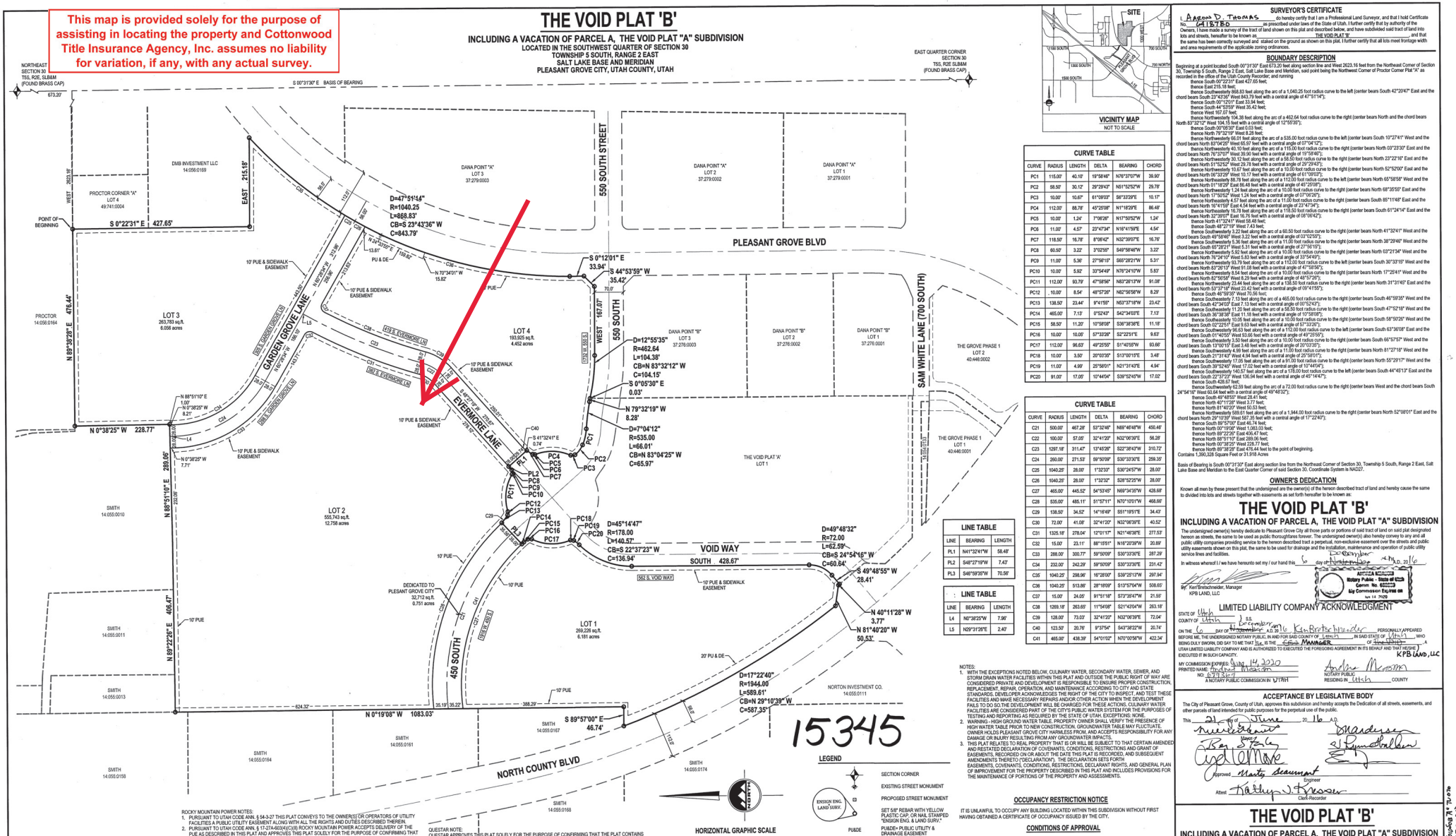
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, inc. assumes no liability for variation, if any, with any actual survey.

THE VOID PLAT 'B'

INCLUDING A VACATION OF PARCEL A, THE VOID PLAT "A" SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	115.00'	40.10'	19°58'46"	N76°37'07"W	39.90'
PC2	58.50'	30.12'	29°29'43"	N51°52'52"W	29.78'
PC3	10.00'	10.67'	61°09'03"	S6°33'29"E	10.17'
PC4	112.00'	88.78'	45°25'09"	N11°18'28"E	86.48'
PC5	10.00'	1.24'	7°06'28"	N17°50'52"W	1.24'
PC6	11.00'	4.57'	23°47'34"	N16°41'59"E	4.54'
PC7	118.50'	16.78'	8°06'42"	N32°39'07"E	16.76'
PC8	60.50'	3.22'	3°02'55"	S46°58'46"W	3.22'
PC9	11.00'	5.36'	27°56'15"	S65°28'21"W	5.31'
PC10	10.00'	5.92'	33°54'49"	N76°24'10"W	5.83'
PC11	112.00'	93.79'	47°58'56"	N83°26'13"W	91.08'
PC12	10.00'	8.54'	48°57'28"	N82°56'56"W	8.29'
PC13	138.52'	23.44'	9°41'55"	N53°37'18"W	23.42'
PC14	465.00'	7.13'	0°52'43"	S42°34'03"E	7.13'
PC15	58.50'	11.20'	10°58'08"	S36°38'38"E	11.18'
PC16	10.00'	10.00'	57°33'26"	S2°22'51"E	9.63'
PC17	112.00'	96.63'	49°25'50"	S1°40'56"W	93.66'
PC18	10.00'	3.50'	20°03'33"	S13°00'15"E	3.48'
PC19	11.00'	4.99'	25°58'01"	N21°31'43"E	4.94'
PC20	91.00'	17.00'	10°44'04"	S39°52'45"W	17.02'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	500.00'	467.28'	53°32'48"	N69°40'48"W	450.46'
C22	100.00'	57.05'	32°41'20"	N32°06'39"E	56.28'
C23	1297.18'	311.47'	13°45'28"	S22°38'43"W	310.72'
C24	260.00'	271.53'	59°50'09"	S30°33'30"E	259.35'
C25	1040.25'	28.00'	1°32'33"	S30°24'57"W	28.00'
C26	1040.25'	28.00'	1°32'32"	S28°52'25"W	28.00'
C27	465.00'	445.52'	54°53'45"	N69°34'35"W	428.68'
C28	535.00'	485.11'	51°57'11"	N70°10'01"W	468.66'
C29	138.50'	34.52'	14°16'49"	S51°19'51"E	34.43'
C30	72.00'	41.08'	32°41'20"	N32°06'39"E	40.52'
C31	1325.18'	278.04'	12°01'17"	N21°46'36"E	277.53'
C32	15.00'	23.11'	88°15'51"	N16°20'39"W	20.89'
C33	268.00'	300.77'	59°50'09"	S30°33'30"E	287.29'
C34	232.00'	242.29'	59°50'09"	S30°33'30"E	231.42'
C35	1040.25'	298.96'	16°28'00"	S39°25'13"W	297.94'
C36	1040.25'	513.86'	28°18'09"	S13°57'04"W	508.65'
C37	15.00'	24.00'	91°51'18"	S73°35'47"W	21.55'
C38	1269.18'	263.65'	11°54'08"	S21°43'04"W	263.18'
C39	128.00'	73.03'	32°41'20"	N32°06'39"E	72.04'
C40	123.50'	20.76'	9°37'54"	S43°38'22"W	20.74'
C41	465.00'	438.39'	54°01'02"	N70°02'56"W	422.34'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N41°32'41"W	58.48'
PL2	S48°27'19"W	7.43'
PL3	S46°59'35"W	70.56'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N0°38'25"W	7.96'
L5	N29°31'26"E	2.40'

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

LEGEND
- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY LINE
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

NOTES:
1. WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM DRAIN WATER FACILITIES WITHIN THIS PLAT AND OUTSIDE THE PUBLIC RIGHT OF WAY ARE CONSIDERED PRIVATE AND DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND/OR OTHER ACTION WHEN THE DEVELOPMENT FAILS TO DO SO.THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH. EXCEPTIONS: NONE.
2. WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF HIGH WATER TABLE PRIOR TO NEW CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGE OR INJURY RESULTING FROM ANY GROUNDWATER IMPACTS.
3. THIS PLAT RELATES TO REAL PROPERTY THAT IS OR WILL BE SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED ON OR ABOUT THE DATE THIS PLAT IS RECORDED, AND SUBSEQUENT AMENDMENTS THERETO ("DECLARATION"). THE DECLARATION SETS FORTH EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, DECLARANT RIGHTS, AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT AND INCLUDES PROVISIONS FOR THE MAINTENANCE OF PORTIONS OF THE PROPERTY AND ASSESSMENTS.

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

ROCKY MOUNTAIN POWER NOTES:
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)(II) 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

QUESTAR NOTE:
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 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DEVELOPER

SURVEYOR'S CERTIFICATE

I, Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6187580 as prescribed under laws of the State of Utah. I further certify that 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 into lots and streets, hereafter to be known as THE VOID PLAT 'B' and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point located South 00°31'30" East 673.20 feet along section line and West 2633.16 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said point being the Northwest Corner of Proctor Corner Plat "A" as recorded in the office of the Utah County Recorder; and running
thence South 00°22'31" East 427.65 feet;
thence East 215.18 feet;
thence Southwesterly 868.83 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 42°20'47" East and the chord bears South 23°43'36" West 843.79 feet with a central angle of 47°51'14");
thence South 00°12'01" East 33.94 feet;
thence South 44°53'59" West 35.42 feet;
thence West 167.07 feet;
thence Northwesterly 104.38 feet along the arc of a 462.64 foot radius curve to the right (center bears North and the chord bears North 83°32'12" West 104.15 feet with a central angle of 12°55'35");
thence South 00°05'30" East 0.03 feet;
thence North 79°32'19" West 8.28 feet;
thence Northwesterly 66.01 feet along the arc of a 535.00 foot radius curve to the left (center bears South 10°27'41" West and the chord bears North 83°04'25" West 65.97 feet with a central angle of 07°04'12");
thence Northwesterly 40.10 feet along the arc of a 115.00 foot radius curve to the right (center bears North 03°23'30" East and the chord bears North 76°37'07" West 39.90 feet with a central angle of 19°58'46");
thence Northwesterly 30.12 feet along the arc of a 58.50 foot radius curve to the right (center bears North 23°22'16" East and the chord bears North 51°52'52" West 29.78 feet with a central angle of 29°29'43");
thence Northwesterly 10.67 feet along the arc of a 10.00 foot radius curve to the right (center bears North 52°52'00" East and the chord bears North 06°33'29" West 10.17 feet with a central angle of 61°09'03");
thence Northeasterly 88.78 feet along the arc of a 112.00 foot radius curve to the left (center bears North 65°58'58" West and the chord bears North 01°18'28" East 86.48 feet with a central angle of 45°25'09");
thence Northwesterly 1.24 feet along the arc of a 10.00 foot radius curve to the right (center bears North 68°39'55" East and the chord bears North 17°50'52" West 1.24 feet with a central angle of 07°06'28");
thence Northwesterly 4.57 feet along the arc of a 11.00 foot radius curve to the left (center bears North 85°11'48" East and the chord bears North 16°41'59" East 4.54 feet with a central angle of 23°47'34");
thence Northeasterly 16.78 feet along the arc of a 118.50 foot radius curve to the right (center bears South 61°24'14" East and the chord bears North 32°39'07" East 16.76 feet with a central angle of 08°06'42");
thence North 41°32'41" West 58.48 feet;
thence South 48°27'19" West 7.43 feet;
thence Southwesterly 3.22 feet along the arc of a 60.50 foot radius curve to the right (center bears North 41°32'41" West and the chord bears South 49°58'46" West 3.22 feet with a central angle of 03°02'55");
thence Southwesterly 5.36 feet along the arc of a 11.00 foot radius curve to the right (center bears North 38°29'46" West and the chord bears South 65°28'21" West 5.31 feet with a central angle of 27°56'15");
thence Northwesterly 5.92 feet along the arc of a 10.00 foot radius curve to the right (center bears North 03°23'34" West and the chord bears North 76°24'10" West 5.83 feet with a central angle of 33°54'49");
thence Northwesterly 93.79 feet along the arc of a 112.00 foot radius curve to the left (center bears North 83°26'13" West and the chord bears North 83°26'13" West 91.08 feet with a central angle of 47°58'56");
thence Northwesterly 8.54 feet along the arc of a 10.00 foot radius curve to the right (center bears North 47°25'41" West and the chord bears North 82°56'56" West 8.29 feet with a central angle of 48°57'28");
thence Northwesterly 23.44 feet along the arc of a 138.50 foot radius curve to the right (center bears North 31°31'45" East and the chord bears North 53°37'18" West 23.42 feet with a central angle of 09°41'55");
thence South 48°59'20" West 70.56 feet;
thence Southeasterly 7.13 feet along the arc of a 465.00 foot radius curve to the right (center bears South 46°59'35" West and the chord bears South 42°34'03" East 7.13 feet with a central angle of 00°52'43");
thence Southeasterly 11.20 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°52'18" West and the chord bears South 36°38'38" East 11.18 feet with a central angle of 10°58'08");
thence Southeasterly 10.05 feet along the arc of a 10.00 foot radius curve to the right (center bears South 58°50'26" West and the chord bears South 02°22'51" East 9.63 feet with a central angle of 57°33'26");
thence Southeasterly 96.63 feet along the arc of a 112.00 foot radius curve to the left (center bears South 63°36'08" East and the chord bears South 01°40'56" West 93.66 feet with a central angle of 49°25'50");
thence Southeasterly 3.50 feet along the arc of a 10.00 foot radius curve to the right (center bears South 66°57'57" West and the chord bears South 13°00'15" East 3.48 feet with a central angle of 20°03'33");
thence Southeasterly 4.99 feet along the arc of a 11.00 foot radius curve to the right (center bears North 81°27'16" West and the chord bears South 21°31'43" West 4.94 feet with a central angle of 25°58'01");
thence Southwesterly 17.05 feet along the arc of a 91.00 foot radius curve to the right (center bears North 55°29'17" West and the chord bears South 39°52'45" West 17.02 feet with a central angle of 10°44'04");
thence Southeasterly 140.57 feet along the arc of a 178.00 foot radius curve to the left (center bears South 44°46'13" East and the chord bears South 22°37'23" West 136.94 feet with a central angle of 45°14'47");
thence South 428.67 feet;
thence Southwesterly 62.59 feet along the arc of a 72.00 foot radius curve to the right (center bears West and the chord bears South 24°54'16" West 60.64 feet with a central angle of 49°48'32");
thence South 49°48'55" West 28.41 feet;
thence North 40°11'28" West 3.77 feet;
thence North 81°40'20" West 50.53 feet;
thence Northwesterly 589.61 feet along the arc of a 1,944.00 foot radius curve to the right (center bears North 52°08'01" East and the chord bears North 29°10'39" West 587.35 feet with a central angle of 17°22'40");
thence North 80°57'00" East 46.74 feet;
thence North 00°19'08" West 1,083.03 feet;
thence North 89°22'26" East 406.47 feet;
thence North 88°51'10" East 289.06 feet;
thence North 00°38'25" West 228.77 feet;
thence North 89°39'28" East 476.44 feet to the point of beginning.
Contains 1,390,328 Square Feet or 31.918 Acres

Basis of Bearing is South 00°31'30" East along section line from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian to the East Quarter Corner of said Section 30. Coordinate System is NAD27.

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:

THE VOID PLAT 'B'

INCLUDING A VACATION OF PARCEL A, THE VOID PLAT "A" SUBDIVISION

The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I / we have hereunto set my / our hand this 6 day of December A.D. 20 16

By: Ken Bretschneider, Manager
KPB LAND, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah } S.S.

ON THE 6 DAY OF December A.D. 20 16 Ken Bretschneider PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah IN SAID STATE OF Utah, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE Sole MANAGER OF THE LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTED THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY. KPB LAND, LLC

MY COMMISSION EXPIRES: June 14, 2020
PRINTED NAME: Andrea Mcmann
NO.: 679361
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN Utah COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

The City of Pleasant Grove, County of Utah, approves this subdivision 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 21 day of June 20 16 A.D.

Mayor
Approved Marty Beaumont
Engineer
Attest Kathryn J. Strawn
Clerk-Recorder

THE VOID PLAT 'B'

INCLUDING A VACATION OF PARCEL A, THE VOID PLAT "A" SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

PARCEL A, THE VOID PLAT "A" (SEE BK 7351 PG 5183)

CENTURYLINK	ROCKY MOUNTAIN POWER	QUESTAR GAS	CITY UTILITIES APPROVAL	PLANNING COMMISSION
APPROVED THIS 6 DAY OF Dec 20 16 BY THE CENTURYLINK	APPROVED THIS 6th DAY OF December 20 16 BY THE ROCKY MOUNTAIN POWER COMPANY	APPROVED THIS 6 DAY OF December 20 16 BY THE QUESTAR GAS COMPANY	CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN	APPROVED THIS 24th DAY OF May 20 2016 BY THE PLANNING COMMISSION.
SIGNATURE	SIGNATURE	SIGNATURE	DIRECTOR OF PUBLIC WORKS	DIRECTOR - SECRETARY
ENGINEERING TECH II TITLE	TITLE	Pre Construction TITLE	DATE 12-15-16	CHAIR, PLANNING COMMISSION

SHEET 1 OF 1
PROJECT NUMBER : 6668
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 12/5/16

SURVEYOR'S SEAL — CITY ENGINEER'S SEAL — CLERK-RECORDER'S SEAL

COUNTY RECORDER

ENT 127927:2016 fee $ 15.00
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Dec 20 4:24 pm FEE 34.00 BY SF
RECORDED FOR PLEASANT GROVE CITY CORPORA