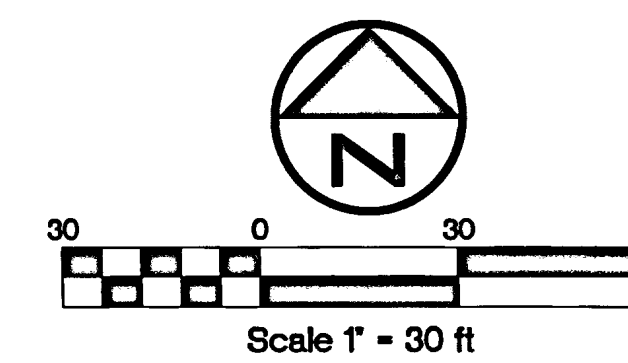


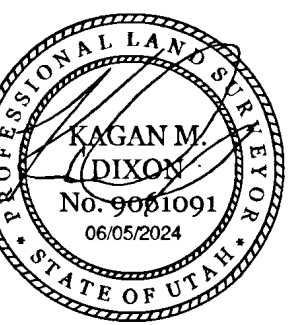
# STORRS COURT SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH  
ZONE R-2-7500 (O)



## SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:



## STORRS COURT SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

## PROPERTY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 03°29'19" EAST BETWEEN THE REFERENCE TO THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 578.93 FEET AND SOUTH 89°13'09" EAST 2383.76 FEET FROM THE REFERENCE TO THE WEST QUARTER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOEFLER PARK TWIN HOMES SUBDIVISION, PLAT "A", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15224, AND RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°44'00" EAST 433.40 FEET, 2) WEST 15.64 FEET, 3) NORTH 11.71 FEET TO THE PROLONGATION OF A FENCE LINE, SAID POINT BEING AT THE POINT OF BEGINNING OF THAT CERTAIN PROPERTY BOUNDARY LINE AGREEMENT ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 74491-2023; THENCE SOUTH 89°01'03" EAST ALONG SAID PROPERTY BOUNDARY LINE AGREEMENT A DISTANCE OF 249.94 FEET TO A POINT ON A PROLONGATION OF THE WEST FACE OF A RETAINING WALL; THENCE SOUTH 00°02'56" WEST ALONG SAID PROPERTY BOUNDARY LINE AGREEMENT A DISTANCE OF 86.50 FEET TO THE PROLONGATION OF A FENCE LINE, SAID POINT ALSO BEING ON THE PROLONGATION OF THE WEST LINE OF PLAT "A" CIBB SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 1860; THENCE SOUTH 01°06'00" WEST ALONG SAID FENCE AND PROLONGATION THEREOF, PROPERTY BOUNDARY LINE AGREEMENT AND A PROLONGATION THEREOF, SUBDIVISION AND PROLONGATION THEREOF A DISTANCE OF 257.53 FEET TO THAT CERTAIN PROPERTY BOUNDARY LINE AGREEMENT ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 70891-2023; THENCE ALONG SAID PROPERTY BOUNDARY LINE AGREEMENT THE FOLLOWING TWO (2) COURSES, 1) NORTH 89°13'09" WEST 75.00 FEET, 2) SOUTH 01°06'00" WEST 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET; THENCE NORTH 89°13'09" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 157.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,752 SQUARE FEET OR 2.221 ACRES, MORE OR LESS.  
9 LOTS

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 03°29'19" EAST BETWEEN THE REFERENCE TO THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

## OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS:

## STORRS COURT SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

January 23, 2025

PRINT NAME: Ross Mitchell  
TITLE: Vice President  
ALPINE HOMES, LLC

## ACKNOWLEDGMENT:

STATE OF Utah

COUNTY OF Utah

ON THIS 23 DAY OF January, A.D. 2025 PERSONALLY APPEARED BEFORE ME Ross Mitchell WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE Vice President OF ALPINE HOMES, LLC, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

Stephanie Finau SIGNATURE  
PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH  
735014 COMMISSION NUMBER  
January 11, 2028 EXPIRATION DATE

## ADMINISTRATIVE APPROVAL AUTHORITY

THE ADMINISTRATIVE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, HEREBY APPROVES THIS SUBDIVISION ON THIS 1 DAY OF June, A.D. 2024.

[Signature]  
DEVELOPMENT SERVICES DIRECTOR

**STORRS COURT SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

19595

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.48'	15.00'	89°40'51"	N45°56'25"E	21.15'
C2	38.56'	306.00'	7°13'15"	N04°42'38"E	38.54'
C3	8.30'	15.00'	31°41'30"	N07°31'30"W	8.19'
C4	33.85'	63.00'	30°47'04"	N07°58'43"W	33.44'
C5	30.45'	63.00'	27°41'32"	N21°15'35"E	30.15'
C6	30.90'	63.00'	28°06'00"	N49°09'21"E	30.59'
C7	31.58'	63.00'	28°43'19"	N77°34'01"E	31.25'
C8	103.03'	63.00'	93°42'06"	S41°13'17"E	91.93'
C9	80.90'	63.00'	73°34'18"	S42°24'56"W	75.45'
C10	18.47'	15.00'	70°32'49"	S43°35'37"W	17.32'
C11	310.70'	63.00'	282°34'20"	S62°05'05"E	78.80'
C12	30.75'	244.00'	7°13'15"	S04°42'38"W	30.73'
C13	34.66'	275.00'	7°13'15"	S04°42'38"W	34.64'

PLAT NOTES:  
1. A 5/8"x24" REBAR AND CAP STAMPED "WILDING ENGINEERING" WILL BE SET AT ALL REAR LOT CORNERS, AND A RIVET SET IN THE CURB AT THE PROLONGATION OF ALL SIDE LOT LINES PRIOR TO OCCUPANCY.  
2. EACH LOT IS TO RETAIN ITS OWN STORMWATER RUNOFF ON ITS INDIVIDUAL LOT. ANY CHANGES PROPOSED BY THE LOT OWNERS TO MODIFY THE EXISTING BERMS OR RETENTION BASINS NEED TO BE REVIEWED AND APPROVED BY AMERICAN FORK CITY TO ENSURE EQUIVALENT STORM WATER RETENTION IS PROVIDED.  
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.  
4. 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.



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.

<b>REFERENCE DOCUMENTS</b> NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO.	<b>SEWER AND WATER AUTHORITY APPROVAL</b> APPROVED THIS <u>1</u> DAY OF <u>June</u> , A.D. 2024, BY THE WATER AUTHORITY.  <u>[Signature]</u> SEWER AND WATER AUTHORITY	CLERK-RECORDER SEAL 	SURVEYOR'S SEAL 	RECORDER'S OFFICE ENT 45394-2025 WITH 19595 ANDREA ALLEN UTAH COUNTY RECORDER 2025 Jan 29 02:11 PM FEE \$8.00 BY FR RECORDED FOR AMERICAN FORK CITY
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Sec. 23, T5S, R1E S16E-W  
T0-040 R