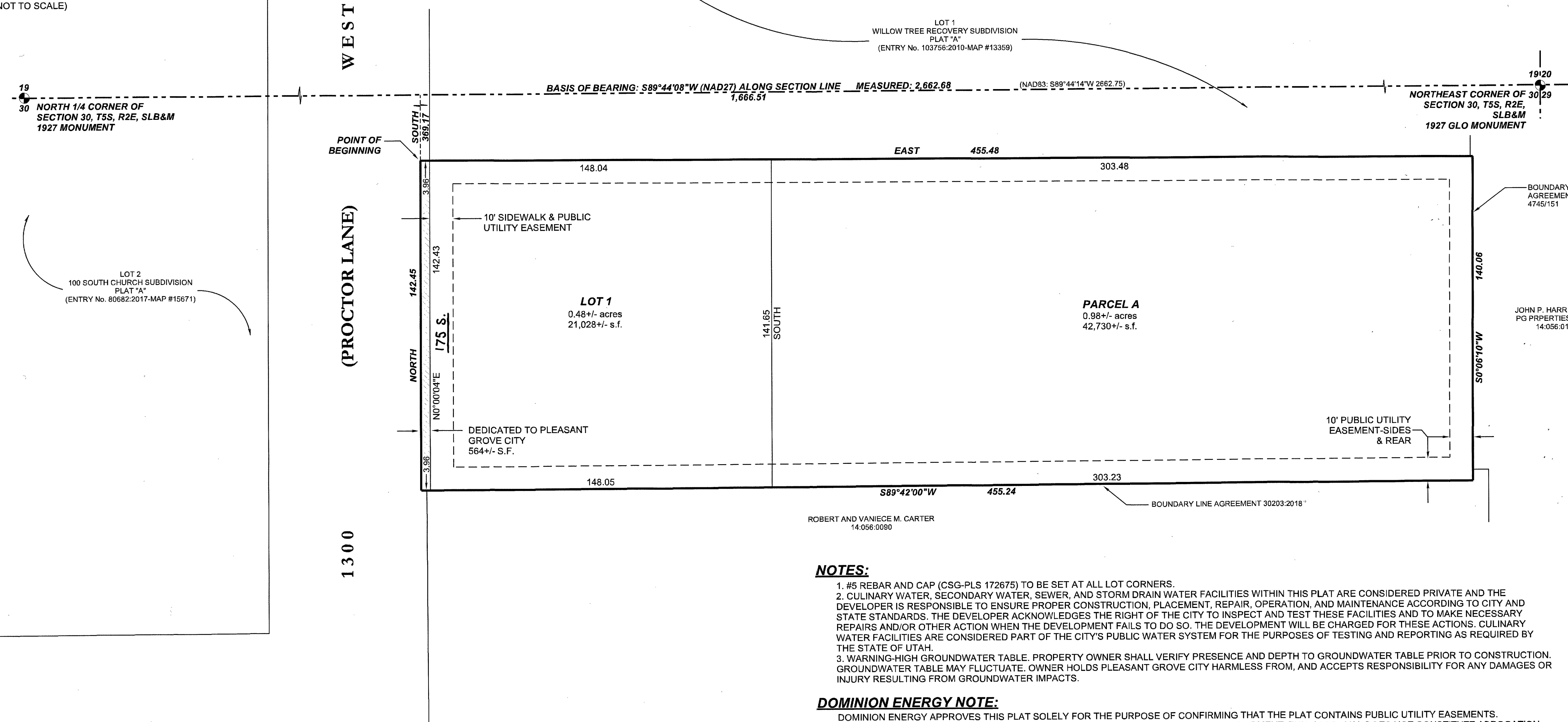
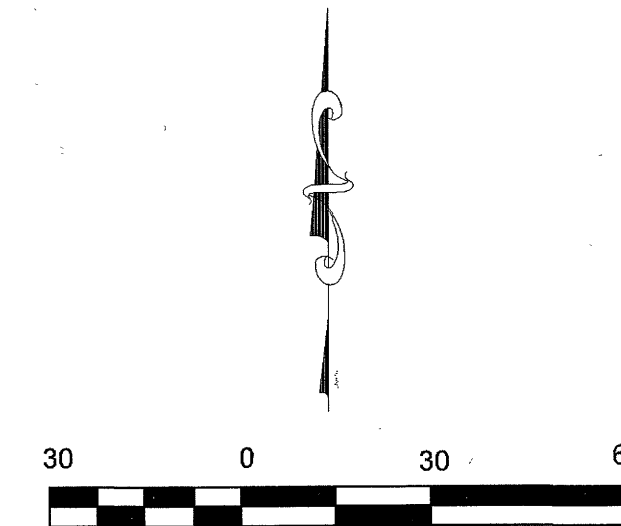


VICINITY MAP
(NOT TO SCALE)

KARMA HOLDINGS SUBDIVISION PLAT "A"

LOCATED IN THE NE 1/4 OF SECTION 30, T5S, R2E, S.L.B. & M.
PLEASANT GROVE, UTAH COUNTY, UTAH



NOTES:

- #5 REBAR AND CAP (CSG-PLS 172675) TO BE SET AT ALL LOT CORNERS.
- CULINARY WATER, SECONDARY WATER, SEWER, AND STORM DRAIN WATER FACILITIES WITHIN THIS PLAT ARE CONSIDERED PRIVATE AND THE DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, PLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND TO MAKE NECESSARY REPAIRS AND/OR OTHER ACTION WHEN THE DEVELOPMENT 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 PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH.
- WARNING-HIGH GROUNDWATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.

DOMINION ENERGY NOTE:

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNER'S 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 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. §17-27b-6(3)(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT (PUE) AS DESCRIBED ON 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:
 - A RECORDED EASEMENT OR RIGHT OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
 - ANY OTHER PROVISION OF LAW.

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION	SEWER/STORM DRAIN
Marty Beaumont PUBLIC WORKS DIRECTOR 8-29-18 DATE	Marty Beaumont PUBLIC WORKS DIRECTOR 8-29-18 DATE

ROCKY MOUNTAIN POWER

APPROVED THIS 7 DAY OF August, 2018
BY ROCKY MOUNTAIN POWER COMPANY.

Janis Walker
SIGNATURE
Estimator
TITLE

DOMINION ENERGY

APPROVED THIS 14 DAY OF August, 2018
BY THE DOMINION ENERGY COMPANY.

And Mathew
SIGNATURE
Reed
TITLE

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE CITY.

16234

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(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 ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, 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.

Dennis P. Carlisle
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 172675

August 6, 2018
DATE

BOUNDARY DESCRIPTION

A portion of the NE 1/4 of Section 30, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Pleasant Grove, Utah, more particularly described as follows:
Beginning at the southwest corner of WILLOW TREE RECOVERY Subdivision, Plat "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder, said corner being located S89°44'02"W (NAD27) along the Section line 1,666.51 feet and South 369.17 feet from the Northeast Corner of Section 30, T5S, R2E, S.L.B. & M.; thence East along said Plat and the extension thereof 455.48 feet to the westerly line of a Boundary Line Agreement recorded in Deed Book 4745 Page 151 of the Official Records of Utah County; thence S0°06'10"W along said Agreement 140.06 feet; thence S89°42'00"W 455.24 feet along an existing fence line and Boundary Line Agreement recorded as Entry No. 30203:2018 of the Official Records of Utah County; thence North 142.45 feet to the point of beginning.
Contains: 1.48 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**KARMA HOLDINGS SUBDIVISION
PLAT "A"**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.
DATED THIS 7 DAY OF August, A.D. 2018

James Ernest Miller
(SIGNATURE)
BY: James Ernest Miller
(PRINTED NAME)
TITLE: OWNER
FOR: KARMA HOLDINGS, LLC

CORPORATE ACKNOWLEDGMENT

ON THIS 7 DAY OF August, 2018, PERSONALLY APPEARED BEFORE ME James Miller WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE OWNER OF KARMA HOLDINGS, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 8-26-18
Shari McDaniel
NOTARY PUBLIC
RESIDING IN Utah COUNTY
MY COMMISSION No.: 678919
Shari McDaniel
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY ENGINEER OF PLEASANT GROVE CITY, 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 29th DAY OF August, A.D. 2018.

APPROVED: Marty Beaumont
CITY ENGINEER
(SEE SEAL BELOW)
ATTEST: Shari McDaniel
CLERK/RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 14 DAY OF June, A.D. 2018 BY THE PLEASANT GROVE CITY PLANNING COMMISSION.
DANIEL CABRERAS
DIRECTOR-SECRETARY
Jisa Combs
CHAIRMAN, PLANNING COMMISSION

**KARMA HOLDINGS
SUBDIVISION**

PLEASANT GROVE CITY, UTAH COUNTY, UTAH

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

ENT 86656:2018 No 16234
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 11 9:44 AM FEE \$24.00
RECORDED FOR PLEASANT GROVE CITY CORPORA

CGS PROJECT No. 17-138

Leaders in sustainable engineering and planning

CACHE VALLEY 435.213.3762
SALT LAKE 801.216.3192
UTAH VALLEY 801.874.1432