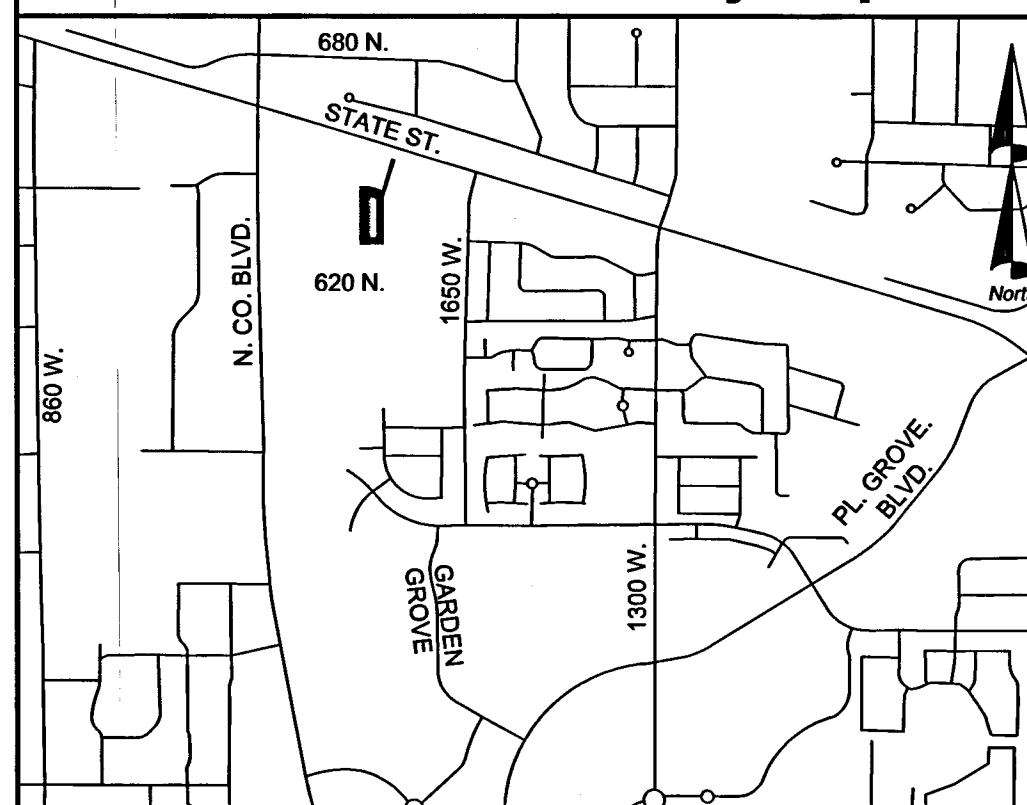


# GROVE COMMONS SUBDIVISION - PLAT "D"

(BEING A VACATION OF LOT 10, GROVE COMMONS SUBDIVISION PLAT "C")  
LOCATED IN THE SW 1/4 OF SECTION 19, T5S, R2E, SLB&M, PLEASANT GROVE CITY, UTAH

## Pleasant Grove Vicinity Map



## SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 IN ACCORDANCE WITH THE 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 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.

SEAN A. FERNANDEZ - PROFESSIONAL LAND SURVEYOR  
May 30, 2025  
DATE

## BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF LOT 9, GROVE COMMONS SUBDIVISION PLAT "C", SAID POINT BEING SOUTH 229.37 FEET AND EAST 1924.07 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 72°54'46" EAST 21.96 FEET; THENCE SOUTH 16°42'22" WEST 53.96 FEET; THENCE ALONG AN ARC OF A 77.00 FOOT RADIUS CURVE TO THE RIGHT 4.10 FEET (CHORD BEARS SOUTH 18°13'48" WEST 4.10 FEET); THENCE SOUTH 19°45'15" WEST 51.16 FEET; THENCE ALONG AN ARC OF A 119.00 FOOT RADIUS CURVE TO THE LEFT 6.33 FEET (CHORD BEARS SOUTH 18°13'48" WEST 6.33 FEET); THENCE SOUTH 16°42'22" WEST 140.94 FEET; THENCE SOUTH 304.27 FEET; THENCE WEST 152.00 FEET; THENCE NORTH 00°00'01" EAST 375.68 FEET; THENCE EAST 33.96 FEET; THENCE ALONG AN ARC OF A 214.50 FOOT RADIUS CURVE TO THE RIGHT 62.32 FEET (CHORD BEARS SOUTH 81°38'49" EAST 62.32 FEET); THENCE SOUTH 72°54'46" EAST 55.92 FEET; THENCE NORTH 16°42'22" EAST 200.98 FEET; THENCE ALONG AN ARC OF A 26.00 FOOT RADIUS CURVE TO THE LEFT 12.54 FEET (CHORD BEARS NORTH 02°53'16" EAST 12.42 FEET) TO THE POINT OF BEGINNING.

AREA: 59,887.64 SQUARE FEET / 1.375 ACRES, CONTAINS 2 LOTS  
BASIS OF BEARING IS NORTH 00°01'41" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 19. NAD83 COORDINATE SYSTEM.

## OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF June, A.D. 2025

IAN SCHWARTZ, MANAGING MEMBER OF LORIS VENTURES LLC

## LLC ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH  
ON THIS 18 DAY OF June, 2025, PERSONALLY APPEARED BEFORE ME IAN SCHWARTZ, WHO BEING DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF LORIS VENTURES LLC, A LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THIS INSTRUMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY AND THAT THE INSTRUMENT WAS SIGNED IN BEHALF OF THE SAID COMPANY BY AUTHORITY OF ITS ARTICLES OR ORGANIZATION, AND THE MANAGER ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH: BRANDIE KAMMERMAN  
NOTARY'S FULL NAME AND COMMISSION NUMBER: BRANDIE KAMMERMAN 735429  
MY COMMISSION EXPIRES: 2-12-2028

## ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF PLEASANT GROVE CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 1 DAY OF July, A.D. 2025.

APPROVED: MAYOR'S SIGNATURE  
CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)  
ATTEST: CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)  
DATE: 06-24-2025  
DATE: 07-01-2025  
DATE: 6-24-2025

## PLANNING COMMISSION APPROVAL

APPROVED THIS 22ND DAY OF MAY, A.D. 2025 BY THE PLEASANT GROVE PLANNING COMMISSION.  
CHAIRPERSON, PLANNING COMMISSION  
COMMUNITY DEVELOPMENT DIRECTOR

## CITY UTILITIES APPROVAL

CULINARY WATER / PRESSURE IRRIGATION / SANITARY SEWER / STORM DRAIN  
APPROVED THIS 1ST DAY OF July, A.D. 2025 BY THE PLEASANT GROVE PUBLIC WORKS DIRECTOR.  
DIRECTOR OF PUBLIC WORKS

## 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.

## PLAT "D"

# GROVE COMMONS SUBDIVISION

BEING A VACATION OF LOT 10, GROVE COMMONS SUBDIVISION PLAT "C"

LOCATED IN THE SW 1/4 OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

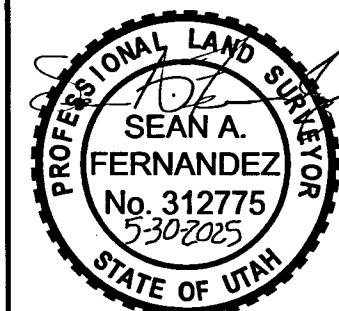
SURVEYOR SEAL

CITY ENGINEER SEAL

CITY RECORDER SEAL

UTAH COUNTY RECORDER'S OFFICE

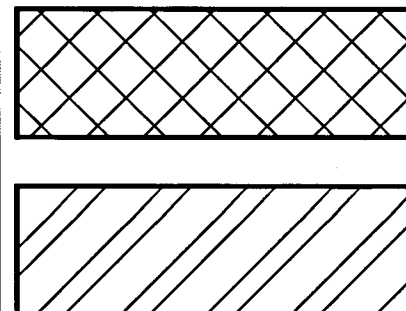
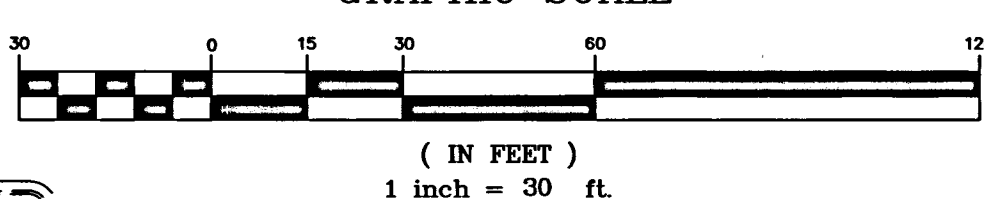
A.L.M. & Associates, Inc.  
2230 N. University Prkwy.  
Suite 6D  
Provo, Utah 84604  
801-374-6262  
mgreenwood@ALMonline.com



ENT 50447-2025 MAP 19798  
ANDREA ALLEN  
2025 JUL 8 09:04 AM FEE \$4.00 BY RR  
RECORDED FOR PLEASANT GROVE CITY

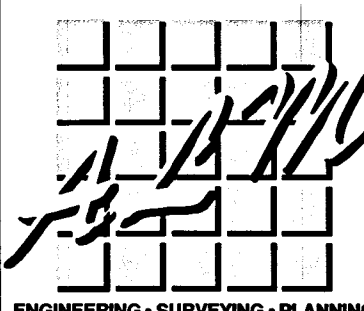
Curve Table				
Curve #	Radius	Length	Chord Direction	Chord
C5	77.00'	4.10'	S18° 13' 48"W	4.10'
C6	119.00'	6.33'	S18° 13' 48"W	6.33'
C7	214.50'	62.54'	S81° 38' 49"E	62.32'
C8	26.00'	12.54'	N2° 53' 16"E	12.42'
C9	181.99'	53.07'	S81° 38' 49"E	52.88'

## GRAPHIC SCALE



ACCESS AND PARKING EASEMENT AS NOTED ON PLAT MAP. LOT 13 CONTAINS 34 PARKING SPACES AND LOT 12 CONTAINS 25 PARKING SPACES.

ACCESS EASEMENT IN FAVOR OF LOT 7 GROVE COMMONS PLAT "B", LOTS 9, 10 AND 11 GROVE COMMONS PLAT "C", AND LOTS 12 & 13 GROVE COMMONS PLAT "D"



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NORTHWEST CORNER OF SECTION 19  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
N00°24'14"W 2671.02' (BASIS OF BEARING)  
WEST QUARTER CORNER OF SECTION 19  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
NAD 83 STATE PLANE COORDINATES:  
N = 7,303,566.88' / E = 1,564,355.65'  
ORTHO ELEVATION (GEOD 18): 4576.34'  
SOUTH 229.37'

GROVE COMMONS SUBDIVISION  
PLAT "C", LOT 9  
SERIAL NUMBER: 40:528:0013  
OWNER: PATTERSON FAMILY REVOCABLE  
TRUST 07-23-2007  
ADDRESS: 1827 WEST STATE STREET

BATTLE CREEK BUSINESS PARK  
PLAT "A", LOT 6  
SERIAL NUMBER: 35:806:0006  
OWNER: CAPITAL COMMUNITY BANK INC  
ADDRESS: 1835 WEST STATE STREET

EASEMENT-INGRESS AND EGRESS EASEMENT  
ENTRY: 63120 YEAR: 2014  
BETWEEN: GROVE VENTURES II LLC  
(ALL OF LOT 1, GROVE COMMONS SUBDIVISION, PLAT "A")  
AND JAY K. AND JEAN B. ROBINSON  
(TAX SERIAL ID #14:021:0177 IN 2014  
TAX SERIAL #35:806:0006 IN 2024))

ACCESS AND PARKING EASEMENT IN FAVOR OF  
AND LOTS 12 & 13 GROVE COMMONS PLAT "D"  
CONTAINING 8 SHARED PARKING SPACES

BATTLE CREEK BUSINESS PARK  
PLAT "A", LOT 5  
SERIAL NUMBER: 35:806:0005  
OWNER: BEEHIVE HOSPITALITY PG LLC  
ADDRESS: 1879 WEST STATE STREET

LOT 13  
32,641.72 Q.F.T.  
0.75 ACRES  
1809 WEST

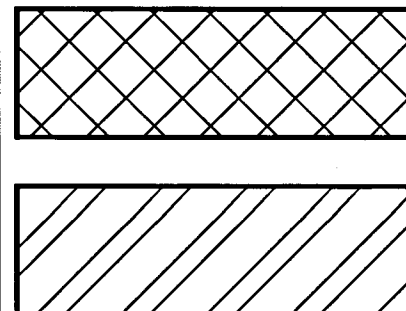
N00°00'01"E 375.68'

BATTLE CREEK BUSINESS PARK  
PLAT "A", LOT 4  
SERIAL NUMBER: 35:806:0004  
OWNER: BEEHIVE HOSPITALITY PG LLC  
ADDRESS: 1843 WEST STATE STREET

LOT 12  
27,245.92 SQ.FT.  
0.625 ACRES  
1803 WEST

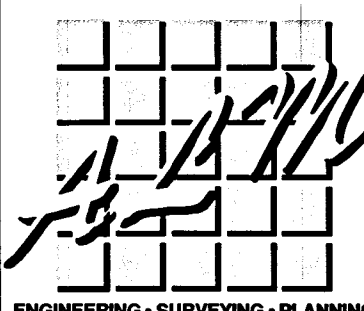
BATTLE CREEK BUSINESS PARK  
PLAT "A", LOT 3  
SERIAL NUMBER: 35:806:0003  
OWNER: BEEHIVE HOSPITALITY PG LLC  
ADDRESS: 1871 WEST STATE STREET

GROVE COMMONS SUBDIVISION  
PLAT "A", LOT 2  
SERIAL NUMBER: 40:457:0002  
OWNER: VIEWPONT APARTMENTS SPE LLC  
ADDRESS: 165 NORTH 1650 WEST

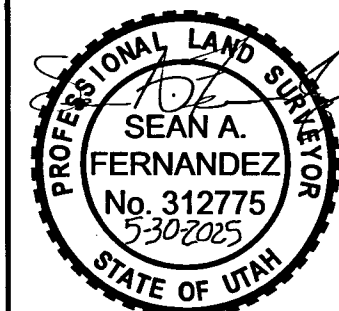


ACCESS AND PARKING EASEMENT AS NOTED ON PLAT MAP. LOT 13 CONTAINS 34 PARKING SPACES AND LOT 12 CONTAINS 25 PARKING SPACES.

ACCESS EASEMENT IN FAVOR OF LOT 7 GROVE COMMONS PLAT "B", LOTS 9, 10 AND 11 GROVE COMMONS PLAT "C", AND LOTS 12 & 13 GROVE COMMONS PLAT "D"



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