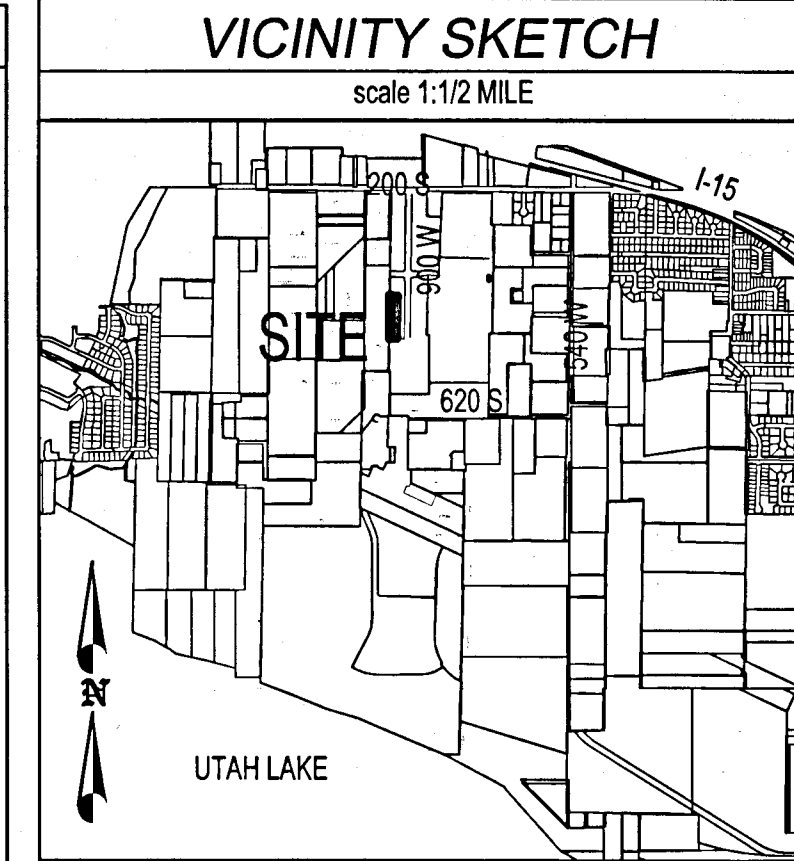


LAKESHORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES
LOT 1G-1 & 1G-2 444 SOUTH 920 WEST

LEGEND	
	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT
	LOT BOUNDARY LINE
	PUBLIC UTILITY EASEMENT



TABULATIONS	
DEVELOPMENT AREA	1.59 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

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 NO. 286882-2201. 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 54-8-2, 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.

DEC. 21, 2023
DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1692.92 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 120.67 FEET; THENCE NORTH 00°42'25" EAST 48.11 FEET; THENCE NORTH 01°03'27" EAST 349.48 FEET; THENCE NORTH 00°53'50" EAST 181.48 FEET; THENCE SOUTH 89°40'40" EAST 117.41 FEET; THENCE SOUTH 00°22'16" WEST 131.63 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS .89/103 SQUARE FEET IN AREA OR 1.59 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 2

ENT 32799-2025 MAP 19719
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 MAY 5 04:03 PM FEE \$4.00 BY CS
RECORDED FOR AMERICAN FORK CITY

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 HEREUNTO SET OUR HANDS THIS
DAY OF 12/21/2023.

Brian Doyle, President, IMH SLC American Fork LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 21 DAY OF Dec. A.D. 2023, I, Brian Doyle, PERSONALLY APPEARED BEFORE ME, Notary Public, and acknowledged to me that he executed the foregoing dedication in his respective capacities on behalf of IMH SLC American Fork LLC in accordance with the governing documents of such company.

Commission 2339348
My commission expires 1/1/25
Notary commissioned in California

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 9 DAY OF August, A.D. 2022

APPROVED BY MAYOR, CITY COUNCIL MEMBER, CITY ENGINEER, ATTEST, CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 20 DAY OF July, A.D. 2022 BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER, CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 1 PLAT B

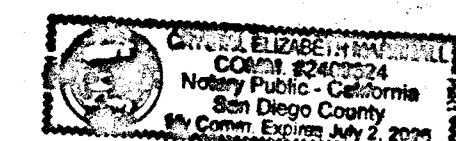
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CLERK-RECORDER SEAL

Additional Owner's Dedication
Date: March 24, 2025
By: Tamara O'Brien, Trustee

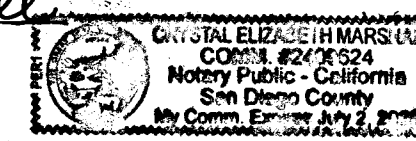
Acknowledgment
State of California } S.S.
County of San Diego }
On the 24th day of March A.D. 2025, I, Crystal Marshall, Notary Public, personally appeared before me, Crystal Marshall, which person acknowledged to me that she executed the foregoing dedication in her respective capacities on behalf of O'Brien Pokorny Family Trust in accordance with the governing documents of such company. My commission expires July 2, 2026.



Crystal Elizabeth Marshall
A Notary Public in California
Comm # 2409624
Exp July 2, 2026

Additional Owner's Dedication
Date: Jan. 27, 2025
By: LEO SISMANIS, Manager, 7758 Arsons, LLC

Acknowledgment
State of California } S.S.
County of San Diego }
On the 27 day of January A.D. 2025, I, Crystal Marshall, Notary Public, personally appeared before me, Crystal Marshall, which person acknowledged to me that he executed the foregoing dedication in his respective capacities on behalf of 7758 Arsons, LLC in accordance with the governing documents of such company. My commission expires July 2, 2026.

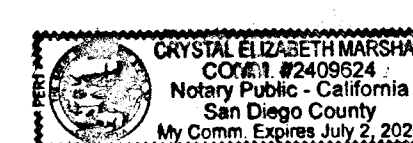


Crystal E. Marshall
Notary Public

Additional Owner's Dedication
Date: 01/30/25
By: JAMES K. POLKIN, TRUSTEE

Acknowledgment
State of California } S.S.
County of San Diego }

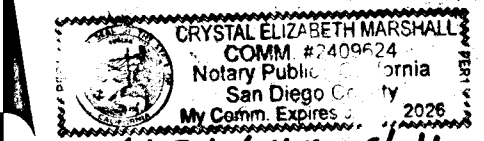
On the 30 day of January A.D. 2025, I, Crystal Marshall, Notary Public, personally appeared before me, Crystal Marshall, which person acknowledged to me that he executed the foregoing dedication in his respective capacities on behalf of O'Brien Pokorny Family Trust in accordance with the governing documents of such company. My commission expires July 2, 2026.



Crystal Elizabeth Marshall
A Notary Public in California
Comm # 2409624
Exp July 2, 2026

Additional Owner's Dedication
Date: Jan. 30, 2025
By: Eric Schrier, Manager, Jacar Investments, LLC

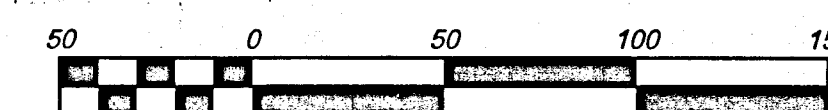
Acknowledgment
State of California } S.S.
County of San Diego }
On the 30 day of January A.D. 2025, I, Crystal Marshall, Notary Public, personally appeared before me, Crystal Marshall, which person acknowledged to me that he executed the foregoing dedication in his respective capacities on behalf of Jacar Investments, LLC in accordance with the governing documents of such company. My commission expires July 2, 2026.



Crystal Elizabeth Marshall
A Notary Public in California
Comm # 2409624
Exp July 2, 2026

SYMBOLS

NO BASEMENTS ALLOWED
SLAB ON GRADE



SCALE 1"=50'

SHARED PARKING DOCUMENTS:

SHARED PARKING FACILITIES ARE SUBJECT TO A RECORDED COVENANT SPECIFYING FUNDING, MAINTENANCE, INSURANCE, AND MANAGEMENT.

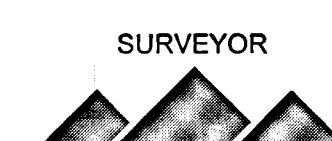
LOTS 1G-1 & 1G-2
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: 77383-2023

LOTS 1G-1 & 1G-2 & LAKESHORE LANDING TOWNHOME OWNERS ASSOCIATION
RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: 64775-2022

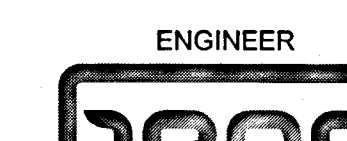
REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS
ENTRY NO: 105724-2021



SURVEYOR
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529



ENGINEER
11038 N. Highland Blvd. Suite 400
Highland, UT 84003
Office: (801) 482-1217
Cell: (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS 12 DAY OF December A.D. 2024 BY THE WATER AUTHORITY

SEWER & WATER AUTHORITY

NOTES

- OFFSET-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 CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

19719