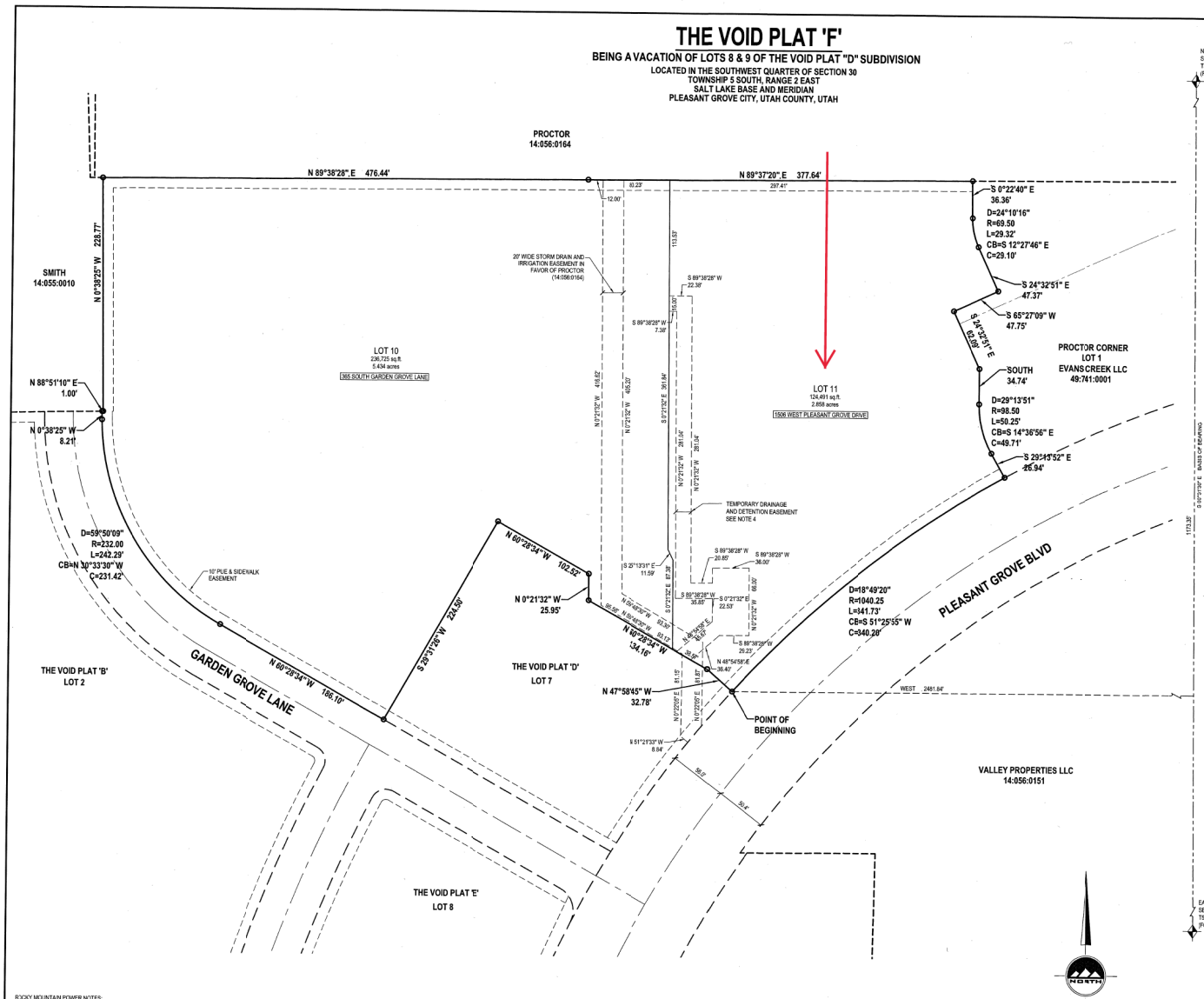
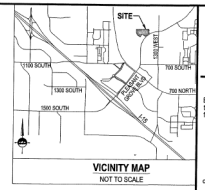
THE VOID PLAT 'F'

BEING A VACATION OF LOTS 8 & 9 OF THE VOID PLAT "D" 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





VICINITY MAP
NOT TO SCALE

NOTES:
1. 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 DEVELOPMENT 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.
2. 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.
3. 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, DECLARANT 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.
4. TEMPORARY DRAINAGE AND DETENTION EASEMENT IN FAVOR OF LOT 10. DETENTION VOLUME REQUIRED PER APPROVED "URBAN GROVE OFFICE #1 PARKING EXPANSION" PLANS (1,323 CF). THE TEMPORARY DRAINAGE SWALE AND DETENTION POND WILL BE CONSTRUCTED, LANDSCAPED AND MAINTAINED BY THE DEVELOPER OF LOT 10. WHEN LOT 11 DEVELOPES THE 1,323 CF OF DETENTION VOLUME WILL BE REQUIRED TO BE INCLUDED WITHIN THE DETENTION DESIGN OF LOT 11."

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Multnomah } SS.

ON THE 12 DAY OF October A.D. 2021, PERSONALLY APPEARED BEFORE ME MATTHEW S. FELTON, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER/MEMBER OF SLC UNDERGROUND ENTITIES, LLC, AND THAT HE SIGNED THE ABOVE OWNER DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 2/18/23
PRINTED NAME: Marianne Majors
NO. 983106
A NOTARY PUBLIC COMMISSION IN Oregon
Marianne Majors
NOTARY PUBLIC RESIDING IN Multnomah COUNTY

OFFICIAL STAMP
MARIANNE LOUISE MAJORS
NOTARY PUBLIC - OREGON
COMMISSION NO. 983106
MY COMMISSION EXPIRES FEBRUARY 18, 2023

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE/DE - PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY LINE
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 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, hereafter to be known as THE VOID PLAT 'F' 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 7 of point The Void Plat 'D', recorded January 26, 2018 as Entry No. 8256:2018, Map No. 15873 in the Office of the Utah County Recorders, said point being located South 00°37'30" East 1,173.35 feet along section line and West 2,461.84 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 47°58'45" West 32.78 feet;
thence North 60°28'34" West 134.16 feet;
thence North 00°21'32" West 25.95 feet;
thence North 60°28'34" West 102.52 feet;
thence South 29°31'26" West 224.50 feet;
thence North 60°28'34" West 186.10 feet;
thence Northwesterly 242.29 feet along the arc of a 232.00 foot radius curve to the right (center bears North 29°31'26" East and the chord bears North 30°33'30" West 231.42 feet with a central angle of 59°50'09");
thence North 00°38'25" West 8.21 feet;
thence North 88°51'10" East 1.00 feet;
thence North 00°38'25" West 228.77 feet;
thence North 89°38'28" East 476.44 feet;
thence North 89°37'20" East 377.64 feet;
thence South 00°22'40" East 36.36 feet;
thence Southeasterly 29.32 feet along the arc of a 69.50 foot radius curve to the left (center bears North 89°37'22" East and the chord bears South 12°27'46" East 29.10 feet with a central angle of 24°10'16");
thence South 24°32'51" East 47.37 feet;
thence South 65°27'09" West 47.75 feet;
thence South 24°32'51" East 62.09 feet;
thence South 34.74 feet;
thence Southeasterly 50.25 feet along the arc of a 98.50 foot radius curve to the left (center bears North 89°59'09" East and the chord bears South 14°36'56" East 49.71 feet with a central angle of 29°13'51");
thence South 29°13'52" East 26.94 feet;
thence Southeasterly 341.73 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 29°09'24" East and the chord bears South 51°25'55" West 340.20 feet with a central angle of 18°49'20") to the point of beginning.

Contains 361,215 Square Feet or 8.292 Acres and 2 Lots

Sept. 17, 2021
Date

Patrick M. Harris
License No. 286882

OWNER'S DEDICATION

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

THE VOID PLAT 'F'

BEING A VACATION OF LOTS 8 & 9 OF THE VOID PLAT "D" SUBDIVISION

The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of and 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 for 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 witnesswhereof I/we have hereunto set my/our hand this 9th day of November A.D., 20 21

BY: MATTHEW S. FELTON, MANAGING MEMBER OF SLC URBAN GROVE EQUITIES, LLC / MANAGING MEMBER OF SLC UNDERGROUND SERIES, LLC
Solely in its capacity as Series Member of SLC Underground Entities, LLC

BY: KEVIN BRADBURN, MANAGER
URBAN GROVE, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah } SS.

ON THE 9th DAY OF November A.D. 2021, PERSONALLY APPEARED BEFORE ME KEVIN BRADBURN WHOSE IDENTITY WAS PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DEDAY THAT HE IS THE MANAGER OF URBAN GROVE, LLC, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID KEVIN BRADBURN ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS BY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 9/9/2023
PRINTED NAME: Jane Pollard
NO. 714925
A NOTARY PUBLIC COMMISSION IN Utah COUNTY

Jane Pollard
Notary Public
State of Utah
Comm. No. 714925
My Commission Expires
September 9, 2023

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

The Mayor 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 19 day of NOV 20 21 A.D.

Mayor's Signature — Engineer (see seal below)
Attest — Clerk-Recorder (see seal below)

18037

ROCKY MOUNTAIN POWER NOTES:
1. 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.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEP'S 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.

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.

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

OCCUPANCY RESTRICTION NOTICE

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

CONDITIONS OF APPROVAL

ROCKY MOUNTAIN POWER	DOMINION ENERGY	CITY UTILITIES APPROVAL	PLANNING COMMISSION
APPROVED THIS 21 DAY OF Sept 20 21 BY THE ROCKY MOUNTAIN POWER COMPANY	APPROVED THIS 19 DAY OF September 20 21 BY THE DOMINION ENERGY:	CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN	APPROVED THIS 24 DAY OF June 20 21 BY THE PLANNING COMMISSION.
SIGNATURE: Brock Hill TITLE: Estimator	SIGNATURE: [illegible] TITLE: Right of Way Agent	Monte Beaumont 11-29-2021 DIRECTOR OF PUBLIC WORKS DATE	DIRECTOR - SECRETARY: Daniel Cardenas CHAIR, PLANNING COMMISSION: Bill Dale

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignutah.com

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 6868F
MANAGER : JKF
DRAWN BY : JNJ
CHECKED BY : KFW
DATE : 8/03/21

SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR — 9-13-21 — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH
CITY ENGINEER'S SEAL: APPROVED BY THE — PLEASANT GROVE CITY ENGINEER
CLERK-RECORDER SEAL: PLEASANT GROVE CITY — CORPORATE SEAL

COUNTY RECORDER
ENT 200735:2021 fee $ 13037
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 01 4:17 PM FEE 54.00 BY LT
RECORDED FOR PLEASANT GROVE CITY CORPORA

Sec. 30, T5S, R2E BM Vacating lots 8 & 9 of The Void Plat D Subdivision TU 070