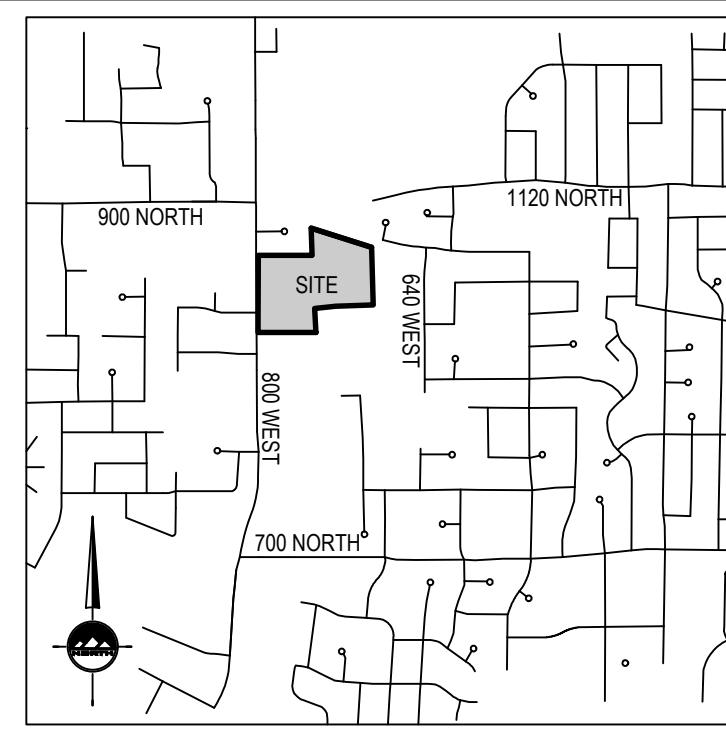


MITCHELL MEADOWS PLAT 'B'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A REGISTERED 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 _____
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 PER TITLE REPORT SUPPLIED BY METRO NATIONAL TITLE COMPANY, UNDER COMMITMENT NO. 366584, DATED EFFECTIVE JULY 2, 2013 AT 7:45 A.M., EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND FOR THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point being North 00°18'00" West 1,674.05 feet along the section line and West 10.70 feet from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

- thence North 00°17'57" East 494.66 feet;
- thence South 89°51'02" East 420.97 feet;
- thence North 02°20'54" West 213.12 feet;
- thence South 72°22'58" East 495.78 feet;
- thence South 01°32'20" East 450.78 feet;
- thence South 88°01'10" West 291.09 feet;
- thence South 84°23'53" West 165.65 feet;
- thence South 02°37'27" East 80.83 feet;
- thence North 89°51'02" West 447.78 feet to the point of beginning.

Contains 462,563 Square Feet or 10,619 Acres and 13 Lots

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|---------|------------|-------------|--------|
| C1 | 150.00' | 37.53' | 14°20'09" | N82°58'54"E | 37.43' |
| C2 | 150.00' | 37.53' | 14°20'09" | S82°58'54"W | 37.43' |
| C3 | 20.00' | 30.45' | 87°14'13" | S46°13'55"E | 27.59' |
| C4 | 118.00' | 29.52' | 14°20'08" | N82°58'53"E | 29.45' |
| C5 | 182.00' | 40.25' | 12°40'21" | S82°09'00"W | 40.17' |
| C6 | 182.00' | 5.28' | 1°39'48" | S89°19'04"W | 5.28' |
| C7 | 60.00' | 104.80' | 100°04'22" | N39°48'51"W | 91.97' |
| C8 | 60.00' | 103.81' | 99°08'04" | N59°47'22"E | 91.34' |
| C9 | 60.00' | 58.77' | 56°07'04" | S42°35'05"E | 56.45' |
| C10 | 15.00' | 19.72' | 75°19'29" | N52°11'17"W | 18.33' |
| C11 | 15.00' | 23.56' | 90°00'00" | S45°08'58"W | 21.21' |
| C12 | 15.00' | 23.56' | 90°00'00" | N44°51'02"W | 21.21' |
| C13 | 118.00' | 29.52' | 14°20'09" | S82°58'54"W | 29.45' |
| C14 | 182.00' | 45.54' | 14°20'09" | N82°58'54"E | 45.42' |
| C15 | 20.00' | 31.49' | 90°13'05" | S45°02'26"W | 28.34' |

OWNER'S DEDICATION

KNOW 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 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 _____ DAY OF _____, A.D. 20____

GUY E. RICHARDS, PRESIDENT
GSR PROPERTIES L.L.C.

DANIEL L. RICHARDS, PRESIDENT
GAR PROPERTIES L.L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____, S.S.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE HAS SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH RESIDING IN _____ COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____, S.S.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE HAS SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY AND THAT HE/SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 _____ DAY OF _____, A.D. 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER
(SEE SEAL BELOW)

ATTEST: CLERK - RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNER

PLANNING COMMISSION CHAIRMAN

MITCHELL MEADOWS PLAT 'B'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH

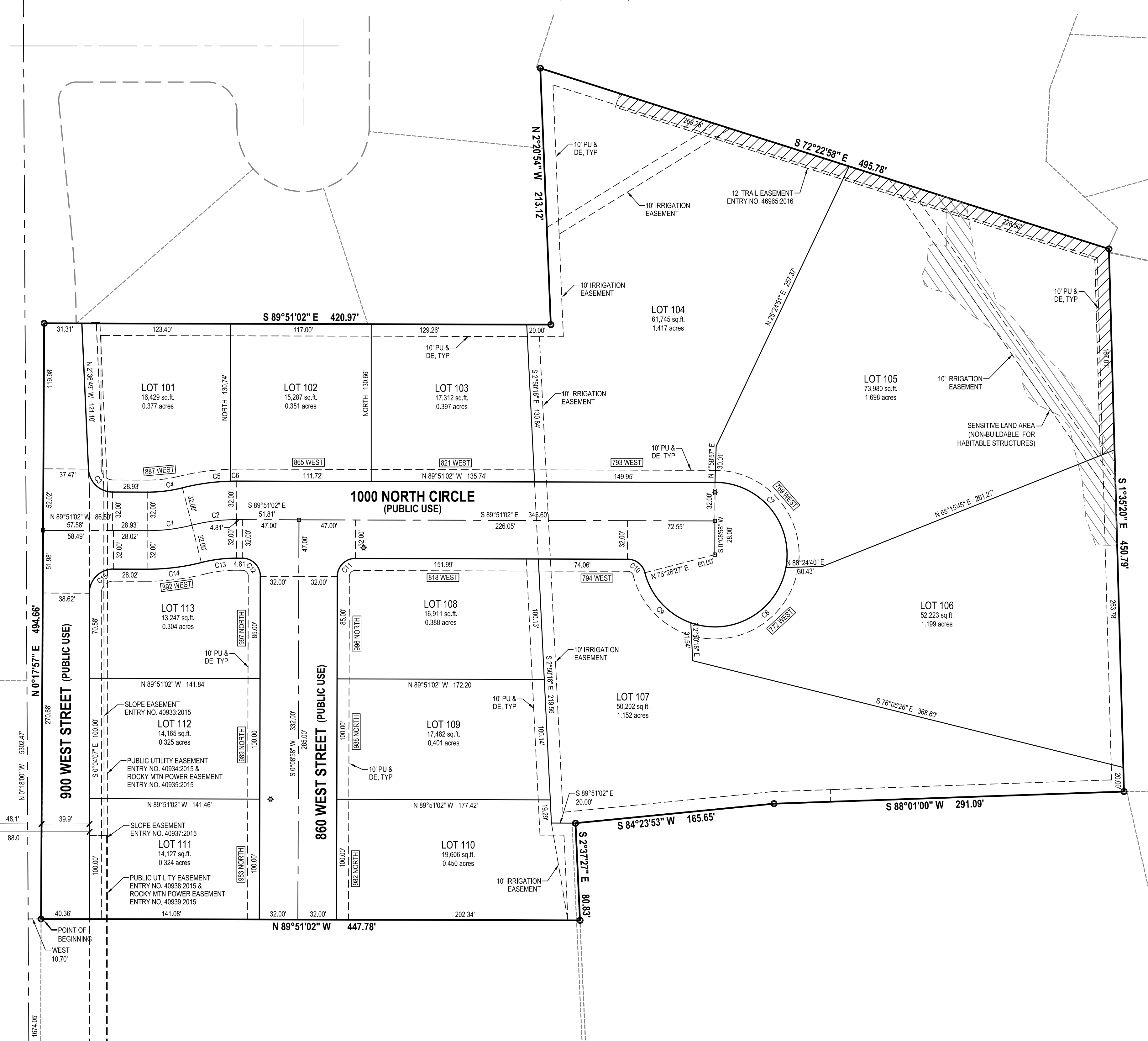
SHEET 1 of 1

PROJECT NUMBER: 6205
MANAGER: P. HARRIS
DRAWN BY: J. JOHNSON
CHECKED BY: P. HARRIS
DATE: 7/13/16



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.843.3800
CEDAR CITY
Phone: 435.862.1453
RICHFIELD
Phone: 435.868.2825



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- P.U. & D.E.
- EASEMENTS
- FIRE HYDRANT
- STREET LIGHT
- F.E.

SENSITIVE LAND OVERLAY ZONE NOTES:
1. THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE AMERICAN FORK CITY SENSITIVE LAND OVERLAY ZONE ORDINANCE AND ITS LATEST AMENDMENT.
2. ALL GROUNDWATER DRAINS WITHIN THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR THE PROPERTY OWNER IT SERVES.
3. EACH LOT REQUIRES A SITE SPECIFIC SPECIAL INSPECTION BY THE CITY ENGINEER AND THE PROJECT'S GEOTECHNICAL ENGINEER TO EVALUATE ANY POTENTIAL NEGATIVE IMPACTS OF THE GROUNDWATER TABLE AT THE TIME OF ISSUING A BUILDING PERMIT.
4. EACH LOT TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DIVISION.
5. NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
6. THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.
8. MINIMUM FOOTING ELEVATIONS OR BASEMENT RESTRICTIONS AS APPROPRIATE.
9. EMERGENCY VEHICLE ACCESS MUST BE MAINTAINED YEAR ROUND.

- NOTES:
1. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
2. OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 5"x1" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
1. ASPHALT PAVING IS INSTALLED
2. FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
4. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER OR H.O.A.
5. NO DRIVEWAYS ALLOWED ALONG 900 WEST STREET.
6. DRIVEWAY FOR LOT 113 IS TO ACCESS OFF OF 860 WEST STREET. DRIVEWAY TO MEET REQUIREMENTS OF AMERICAN FORK CITY PRIOR TO PLACEMENT.

DEVELOPER
G.A.R. PROPERTIES
8966 NORTH 6800 WEST
AMERICAN FORK, UTAH 84003
DAN RICHARDS

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
(SEE SEAL BELOW)

MITCHELL HOLLOW IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, 20____
BY THE MITCHELL HOLLOW IRRIGATION COMPANY.

MITCHELL HOLLOW IRRIGATION COMPANY

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF NORTH 00°18' WEST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE B, AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 490152005B, EFFECTIVE NOVEMBER 25, 1980.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

SURVEYORS SEAL
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL