

Existing Asphalt Road Centerline

Set Rebar and Cap stamped "CIR"

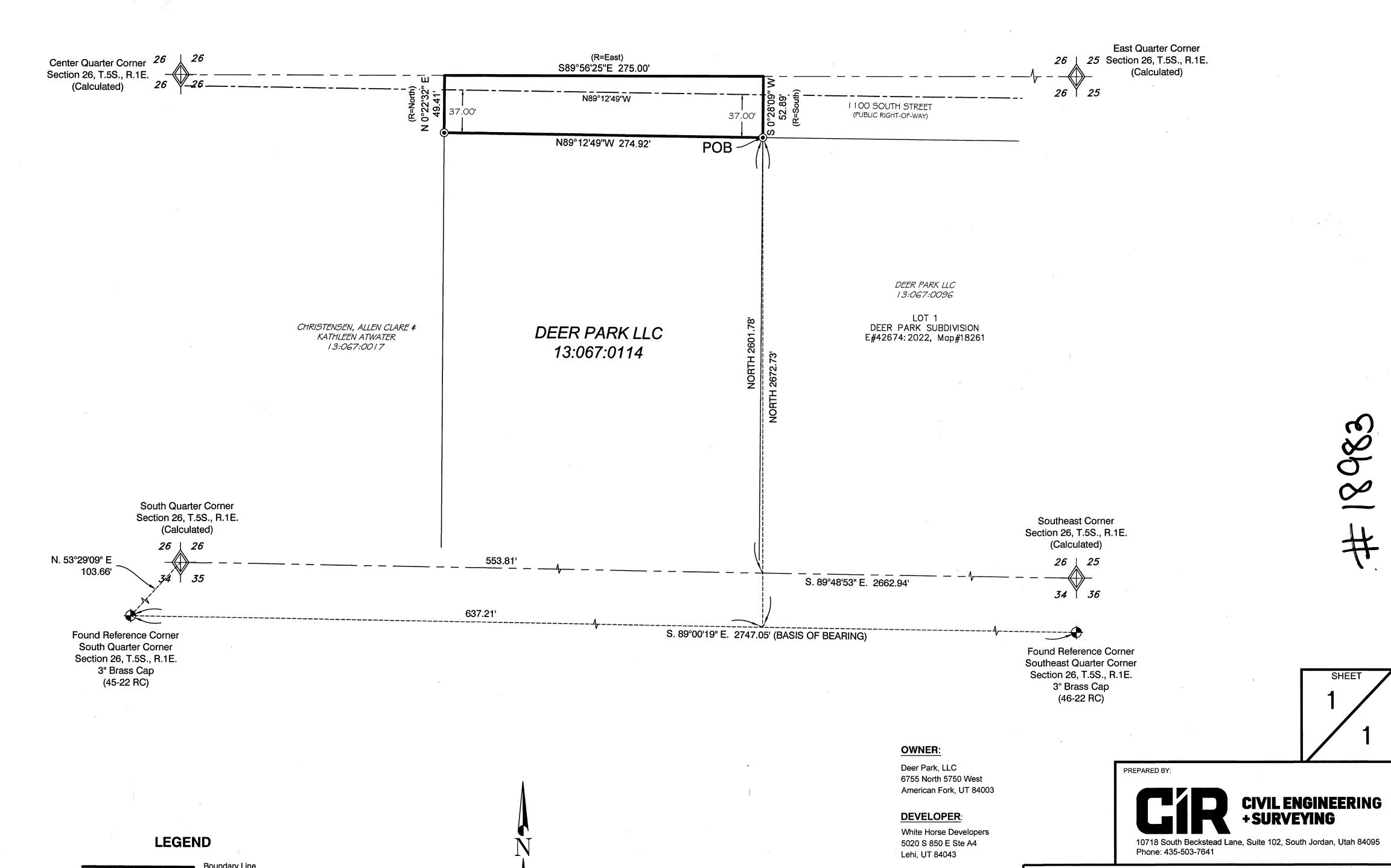
1"=50' Scale in Feet

1100 SOUTH ROADWAY EXTENSION

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

WATER & SEWER AUTHORITY APPROVAL

Approved this /2 day of September A.D. 20 23 by the Water & Sewer Authority



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 1100 SOUTH ROADWAY EXTENSION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this <u>15th</u> day of <u>March</u>, 20 <u>23</u>

BOUNDARY DESCRIPTION

A Road Dedication being a part of an entire tract described in that Quit Claim Deed recorded February 1, 2023 as Entry No. 6074:2023 in the Office of the Utah County Recorder. Said Road 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 the northwesterly corner of Lot 1, Deer Park Subdivision recorded April 5, 2022 as Entry No. 42674:2022, having Map No. 18261 in the Office of said Recorder, which is 637.21 feet S. 89°00'19" E. along a monument line and 2672.73 feet North from a Reference Monument to the South Quarter Corner of said Section 26; said point also being 553.81 feet S. 89°48'53" E. along the Section line and 2601.78 feet North from said South Quarter Corner of Section 26; thence N. 89°12'49" W. 274.92 feet along a westerly extension of the southerly right-of-way line of 1100 South Street to the westerly boundary line of said entire tract; thence N. 00°22'32" E. (Deed = North) 49.41 feet along said westerly boundary line to the Northwest Corner of said entire tract and the Quarter Section line; thence S. 89°56'25" E. (Deed = East) 275.00 feet along the northerly line of said entire tract and said Quarter Section line to a Northeast Corner of said entire tract being a northerly extension of the westerly line of said Lot 1, Deer Park Subdivision; thence S. 00°28'09" W. 52.89 feet along the East line of said entire tract and Lot 1, Deer Park Subdivision to the Point of Beginning.

The above-described Road Dedication contains 14,063 sq ft or 0.322 acre, more or less.

OWNERS 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 23 day of August, A.D. 2023.

ENT 72773:2023 MAP# 18983
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 6 03:10 PM FEE 0.00 BY AC

By: Manage

NOTARY ACKNOWLEDGMENT

State of Utah

:: County of Utah)

Commission Number 110354

My Commission Expires 02-04-2324

Signature: Wulyn Lunter
Print: Prilyn Lunter

A Notary Public Commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY

City Council Member
Stutt Call

City Council Member

Hint F. Bayer

City Council Member

War Saver

City Council Member

City Council Member

ATTEST: Stylone Jman
Clerk - Recorder

PLANNING COMMISSION APPROVAL

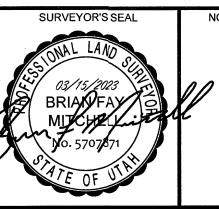
day of Tuly A.D. 20 23 by the American Fork Planning Commission



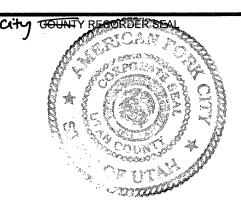
Christing Tolumbian Chairman

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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 & 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