



ROAD DEDICATION PLAT
DEER PARK DRIVE (1230 South)
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

CHRISTENSEN, ALLEN CLARE &
KATHLEEN ATWATER
13:067:0017

DEER PARK LLC
13:067:0114

DEER PARK LLC
37:365:0001

UTAH DEPARTMENT OF
TRANSPORTATION
13:067:0074

SKY HARBOR
DEVELOPMENT
LC (ET AL)
13:067:0075

DEER PARK LLC
13:067:0115

POB

NORTH 1668.17'
NORTH 1738.82'

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Centerline of Road
- Set Rebar and Cap stamped "CIR"

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

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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
Phone: 435-503-7641

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 and Meridian.

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. 49049C0306F, which bears and Effective Date of June 19, 2020.

WATER & SEWER AUTHORITY APPROVAL

Approved this 13 day of OCTOBER, A.D. 2023 by the Water & Sewer Authority

[Signature]
Public Works Department Director

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **DEER PARK DRIVE (1230 South)** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 21 day of September, 2023

BOUNDARY DESCRIPTION

A Roadway Dedication being a part of an entire tract described in that Warranty Deed recorded December 27, 2021 as Entry No. 212962:2021 in the Office of the Utah County Recorder. Said Roadway Dedication is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at a point on the easterly boundary line of said entire tract and an existing fence line, which is 616.14 feet S. 89°00'19" E. along a monument line and 1738.82 feet North from a Reference Monument to the South Quarter Corner of said Section 26; said point also being 532.74 feet S. 89°48'53" E. along the Section Line and 1668.17 feet North from said South Quarter Corner of Section 26; thence N. 65°12'39" W. 285.49 feet to the westerly boundary line of said entire tract in an existing fence described and shown on that Record of Survey for Boundary Line Agreement filed as 22-325 in the Office of the Utah County Surveyor; thence N. 00°22'32" E. 54.91 feet along westerly boundary line and Agreement; thence S. 65°12'39" E. 285.57 feet to an easterly boundary line of said entire tract and existing fence; thence S. 00°27'17" W. 54.88 feet along said easterly boundary line and existing fence to the **Point of Beginning**.

The above-described Roadway Dedication contains 14,277 sq. ft. or 0.327 acre, more or less.

OWNER'S 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, blocks, 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 11 day of October, A.D. 2023.

Deer Park, LLC

By: *[Signature]*
Print Name: Michael B. Moran
By: Manager

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah)

On the 11th day of October, in the year A.D. 2023, personally appeared before me, the signers of the foregoing dedication who duly acknowledged to me that they did execute the same.

Commission Number 711750
My Commission Expires 4/30/24

Signature: *[Signature]*
Print: Scott M. Roberts
Name: _____

A Notary Public Commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of American Fork County of Utah, approves this subdivision and hereby accepts the dedication of all the streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 22 day of August, A.D. 2023.

[Signature] Mayor
[Signature] City Council Member
[Signature] City Council Member
[Signature] City Council Member
[Signature] City Council Member
ATTEST: *[Signature]* Clerk - Recorder
(See Seal below)

PLANNING COMMISSION APPROVAL

Approved this 16 day of August, A.D. 2023 by the American Fork Planning Commission

[Signature] Planner
[Signature] Planning Commission Chairman

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DEER PARK DRIVE (1230 South)**

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TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
COUNTY RECORDER SEAL
ENT. 72759:2023 NAPA 18981
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 6 02:56 PM FEE 0.00 BY AR
RECORDED FOR AMERICAN FORK CITY