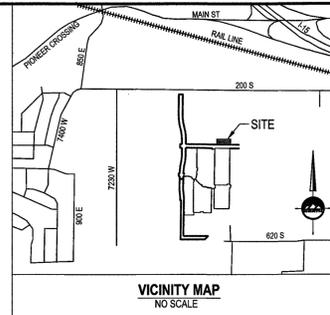


ROCKWELL RANCH BLOCK 8 PLAT

LOCATED IN THE WEST HALF OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



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 NUMBER 286882. 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.

BOUNDARY DESCRIPTION

Beginning at a point being North 89°59'22" East 1,811.54 feet along section line and South 46.75 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
thence Northwesterly 23.61 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°35'46" East and the chord bears North 44°18'37" West 21.24 feet with a central angle of 90°11'14");
thence North 01°14'49" West 54.12 feet;
thence East 32.71 feet;
thence South 01°17'45" West 72.64 feet;
thence North 89°23'31" West 311.06 feet to the point of beginning.

Contains 23,119 Square Feet or 0.531 Acres and 9 Lots

DATE MAY 25, 2022
PATRICK M. HARRIS
P.L.S. 286882

ENT 734812022 Map # 18330
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jun 23 10:20 am FEE \$5.00 BY KC
RECORDED FOR AMERICAN FORK CITY

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UTAH COUNTY RECORDER
2022 Jun 23 10:20 am FEE \$5.00 BY KC
RECORDED FOR AMERICAN FORK CITY

UTILITY DEDICATION

By execution of this plat, the owner(s) shown below does hereby grant and convey to the City and County of American Fork, Utah, the right of easement and right of way in and to those areas reflected on the map as "COMMON AREA" including utility easements (driveways) for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the owner(s) shown below does hereby reserve all areas shown on this plat as "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned 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 streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to the Rockwell Ranch Master Owners Association, Inc., 520 South 850 East, Suite A300, Lehi, Utah 84043.

In witness hereof we have hereunto set our hands this 31 day of May, A.D. 2022

DESIGN BUILD CONTRACTORS, INC.
BY: Ken Carner
ITS: K.P.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah) S.S.
ON THE 31 DAY OF May, A.D. 2022 Ken Carner PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Vice President OF Design Build Contractors, Inc. AND THAT HE HAS SIGNED THE OWNERS DEDICATION FREE AND VOLUNTARILY FOR AND IN FULL COOPERATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: 4/20/24
NAME: Scott M. Roberts
NO. 311750
A NOTARY PUBLIC COMMISSION IN UTAH

APPROVAL BY LEGISLATIVE BODY

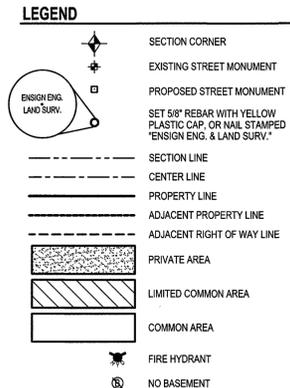
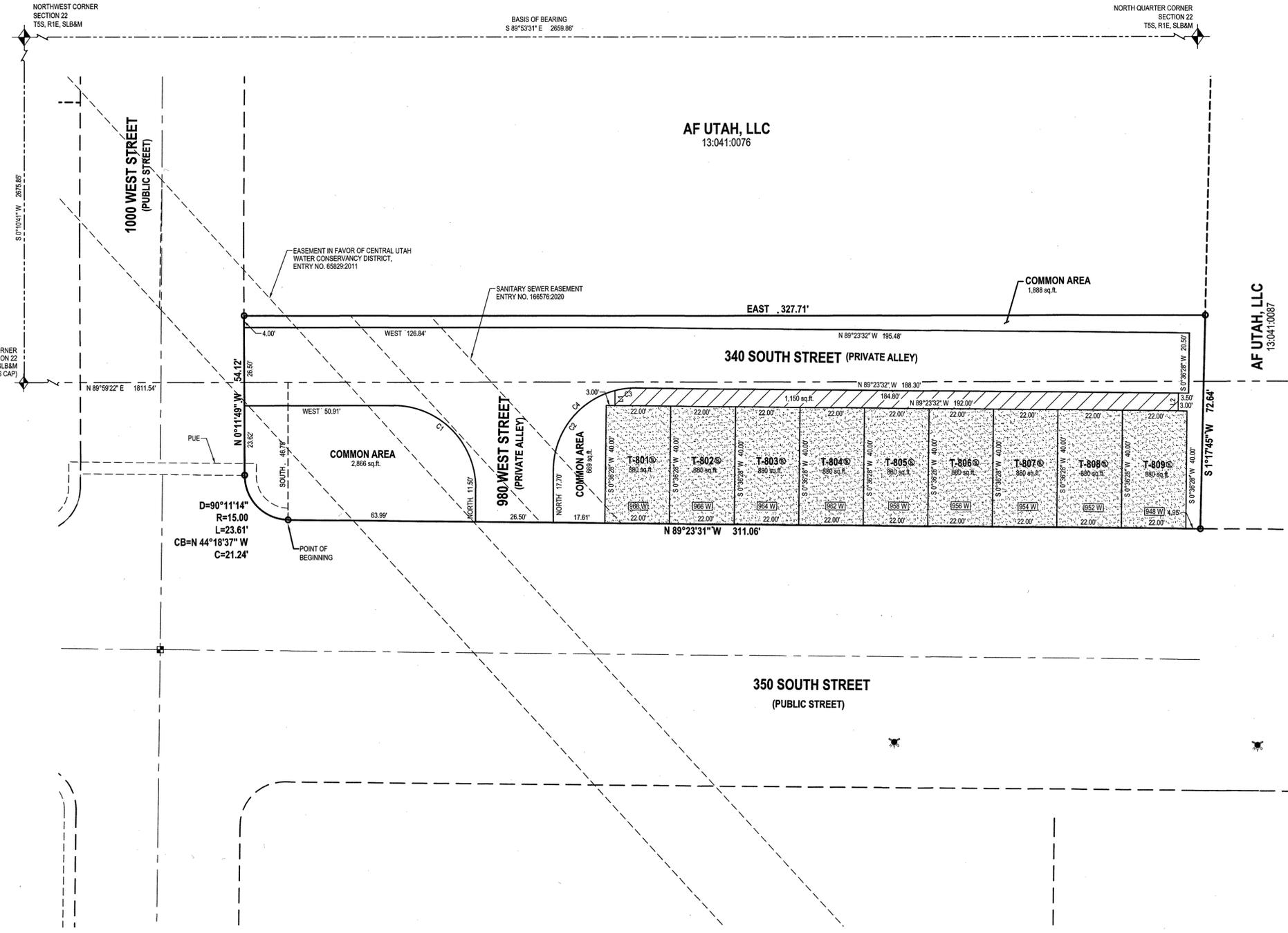
THE City Council of American Fork COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 29 DAY OF May, A.D. 2022
Rebecca Andrews CITY ENGINEER
ATTEST: Debra Lupton CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 4 DAY OF May, A.D. 2022 BY THE AMERICAN FORK CITY PLANNING COMMISSION.
John H. Wafford, P.E. PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 8 PLAT

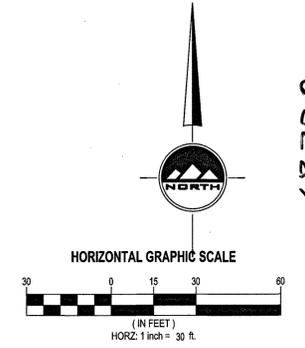
LOCATED IN THE WEST HALF OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH



- NOTES
- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
 - 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.
 - COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - NO LOT DRIVEWAY ACCESS WILL BE ALLOWED ALONG 3500 SOUTH STREET.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	43.88'	90°00'00"	N45°00'00"W	39.80'
C2	28.00'	37.00'	75°42'21"	S37°51'10"W	34.36'
C3	28.00'	7.28'	14°54'08"	S83°09'23"W	7.28'
C4	28.00'	44.28'	90°36'28"	S45°18'14"W	39.81'

LINE	BEARING	LENGTH
L1	N0°36'28"E	5.06'
L2	N0°36'28"E	6.00'



DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. 4A
LEHI, UTAH 84043

WATER AND SEWER AUTHORITY APPROVAL
APPROVED THIS 20th DAY OF July, 2022
BY THE WATER AND SEWER AUTHORITY.
Public Works Department Director

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0629
Fax: 801.255.4449
www.ensignng.com

SHEET 1 OF 1
PROJECT NUMBER: 8799Q
MANAGER: JFK
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/25/22

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 4955170120B EFFECTIVE JULY 17, 2002.

SURVEYOR'S SEAL: PATRICK M. HARRIS, P.L.S. 286882, STATE OF UTAH

NOTARY PUBLIC SEAL: SCOTT M. ROBERTS, COM. # 711750, MY COMMISSION EXPIRES APRIL 20, 2024, STATE OF UTAH

CLERK-RECORDER SEAL: AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SEC. 22, T5S, R1E, T4, Q40, P10