

NOTICE OF INTENT TO ANNEX

On January 12, 2021, the City Council of American Fork, Utah, adopted Resolution No. 2021-01-02R, indicating its intent to annex the following described real property:

Silverado Annexation
(1000 West 150 South)

Beginning at a point on the northwest corner of the AF Frontrunner Annexation boundary; said point being South 89°53'29" East, along the section line, 2597.17 feet and South, 741.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said AF Frontrunner Annexation boundary the following four (4) courses: South 00°00'58" East, 81.84 feet; thence South 78°00'58" East, 58.49 feet; thence North 84°08'08" West, 57.52 feet; thence South 00°00'58" East, 745.16 feet to a point on the AF Utah, LLC Addition Annexation boundary line; thence along said AF Utah, LLC Addition Annexation boundary line the following two (2) courses: West, 1166.08 feet; thence North 00°55'57" East, 37.54 feet to a point on the Spring Creek West Annexation boundary line; thence along said Spring Creek West Annexation boundary line the following five (5) courses: North 00°55'57" East, 398.83 feet; thence South 89°14'16" East, 28.10 feet; thence North, 616.02 feet; thence West, 12.63 feet; thence North, 97.76 feet to a point on current Corporate Limits of American Fork City; thence South 74°31'43" East, along said Corporate Limits, 1186.27 feet to the point of beginning.

Contains: 26.04 Acres more or less

Notice is hereby given that the American Fork City Council will hold a public hearing in conjunction with the regular session on February 23, 2021, at 7:00 p.m. in the American Fork City Hall, 31 North Church Street, for the purpose of receiving public comment regarding the proposed annexation.

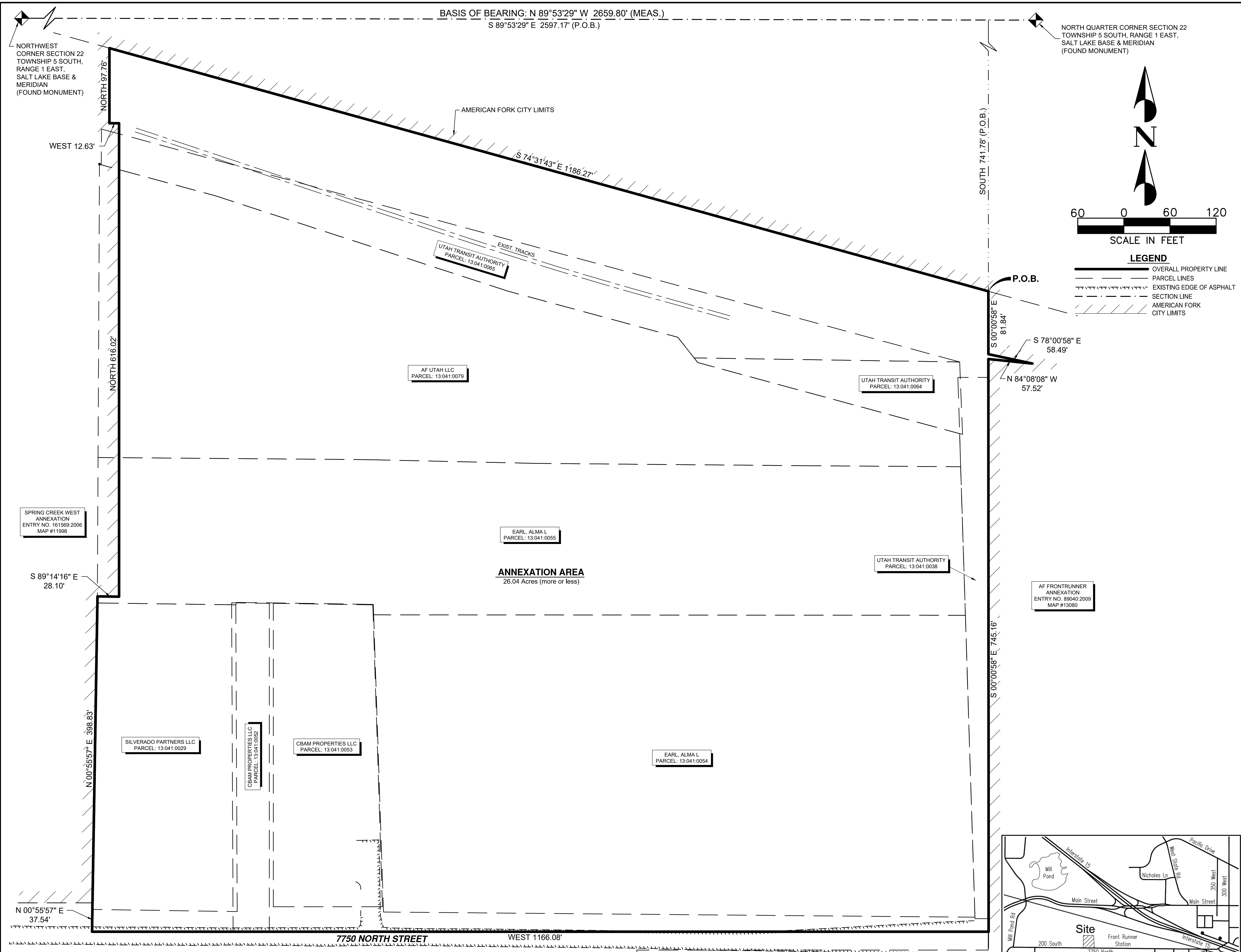
The City Council will act to annex the above described real property unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property in accordance with applicable provisions of UCA 10-2-418.

Copies of a map showing the location of the annexation area are available for review by the public at the City Recorders Office, 51 East Main Street, during normal business hours.

Dated this 21 day of January 2021



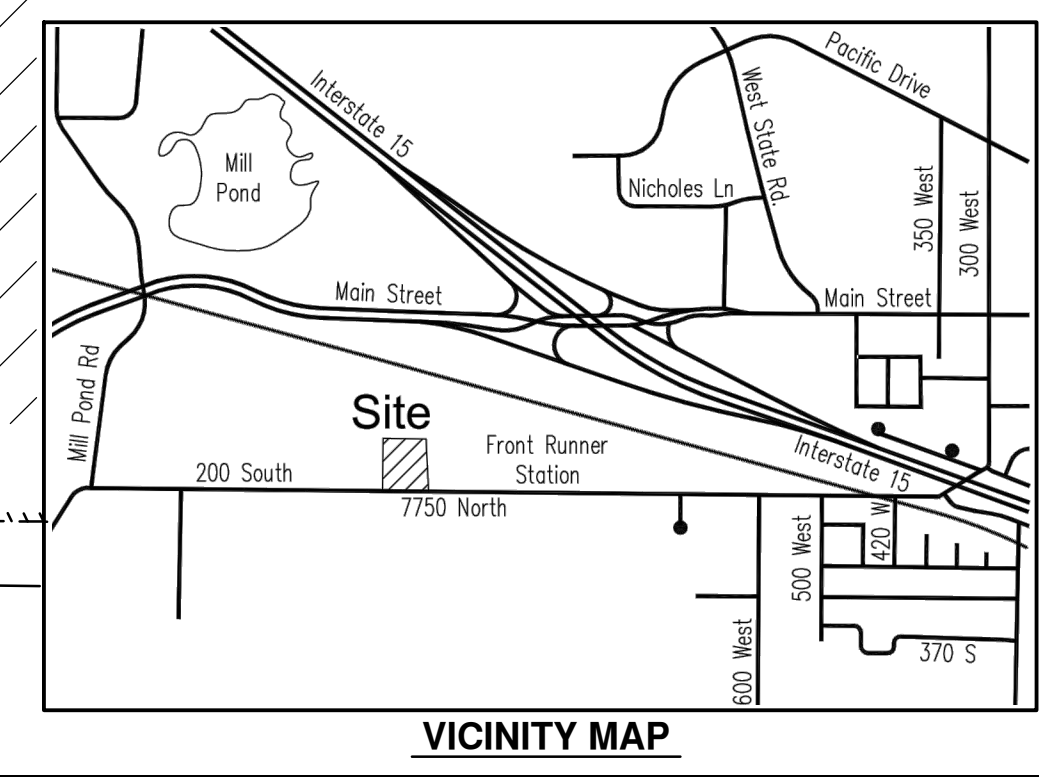
Terilyn Lurker, City Recorder



PREPARED BY:
PEPG CONSULTING LLC
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 DATE: DECEMBER 9, 2020 FILE: p:\1238\1810\dwg\annex-01

DEVELOPER
 SILVERADO BUILDING COMPANY
 1510 EAST 840 NORTH
 OREM, UT 84097 (801)-364-9696
 CONTACT: JOE BROWN
 (801) 787-0532

AF UTAH, LLC
 ADDITION ANNEXATION



SURVEYOR'S CERTIFICATE
 I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 Amended. I further certify that by request of the Owners, I have made a plat of the tract of land shown on this plat and described below, hereafter to be known as SILVERADO ANNEXATION and that the same has been mapped drafted as referenced from county records and related to this map as shown hereon. Furthermore, I acknowledge that deed conflicts via records and possession lines could exist. These findings may not be shown as per this plat, and that those elements that are a product of platting and the retracing of existing lines of record, that are disclosed or resolved in the finalization of a "Record of Survey". Are hereby acknowledging that this shall be initiated by the owner at time of finalizing this Annexation plat.
 The purpose of this survey is to locate boundaries of the described parcel, for the purpose to initiate Annexation of the described property below.

PROPERTY DESCRIPTION
 Beginning at a point on the northwest corner of the AF Frontrunner Annexation boundary; said point being South 89°53'29" East, along the section line, 2597.17 feet and South, 741.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said AF Frontrunner Annexation boundary the following four (4) courses: South 00°00'58" East, 81.84 feet; thence South 78°00'58" East, 58.49 feet; thence North 84°08'08" West, 57.52 feet; thence South 00°00'58" East, 745.16 feet to a point on the AF Utah, LLC Addition Annexation boundary line; thence along said AF Utah, LLC Addition Annexation boundary line the following two (2) courses: West, 1166.08 feet; thence North 00°55'57" East, 37.54 feet to a point on the Spring Creek West Annexation boundary line; thence along said Spring Creek West Annexation boundary line the following five (5) courses: North 00°55'57" East, 398.83 feet; thence South 89°14'16" East, 28.10 feet; thence North, 616.02 feet; thence West, 12.63 feet; thence North, 97.76 feet to a point on current Corporate Limits of American Fork City; thence South 74°31'43" East, along said Corporate Limits, 1186.27 feet to the point of beginning.
 Contains: 26.04 Acres more or less

Robert Law
 Date: 12-9-2020

The Basis of Bearing is N 89°53'29" W from the North Quarter Corner to the Northwest Corner of Section 22 as shown hereon.

ACCEPTANCE OF LEGISLATIVE BODY
 We, the duly elected Council of the City of American Fork, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of American Fork City, to be known hereafter as the SILVERADO ANNEXATION.

Dated this _____ day of _____, 20__.

Mayor _____ Council Member _____
 Council Member _____ Council Member _____
 Council Member _____ Council Member _____
 City Recorder _____

COUNTY SURVEYOR
 This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann §17-23-20 as amended.
 County Surveyor _____ Date _____

SILVERADO ANNEXATION
 AMERICAN FORK CITY
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 5 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN.
 UTAH COUNTY, UTAH

SURVEYOR SEAL COUNTY SURVEYOR SEAL CLERK-RECORDER SEAL
 ROBERT LAW
 12-9-2020