°46'16" W	7.00'
L5	S89°17'35" E	6.55'
L6	S89°17'35" E	7.00'
L7	S89°17'35" E	7.02'
L8	S89°17'35" E	6.54'
L9	N0°46'16" E	5.00'
L10	N0°46'16" E	5.00'
L11	N0°46'16" E	5.00'
L12	N0°46'16" E	5.00'



- NOTES**
- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5' BY 2" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
 - 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 MARSHALL AND CHARGED WITH CULINARY WATER.
 - COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

ROCKWELL RANCH
BLOCK 1 PHASE 2
PARCEL B

1000 WEST STREET
(PUBLIC STREET)

NBFF PROPERTY LLC
13:040:0082
FUTURE PHASE

AF PD, LLC
35:280:0066

AF PD LLC
13:040:0038

18067

NORTHWEST CORNER
SECTION 22
T5S, R1E, S18BM
(FOUND 3" BRASS CAP)

WATER AND SEWER AUTHORITY APPROVAL
APPROVED THIS 4th DAY OF October, 2021
BY THE WATER AND SEWER AUTHORITY.

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

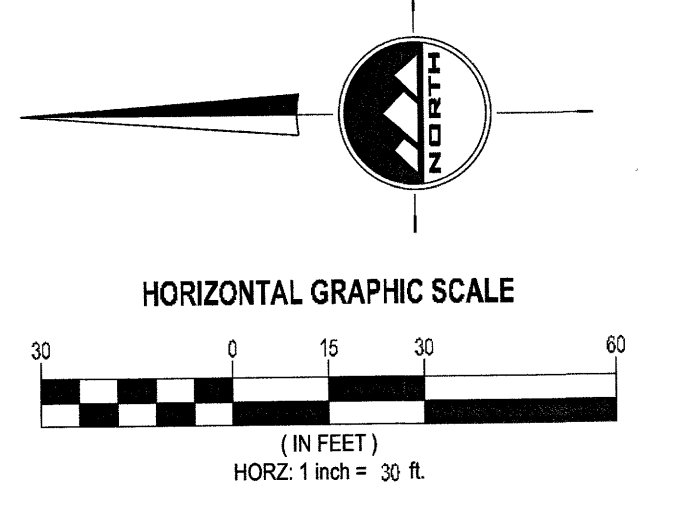
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.6529
Fax: 801.255.4449
WWW.ENGINENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3300
CEAR CITY
Phone: 435.865.1433
RICHFIELD
Phone: 435.866.2983

SHEET 1 OF 1
PROJECT NUMBER: 0799F.6
MANAGER: JKF
DRAWN BY: JWI
CHECKED BY: KFW
DATE: 9/15/21

BASIS OF BEARING
THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X, AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 4551701209 EFFECTIVE JULY 17, 2002.



PLANNING COMMISSION APPROVAL
APPROVED THIS 3 DAY OF September, A.D. 2021 BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER: Walter Anderson
PLANNING COMMISSION CHAIRMAN: Christina Anderson

ROCKWELL RANCH BLOCK 4 PLAT
LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
PATRICK M. HARRIS
No. 28882
APRIL 30, 2024
STATE OF UTAH

NOTARY PUBLIC
SCOTT W. ROBERTS
COMM. # 711750
MY COMMISSION EXPIRES APRIL 30, 2024
STATE OF UTAH

AMERICAN FORK CITY
CORPORATE SEAL
UTAH COUNTY
STATE OF UTAH

SEC. 22, 15S, R1E, T4S, 060, T6