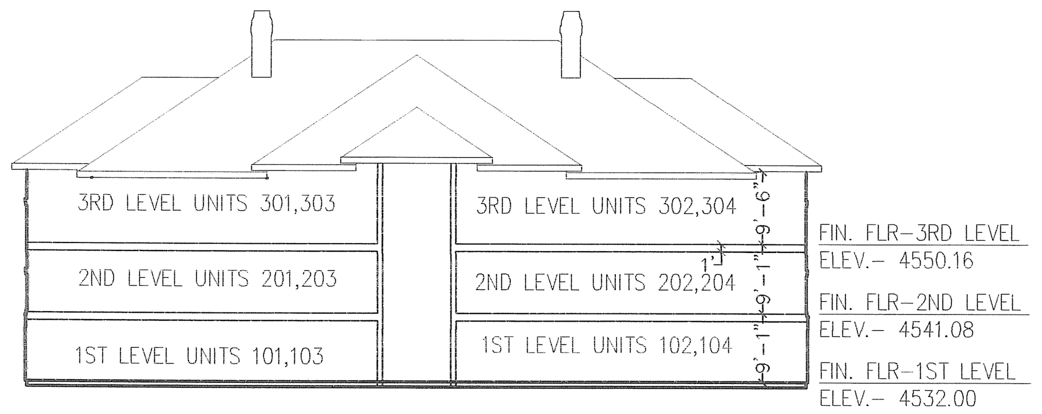
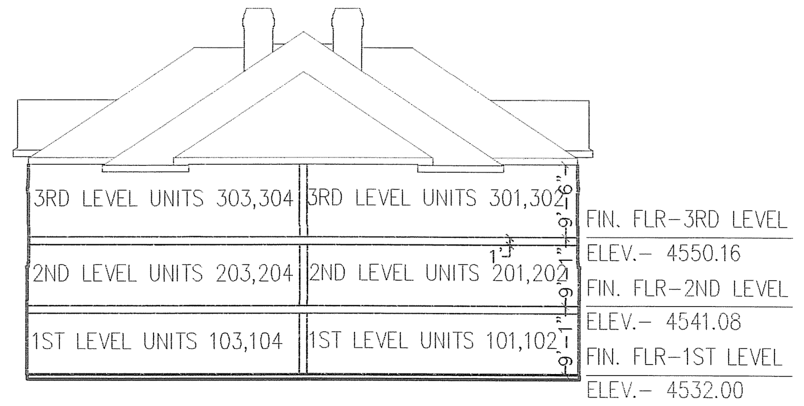
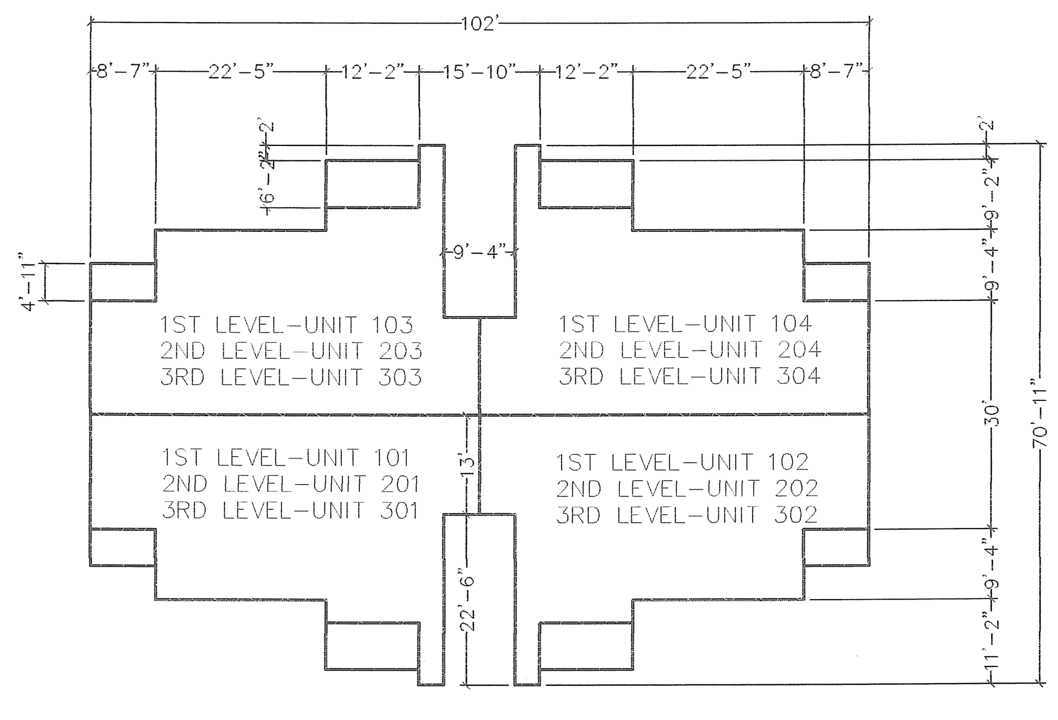


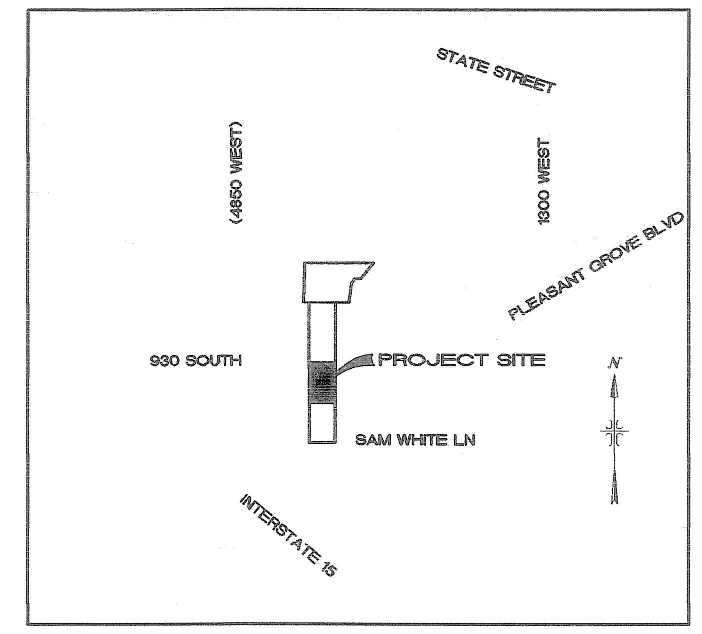
TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION

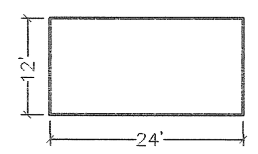


TYPICAL FLOOR PLAN

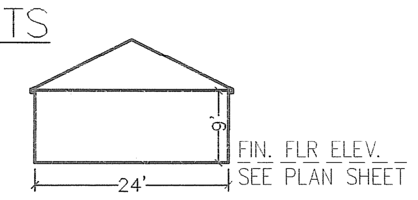


VICINITY MAP

TYPICAL GARAGE UNITS



TYPICAL FLOOR PLAN



TYPICAL SIDE ELEVATION

LEGEND

SECTION CORNER (BRASS CAP)

PROPERTY BOUNDARY

SECTION LINE

PRIVATE OWNERSHIP

COMMON AREA (PUBLIC UTILITY AND PLEASANT GROVE CITY EASEMENT)

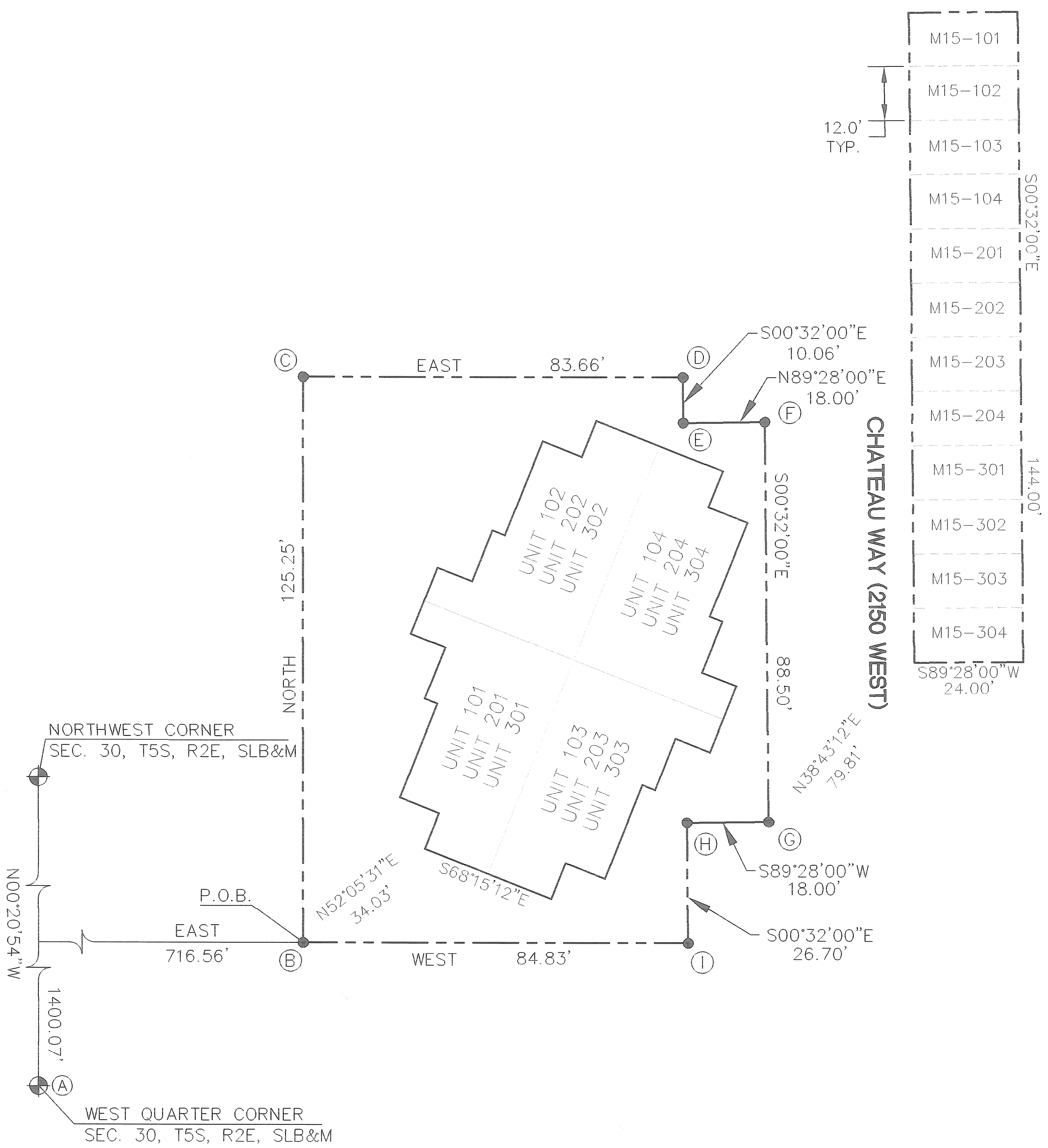
M15-101

ASSOCIATED UNIT NUMBER

ASSOCIATED BUILDING IDENTIFICATION

GARAGE BUILDING IDENTIFICATION

TYPICAL PARKING GARAGE NUMBERING



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 REPRESENATIVE OF THE GEOTECHNICAL ENGINEER SHALL OBSERVE FOOTING EXCAVATIONS PRIOR TO STRUCTURAL FILL OR CONCRETE PLACEMENT.
10.- ALL RECOMMENDATIONS OF THE GEOTECHNICAL STUDY PERFORMED BY AGEC ON MARCH 18, 2004 SHALL BE FOLLOWED.

ADDRESS TABLE

UNIT	BUILDING	ADDRESS (CHATEAU WAY)
101	13	348 SOUTH 2150 WEST
102	13	348 SOUTH 2150 WEST
103	13	348 SOUTH 2150 WEST
104	13	348 SOUTH 2150 WEST
201	13	348 SOUTH 2150 WEST
202	13	348 SOUTH 2150 WEST
203	13	348 SOUTH 2150 WEST
204	13	348 SOUTH 2150 WEST
301	13	348 SOUTH 2150 WEST
302	13	348 SOUTH 2150 WEST
303	13	348 SOUTH 2150 WEST
304	13	348 SOUTH 2150 WEST

LAND USE

PHASE 15 ACREAGE: 0.36 acres
TOTAL UNITS: 12
ZONING: GATEWAY
"THE BLUES SUB-DISTRICT"

STATE PLANE COORDINATES

	NORTHING	EASTING
A	736,577.72	1,924,179.24
B	737,977.38	1,924,887.09
C	738,102.60	1,924,887.09
D	738,102.60	1,924,970.73
E	738,092.54	1,924,970.82
F	738,092.71	1,924,988.83
G	738,004.24	1,924,989.65
H	738,004.07	1,924,971.65
I	737,977.38	1,924,971.89
GRID FACTOR: .999722		

0 20 40 60

(24"x36")
SCALE: 1" = 20'
(11"x17")
SCALE: 1" = 40'

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 10 Jan., 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

12311

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 "15" OF THIS RECORD OF SURVEY MAP. I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. 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 1400.07 FEET AND EAST 716.56 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
NORTH	125.25'	
EAST	83.66'	
S 00°32'00" E	10.06'	
N 89°28'00" E	18.00'	
S 00°32'00" E	88.50'	
S 89°28'00" W	18.00'	
S 00°32'00" E	26.70'	
WEST	84.83'	TO THE POINT OF BEGINNING
		AREA INCLUDING PHASE 15 GARAGES = 0.36 ACREAS

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

Jan, 15, 2007
DATE

SURVEYOR (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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 1st DAY OF Feb, A.D. 2007

KRISER HOMES & COMMUNITIES INC.

MATTHEW S. KRISER PRES.

ENT 84684:2007 Map # 12311
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Jun 08 3:48 pm FEE 54.00 BY SW
RECORDED FOR PLEASANT GROVE CITY CORPORA

ACKNOWLEDGEMENT

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

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. Kresse
NORTARY PUBLIC (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 12th DAY OF Feb, A.D. 2004, BY THE Pleasant Grove City PLANNING COMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

SHEET 1 OF 1

PHASE "15"

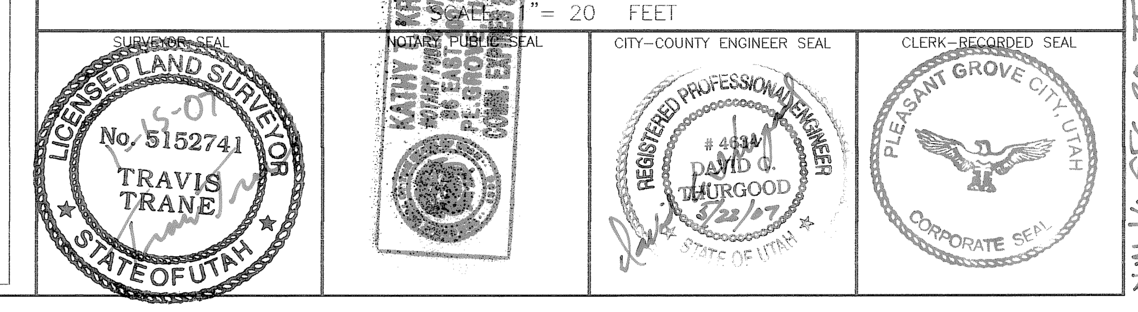
BELLE MONET

CONDOMINIUMS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

PLEASANT GROVE UTAH COUNTY, UTAH

SCALE: 1"= 20 FEET



NW 1/4 SEC 30, T5S, R2E SLB&M
TU 070 ZA