

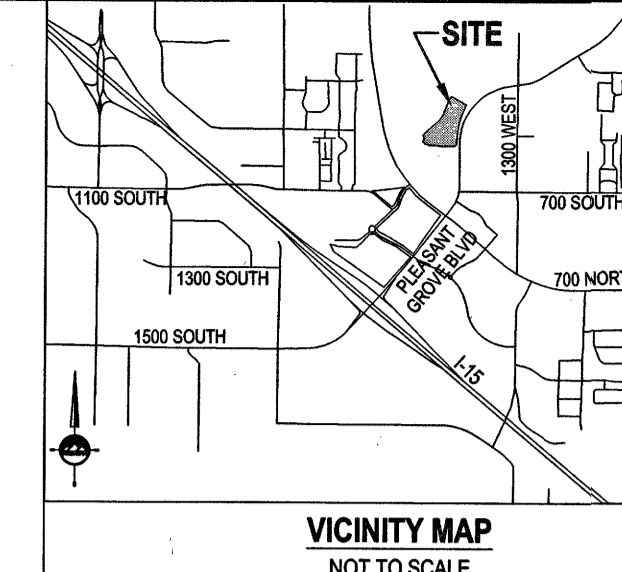
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# THE VOID PLAT 'D'

## VACATION OF LOT 3 OF THE VOID PLAT "B" SUBDIVISION AND VACATION OF LOTS 3 & 4 OF PROCTOR CORNER PLAT 'A' SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN PLEASANT GROVE CITY, UTAH COUNTY, UTAH

NORTHEAST CORNER SECTION 30 TSS, R2E, S18M (FOUND BRASS CAP)



### SURVEYOR'S CERTIFICATE

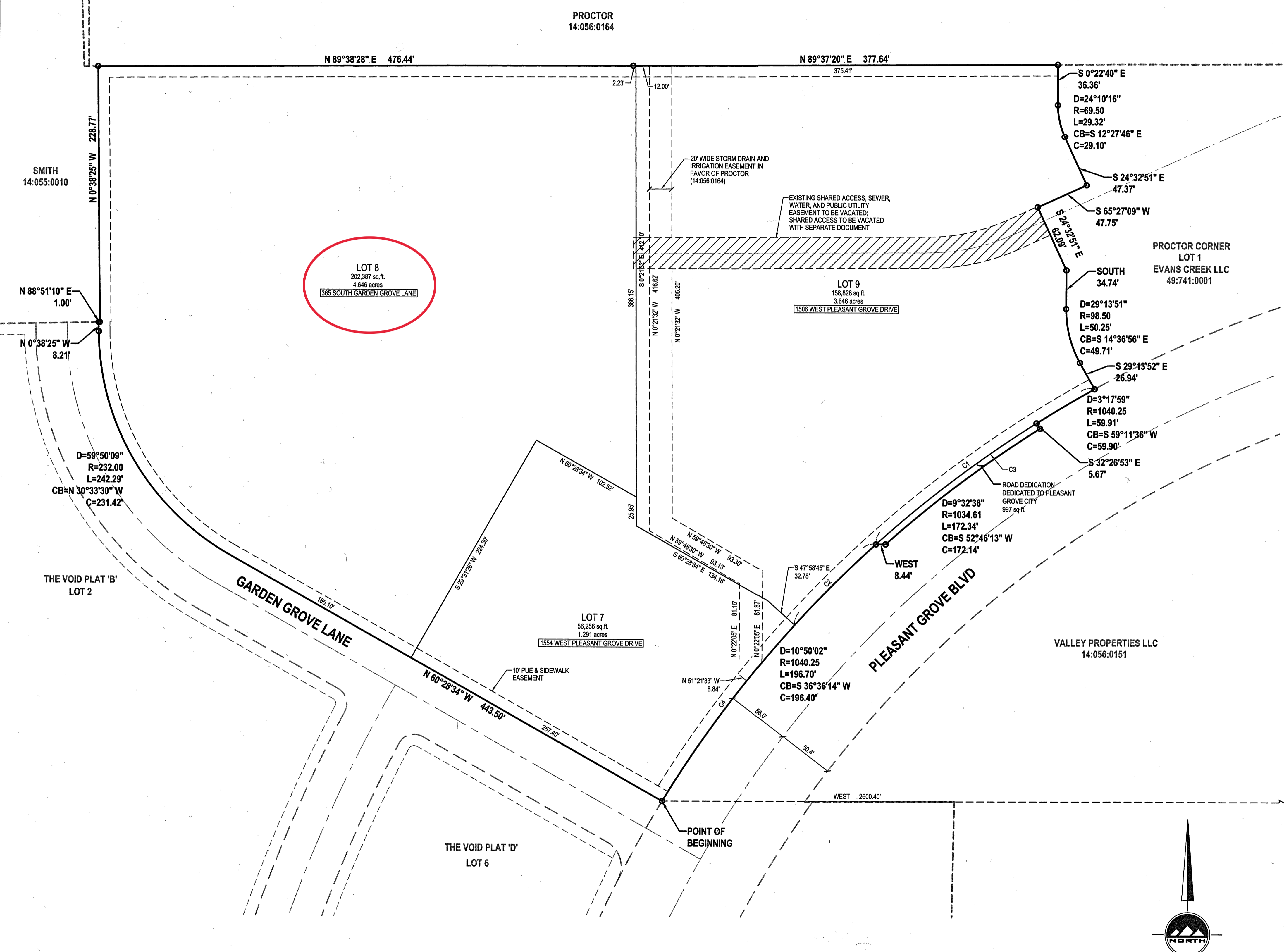
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 268882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract into lots and streets, hereinafter to be known as THE VOID PLAT 'D' and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 3 of point The Void Plat 'B', recorded December 20, 2016 as Entry No. 127927-2016, Map No. 15345 in the Office of the Utah County Recorder, said point being located South 0°31'30" East 1,331.03 feet along section line and West 2,600.40 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

- thence North 60°28'34" West 443.50 feet;
- thence North 0°38'25" West 231.42 feet with a central angle of 59°50'09";
- thence North 88°51'10" East 1.00 feet;
- thence North 0°38'25" West 228.77 feet;
- thence North 89°38'25" East 478.44 feet;
- thence North 89°32'20" East 377.64 feet;
- thence South 0°22'40" East 36.36 feet;
- thence North 24°32'51" East 47.37 feet;
- thence South 24°32'51" West 47.37 feet;
- thence South 65°27'09" West 47.75 feet;
- thence South 29°13'51" East 49.74 feet;
- thence South 29°13'52" East 26.94 feet;
- thence South 32°26'53" East 5.67 feet;
- thence South 9°32'38" East 172.14 feet;
- thence South 52°46'13" West 172.14 feet with a central angle of 16°28'00";
- thence South 39°25'13" West 297.94 feet with a central angle of 16°28'00" to the point of beginning.

Contains 418,469 Square Feet or 9.607 Acres and 3 Lots

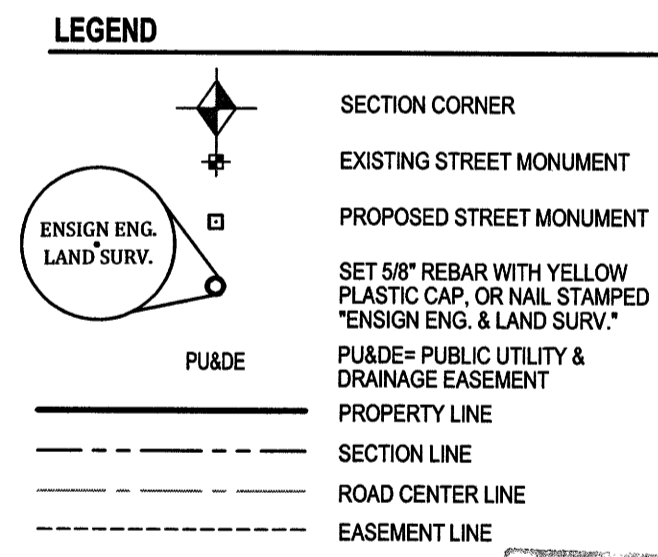


### NOTES:

- WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM DRAIN WATER FACILITIES WITHIN THIS PLAT AND OUTSIDE THE PUBLIC RIGHT OF WAY ARE CONSIDERED PRIVATE AND 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 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. EXCEPTIONS: NONE.
- WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF HIGH WATER TABLE PRIOR TO NEW CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGE OR INJURY RESULTING FROM ANY GROUNDWATER IMPACTS.
- THIS PLAT RELATES TO REAL PROPERTY THAT IS OR WILL BE SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED ON OR ABOUT THE DATE THIS PLAT IS RECORDED, AND SUBSEQUENT AMENDMENTS THERETO ("DECLARATION"). THE DECLARATION SETS FORTH EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, DECLARATORY RIGHTS, AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT AND INCLUDES PROVISIONS FOR THE MAINTENANCE OF PORTIONS OF THE PROPERTY AND ASSESSMENTS.

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1040.25	239.47	13°11'22"	S54°14'54"W	238.94'
C2	1040.25	102.27	5°37'58"	S44°50'14"W	102.23'
C3	1040.25	179.56	9°52'53"	S52°35'55"W	179.33'
C4	1040.25	196.70	10°50'02"	S36°36'14"W	196.40'



### OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

## THE VOID PLAT 'D'

### VACATION OF LOT 3 OF THE VOID PLAT "B" SUBDIVISION AND VACATION OF LOTS 3 & 4 OF PROCTOR CORNER PLAT 'A' SUBDIVISION

The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof, I, we, hereunto set my / our hand this 16 day of JANUARY, A.D., 2018.

BY: KEVIN BRADBURN, MANAGER  
ELAN URBAN GROVE, LLC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah )  
COUNTY OF Utah ) S.S.

ON THE 16 DAY OF JANUARY, A.D. 2018, KEVIN BRADBURN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF Utah, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE MANAGER OF ELAN URBAN GROVE, LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE HAS EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: 12/8/18  
PRINTED NAME: JANE PITCHER  
NO.: 1812710  
A NOTARY PUBLIC COMMISSION IN UTAH

### ACCEPTANCE BY LEGISLATIVE BODY

The City Engineer 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 25 day of JANUARY, 2018 A.D.

Approved: Marty Beaumont Engineer (see seal below)  
Attest: Kathy J. Strosser Clerk-Recorder (see seal below)

## THE VOID PLAT 'D'

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN PLEASANT GROVE CITY, UTAH COUNTY, UTAH

### 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. § 17-27A-603(4)(C)(VI) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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:
  - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
  - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - 2.4. ANY OTHER PROVISION OF LAW.

### 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 ABROGATION 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 THE PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

<h3>SHARED ACCESS, SEWER, WATER AND PUBLIC UTILITY EASEMENT VACATION</h3> <p>WE HEREBY APPROVE THE VACATION OF THE SEWER, WATER AND PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST, OR ARE TO REMAIN IN SERVICE WITHIN THE VACATED EASEMENT.</p> <p><u>Valerie Jorg</u> 1-18-2018 DOMINION ENERGY DATE</p>	<h3>SHARED ACCESS, SEWER, WATER AND PUBLIC UTILITY EASEMENT VACATION</h3> <p>WE HEREBY APPROVE THE VACATION OF THE SEWER, WATER AND PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST, OR ARE TO REMAIN IN SERVICE WITHIN THE VACATED EASEMENT.</p> <p><u>Robert A. Jones</u> 1-17-18 ROCKY MOUNTAIN POWER DATE</p>
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### CONDITIONS OF APPROVAL

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

### OCCUPANCY RESTRICTION NOTICE

15873

### HORIZONTAL GRAPHIC SCALE

(IN FEET)  
HORZ: 1 inch = 50 ft.

<b>DEVELOPER</b>	<b>ROCKY MOUNTAIN POWER</b>	<b>DOMINION ENERGY</b>
APPROVED THIS <u>17<sup>th</sup></u> DAY OF <u>JANUARY</u> , 20 <u>18</u> BY THE ROCKY MOUNTAIN POWER COMPANY	APPROVED THIS <u>18</u> DAY OF <u>JANUARY</u> , 20 <u>18</u> BY THE DOMINION ENERGY.	
<u>Carolyn A. Jones</u> ESTIMATOR	<u>Valerie Jorg</u>	<u>Pat Cast</u>
SIGNATURE	SIGNATURE	SIGNATURE

<b>CITY UTILITIES APPROVAL</b>	<b>PLANNING COMMISSION</b>
CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN	APPROVED THIS <u>9<sup>th</sup></u> DAY OF <u>NOVEMBER</u> , 20 <u>17</u> BY THE PLANNING COMMISSION.
<u>Marty Beaumont</u> 1-25-18 DIRECTOR OF PUBLIC WORKS DATE	<u>DANIEL CARDENAS</u> <u>Pete Stoltz</u> DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

**SALT LAKE CITY**  
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Phone: 435.941.3500  
**CEGAR CITY**  
Phone: 435.885.1433  
**RICHFIELD**  
Phone: 435.936.0283

<b>SHEET 1 OF 1</b>	<b>SURVEYOR'S SEAL</b>	<b>CITY ENGINEER SEAL</b>	<b>CLERK-RECORDER SEAL</b>	<b>COUNTY RECORDER</b>
PROJECT NUMBER: 6888F MANAGER: JKF DRAWN BY: JNJ CHECKED BY: KPW DATE: 1/16/18				ENT 8254-2018 Map # 4 15873 JEFFERY SMITH UTAH COUNTY RECORDER 2018 Jan 26 9:28 AM FEE \$3.00 BY SA RECORDED FOR PLEASANT GROVE CITY, CORPORA