#### SURVEYOR'S CERTIFICATE:

I. S. Scott Carlson, certify that I am a Professional Land Surveyor with Twin Peaks, P.C. holding license number 187727 in accordance with Title 58. Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me or under my direction in accordance with Section 17-23-17 and filed with the County Surveyor as \_\_\_\_\_\_, and that I have verified all measurements and have subdivided said tract of land into Lots, Streets and Easements, to be hereafter known as the Pleasant Grove Retail Subdivision, and have found or placed monuments as shown hereon.

### LEGAL DESCRIPTION

A PORTION OF TAX PARCEL NO. 14: 055: 0162 CONVEYED VIA WARRANTY DEED RECORDED AS ENTRY 62297: 2022, MAY 23, 2022, LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARINGS N 89° 36' 10" E 2661.57 FEET BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 30.

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF NORTH COUNTY BLVD BEING SOUTH 1282.97 FEET AND WEST 1441.74 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30: THENCE SOUTH 10°56'26" EAST 275.17 FEET COINCIDENT WITH SAID RIGHT OF WAY; THENCE THE FOLLOWING FOUR CALLS COINCIDENT WITH THE NORTH RIGHT OF WAY OF 450 SOUTH STREET: 1) SOUTH 34"10'41" WEST 27.25 FEET, 2) SOUTH 79"10'42" WEST 153.82 FEET TO A POINT OF CURVATURE, 3) 89.72 FT ALONG ON A 475.00 FT RADIUS CURVE TO THE RIGHT (CHORD BEARING SOUTH 84°35'21" WEST, DELTA 10'49'18"), AND 4) NORTH 90'00'00" WEST 128.78 FEET; THENCE NORTH 00'32'00" WEST 330.35 FEET: THENCE SOUTH 89'57'00" EAST 335.20 FEET TO THE POINT OF BEGINNING.

COMPRISING 2.66 ACRES, 3 LOTS (NAD 83) CLOSURE GREATER THAN 1:100,000

# OWNERS DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we JVO Commercial Development, LLC a Utah Limited Liability company the owner of the hereon described tract on land hereby cause the same to be divided into lots together with all ingress/egress and utility easements, as depicted or described on this plat, hereinafter to be known as the PLEASANT GROVE RETAIL SUBDIVISION. The undersigned further consents to the recordation of this plat in accordance with Utah law and dedicates to Pleasant Grove City such portions shown on this plat designated as public easements.

OCTOBER\_ By: Dared V. Osmond Title: Manager 500 Commercial Development LLC

Corporate **ACKNOWLEDGMENT** 

STATE OF UTAH COUNTY OF UTAH

a notary public, personally appeared Jared V. Osmond, Manager of JVO Commercia Development, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owners Dedication and Consent to Record regarding the Pleasant Grove Retail Subdivision plat, and was signed by him on behalf of said entity and acknowledged that he executed the same.

CITY ENGINEER:



CITY CLERK/RECORDER:



**CARLSON** 

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00440018491-4887849

Sheet 1 of 1

## ALEXIS RETAIL SUBDIVISION PLAT A PLEASANT GROVE, UTAH

LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

## **UTAH COUNTY RECORDER**

ENT 71645:2023 MAP# 18972
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 31 03:25 PM FEE 56.00 BY CS
RECORDED FOR PLEASANT GROVE CITY