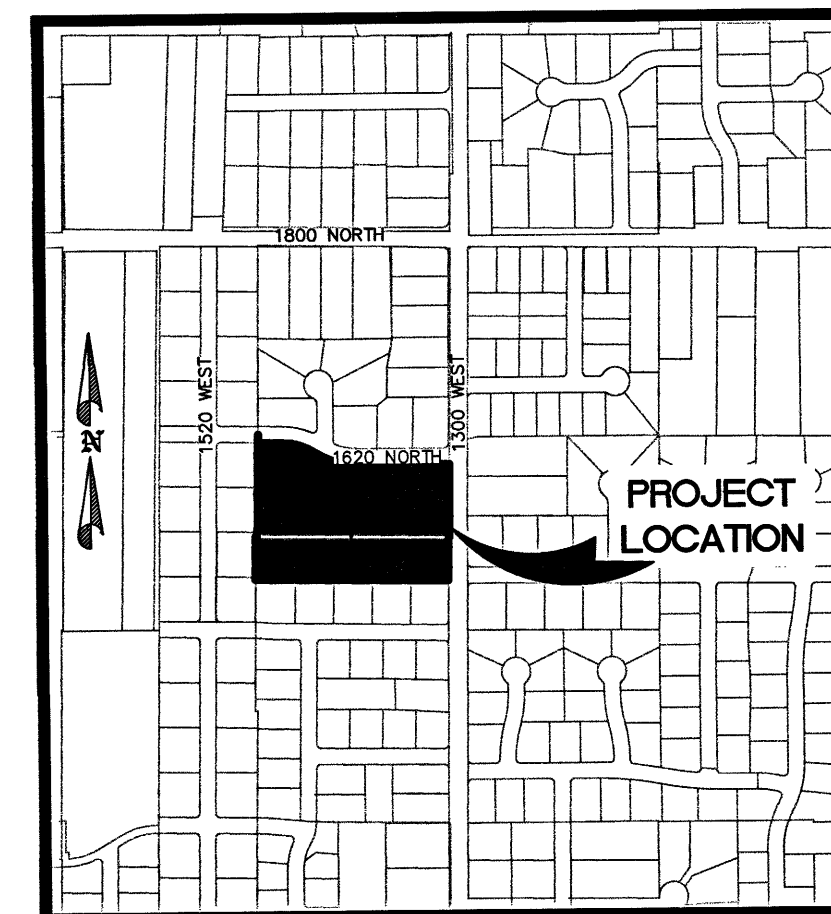
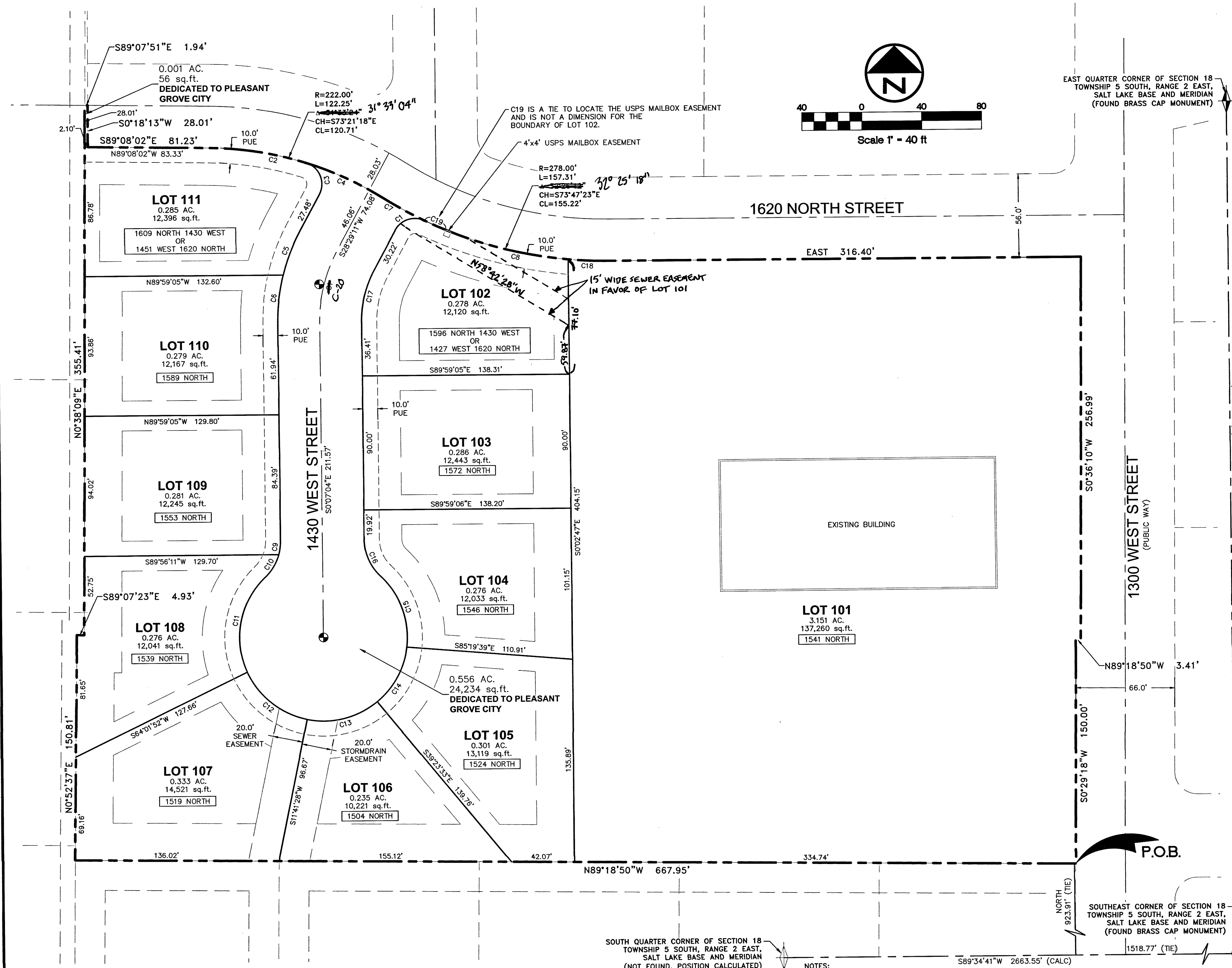


# PRESTBURY COVE SUBDIVISION, PLAT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
RESIDENTIAL SUBDIVISION

- PLAT NOTES:
- OCCUPANCY RESTRICTION NOTICE  
IT IS UNLAWFUL TO OCCUPY AND BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE CITY.
  - WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR, ANY DAMAGE OR INJURY RESULTING FROM GROUNDWATER IMPACTS.
  - THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED.



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	49.92'	100.00'	28°35'15"	S14°11'03"W	49.41'
C2	22.89'	15.00'	87°25'29"	N72°11'55"E	20.73'
C3	65.44'	222.00'	16°53'41"	S80°41'09"E	65.20'
C4	26.37'	15.00'	100°43'36"	S21°52'38"E	23.10'
C5	56.81'	222.00'	14°39'42"	S64°54'37"E	56.65'
C6	31.65'	128.00'	14°10'10"	S21°24'06"W	31.57'
C7	32.25'	128.00'	14°26'05"	S07°05'58"W	32.10'
C8	31.58'	278.00'	6°30'33"	S60°50'00"E	31.57'
C9	99.66'	278.00'	20°33'17"	S74°21'29"E	99.13'
C10	9.56'	34.00'	16°07'01"	S07°56'26"W	9.53'
C11	18.00'	34.00'	30°20'27"	S31°10'10"W	17.80'
C12	68.79'	56.00'	70°22'57"	S11°08'55"W	64.55'
C13	53.02'	56.00'	54°14'34"	S51°09'51"E	51.07'
C14	49.84'	56.00'	50°59'38"	N76°13'03"E	48.22'
C15	42.62'	56.00'	43°36'15"	N28°55'06"E	41.60'
C16	52.48'	56.00'	53°41'31"	N19°43'47"W	50.58'
C17	27.57'	34.00'	46°27'28"	N23°20'48"W	26.82'
C18	35.95'	72.00'	28°36'15"	N14°11'03"E	35.57'
C19	26.07'	278.00'	5°22'22"	S87°18'51"E	26.06'
C20	15.16'	278.00'	3°07'30"	S65°39'02"E	15.16'

**DOMINION ENERGY NOTE:**  
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

**QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH**  
APPROVED THIS 21 DAY OF March, 2022  
BY: Chris Lowrey  
TITLE: Per Construction Rep

**ROCKY MOUNTAIN POWER NOTE:**  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY,  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,  
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,  
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS 24 DAY OF March, 2022  
BY: Beck Hill  
TITLE: Estimator

**DEVELOPER CONTACT INFO**  
NAME: ALAN PRINCE  
PHONE: 801-556-6000  
EMAIL: ALAN@PRINCEDEVELOPMENT.COM

**SURVEYOR'S CERTIFICATE:**  
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNATURE: [Signature] DATE: March 15, 2022

**PROPERTY DESCRIPTION**  
A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°01'02" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER OF SAID SECTION, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE PROLONGATION OF THE NORTH LINE OF WOODS ACRES PLAT "A" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 9528, SAID POINT ALSO BEING SOUTH 89°34'41" WEST 1518.77 FEET AND NORTH 923.91 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 89°18'50" WEST ALONG SAID NORTH LINE AND A PROLONGATION THEREOF A DISTANCE OF 667.95 FEET TO THE EAST BOUNDARY OF FIRMWOOD ESTATES PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 1943; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°52'37" EAST 150.81 FEET, 2) SOUTH 89°07'23" EAST 4.93 FEET, 3) NORTH 00°38'09" EAST 355.41 FEET TO A POINT ON A PROLONGATION THEREOF; THENCE SOUTH 89°07'51" EAST 1.94 FEET; THENCE SOUTH 00°18'13" WEST 28.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1620 NORTH STREET; THENCE RUNNING ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, 1) SOUTH 89°08'02" EAST 81.23 FEET TO THE POINT OF A 222.00 FOOT RADIUS CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 122.25 FEET THROUGH A CENTRAL ANGLE OF 31°33'44" (CHORD BEARS SOUTH 73°21'18" EAST 120.71 FEET) TO THE POINT OF A 278.00 FOOT RADIUS REVERSE CURVE, 3) ALONG SAID CURVE A DISTANCE OF 157.31 FEET THROUGH A CENTRAL ANGLE OF 32°25'18" (CHORD BEARS SOUTH 73°47'23" EAST 155.22 FEET), 4) EAST 316.40 FEET; THENCE SOUTH 00°36'10" WEST 256.99 FEET; THENCE NORTH 89°18'50" WEST 3.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1300 WEST STREET; THENCE SOUTH 00°29'18" WEST 150.00 FEET ALONG SAID RIGHT-OF-WAY A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 284,858 SQUARE FEET OR 6.539 ACRES, MORE OR LESS.

NOTE: ROTATE ALL BEARINGS CLOCKWISE BY 0°00'03" TO MATCH UTAH COUNTY DEPENDENT RESURVEY BEARINGS.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°01'02" WEST FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST QUARTER CORNER OF SAID SECTION 18, AND MATCHES UTAH STATE PLANE CENTRAL ZONE NAD83 GRID BEARINGS.

**OWNERS DEDICATION AND CONSENT TO RECORD**  
KNOW ALL BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF ALL 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, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS "PRESTBURY COVE SUBDIVISION, PLAT A", AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO PLEASANT GROVE CITY.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 28 DAY OF March, 2022.

MICHELLE PRINCE  
MANAGING MEMBER  
MONTEREY PROPERTIES, LLC

PRINT NAME: Kyle L. Hamblin  
AUTHORIZED AGENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, F/K/A CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF PLEASANT GROVE CITY, UTAH COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 12 DAY OF March, A.D. 2022.

APPROVED BY MAYOR: [Signature] DIANNA N. ANDERSON, CITY COUNCIL MEMBER  
CITY COUNCIL MEMBER: [Signature]  
CITY COUNCIL MEMBER: [Signature]  
CITY COUNCIL MEMBER: [Signature]  
CITY ENGINEER (SEAL BELOW): [Signature] ATTEST BY CITY RECORDER (SEAL BELOW)

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 13 DAY OF JANUARY, 2022, BY THE PLEASANT GROVE CITY PLANNING COMMISSION.  
DIRECTOR: [Signature] CHAIRPERSON, PLANNING COMMISSION: [Signature]

**PRESTBURY COVE SUBDIVISION, PLAT A**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: KAGAN M. DIXON, No. 9061091, 03/15/2022  
CLERK-RECORDER SEAL: PLEASANT GROVE CITY, UTAH  
CITY ENGINEER'S SEAL: PLEASANT GROVE CITY ENGINEER

UTAH COUNTY RECORDER

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 22 DAY OF March, A.D. 2022, PERSONALLY APPEARED BEFORE ME Kyle L. Hamblin, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS AN AUTHORIZED AGENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, F/K/A CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, UTAH CORPORATION SOLE, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

[Signature] LORI GUERRERO  
NOTARY PUBLIC - STATE OF UTAH  
My Comm. Exp. 06/09/2023  
Commission # 705043

SIGNATURE: [Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

**LLC ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 28 DAY OF March, A.D. 2022, PERSONALLY APPEARED BEFORE ME MICHELLE L. PRINCE, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE MANAGING MEMBER OF MONTEREY PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

[Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

**CITY UTILITIES APPROVAL**  
APPROVED FOR CULINARY WATER, PRESSURE IRRIGATION, SEWER, STORM DRAIN ON THIS 14 DAY OF March, A.D. 2022.  
[Signature] PUBLIC WORKS DIRECTOR

**WILDING ENGINEERING**  
14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.559.8112  
WWW.WILDINGENGINEERING.COM

**AREA TABULATIONS**  
TOTAL ACREAGE: 3.39  
LOTS: 10  
UNITS PER ACRE: 2.95  
DEDICATION ACREAGE: 0.56

**LEGEND**  
SECTION LINE  
FOUND SECTION CORNER  
SECTION CORNER (NOT FOUND)  
FOUND REBAR AND CAP  
SET 5/8 REBAR AND CAP (WILDING ENGINEERING)  
NEW STREET MONUMENTS

Sec. 18, T5S, R2E, S18E