

PARCEL A NOTES:

1. 900 WEST R.O.W. IMPROVEMENTS ARE TO BE BONDED FOR OR INSTALLED WITH FURTHER SUBDIVIDING OF PARCEL A.
2. ACCESS TO THIS ROAD SHALL BE LIMITED TO EMERGENCY VEHICLES EXCEPT IF 250 ADT IS EXCEEDED DURING HOURS OF OPERATION OF FACILITY ON LOT 1.
3. LOT 16 FUTURE ROAD FRONTAGE NOTE: RESPONSIBILITY FOR THE CONSTRUCTION OF ALL ROAD AND UTILITY IMPROVEMENTS WILL BE INCUMBENT UPON THE DEVELOPER OF THAT PHASE.

NOTES:

1. ALL CONSTRUCTION TO CONFORM TO PLEASANT GROVE STANDARDS AND SPECIFICATIONS.
2. THERE ARE NO RECORDED FLOOD PLAINS LOCATED ON OR NEAR THIS PROPERTY.
3. ZONES = R-R & A-1
4. TOTAL AREA = 17.527 ACRES
5. TOTAL LOTS = 6

NOTE: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOUNCEMENT OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

Engineer: Excel Engineering, Inc.
12 West 100 North, #201
American Fork, UT 84003
(801) 756-4504

Surveyor: Aztec Engineering, Inc.
491 North 450 West
Orem, UT 84057
(801) 224-7308

LEGEND

SECTION CORNER

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	745.00	89.16	6°51'25"	89.11	S 60°38'42" E
C2	1025.00	98.06	5°13'0"	96.02	S 59°49'30" E
C3	48.00	28.21	33°40'22"	27.81	N 72°59'5" E
C4	90.00	55.01	35°11'2"	54.16	N 73°39'30" E
C5	66.00	40.34	35°11'2"	39.71	N 73°39'30" E
C6	90.00	69.42	44°11'43"	67.71	S 66°44'2" E
C7	66.00	50.91	44°11'43"	49.66	S 66°44'2" E
C8	50.00	46.82	53°38'54"	45.13	S 71°27'38" E
C9	74.00	69.29	53°38'54"	66.79	S 71°27'38" E
C10	74.00	55.55	43°0'33"	54.25	S 76°46'48" E
C11	50.00	37.53	43°0'33"	36.66	S 76°46'48" E
C12	50.00	11.29	12°56'8"	11.26	S 61°44'35" E
C13	74.00	16.71	12°56'8"	16.67	S 61°44'35" E
C14	60.00	21.88	20°53'40"	21.76	S 12°56'55" W
C15	60.00	24.82	23°42'7"	24.64	S 11°32'42" W
C16	193.00	80.60	23°55'40"	80.02	S 11°19'28" W
C17	193.00	60.52	17°57'57"	60.27	S 32°36'17" W
C18	193.00	63.66	18°54'0"	63.38	S 9°8'38" W
C19	193.00	57.02	16°55'35"	56.81	S 32°5'6" W
C20	193.00	3.50	1°2'22"	3.50	S 41°4'4" W
C21	165.00	51.74	17°57'57"	51.53	S 32°36'17" W
C22	137.00	42.96	17°57'57"	42.78	S 32°36'17" W
C23	193.00	42.76	12°41'44"	42.68	S 35°14'23" W
C24	193.00	98.35	29°11'54"	97.29	S 14°17'35" W
C25	193.00	141.12	41°53'37"	138.00	S 20°38'27" W
C26	165.00	120.65	41°53'37"	117.98	S 20°38'27" W
C27	137.00	100.17	41°53'37"	97.96	S 20°38'27" W

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION/SEWER/STORM DRAIN

S. Lynn Solben 10-30-2014
DIRECTOR PUBLIC WORKS DATE

PUBLIC UTILITIES APPROVAL

John Walker 12/1/14
CENTURYLINK DATE
John Walker 12/1/14
ROCKY MOUNTAIN POWER DATE

CANAL NOTES:

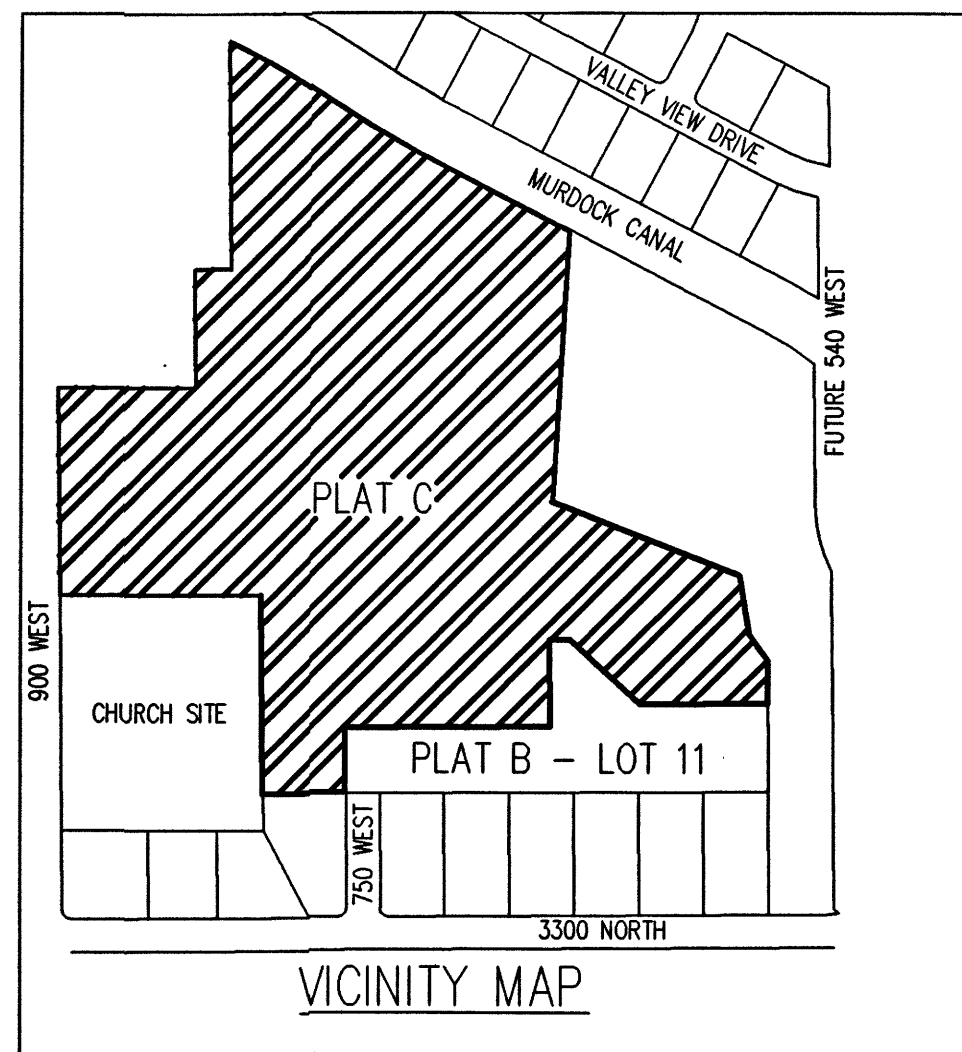
1. NO ACTIVITY EITHER BY LANDOWNERS, CONTRACTORS, OR THEIR AGENTS SHALL UNDERMINE THE EMBANKMENT, CANAL, OR LANDS OF THE PROVO RESERVOIR AQUEDUCT OR IN ANY WAY AFFECT THE LATERAL SUPPORT OF THAT FACILITY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE PROVO RIVER WATER USERS ASSOCIATION AND THE US BUREAU OF RECLAMATION.
2. LANDOWNERS, CONTRACTORS, OR THEIR AGENTS SHALL UNDERTAKE TO PROTECT ALL IMPROVEMENTS ADJACENT TO THE PROVO RESERVOIR AQUEDUCT FROM SEEPAGE THAT MAY OCCUR AS A NORMAL CONSEQUENCE OF THE OPERATION OF THE PIPELINE. SUCH PROTECTION SHALL BE APPROVED BY THE CITY AND A LICENSED PROFESSIONAL ENGINEER.

SA CAN 12/1/2014
APPROVED - PROVO RIVER WATER USERS ASSOCIATION DATE

QUESTAR GAS COMPANY

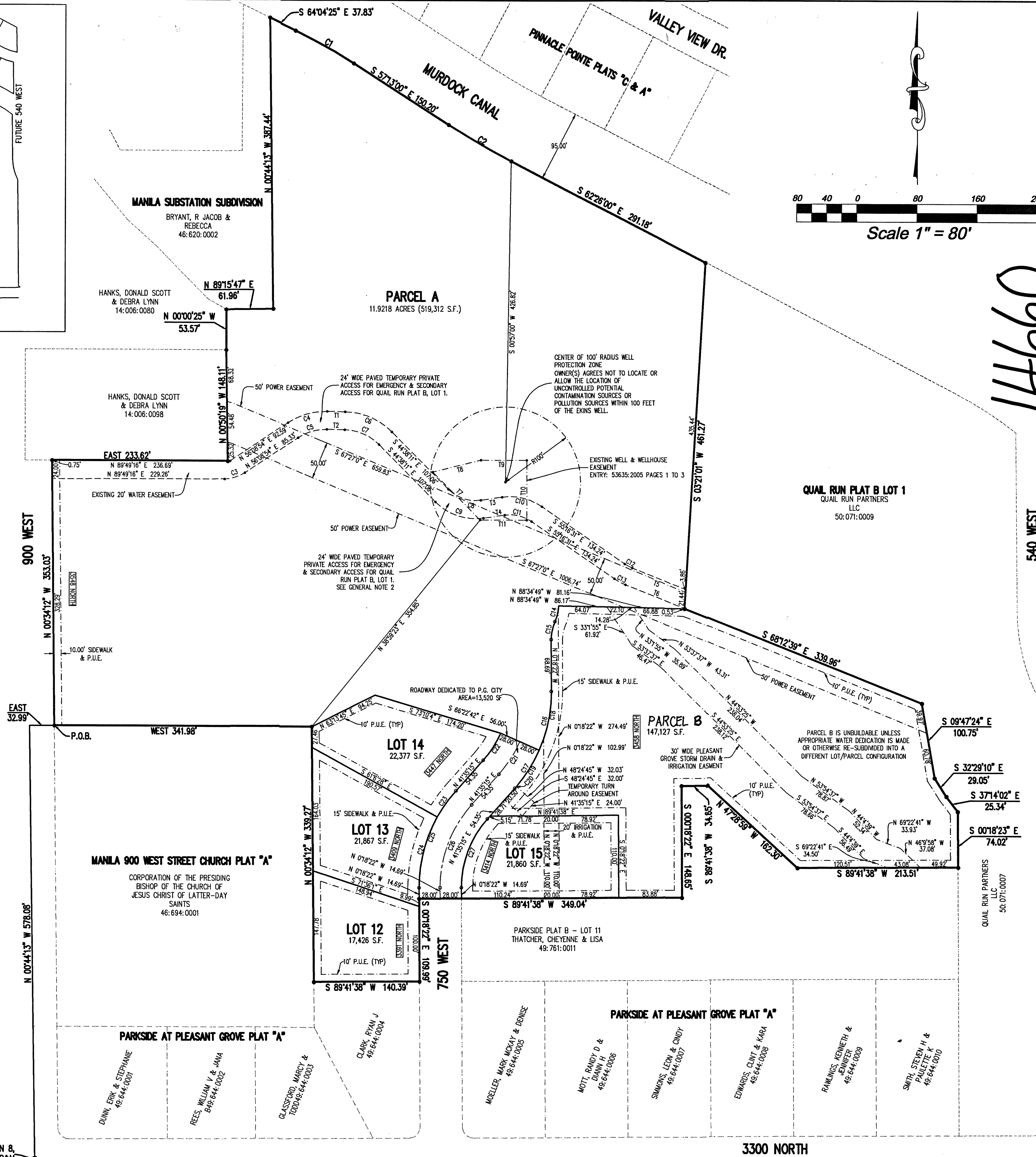
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Declaration and the Notes and does not constitute a guarantee of performance of natural gas service. For further information please contact Questar's right-of-way department at 1-800-366-6532.

Approved this 9 day of December 14 Questar Gas Company By: *Walter E. Operatore*



LINE TABLE

T1	S 88°49'54" E	23.85
T2	S 88°49'54" E	23.85
T3	N 81°42'55" E	28.70
T4	N 81°42'55" E	28.70
T5	S 68°12'39" E	76.43
T6	S 68°12'39" E	76.43
T7	N 44°38'11" W	88.21
T8	N 44°38'11" W	88.21
T9	EAST 60.92	
T10	SOUTH 79.32	
T11	WEST 62.01	



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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 IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DEC 4, 2014
DATE

BOUNDARY DESCRIPTION

Beginning at a point located North 00°44'13" West along section line 578.08 feet and East 32.99 feet from the West quarter corner of Section 8, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°34'12" West the easterly right-of-way line of 900 West Street a distance of 353.03 feet; thence East 233.62 feet; thence North 00°50'19" West 148.11 feet; thence North 00°00'25" West 53.57 feet; thence along the boundary of Manila Substation Subdivision as recorded in the office of the Utah County Recorder the following two courses and distances: 1) North 89°15'47" East 61.96 feet, and 2) North 00°44'13" West 387.44 feet; thence along the southerly boundary of the Murdock Canal the following five courses and distances: 1) South 64°04'25" East 37.83 feet, 2) along the arc of a 745.00 foot radius curve to the right 89.16 feet through a central angle of 06°51'25" (chord bears South 60°38'42" East 89.11 feet), 3) South 57°13'00" East 150.20 feet, 4) along the arc of a 1055.00 foot radius curve to the left 96.06 feet through a central angle of 05°13'00" (chord bears South 59°49'30" East 96.02 feet), and 5) South 62°26'00" East 291.18 feet; thence along the westerly boundary of Lot 1 of Quail Run Plat "B" as recorded in the office of the Utah County Recorder the following six courses and distances: 1) South 03°21'01" West 461.27 feet, 2) South 68°12'39" East 339.96 feet, 3) South 09°47'24" East 100.75 feet, 4) South 32°29'10" East 29.05 feet, 5) South 37°14'02" East 25.34 feet, and 6) South 00°18'23" East 74.02 feet; thence South 89°41'38" West, a distance of 213.51 feet; thence North 47°28'58" West, a distance of 162.30 feet; thence South 89°41'38" West, a distance of 34.65 feet; thence South 00°18'22" East, a distance of 148.65 feet; thence South 89°41'38" West, a distance of 349.04 feet; thence South 00°18'22" East, a distance of 109.99 feet; thence South 89°41'38" West, a distance of 140.39 feet; thence along the boundary of Manila 900 West Street Church Subdivision Plat "A" as recorded in the office of the Utah County Recorder the following two courses and distances: 1) North 00°34'12" West 339.27 feet, and 2) West 341.98 feet to the point of beginning.
Area = 17.527 Acres

Coordinate System is NAD27

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF Dec. A.D. 2014

Robert R. Schow

Judy S. Schow

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE 10th DAY OF Dec, 2014 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY'S FULL NAME & COMMISSION NUMBER Linda Hales 679102

12-17-2018 Linda Hales
MY COMMISSION EXPIRES A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF PLEASANT GROVE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 12th DAY OF November, 2014

Mayor
City Clerk
City Engineer
City Planner

APPROVED *John Walker*
ENGINEER (SEE SEAL BELOW)

ATTEST *Patricia J. Dwyer*
CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF Oct, 2014 BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

John Walker DIRECTOR - SECRETARY
John Walker CHAIRPERSON, PLANNING COMMISSION

PLAT "C"

PARKSIDE AT PLEASANT GROVE

SUBDIVISION

BEING A VACATION OF PARCEL "A" OF PARKSIDE AT PLEASANT GROVE PLAT "B"

PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

PLAT VACATION NOTICE

THE CITY COUNCIL OF PLEASANT GROVE CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF PARCEL "A" OF PARKSIDE AT PLEASANT GROVE PLAT "B" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. PARCEL "A" OF PARKSIDE AT PLEASANT GROVE PLAT "B" IS HEREBY VACATED.

Mayor 1-13-15
DATE

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.

Surveyor's Seal

Notary Public Seal

City Engineer's Seal

Clerk/Recorder Seal



65544:2015 Map # 14660
JEFFER SMITH
JEFFER SMITH
2015 Jun 26 9:18 am FEE \$6.00 BY CLS
RECORDED FOR PLEASANT GROVE CITY CORPORA