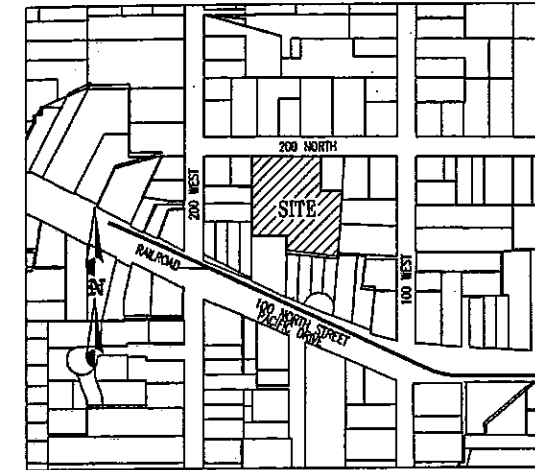
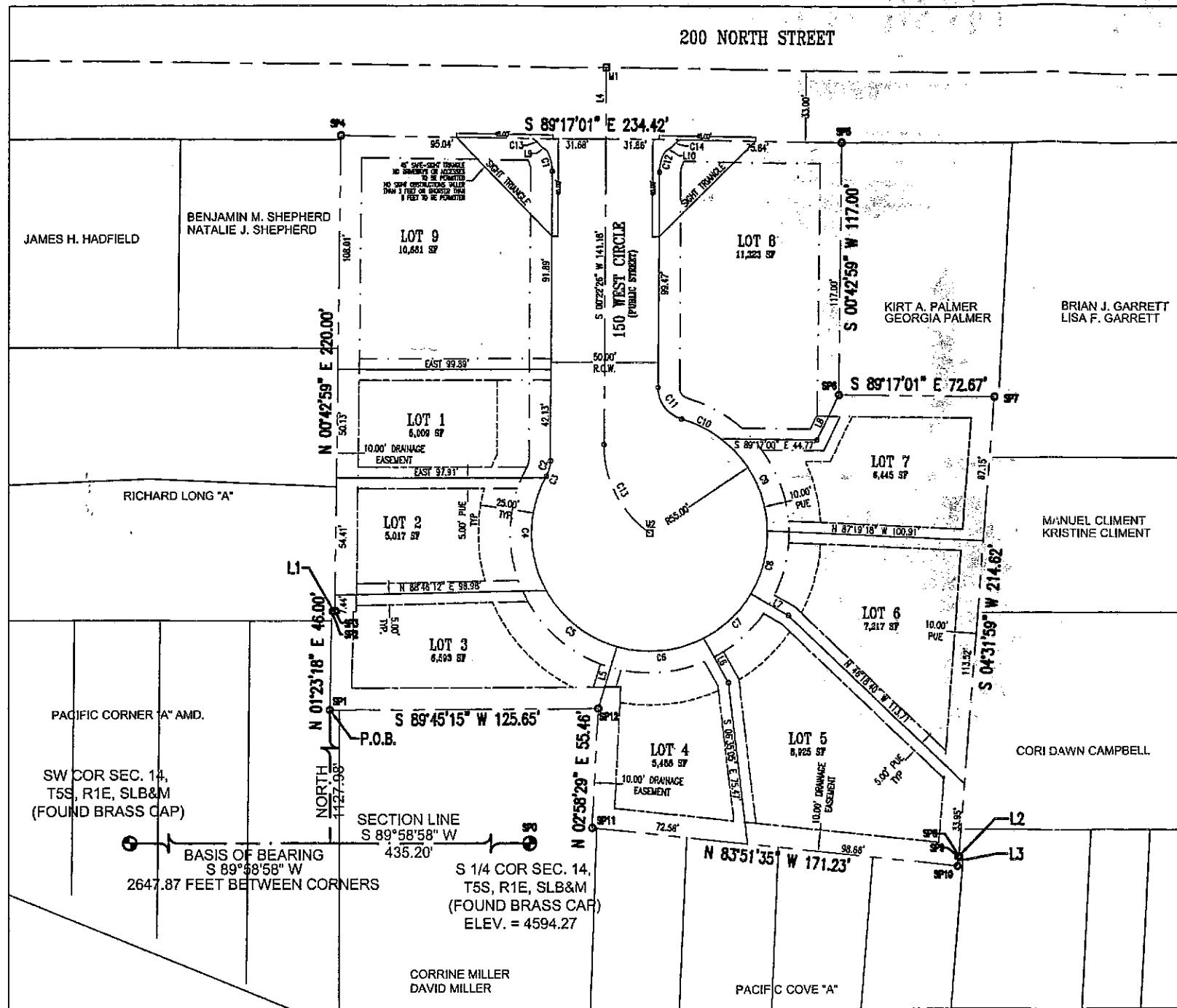


JAMES COURT COTTAGE DEVELOPMENT



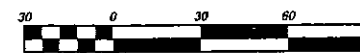
VICINITY SKETCH
SCALE 1"=300'

ADDRESS TABLE

LOT#	ADDRESS
9	191 NORTH 150 WEST CIRCLE
OR	177 WEST 200 NORTH
8	192 NORTH 150 WEST CIRCLE
OR	147 WEST 200 NORTH
1	189 NORTH 150 WEST CIRCLE
2	177 NORTH 150 WEST CIRCLE
3	165 NORTH 150 WEST CIRCLE
4	153 NORTH 150 WEST CIRCLE
5	164 NORTH 150 WEST CIRCLE
6	176 NORTH 150 WEST CIRCLE
7	188 NORTH 150 WEST CIRCLE

STATE PLANE COORDINATES

LABEL	NORTHING	EASTING
SP0	744,594.20	1,916,194.21
SP1	745,723.74	1,915,781.13
SP2	745,769.72	1,915,762.24
SP3	745,769.70	1,915,763.56
SP4	745,989.82	1,915,768.31
SP5	745,988.89	1,916,000.84
SP6	745,669.75	1,915,999.18
SP7	745,669.82	1,916,071.82
SP8	745,654.95	1,916,054.87
SP9	745,654.99	1,916,054.47
SP10	745,650.90	1,916,054.07
SP11	745,659.90	1,915,883.87
SP12	745,724.28	1,915,888.75
W1	745,021.06	1,915,890.71
W2	745,805.74	1,915,918.77



SCALE 1"=30'

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, 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 NO. 163927. 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 EVERY EXISTING RIGHT-OF-WAY AND 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 THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ DAVID V. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF PACIFIC COVE SUBDIVISION PLAT "A", SAID POINT BEING LOCATED S 89°58'58" W 435.20 FEET ALONG THE SECTION LINE AND NORTH 1127.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE N 01°23'18" E ALONG SAID SUBDIVISION BOUNDARY 48.00 FEET; THENCE S 89°17'01" E 1.32 FEET; THENCE N 00°42'59" E 220.00 FEET; THENCE S 89°17'01" E 234.42 FEET; THENCE S 00°42'59" W 117.00 FEET; THENCE S 89°17'01" E 72.67 FEET; THENCE S 04°31'59" W 214.62 FEET; THENCE N 82°15'01" W 0.40 FEET; THENCE S 05°12'26" W 4.41 FEET TO THE NORTH LINE OF PACIFIC COVE SUBDIVISION; THENCE N 82°51'35" W 171.23 FEET; THENCE N 02°58'29" E 55.48 FEET; THENCE S 89°45'15" W 125.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.905 ACRES

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. _____ 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

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL OF _____ AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE _____ AMERICAN FORK CITY PLANNING COMMISSION
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

JAMES COURT COTTAGE DEVELOPMENT

A RESIDENTIAL SUBDIVISION LOCATED IN THE S.W. 1/4 OF SECTION 14, T.5S., R.1E., S.L.B.&M. AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	18.84	48°14'52"	16.35	S 23°45'00" E
C2	15.00	7.49	28°35'27"	7.41	S 14°40'00" W
C3	55.00	0.95	00°59'31"	0.95	S 28°18'07" W
C4	55.00	54.48	56°45'32"	52.28	S 00°24'24" E
C5	55.00	43.22	45°01'31"	42.12	S 51°17'58" E
C6	55.00	41.58	43°19'12"	40.90	N 84°31'43" E
C7	55.00	30.53	31°48'04"	30.14	N 45°28'03" E
C8	55.00	30.69	31°36'26"	30.30	N 15°24'48" E
C9	55.00	48.63	51°41'39"	47.96	N 28°45'22" W
C10	55.00	20.80	21°40'00"	20.87	N 82°18'16" W
C11	15.00	19.54	74°36'42"	18.19	N 18°58'58" W
C12	20.00	17.08	48°35'56"	16.57	N 24°50'25" E
C13	18.50	5.04	15°38'53"	5.03	S 48°39'05" E
C14	18.50	4.77	14°45'44"	4.75	N 47°30'38" E

LINE	LENGTH	BEARING
L1	1.32	S 89°17'01" E
L2	0.40	N 82°15'01" W
L3	4.41	S 05°12'26" W
L4	33.00	S 00°22'26" W
L5	29.95	N 16°53'11" E
L6	23.70	S 25°03'28" E
L7	20.18	S 80°02'03" E
L8	23.26	S 26°10'48" W
L9	1.82	N 55°38'43" W
L10	4.08	N 55°57'25" E

NOTE:

LOTS 8 & 9 ARE PART OF THIS PLAT, BUT NOT PART OF THE COTTAGE DEVELOPMENT. LOTS 8 & 9 ARE ELIGIBLE FOR THE REQUIREMENTS OF THE UNDERLYING R-2 ZONE.

SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SEWER AUTHORITY.

SEWER AUTHORITY

WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE WATER AUTHORITY.

WATER AUTHORITY

06 OCT 2007

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