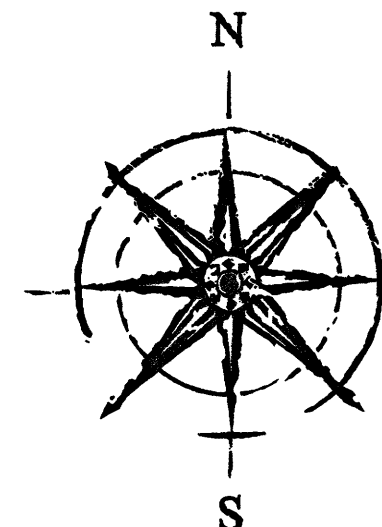


VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.00	53°25'56"	12.12	N16°17'24"W	11.69
C2	93.94	6°12'45"	10.19	N04°55'43"E	10.18

Line Table		
LINE	DIRECTION	LENGTH
L1	N08°02'05"E	9.85



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	LIMITS OF COMMON OWNERSHIP
	LIMITS OF PRIVATE OWNERSHIP
	LIMITS OF LIMITED COMMON OWNERSHIP

DOMINION ENERGY NOTE:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

DOMINION ENERGY DATE: 4/16/20

PUBLIC UTILITIES APPROVAL

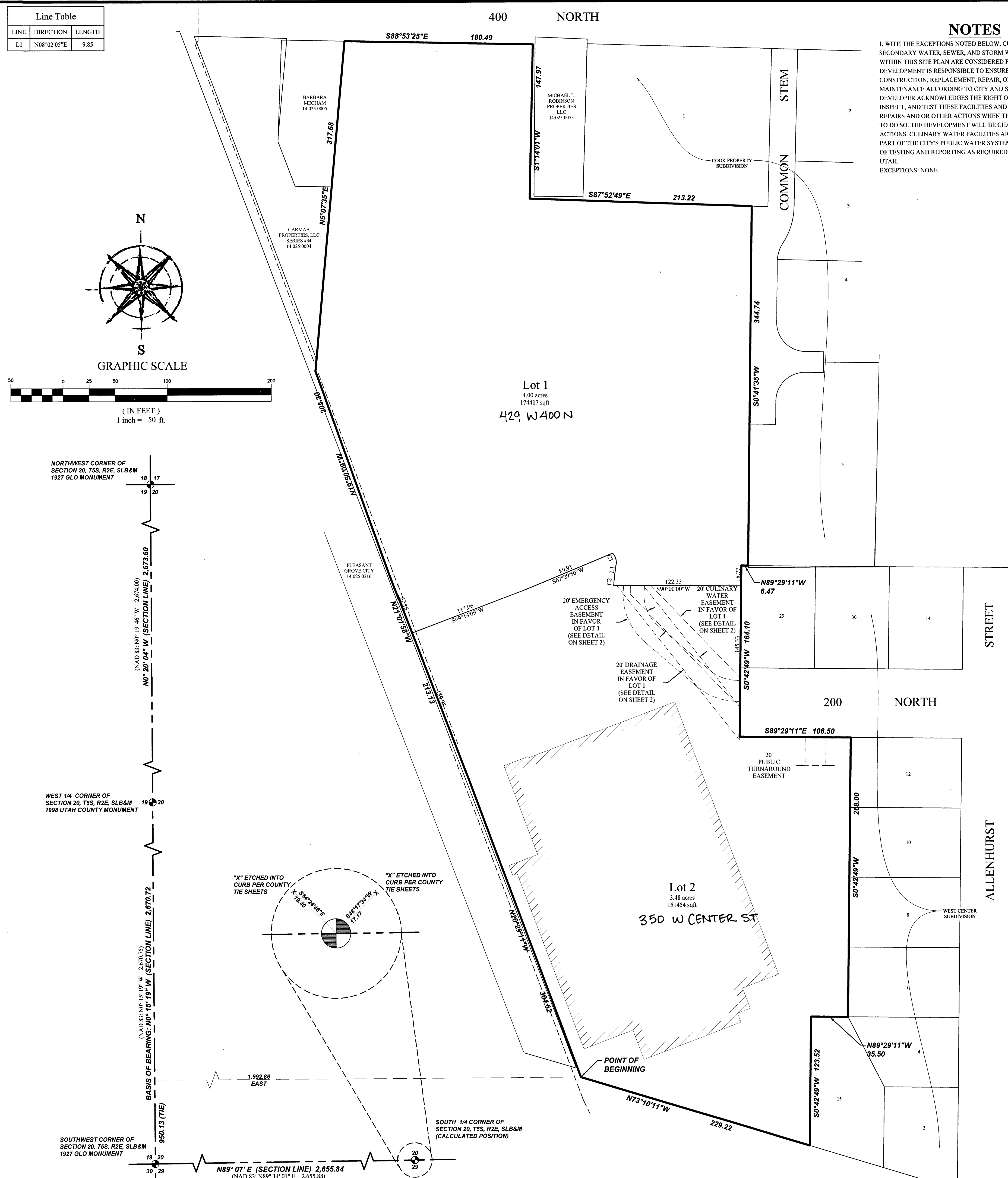
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PIE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
(3) TITLE 54, CHAPTER 88, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
(4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER DATE: 4-17-20

CENTURY LINK

Approved this 4th day of April, A.D. 2020

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
10 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 555-0075
www.focusllc.com



NOTES

1. WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE DEVELOPER FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSE OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH.
EXCEPTIONS: NONE

SURVEYOR'S CERTIFICATE

I, Spencer Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer Llewelyn
Professional Land Surveyor
Certificate No. 10516507
Date: 4/17/2020

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows:
Beginning at a point on the Northernly line of Center Street located N00°15'19"W along the Section line 950.13 feet and East 1,992.86 feet from the Southwest Corner of Section 20, T5S, R2E, SLB&M; thence along the extension and fence line thereof the following 3 (three) courses and distances: N20°29'11"W 304.62 feet; thence N21°01'58"W 213.13 feet; thence N19°50'09"W 205.30 feet; thence N05°07'35"E along the extension and along the Easterly lines of those Real Properties described in Deed Entry Nos. 8283:2016 and 14010:1990 of the Official Records of Utah County 317.68 feet to the Southerly line of 400 North Street; thence S88°53'25"E along said street 180.49 feet to a point on a fence line; thence S01°14'01"W along said fence 147.97 feet; thence S87°52'49"E along said fence and along the Southerly line of COOK PROPERTY Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder 213.22 feet; thence S00°41'35"W along said plat 344.74 feet to the Northernly line of Lot 29, WEST CENTER Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°29'11"W along said lot 6.47 feet; thence S00°42'49"W along said lot and extension thereof to the Northwest corner of Lot 24 of said plat 164.10 feet; thence S89°29'11"E along said lot 106.50 feet to the Northwest corner of Lot 12 of said plat; thence S00°42'49"W along the West line of said lot and along the West line of Lots 10, 8 & 6 of said plat 268.00 feet to the Northeast corner of Lot 15 of said plat; thence N89°29'11"W along said lot 35.50 feet; thence S00°42'49"W along said lot 123.52 feet to the Northernly line of Center Street; thence N73°10'11"W along said street 229.22 feet to the point of beginning.
Contains: 7.48 acres +/-

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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6TH DAY OF APRIL, A.D. 2020

BY: TOM STUART, MANAGER
STAY CC, LLC
ITS:

RECORDED FOR: PLEASANT GROVE CITY CORPORA
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 29 11:59 am FEE: 104.00 BY RA
RECORDED FOR: PLEASANT GROVE CITY CORPORA

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis
ON THE 28 DAY OF April, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Tom Stuart, who after being duly sworn, acknowledged to me that he/she is the Manager of Stay CC, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 4/31/21
MY COMMISSION No. 693926
JAN B. THOMAS
Notary Public, State of Utah
Commission #893926
My Commission Expires
April 3, 2021

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PLEASANT GROVE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF March, A.D. 2018.

APPROVED BY MAYOR: [Signatures]
ATTEST: KATHY KRISOR, CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 22nd DAY OF March, A.D. 2018 BY THE PLEASANT GROVE CITY PLANNING COMMISSION.
DANIEL JENSEN, DIRECTOR - SECRETARY
CHAIRMAN, PLANNING COMMISSION

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION/SANITARY SEWER/STORM DRAIN
APPROVED THIS 16th DAY OF July, A.D. 2020 BY THE PUBLIC WORKS DIRECTOR.
Marty Beaumont, PUBLIC WORKS DIRECTOR

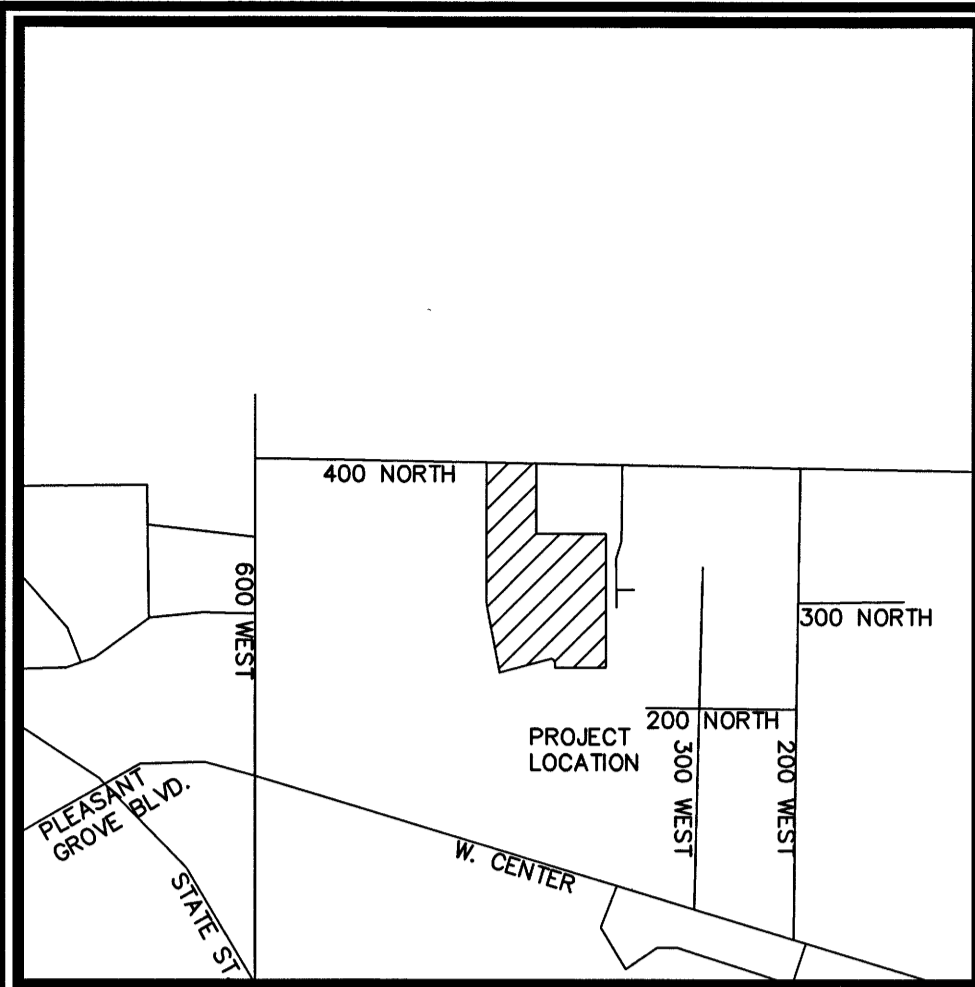
COSTUME CRAZE

PLAT A SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 20, T 5 S, R 2 E,
SALT LAKE BASE & MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL, CITY-COUNTY ENGINEER SEAL, CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR STATE OF UTAH No. 10516507
APPROVED BY THE PLEASANT GROVE CITY ENGINEER
PLEASANT GROVE CITY, UTAH CORPORATE SEAL

17180 1 of 2
SHEET 1 OF 2

2017-17-188 PG Downtown Village Design 17-188 Veng Streets C2.0 - FINAL PLAT.FIG. 1 of 9
SEC. 10-5-16 SLB&M TUV070 BM



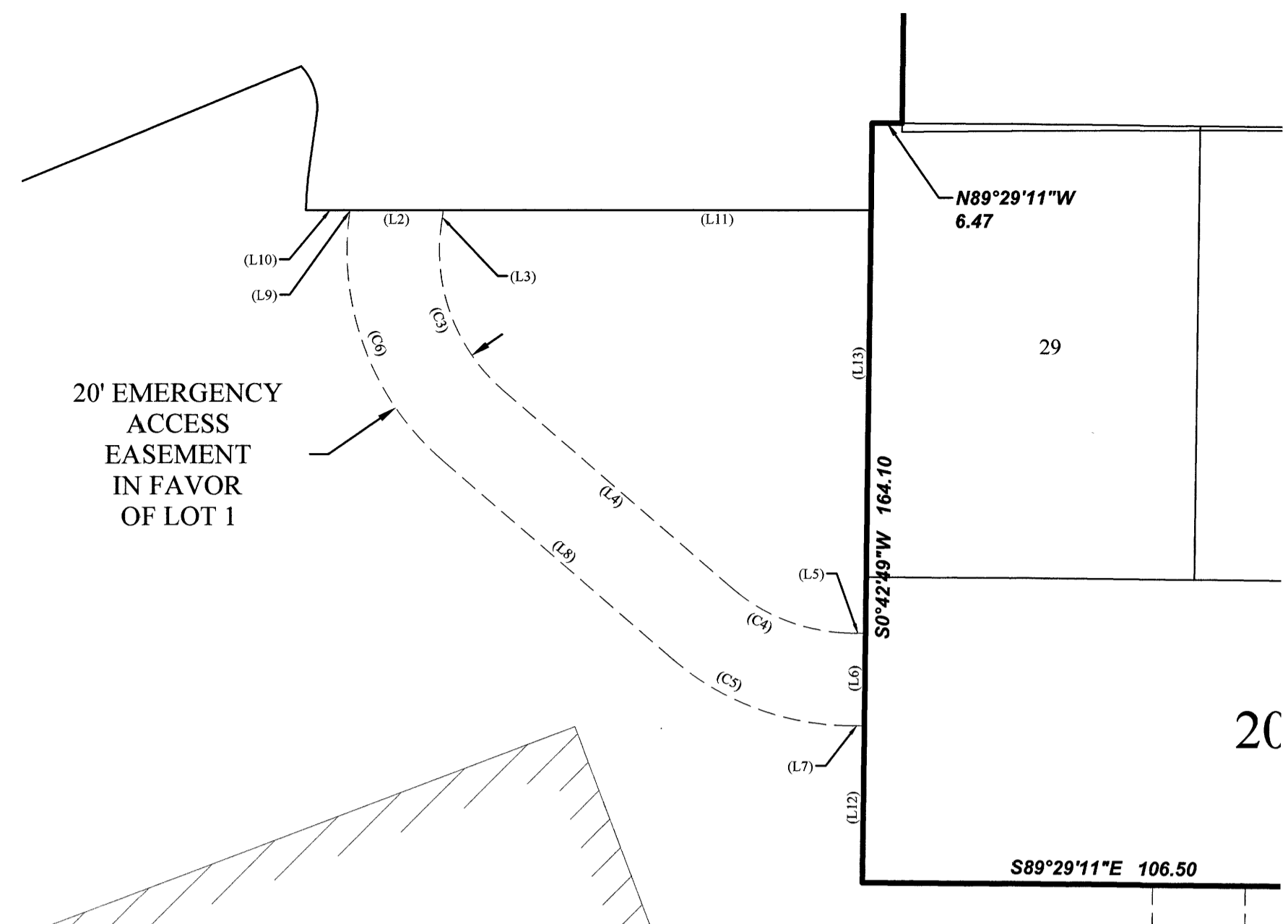
VICINITY MAP
N.T.S.

LEGEND

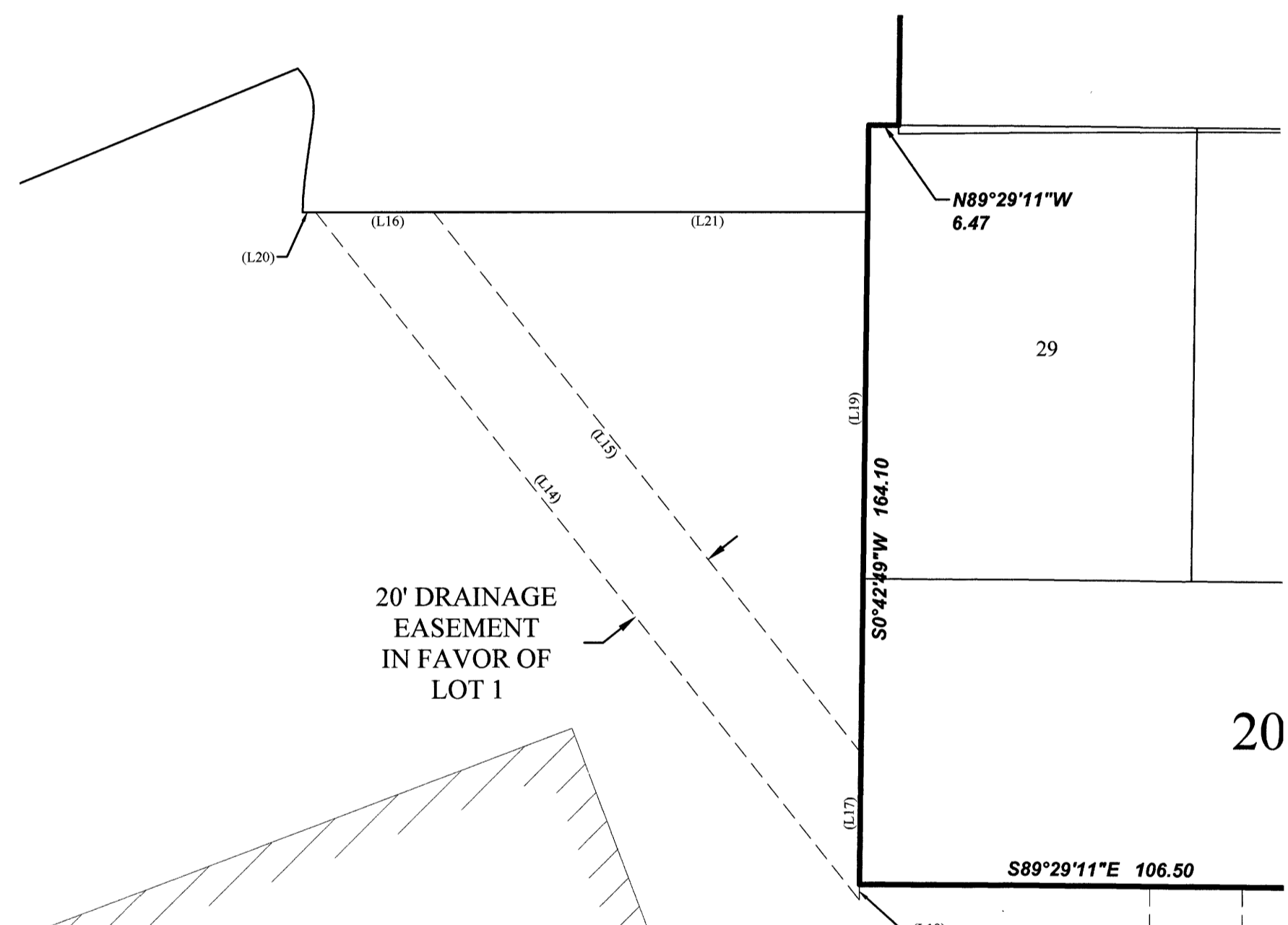
- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- ⊙ SECTION MONUMENT (FOUND)
- ▭ LIMITS OF COMMON OWNERSHIP
- ▭ LIMITS OF PRIVATE OWNERSHIP
- ▨ LIMITS OF LIMITED COMMON OWNERSHIP

LINE	DIRECTION	LENGTH
(L2)	S90°00'00"W	20.20
(L3)	N08°02'05"E	3.16
(L4)	N49°14'17"W	65.32
(L5)	N89°17'11"W	3.31
(L6)	N00°42'49"E	20.00
(L7)	S89°17'11"E	3.31
(L8)	S49°14'17"E	65.32
(L9)	S08°02'05"W	0.34
(L10)	S90°00'00"W	9.54
(L11)	N90°00'00"E	92.59
(L12)	N00°42'49"E	33.92
(L13)	S00°42'49"W	91.41
(L14)	N38°21'53"W	189.61
(L15)	S38°21'53"E	149.15
(L16)	N90°00'00"E	25.51
(L17)	S00°42'49"W	31.73
(L18)	S00°42'49"W	3.35
(L19)	S00°42'49"W	116.95
(L20)	S90°00'00"W	2.80
(L21)	N90°00'00"E	94.03
(L22)	N90°00'00"E	20.00
(L23)	S00°42'49"W	22.91
(L24)	S43°53'42"E	143.79
(L25)	S43°53'42"E	122.90
(L26)	S89°29'47"E	5.48
(L27)	S01°44'43"W	8.21
(L28)	S00°42'49"W	33.45
(L29)	S00°42'49"W	88.97
(L30)	N90°00'00"E	86.31
(L31)	S90°00'00"W	16.02
(L32)	S01°05'01"W	0.40

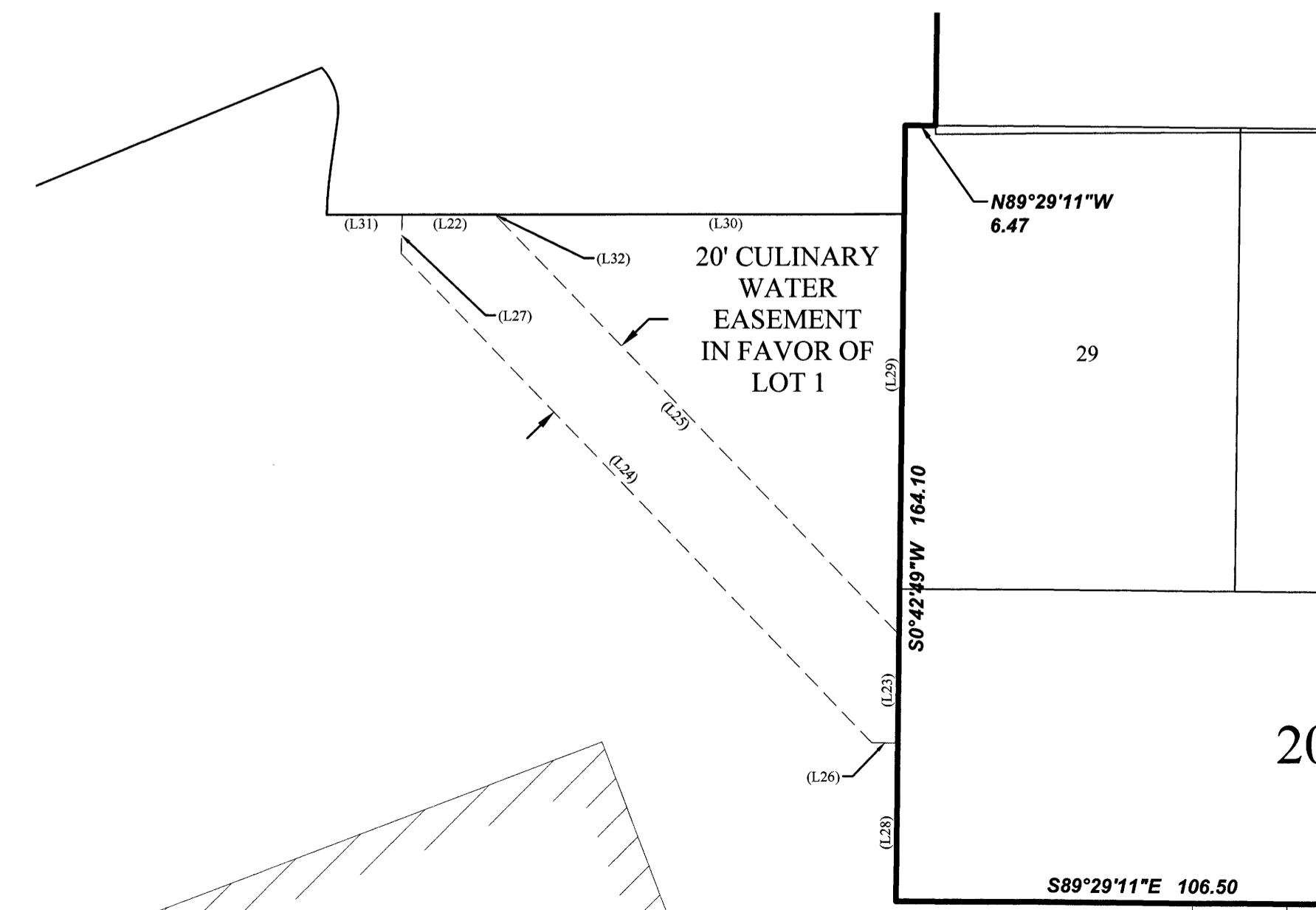
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C3)	40.00	57°16'22"	39.98	N20°36'06"W	38.34
(C4)	40.00	40°02'54"	27.96	N69°15'44"W	27.39
(C5)	60.00	40°02'54"	41.94	S69°15'44"E	41.09
(C6)	60.00	57°16'22"	59.98	S20°36'06"E	57.51



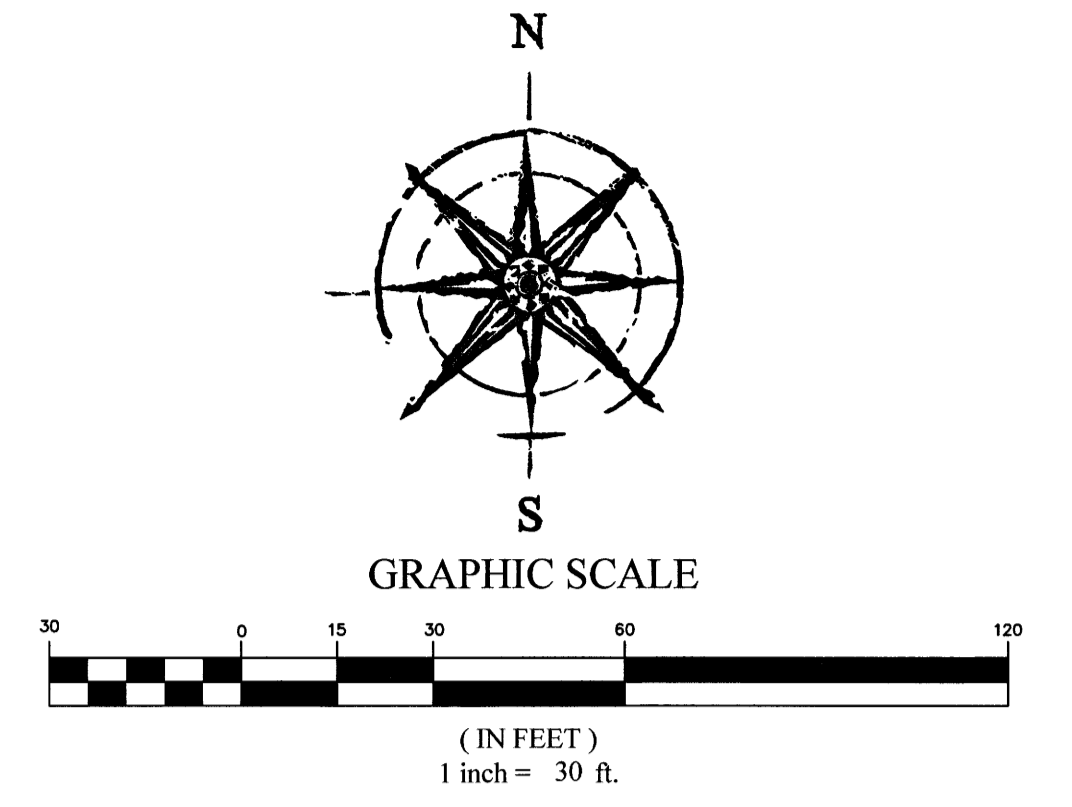
EMERGENCY ACCESS EASEMENT DETAIL



DRAINAGE EASEMENT DETAIL



CULINARY WATER EASEMENT DETAIL



BY 10923312020 Rev. 4 17180
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 29 11:00 am FEE 104.00 BY NR
RECORDED FOR PLEASANT GROVE CITY CORPORA

17180 2 of 2

COSTUME CRAZE
PLAT A SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 20, T 5 S, R 2 E,
SALT LAKE BASE & MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	CITY-COUNTY ENGINEER SEAL 	CLERK-RECORDER SEAL 	
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