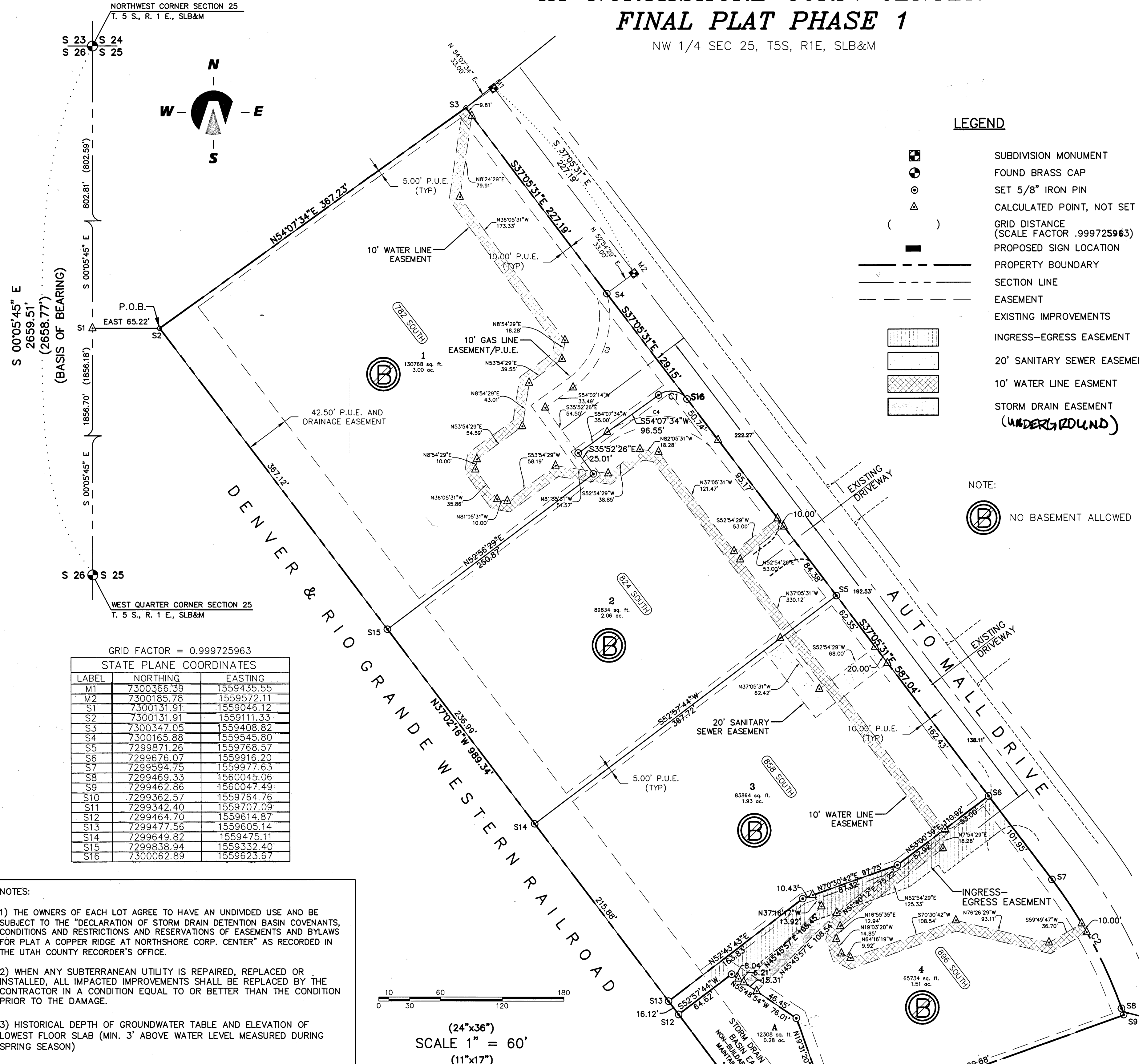


COPPER RIDGE AT NORTSHORE CORP. CENTER FINAL PLAT PHASE 1

NW 1/4 SEC 25, T5S, R1E, SLB&M



- ### LEGEND
- SUBDIVISION MONUMENT
 - FOUND BRASS CAP
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NOTE: NO BASEMENT ALLOWED

GRID FACTOR = 0.999725963

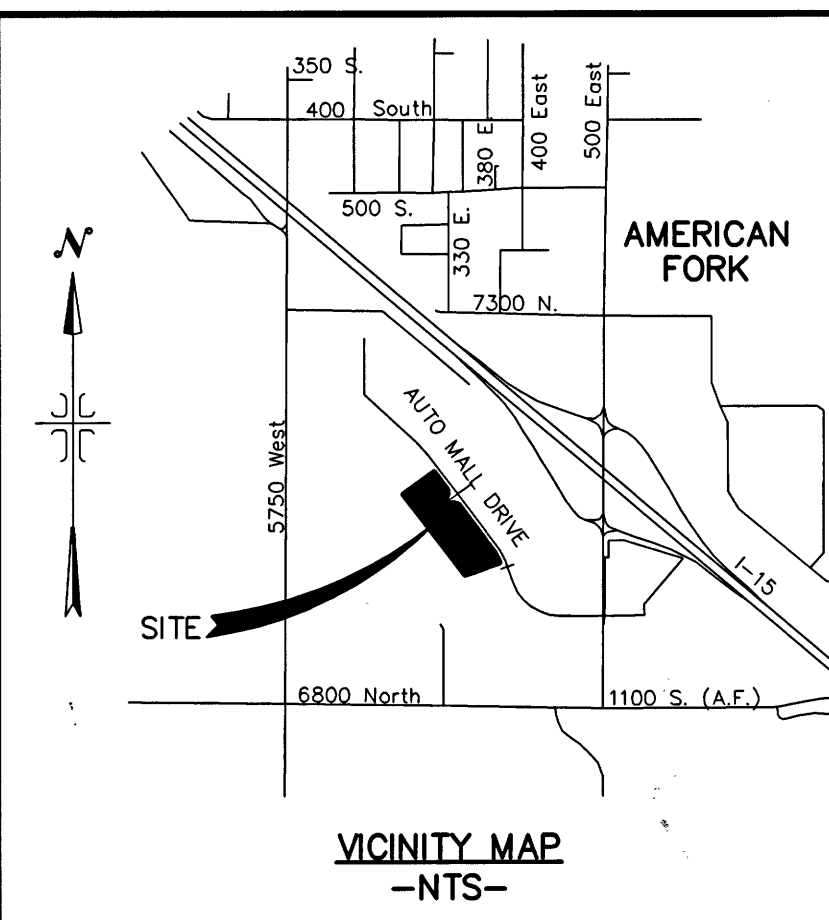
STATE PLANE COORDINATES		
LABEL	NORTHING	EASTING
M1	7300366.39	1559435.55
M2	7300185.78	1559572.11
S1	7300131.91	1559406.12
S2	7300131.91	1559111.33
S3	7300347.05	1559408.82
S4	7300165.88	1559545.80
S5	7299871.26	1559768.57
S6	7299676.07	1559916.20
S7	7299594.75	1559977.63
S8	7299469.33	1560045.06
S9	7299462.86	1560047.49
S10	7299362.57	1559764.76
S11	7299342.40	1559707.09
S12	7299464.70	1559614.87
S13	7299477.56	1559605.14
S14	7299649.82	1559475.11
S15	7299838.94	1559332.40
S16	7300062.89	1559623.87

- NOTES:
- THE OWNERS OF EACH LOT AGREE TO HAVE AN UNDIVIDED USE AND BE SUBJECT TO THE "DECLARATION OF STORM DRAIN DETENTION BASIN COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS AND BYLAWS FOR PLAT A COPPER RIDGE AT NORTSHORE CORP. CENTER" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.
 - WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.
 - HISTORICAL DEPTH OF GROUNDWATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MIN. 3' ABOVE WATER LEVEL MEASURED DURING SPRING SEASON)
 - PLAT IS SUBJECT TO FLOOD INSURANCE RATE MAP PANEL NO. 4955170120-B (JULY 17, 2002 WITH A 100-YEAR BASE FLOOD ELEVATION OF 4495.00.)
 - THIS PLAT MAY BE SUBJECT TO HIGH WATER TABLE CONDITIONS WHICH COULD AFFECT BUILDING CONSTRUCTION.
 - THESE PARCELS MUST COMPLY WITH ALL THE REQUIREMENTS OF THE SENSITIVE LAND OVERLAY ORDINANCE.
 - THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097 (801) 802-8992

14538

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.83'	20.00'	27.87'	N81°43'00"W	88°18'53"
C2	143.48'	467.00'	142.92'	S28°17'24"E	17°36'14"
C3	117.68'	84.37'	108.37'	N85°32'22"W	79°55'00"
C4	117.68'	84.37'	108.37'	N85°32'22"W	80°26'05"



NOTARY ACKNOWLEDGEMENTS

STATE OF UTAH)
COUNTY OF Salt Lake)

ON THE 4th DAY OF March 2015, PERSONALLY APPEARED BEFORE ME JASON MATHENY, Notary Public, State of Utah, and that the WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF THE ARTICLES OF AGREEMENT AND/OR OPERATING AGREEMENT AND WHO DULY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

Carrie Robinson
NOTARY PUBLIC
RESIDING IN: Salt Lake County, UT
COMMISSION EXPIRES: 03-04-15

STATE OF UTAH)
COUNTY OF Salt Lake)

ON THE 4th DAY OF March 2015, PERSONALLY APPEARED BEFORE ME CLAY BUTTERFIELD, TRUSTEE OF THE BUTTERFIELD FAMILY TRUST, DATED DECEMBER 17, 2002, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF THE GOVERNING DOCUMENTS AND WHO DULY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

Clay Butterfield
NOTARY PUBLIC
RESIDING IN: Salt Lake County, UT
COMMISSION EXPIRES: 03-04-15

STATE OF UTAH)
COUNTY OF Salt Lake)

ON THE 4th DAY OF March 2015, PERSONALLY APPEARED BEFORE ME SHARON BUTTERFIELD, TRUSTEE OF THE BUTTERFIELD FAMILY TRUST, DATED DECEMBER 17, 2002, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF THE GOVERNING DOCUMENTS AND WHO DULY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

Sharon Butterfield
NOTARY PUBLIC
RESIDING IN: Salt Lake County, UT
COMMISSION EXPIRES: 03-04-15

STATE OF UTAH)
COUNTY OF Salt Lake)

ON THE 4th DAY OF March 2015, PERSONALLY APPEARED BEFORE ME JAY NELSON BUTTERFIELD, TRUSTEE OF THE BUTTERFIELD FAMILY TRUST, DATED MARCH 17, 1992, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF THE GOVERNING DOCUMENTS AND WHO DULY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

Jay Nelson Butterfield
NOTARY PUBLIC
RESIDING IN: Salt Lake County, UT
COMMISSION EXPIRES: 03-04-15

STATE OF UTAH)
COUNTY OF Salt Lake)

ON THE 4th DAY OF March 2015, PERSONALLY APPEARED BEFORE ME KELLY MARIE BUTTERFIELD, TRUSTEE OF THE BUTTERFIELD FAMILY TRUST, DATED MARCH 17, 1992, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST BY AUTHORITY OF THE GOVERNING DOCUMENTS AND WHO DULY ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

Kelly Marie Butterfield
NOTARY PUBLIC
RESIDING IN: Salt Lake County, UT
COMMISSION EXPIRES: 03-04-15

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED 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. 354377. 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 OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, 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: 03-04-15
KIM WAYNE LUNDEBERG

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S.00°05'45"E. 802.81 FEET ALONG THE SECTION LINE; THENCE EAST 65.22 FEET TO THE REAL POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DENVER & RIO GRANDE WESTERN RAILROAD; THENCE N.54°07'34"E. 367.23 FEET TO THE SOUTH RIGHT OF WAY LINE OF AUTO MALL DRIVE; THENCE ALONG SAID AUTO MALL DRIVE RIGHT OF WAY LINE S.37°05'31"E. A DISTANCE OF 227.19 FEET; THENCE S.37°05'31"E. A DISTANCE OF 129.15 FEET; THENCE S.37°05'31"E. A DISTANCE OF 587.04 FEET TO A POINT OF CURVATURE OF A 467.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 143.48 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 17°36'14" AND A CHORD THAT BEARS S.28°17'24"E. A DISTANCE OF 142.92 FEET; THENCE S.19°29'18"E. A DISTANCE OF 6.44 FEET; THENCE S.70°30'42"W. A DISTANCE OF 361.18 FEET TO THE NORTH RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE N.37°02'16"W. A DISTANCE OF 989.34 FEET ALONG SAID RIGHT OF WAY TO THE REAL POINT OF BEGINNING.

CONTAINING 8.78 ACRES (382,512 S.F.).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON 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 HERETO SET OUR HANDS THIS DAY OF 03-04-2015, A.D. 2015.

JMCC PROPERTIES, LLC
By: Jason R. Matheny, Manager of JMCC Properties LLC
Clay Butterfield, Trustee of the Butterfield Family Trust
Sharon Butterfield, Trustee of the Butterfield Family Trust
Jay Nelson Butterfield, Trustee of the Butterfield Family Trust
Kelly Marie Butterfield, Trustee of the Butterfield Family Trust

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, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 24 DAY OF January, A.D. 2015.

John H. Wolfenden
CITY ENGINEER (SEE SEAL)

Kim M. All
CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION REVIEW

REVIEWED THIS 21 DAY OF January, A.D. 2015, BY THE PLANNING COMMISSION.

Adam Clark
DIRECTOR-SECRETARY

John H. Wolfenden
CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER

APPROVED THIS 6 DAY OF March, A.D. 2015, BY PACIFICORP.

Jana Walker
PACIFICORP

WATER AUTHORITY APPROVAL

APPROVED THIS 10 DAY OF March, A.D. 2015, BY COMMUNITY WATER AUTHORITY.

D. H. Johnson
COMMUNITY WATER AUTHORITY

SEWER AUTHORITY APPROVAL

APPROVED THIS 10 DAY OF March, A.D. 2015, BY COMMUNITY SEWER AUTHORITY.

D. H. Johnson
COMMUNITY SEWER AUTHORITY

PLAT "A" COPPER RIDGE AT NORTSHORE CORP. CENTER

BEING A VACATION OF NORTSHORE CORPORATION CENTER PLAT "A"
A PLANNED INDUSTRIAL DEVELOPMENT PLUS ADDITIONAL LANDS
AMERICAN FORK UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR SEAL: KIM WAYNE LUNDEBERG, 03-04-15, STATE OF UTAH

NOTARY PUBLIC SEAL: Carrie Robinson, Salt Lake County, UT, 03-04-15

CITY-COUNTY ENGINEER SEAL: John H. Wolfenden, AMERICAN FORK CITY, UTAH

CLERK-RECORDER SEAL: Kim M. All, UTAH COUNTY, UTAH

SEC 25 T5S R1E TU090 Dg
PLAN AT NORTSHORE CORPORATION CENTER