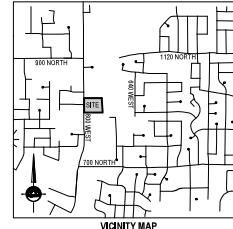
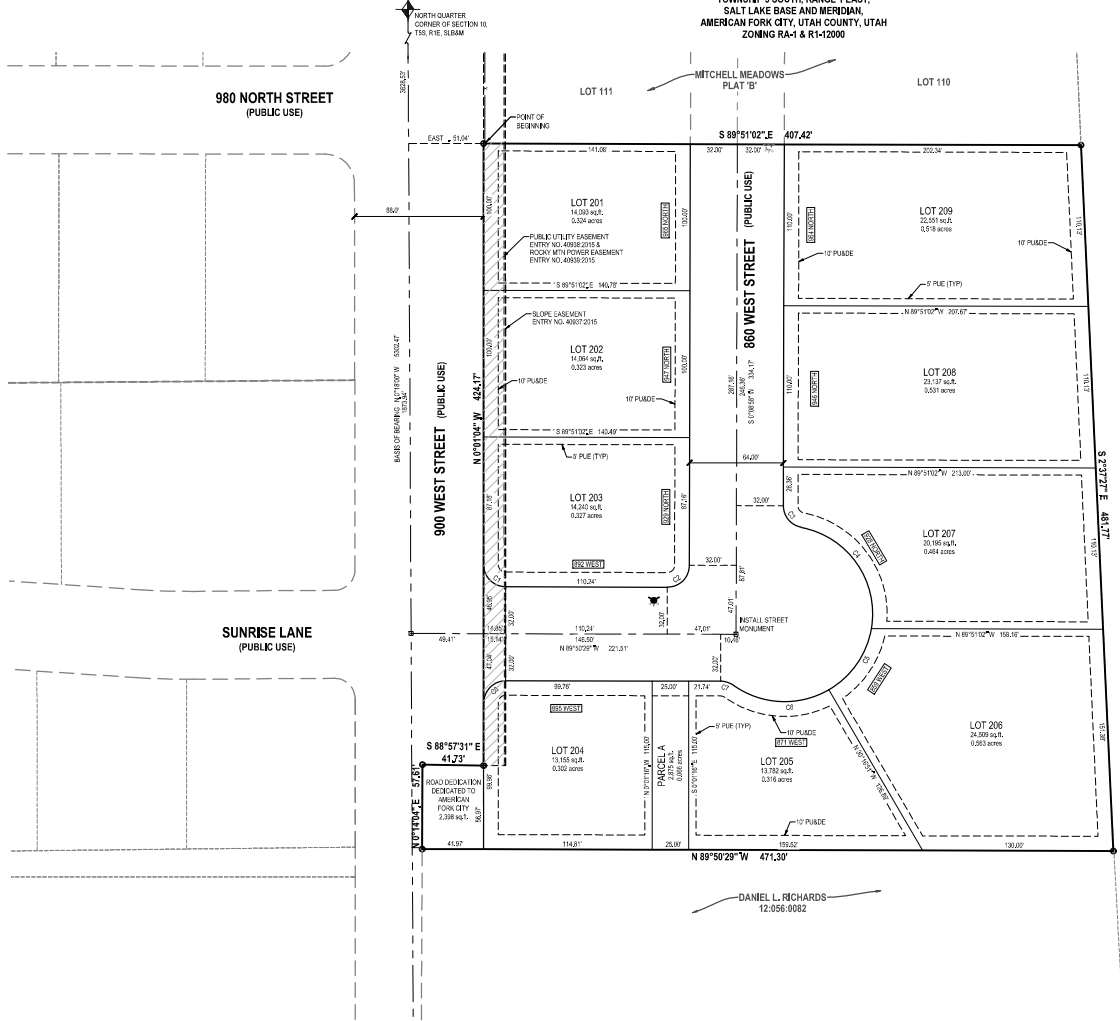


MITCHELL MEADOWS PLAT 'C'

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
ZONING RA-1 & R1-1000



SURVEYOR'S CERTIFICATE

I, DOUGLAS J. ZIMMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 18, CHAPTER 20, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, UTAH CODE ANNOTATED, 1993 AS AMENDED. CERTIFICATE NUMBER: 33825.

I, HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE REVERSE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 10-10-1, UTAH CODE ANNOTATED, 1993 AS AMENDED, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

IF EITHER CERTIFY THAT THE TITLE REPORT SUPPLIED BY MERIDIAN TITLE COMPANY, UNDER COMMITMENT NO. 239608, DATED EFFECTIVE JANUARY 2016 AT 10:41 AM, EVERY EXISTING RIGHT OF WAY EASEMENT GRANT OF RECORD FOR UNDERGROUND UTILITIES, AS DESCRIBED IN SECTION 10-10-1, UTAH CODE ANNOTATED, 1993 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 the southeast corner of Lot 111 of Mitchell Meadows Plat 'B' created August 31, 2016 as Entry No. 84233-2016 in the Salt Lake County Recorder's Office, and going as follows: to the east line of 800 West Street, being North of 8180' West 1013.04 feet along the quarter section line and East 51.26 feet from the South Quarter Corner of Section 10, Township 5 South, Range 1 East, S48' 24' 58" East 108.00 feet and turning:

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	23.52	89°49'23"	S44°59'47"E	21.36
C2	15.00	23.68	89°00'33"	S45°09'19"W	21.21
C3	15.00	20.79	79°15'30"	S39°28'17"E	18.13
C4	60.00	62.90	88°47'46"	N24°13'09"W	63.86
C5	60.00	52.38	80°09'59"	N24°24'17"E	50.72
C6	60.00	64.60	65°50'41"	S87°21'29"E	61.22
C7	15.00	5.27	35°24'22"	N72°38'19"W	6.17
C8	15.00	23.61	89°10'38"	S45°16'24"W	21.24

Once South 89°10'37" East 407.42 feet along the south line of said Plat to an existing back-south fence.
Once South 72°27' East 41.71 feet along the back-south fence.
Once North 0°52'27" West 471.30 feet.
Once North 0°45'58" East 57.81 feet.
Once South 89°10'37" East 41.73 feet to the east line of said 800 West Street.
Once North 0°07'45" West 43.07 feet along said east line to the Point of Beginning.

Contains 303.76 Square Feet of 4.576 Acres and 61.10 Lbs.

OWNER'S DECLARATION

I, DANIEL L. RICHARDS, PRESIDENT OF G.A.R. MEDICAL AND MANAGEMENT INC., A UTAH CORPORATION, DO HEREBY CERTIFY THAT I AM THE UNDEVELOPED OWNER 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 I HEREBY CERTIFY TO THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

DANIEL L. RICHARDS
DANIEL L. RICHARDS, PRESIDENT
G.A.R. MEDICAL AND MANAGEMENT INC.
A UTAH CORPORATION

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF _____) S.S.
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THE STATE OF UTAH, AND I HAVE PERSONALLY KNOWN _____ AND I HEREBY CERTIFY TO THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF _____) S.S.
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THE STATE OF UTAH, AND I HAVE PERSONALLY KNOWN _____ AND I HEREBY CERTIFY TO THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF _____) S.S.
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THE STATE OF UTAH, AND I HAVE PERSONALLY KNOWN _____ AND I HEREBY CERTIFY TO THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF _____) S.S.
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THE STATE OF UTAH, AND I HAVE PERSONALLY KNOWN _____ AND I HEREBY CERTIFY TO THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH) S.S.
COUNTY OF _____) S.S.
I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THE STATE OF UTAH, AND I HAVE PERSONALLY KNOWN _____ AND I HEREBY CERTIFY TO THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

BUILDING SETBACKS

R1-1000 ZONE: FRONT YARD 30 FEET
REAR YARD 30 FEET
SIDE YARD 5 FEET (1 FEET COMBINED SIDE (CORNER LOT) 30 FEET)

APPROVAL BY LEGISLATIVE BODY

I, _____, CITY COUNCIL MEMBER, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH, DO HEREBY APPROVE THE SUBMISSION 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____.

PLANNING COMMISSION APPROVAL

I, _____, PLANNER, PLANNING COMMISSION CHAIRMAN, DO HEREBY APPROVE THE SUBMISSION 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____.

WATER AND SEWER AUTHORITY APPROVAL

I, _____, PUBLIC WORKS DEPARTMENT DIRECTOR, DO HEREBY APPROVE THE SUBMISSION 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____.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE _____ AS DETERMINED BY FEMA. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP, 48052C002C, EFFECTIVE September 23, 2005.

APPROVAL BY LEGISLATIVE BODY

I, _____, CITY COUNCIL MEMBER, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH, DO HEREBY APPROVE THE SUBMISSION 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____.

APPROVAL BY LEGISLATIVE BODY

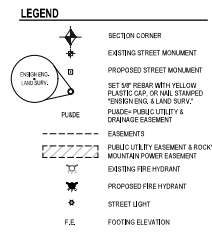
I, _____, CITY COUNCIL MEMBER, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH, DO HEREBY APPROVE THE SUBMISSION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

APPROVAL BY LEGISLATIVE BODY

I, _____, CITY COUNCIL MEMBER, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH, DO HEREBY APPROVE THE SUBMISSION 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____.

APPROVAL BY LEGISLATIVE BODY

I, _____, CITY COUNCIL MEMBER, CITY OF AMERICAN FORK, UTAH COUNTY, UTAH, DO HEREBY APPROVE THE SUBMISSION 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____.



SENSITIVE LAND OVERLAY ZONE NOTES

- THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE AMERICAN FORK CITY SENSITIVE LAND OVERLAY ZONE ORDINANCE AND ITS LATEST AMENDMENT.
- ALL GROUNDWATER DRIVING WITHIN THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION OR THE PROPERTY OWNER IF SEVERAL.
- EACH LOT REQUIRE 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.
- EACH LOT TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DEPARTMENT.
- NO FOOTING, BASES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
- THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.
- MINIMUM FOOTING ELEVATIONS OR BASEMENT RESTRICTIONS AS APPROPRIATE.
- EMERGENCY VEHICLE ACCESS MUST BE MAINTAINED YEAR ROUND.

NOTES

- HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON), OFF-SET FROM TO BE PLACED ON THE BACK OF THE CURB AND PLAIN REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
 - ASPHALT PAVING IS INSTALLED.
 - FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
 - PARA-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER OR LOCAL.
 - NO DRIVEWAYS ALLOWED ALONG 800 WEST STREET.
 - PARCELS WILL BE OWNED AND MAINTAINED BY DANIEL L. RICHARDS AND HIS SUCCESSORS AND ASSIGNS.

DEVELOPER

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

MITCHELL HOLLOW IRRIGATION COMPANY

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

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY,
PUBLIC WORKS DEPARTMENT DIRECTOR

APPROVAL BY LEGISLATIVE BODY

APPROVED THIS _____ DAY OF _____, 20____
BY THE AMERICAN FORK CITY PLANNING COMMISSION,
PLANNER

APPROVAL BY LEGISLATIVE BODY

APPROVED THIS _____ DAY OF _____, 20____
BY THE AMERICAN FORK CITY PLANNING COMMISSION,
PLANNING COMMISSION CHAIRMAN

APPROVAL BY LEGISLATIVE BODY

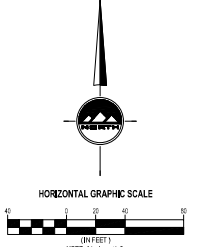
APPROVED THIS _____ DAY OF _____, 20____
BY THE AMERICAN FORK CITY PLANNING COMMISSION,
PLANNING COMMISSION CHAIRMAN

APPROVAL BY LEGISLATIVE BODY

APPROVED THIS _____ DAY OF _____, 20____
BY THE AMERICAN FORK CITY PLANNING COMMISSION,
PLANNING COMMISSION CHAIRMAN

APPROVAL BY LEGISLATIVE BODY

APPROVED THIS _____ DAY OF _____, 20____
BY THE AMERICAN FORK CITY PLANNING COMMISSION,
PLANNING COMMISSION CHAIRMAN



MITCHELL MEADOWS PLAT 'C'

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: 0235A
MANAGER: J. J. JENSEN
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
DATE: 2/2/20

SALT LAKE CITY
416 N. 1000 S., SUITE 500
SALT LAKE CITY, UT 84143
PHONE: 801.223.2400
FAX: 801.554.6489
WWW.ENSIGN.COM

ENSIGN
SURVEYING & MAPPING

