

STATE PLANE COORDINATES	
NORTHING	EASTING
A 736,577.72	1,924,179.24
B 737,844.20	1,924,697.77
C 738,450.62	1,924,695.44
D 738,450.62	1,925,050.42
E 738,398.24	1,925,043.46
F 737,844.20	1,925,048.62
G 738,426.73	1,924,734.02
H 738,450.62	1,925,026.47
GRID FACTOR: .999722	

LAND USE	
PHASE 14 ACREAGE:	2.56 acres
TOTAL UNITS:	12
ZONING:	GATEWAY
"THE BLUES SUB-DISTRICT"	

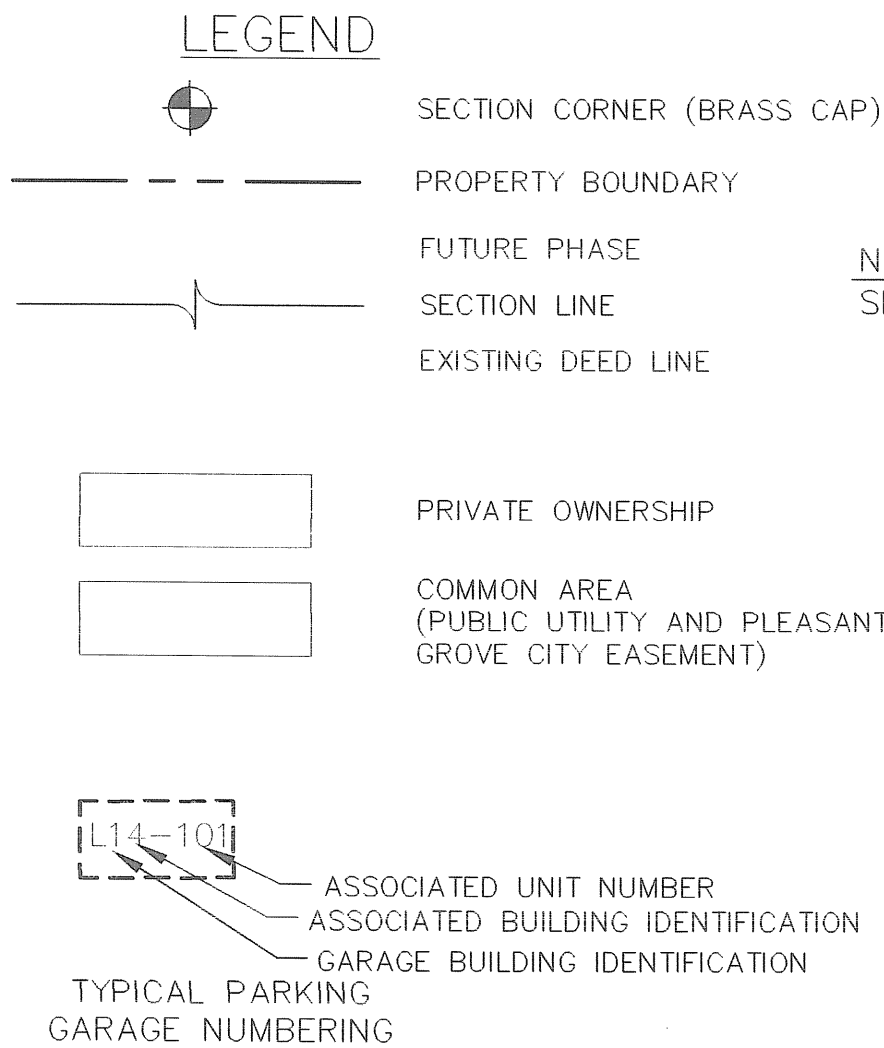
ADDRESS TABLE		
UNIT	BUILDING	ADDRESS (CHATEAU WAY)
101	14	378 SOUTH 2150 WEST
102	14	378 SOUTH 2150 WEST
103	14	378 SOUTH 2150 WEST
104	14	378 SOUTH 2150 WEST
201	14	378 SOUTH 2150 WEST
202	14	378 SOUTH 2150 WEST
203	14	378 SOUTH 2150 WEST
204	14	378 SOUTH 2150 WEST
301	14	378 SOUTH 2150 WEST
302	14	378 SOUTH 2150 WEST
303	14	378 SOUTH 2150 WEST
304	14	378 SOUTH 2150 WEST

NOTES:

- 1.- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENT.
- 2.- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
- 3.- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- 4.- ALL BUILDING DIMENSIONS ARE TYPICAL.
- 5.- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
- 6.- ALL COMMON AREAS ARE TO BE FULLY LANDSCAPED AND MAINTAINED BY THE BELLE MONET HOME OWNERS ASSOCIATION.
- 7.- ALL BUILDING WALLS ARE PARALLEL OR PERPENDICULAR TO THE REFERENCE BEARING.
- 8.- THIS SITE CONTAINS A SHALLOW GROUNDWATER TABLE.
- 9.- A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL OBSERVE FOOTING EXCAVATIONS PRIOR TO STRUCTURAL FILL OR CONCRETE PLACEMENT.
- 10.- ALL RECOMMENDATIONS OF THE GEOTECHNICAL STUDY PERFORMED BY AGCC ON MARCH 18, 2004 SHALL BE FOLLOWED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	41.53	100.00	21.07	41.23	N12°07'01"W	23°47'39"
C2	41.53	100.00	21.07	41.23	N12°07'01"W	23°47'39"
C3	20.53	27.00	10.79	20.04	N21°59'56"W	43°33'30"
C4	46.24	100.00	23.54	45.83	S12°42'45"W	26°29'30"
C5	46.24	100.00	23.54	45.83	S12°42'45"W	26°29'30"
C6	55.50	138.17	28.13	55.13	N12°19'23"W	23°00'50"
C7	26.78	65.00	13.59	26.60	S12°01'29"E	23°36'37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00	N89°28'00"E
L2	24.00	N89°28'00"E
L3	24.00	S89°46'49"W
L4	24.00	S89°46'49"W



DEVELOPER
KRISER COMMUNITIES
PLEASANT GROVE, UT
(801) 636-1111

RECORDING INFORMATION BLOCK

Recorded in the Official Records of Utah County, State of Utah, on _____, 20____, at _____M, as Entry No. _____ and Map Filing No. _____

At the request of _____ Fee _____ Utah County Recorder

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF PLEASANT GROVE CITY, COUNTY OF UTAH, STATE OF UTAH, APPROVES BELLE MONET CONDOMINIUMS PHASE 6, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, AND HEREBY ACCEPTS THE UTILITY DEDICATION FOR OPERATION AND MAINTENANCE OF THE CULINARY WATER LINES FROM THE CONNECTIONS OF THE WATER LINE IN 700 SOUTH UP TO AND INCLUDING THE INDIVIDUAL WATER METER FACILITIES AND FIRE HYDRANTS.

THIS 2nd DAY OF February, A.D. 2007

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

12310 sheet 1 of 2

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED BELLE MONET CONDOMINIUMS, AN EXPANDABLE UTAH CONDOMINIUM PROJECT, AND PHASE "14" OF THIS RECORD OF SURVEY MAP, CONSISTING OF TWO(2) PAGES ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 00°20'54" WEST 1266.86 FEET AND EAST 526.37 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST.

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 00°13'11" W	606.59'	
EAST	355.08'	
S 07°34'11" E	52.85'	
S 00°32'00" E	554.22'	
WEST	350.95'	TO THE POINT OF BEGINNING
		LESS AND EXCEPTING AREA FOR PHASES 15-20
		AREA = 2.56 ACRES MORE OR LESS

BASIS OF BEARING = NORTH 00°20'54" WEST ALONG THE SECTION LINE

DATE: Jan 15, 2007

SURVEYOR: Travis Trane (See Seal Below)

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND 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 HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (a) THAT THEY ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP. (b) THAT THEY HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE PREPARED.
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON.
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES, PUBLIC UTILITY AGENCIES, AND PLEASANT GROVE CITY PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS FOR THE CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS.
4. CONVEY TO THE CITY OF PLEASANT GROVE THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC 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 1st DAY OF Feb, A.D. 2007

KRISER HOMES & COMMUNITIES INC.
Matthew Skreier PRES.
Matthew Skreier

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE 1st DAY OF Feb, A.D. 2007 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-24-09

Kathy J. Hooser
NOTARY PUBLIC
(See Seal Below)

PLANNING COMMISSION APPROVAL

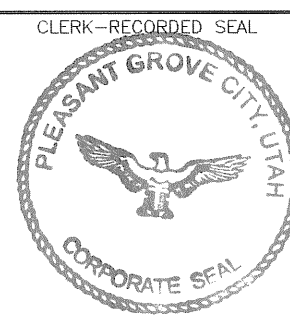
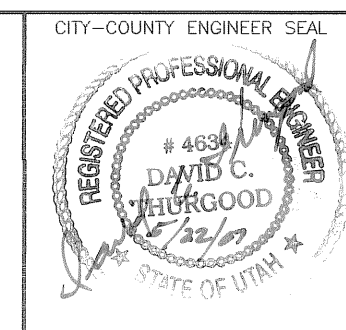
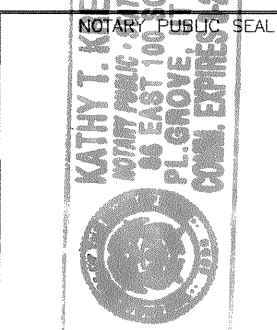
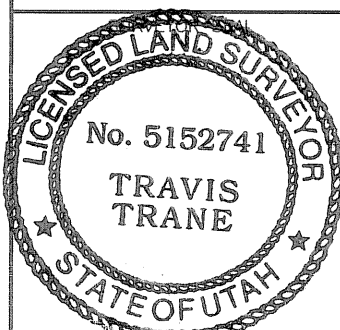
APPROVED THIS 12th DAY OF Feb, A.D. 2004, BY THE
Pleasant Grove City
Director-Secretary
Chairman, Planning Commission

SHEET 1 OF 2
PHASE "14"

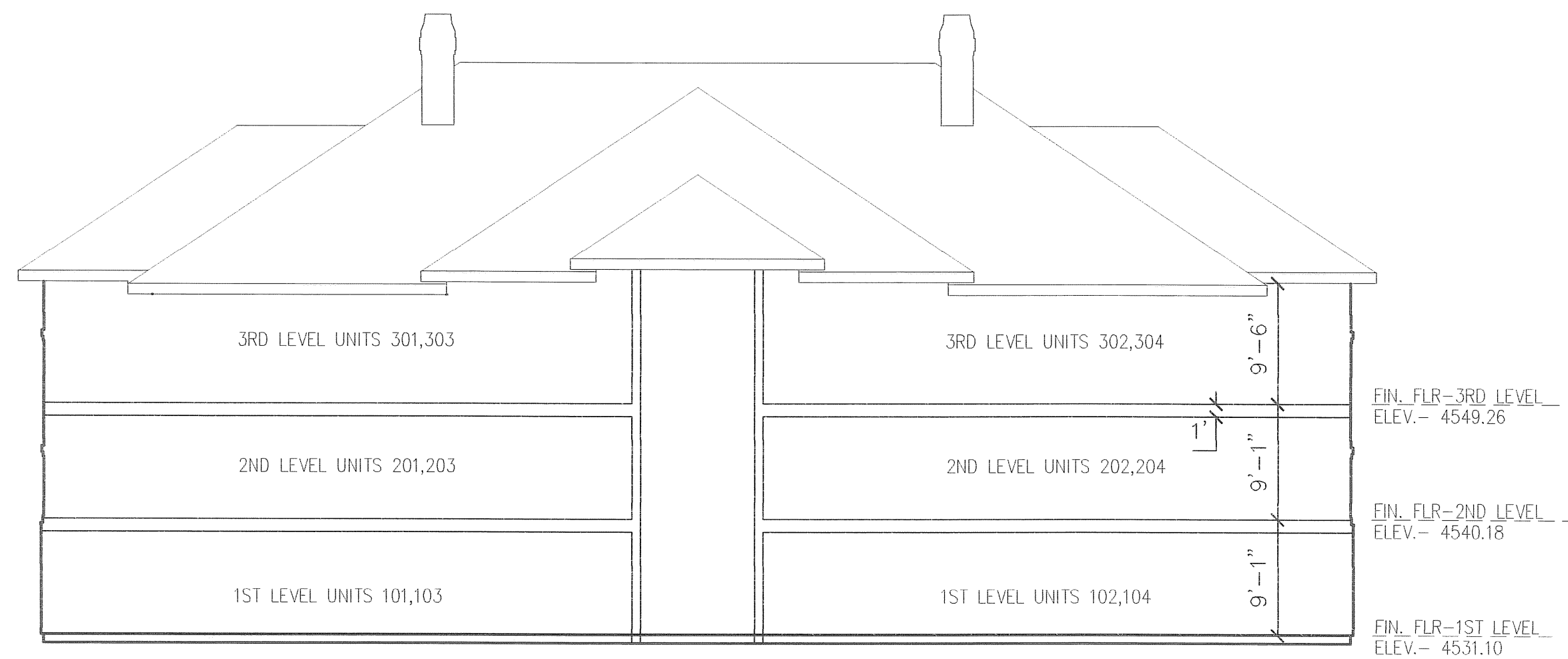
BELLE MONET
CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

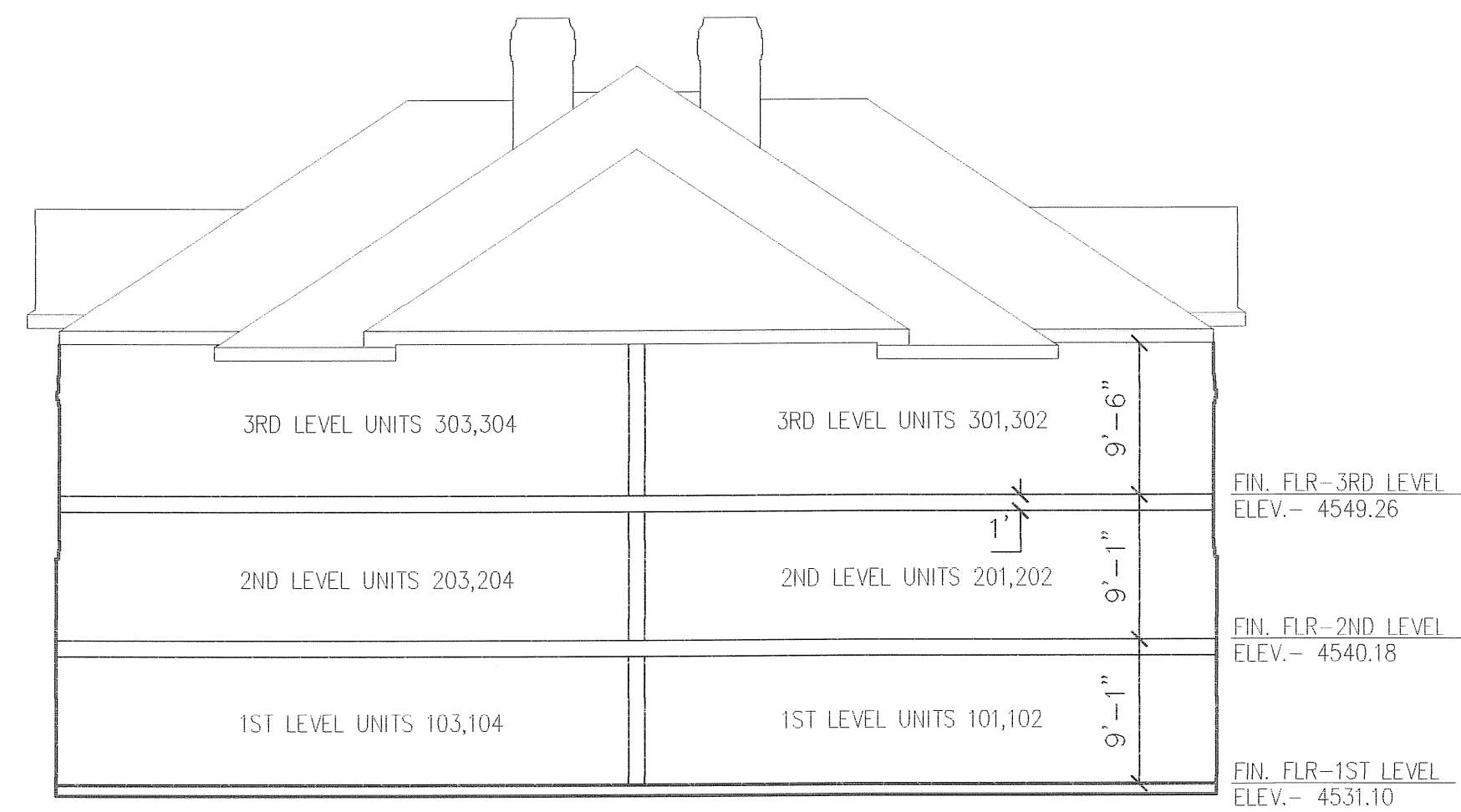
PLEASANT GROVE UTAH COUNTY, UTAH



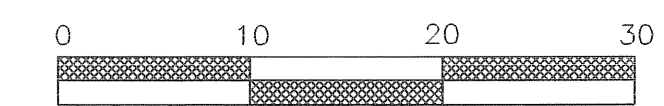
NV 14 SEC 30, T5S, R2E SLB&M



TYPICAL FRONT ELEVATION



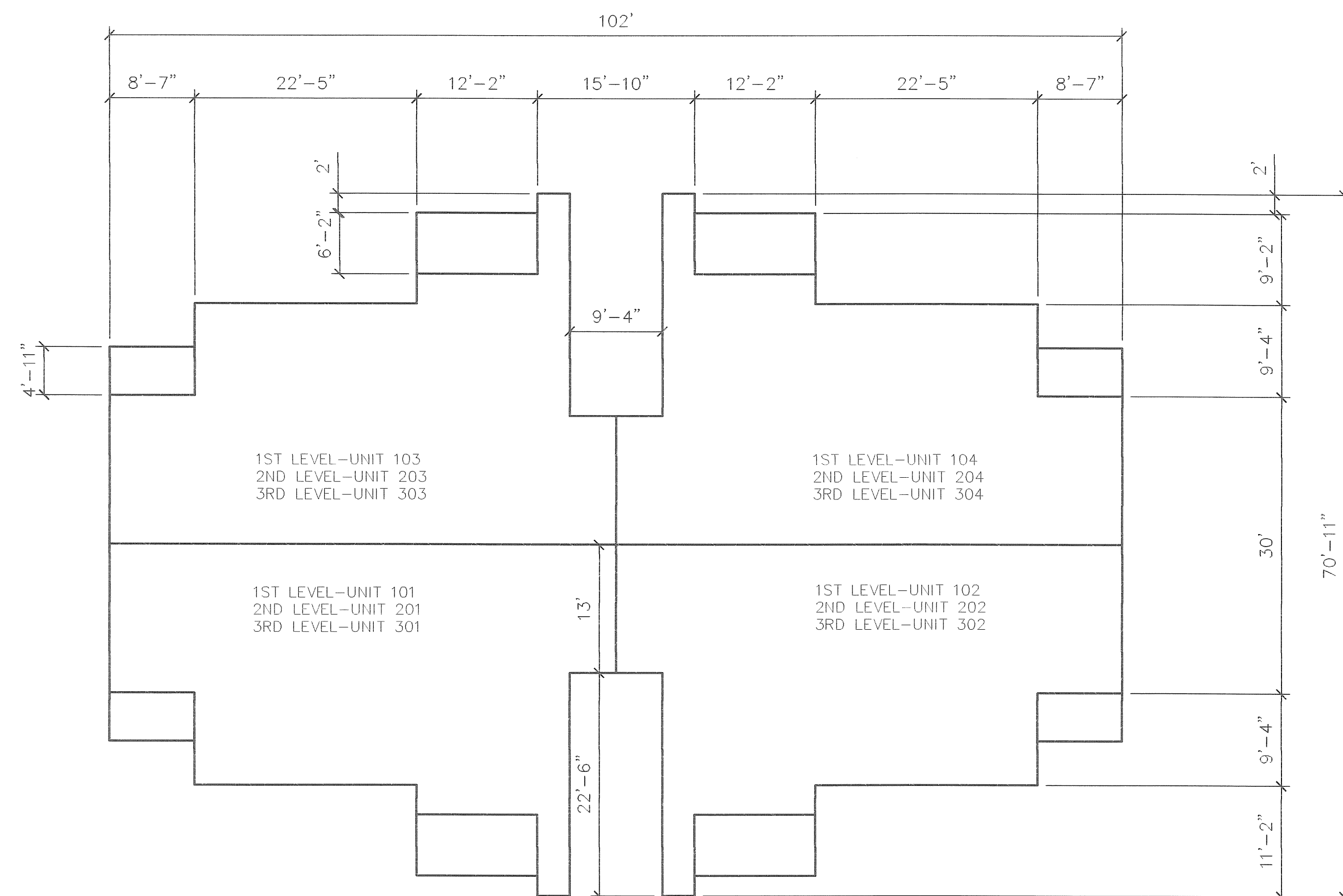
TYPICAL SIDE ELEVATION



(24"x36")
SCALE: 1" = 10'
(11"x17")
SCALE: 1" = 20'

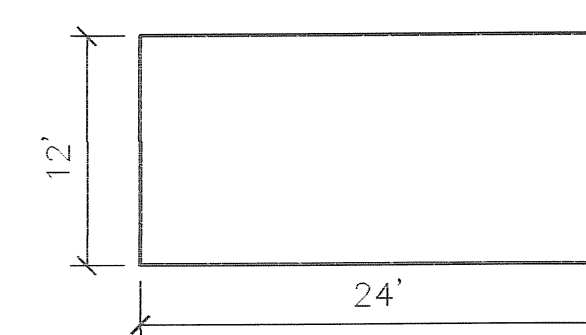
LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP

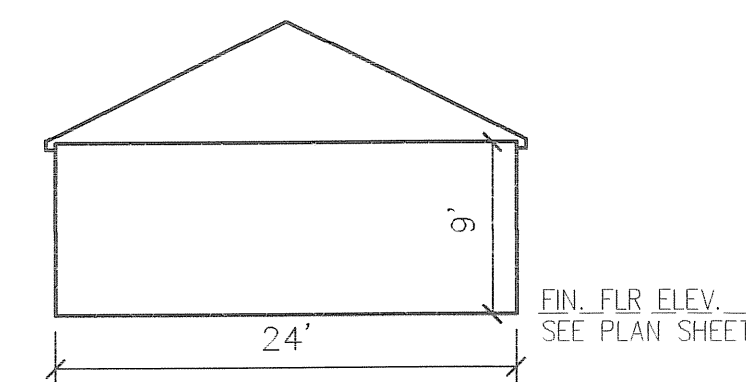


TYPICAL FLOOR PLAN

TYPICAL GARAGE UNITS



TYPICAL FLOOR PLAN



TYPICAL SIDE ELEVATION

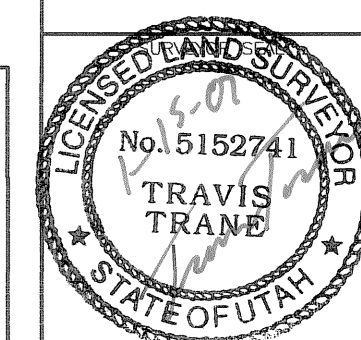
ENT. 84683;2007 Map 118308
RANDALL R. COVINGTON
UTAH COUNTY RECORDER
2007 Jan 08 3:46 PM FEE \$4.00 BY SP
RECORDED FOR PLEASANT GROVE CITY CORPORATION

SHEET 2 OF 2
PHASE "14"

BELLE MONET
CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

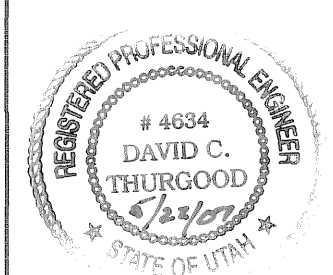
PLEASANT GROVE UTAH COUNTY, UTAH



NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL



RECORDING INFORMATION BLOCK

Recorded in the Official Records of Utah County, State of
Utah, on _____, 20____, at _____ M, as Entry No. _____
and Map Filing No. _____
At the request of _____
Fee _____ Utah County Recorder

12310 sheet 2 of 2

NW1/4 SEC 30, T5S R2E S12E1A 70070
24