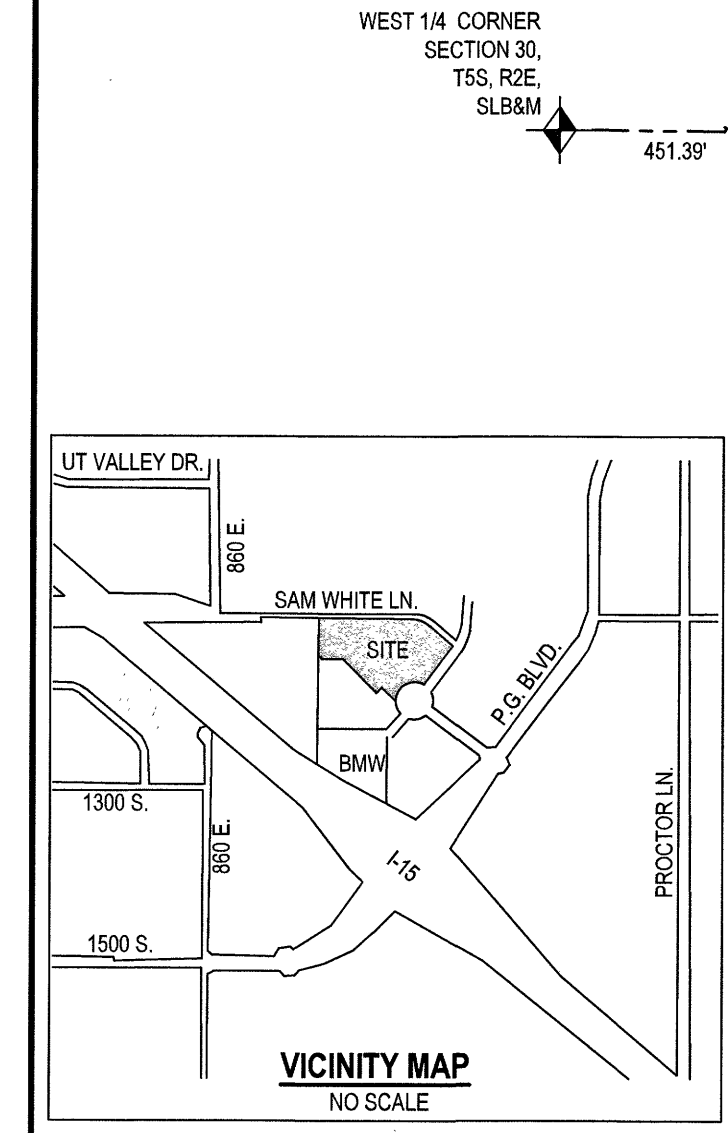


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# GROVE CREEK CENTER COMMERCIAL SUBDIVISION PLAT B

BEING A VACATION OF LOTS 1, 2, AND 3 OF GROVE CREEK CENTER COMMERCIAL SUBDIVISION PLAT A  
 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



**LEGEND**

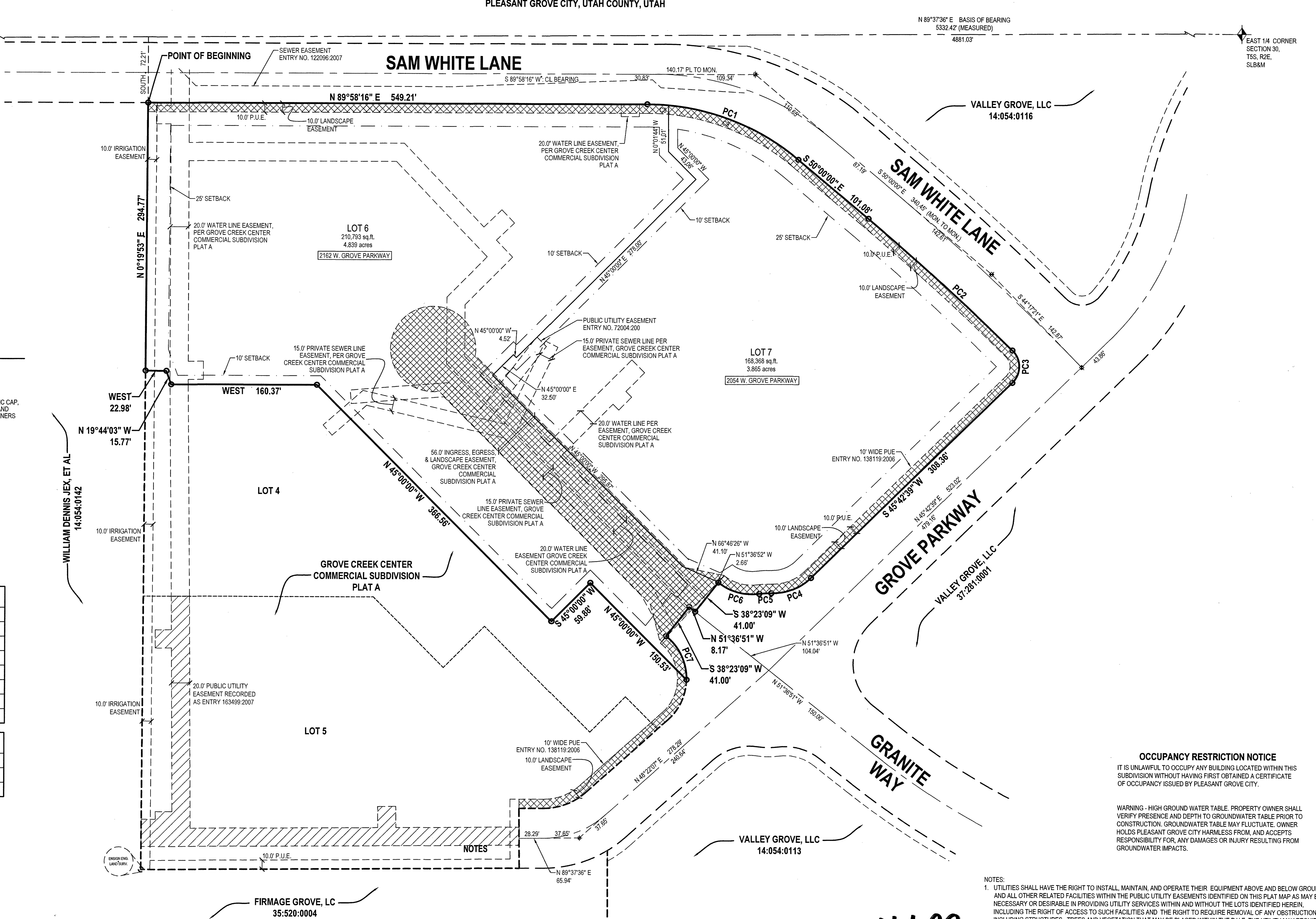
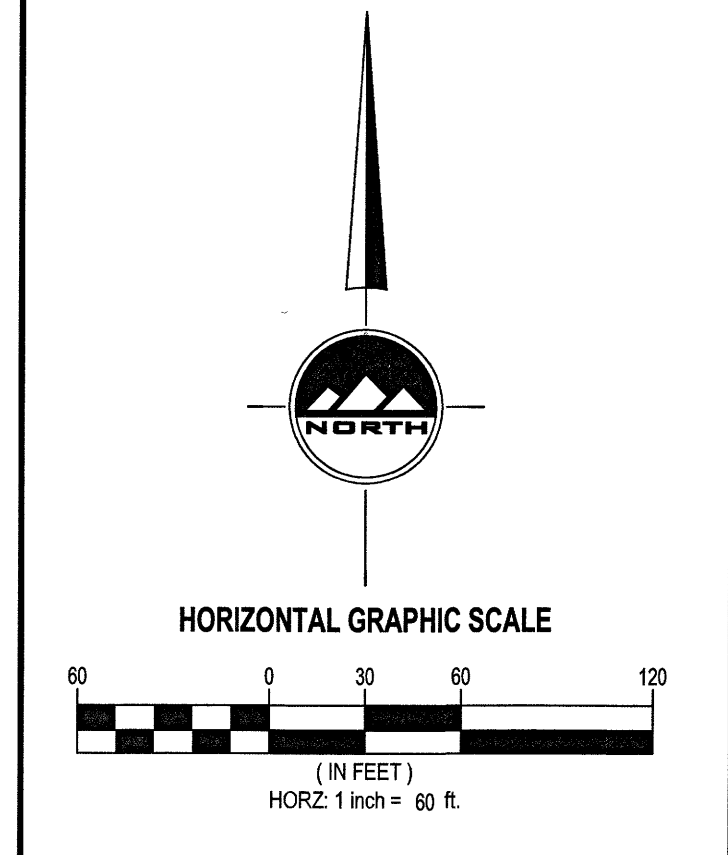
- SECTION CORNER
- EXISTING STREET MOUNTAIN
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL BOUNDARY & LOT CORNERS
- P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- 20.0' PUBLIC UTILITY EASEMENT RECORDED AS ENTRY 163499/2007
- LANDSCAPE OR INGRESS, EGRESS, & LANDSCAPE EASEMENT
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- LOT LINE
- SETBACK LINE

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
PC1	40°01'44"	259.00'	180.95'	S70°00'52"E	177.29'
PC2	4°21'29"	2820.93'	214.56'	S47°49'15"E	214.51'
PC3	91°21'09"	25.00'	39.86'	S0°02'04"W	35.77'
PC4	45°50'56"	60.00'	48.01'	S68°38'07"W	46.74'
PC5	9°01'23"	85.00'	13.39'	S87°02'54"W	13.37'
PC6	45°50'56"	60.00'	48.01'	N74°32'20"W	46.74'
PC7	52°34'06"	60.00'	55.05'	S25°19'49"E	53.14'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C8	5°12'54"	259.00'	23.57'	N87°26'16"W	23.57'
C9	34°48'50"	259.00'	157.37'	N67°24'24"W	154.96'



**NOTES:**

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR REMOVE ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- THE SEWER EASEMENT LOCATED ACROSS LOTS 4, 6, AND 7 IS A PRIVATE SEWER EASEMENT.
- ALL SEWER AND STORM DRAIN FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- WITH THE EXCEPTIONS NOTED BELOW, 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, 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 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.
- COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD83 CENTRAL ZONE.
- THE SETBACKS REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE SETBACKS COULD BE MODIFIED IF A REZONE IS APPROVED.

**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:
  - 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.

**DOMINION ENERGY UTAH - Note:**  
 Quasar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements, however, Dominion Energy Utah may require additional 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-6532.

**DEVELOPER**  
 BAKER MANAGEMENT, LLC  
 250 SOUTH BEECHWOOD, STE 120  
 BOISE, IDAHO 83709  
 DANIEL A. TORFIN  
 208-375-6666

**ROCKY MOUNTAIN POWER**  
 PROJECT NUMBER: 3029NN  
 MANAGER: DJK  
 DRAWN BY: RDF  
 CHECKED BY: DLB  
 DATE: 7/17/19

**DOMINION ENERGY UTAH**  
 APPROVED THIS 19th DAY OF July, 2019  
 BY THE DOMINION ENERGY UTAH

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 11th DAY OF July, 2019  
 BY THE PLEASANT GROVE CITY PLANNING COMMISSION

**PUBLIC WORKS**  
 APPROVED THIS 25th DAY OF July, 2019  
 BY THE DIRECTOR OF PUBLIC WORKS

**SURVEYOR'S CERTIFICATE**  
 I, Karen F. White, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 191326 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 of land into lots and streets, hereinafter to be known as GROVE CREEK CENTER COMMERCIAL SUBDIVISION PLAT B, 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**  
 A parcel of land, situate in the Southwest Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:  
 Beginning at a point on the Southerly Right-of-Way Line of Sam White Lane, which point is located North 89°37'36" East 451.39 feet from the Quarter Section Line and South 72.21 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running  
 thence North 88°58'16" East 549.21 feet along the Southerly Right-of-Way Line of said Sam White Lane;  
 thence Southwesterly 180.95 feet along the arc of a 259.00-foot radius tangent curve to the right (center bears South 0°01'44" East and the long chord bears South 70°05'52" East 177.29 feet, through a central angle of 40°01'44") along the Southerly Right-of-Way Line of said Sam White Lane;  
 thence South 50°00'00" East 101.06 feet along the Southerly Right-of-Way Line of said Sam White Lane;  
 thence Southwesterly 214.56 feet along the arc of a 2820.93-foot radius tangent curve to the right (center bears South 40°00'00" West and the long chord bears South 47°49'15" East 214.51 feet, through a central angle of 4°21'29") along the Southerly Right-of-Way Line of said Sam White Lane;  
 thence Southwesterly 39.86 feet along the arc of a 25.00-foot radius tangent compound curve to the right (center bears South 44°21'29" West and the long chord bears South 0°02'04" West 35.77 feet, through a central angle of 91°21'09") along the Southerly Right-of-Way Line of said Sam White Lane to the Westerly Right-of-Way Line of Grove Parkway;  
 thence South 45°29'56" West 306.36 feet along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence Southwesterly 48.01 feet along the arc of a 60.00-foot radius tangent curve to the right (center bears North 44°17'21" West and the long chord bears South 68°38'07" West 46.74 feet, through a central angle of 45°50'56") along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence Southwesterly 13.39 feet along the arc of an 85.00-foot radius tangent reverse curve to the left (center bears North 1°33'35" West and the long chord bears South 87°02'54" West 13.37 feet, through a central angle of 9°01'23") along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence Northwesterly 48.01 feet along the arc of a 60.00-foot radius tangent reverse curve to the right (center bears North 7°27'48" West and the long chord bears North 74°32'20" West 46.74 feet, through a central angle of 45°50'56") along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence South 38°23'09" West 41.00 feet along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence North 51°36'51" West 8.17 feet along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence South 38°23'09" West 41.00 feet along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence Southwesterly 55.05 feet along the arc of a 60.00-foot radius non-tangent curve to the right (center bears South 38°23'09" West and the long chord bears South 25°19'49" East 53.14 feet, through a central angle of 52°34'06") along the Westerly Right-of-Way Line of said Grove Parkway;  
 thence North 45°00'00" West 150.53 feet;  
 thence North 45°00'00" West 59.88 feet;  
 thence North 45°00'00" West 366.56 feet;  
 thence West 160.37 feet;  
 thence North 19°44'03" West 15.77 feet;  
 thence West 22.98 feet;  
 thence North 0°19'53" East 294.77 feet to the point of beginning.

Parcel contains: 379,161 Square Feet or 8.704 Acres and 2 Lots  
 NAD27 Datum  
 July 17, 2019  
 Karen F. White  
 License No. 191326

**OWNER'S DEDICATION**  
 Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereinafter to be known as:  
**GROVE CREEK CENTER COMMERCIAL SUBDIVISION PLAT B**  
 The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of land on said plat designated heron 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 heron 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 have hereunto set my/our hand this 17th day of July, A.D. 2019  
 Dennis M. Baker, Manager, DMB Investments, LLC  
 Don Brandt, Individual

**INDIVIDUAL ACKNOWLEDGMENT**  
 STATE OF IDAHO )  
 COUNTY OF NAMPA ) s.s.  
 ON THE 17th day of July, A.D. 2019, DON BRANDT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF NAMPA, IN SAID STATE OF IDAHO, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: October 28, 2023  
 PRINTED NAME: David E. Sells  
 COMMISSION NO: 4696  
 A NOTARY PUBLIC COMMISSIONED IN IDAHO  
 NOTARY PUBLIC RESIDING IN NAMPA COUNTY

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF IDAHO )  
 COUNTY OF NAMPA ) s.s.  
 ON THE 17th day of July, A.D. 2019, DENNIS M. BAKER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF NAMPA, IN SAID STATE OF IDAHO, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER, OF DMB INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 28, 2023  
 PRINTED NAME: David E. Sells  
 COMMISSION NO: 4696  
 A NOTARY PUBLIC COMMISSIONED IN IDAHO  
 NOTARY PUBLIC RESIDING IN NAMPA COUNTY

**ACCEPTANCE BY LEGISLATIVE BODY**  
 The City 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.  
 The 16th day of July, 2019 A.D.  
 Mayor: Megan Bacon  
 City Engineer: Mary Beaumont  
 City Recorder: Katelyn J. Krosch

**GROVE CREEK CENTER COMMERCIAL SUBDIVISION PLAT B**  
 BEING A VACATION OF LOTS 1, 2, AND 3 OF GROVE CREEK CENTER COMMERCIAL SUBDIVISION PLAT A  
 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

ENT 49924-2019 Hdp 4 16633  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2019 Jul 26 11:25 AM FEE \$4.00 BY SH  
 RECORDED FOR PLEASANT GROVE CITY CORPORA