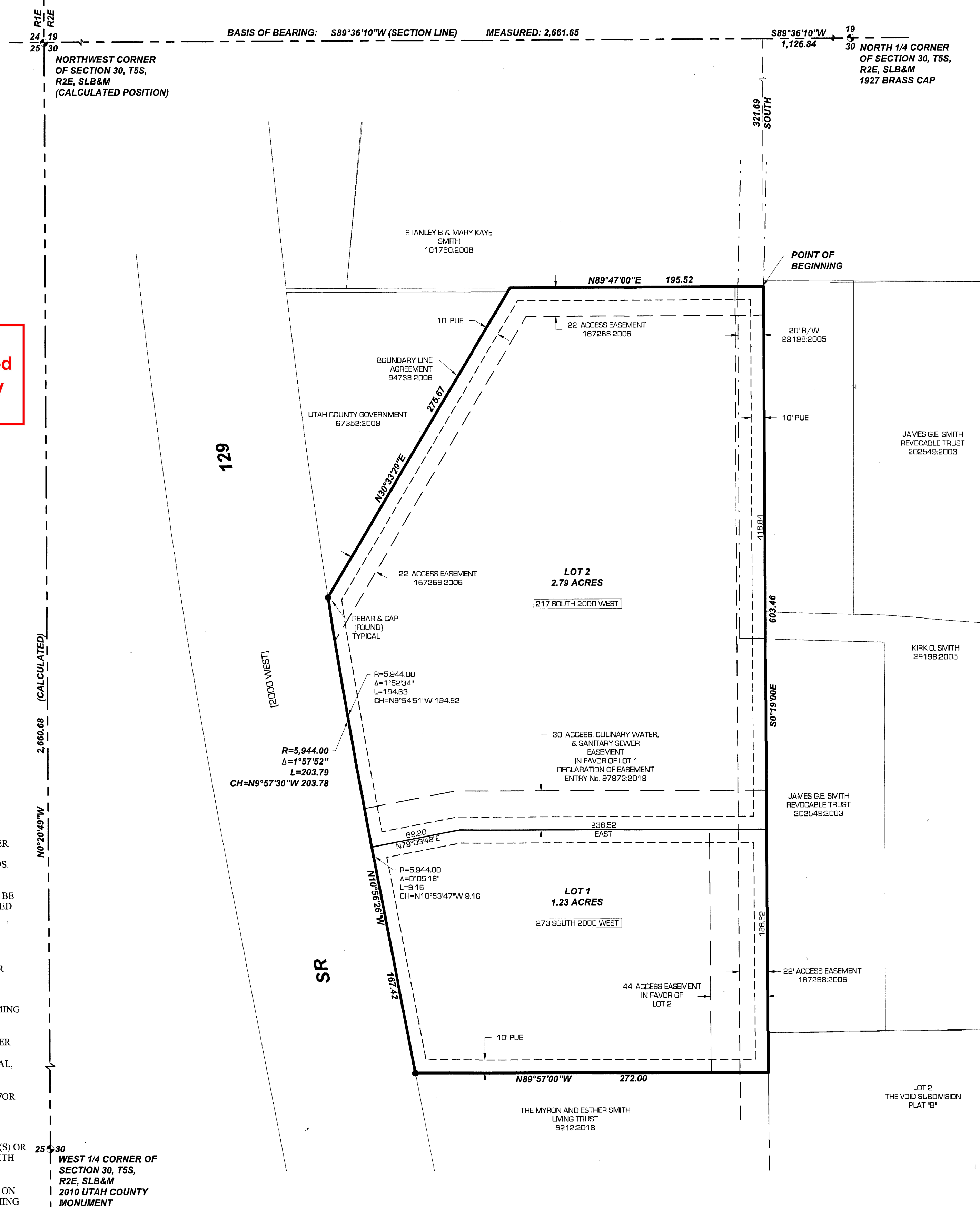
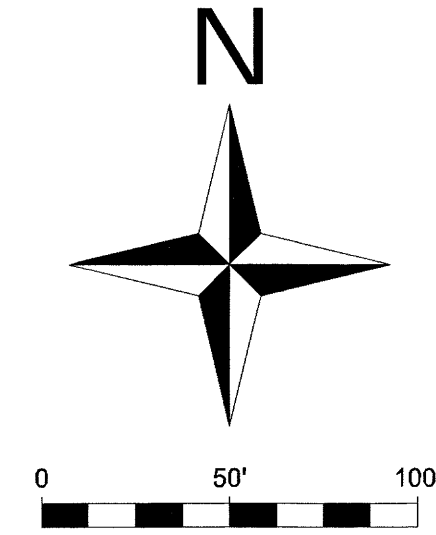


VICINITY MAP
N.T.S.

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.

PLAT "A" GROVE STATION SUBDIVISION



NOTES:
1. #5 REBAR AND CAP (CSG-PLS 172675) TO BE SET AT ALL LOT CORNERS.
2. 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.
3. 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 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 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.

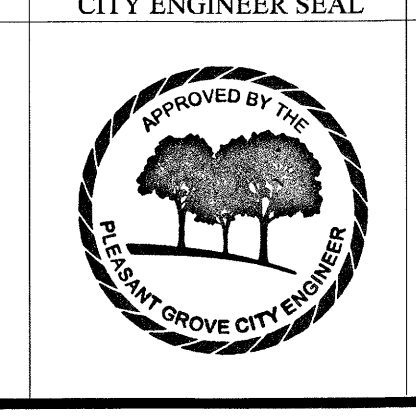
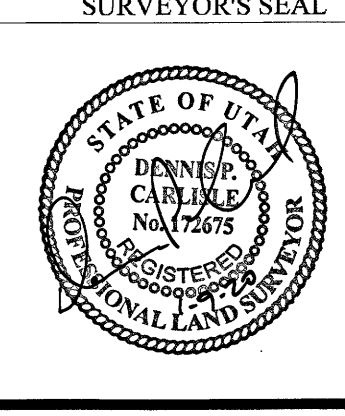
ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATIONS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE 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 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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR,
(4) ANY OTHER PROVISION OF LAW.

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www.civilsolutionsgroup.net

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

DOMINION ENERGY
APPROVED THIS 16 DAY OF January, A.D. 20 20, BY DOMINION ENERGY.
[Signature] TITLE
ROCKY MOUNTAIN POWER
APPROVED THIS 13th DAY OF January, A.D. 20 20, BY ROCKY MOUNTAIN POWER.
[Signature] TITLE

CITY UTILITIES APPROVAL
SEWER/STORM DRAIN
[Signature] DATE 1-24-20
CULINARY WATER/PRESSURE IRRIGATION
[Signature] DATE 1-24-20



UTAH COUNTY RECORDER
#16933
ENT 9317:2020 Map 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jan 24 10:50 AM FEE \$4.00
RECORDED FOR PLEASANT GROVE CITY

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 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 ALSO 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.
[Signature] DATE January 9, 2020
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
A portion of the NW1/4 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 a point on the southerly line of that Real Property described in Deed Entry No. 101760:2008 and the westerly line of that Real Property described in Deed Entry No. 202549:2003 of the Official Records of Utah County located S89°36'10"W along the Section line 1,126.84 feet and South 321.69 feet from the North 1/4 Corner of Section 30, T5S, R2E, S.L.B.& M.; thence S0°19'00"E along said deed 202549:2003 and the extension of, and along an existing fence line 603.46 feet to the north line of that Real Property described in Deed Entry No. 6212:2018 of the Official Records of Utah County; thence N89°57'00"W along said deed 272.00 feet to the easterly line of 2000 West as described in Deed Entry No. 65490:2008; thence along said roadway the following 2 (two) courses and distances: N10°56'26"W 167.42 feet; thence along the arc of a 5,944.00 foot radius curve to the right 203.79 feet through a central angle of 1°57'52" (chord: N9°57'30"W 203.78 feet) to the southeasterly line of that Real Property described in Deed Entry No. 67352:2008 of the Official Records of Utah County; thence N30°33'29"E along said deed 275.67 feet to the south line of said deed 101760:2008; thence N89°47'00"E along said deed 195.52 feet to the point of beginning.
Contains: 4.01+- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER KNOWN AS:
GROVE STATION SUBDIVISION
PLAT "A"
AND DO HEREBY DEDICATE THE PERPETUAL USE OF THE PUBLIC ANY 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 13 DAY OF January, A.D. 2020.
[Signature] (SIGNATURE)
L&M SMITH PROPERTIES, LLC
Le Grande George Smith
BY: Marcia Ann Smith (PRINTED NAME)
ITS: President - Owner

ACKNOWLEDGMENT
ON THIS 13 DAY OF Jan, 2020, PERSONALLY APPEARED BEFORE ME *[Signature]* WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE *[Signature]* OF L&M SMITH PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY 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: 12/23/23
[Signature] NOTARY PUBLIC
RESIDING IN Utah COUNTY
MY COMMISSION No. 70991
[Signature] PRINTED FULL NAME OF NOTARY
AVERY JAV DALEY
NOTARY PUBLIC
STATE OF UTAH
COMMISSION # 70991
EXPIRES 12-23-2023

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY ENGINEER OF PLEASANT GROVE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. SIGNED THIS 24 DAY OF January, A.D. 20 20
APPROVED: *[Signature]* CITY ENGINEER
(SEE SEAL BELOW)
ATTEST: *[Signature]* CITY CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
APPROVED THIS 8 DAY OF August, A.D. 20 19, BY THE PLEASANT GROVE CITY PLANNING COMMISSION.
[Signature] DIRECTOR-SECRETARY
[Signature] CHAIRMAN, PLANNING COMMISSION

PLAT "A"
GROVE STATION SUBDIVISION
PLEASANT GROVE, UTAH COUNTY, UTAH

SEC. 30, T5S, R2E, TL4-070-8M