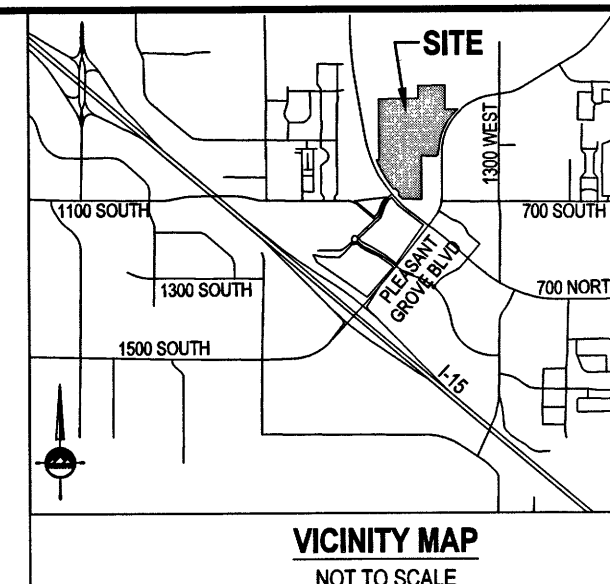


THE VOID PLAT 'B'

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



SURVEYOR'S CERTIFICATE

I, **Aaron D. Thomas**, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. **418780**, 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, hereinafter to be known as **THE VOID PLAT 'B'**, and that the same has been 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 2623.16 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said point being the Northeast 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 Southwest 868.83 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 42°29'47" East and the chord bears South 23°43'36" West 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 Northwest 104.38 feet along the arc of a 462.54 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°53'35");
thence South 00°05'30" East 0.03 feet;
thence North 79°32'19" West 8.28 feet;
thence Northwest 56.01 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 53°45'24" West 55.57 feet with a central angle of 03°02'52");
thence Northwest 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 North 51°52'52" West 29.78 feet with a central angle of 29°29'43";
thence Northwest 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 56°52'29" West 11.17 feet with a central angle of 11°09'53");
thence Northwest 88.78 feet along the arc of a 112.00 foot radius curve to the left (center bears North 65°58'58" East and the chord bears North 01°18'29" East 88.48 feet with a central angle of 45°25'18");
thence North 11°18'29" East 10.17 feet with a central angle of 07°06'26";
thence Northwest 4.57 feet along the arc of a 11.00 foot radius curve to the right (center bears North 68°35'55" East and the chord bears North 16°14'59" East 4.54 feet with a central angle of 23°47'34");
thence Northwest 18.78 feet along the arc of a 118.50 foot radius curve to the left (center bears South 61°14'48" East and the chord bears North 32°39'07" East 18.78 feet with a central angle of 08°06'42");
thence North 41°22'41" West 58.48 feet;
thence North 48°27'19" West 7.43 feet;
thence Southwest 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 North 43°58'46" West 3.22 feet with a central angle of 03°02'52");
thence Southwest 5.36 feet along the arc of a 11.00 foot radius curve to the right (center bears North 38°29'48" West and the chord bears South 65°28'21" East 5.36 feet with a central angle of 27°56'15");
thence Northwest 5.32 feet along the arc of a 10.00 foot radius curve to the right (center bears North 03°21'34" West and the chord bears North 76°24'10" West 5.83 feet with a central angle of 33°54'49");
thence Northwest 93.79 feet along the arc of a 112.00 foot radius curve to the left (center bears South 30°33'15" West and the chord bears North 53°25'15" West 81.08 feet with a central angle of 10°55'09");
thence North 01°00'00" East 10.00 feet along the arc of a 10.00 foot radius curve to the right (center bears North 77°25'41" West and the chord bears North 82°56'58" West 8.29 feet with a central angle of 46°57'26");
thence Northwest 23.44 feet along the arc of a 133.50 foot radius curve to the right (center bears North 31°31'45" East and the chord bears North 53°37'19" West 23.42 feet with a central angle of 09°41'55");
thence South 46°59'35" West 70.56 feet;
thence Southwest 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°54'03" East 1.13 feet with a central angle of 00°52'43");
thence Southwest 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°30'38" East 1.18 feet with a central angle of 10°55'09");
thence Southwest 10.05 feet along the arc of a 10.00 foot radius curve to the right (center bears South 58°50'58" West and the chord bears South 02°22'51" East 9.63 feet with a central angle of 67°33'22");
thence South 01°00'00" East 10.00 feet with a central angle of 07°33'57";
thence South 63°36'08" East and the chord bears North 01°00'00" East 10.00 feet with a central angle of 04°29'55");
thence South 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" West 3.50 feet with a central angle of 20°03'39");
thence Southwest 17.05 feet along the arc of a 81.00 foot radius curve to the right (center bears North 55°29'17" West and the chord bears South 21°31'43" East 4.94 feet with a central angle of 10°44'04");
thence South 38°28'28" East 4.94 feet with a central angle of 10°44'04";
thence Southwest 140.57 feet along the arc of a 178.00 foot radius curve to the left (center bears South 44°45'13" East and the chord bears South 22°52'22" East 136.94 feet with a central angle of 45°14'47");
thence South 428.67 feet;

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°32'29" E	10.17
PC4	112.00	88.78	45°25'08"	N11°18'29" E	86.48
PC5	10.00	1.24	7°06'26"	N17°50'52" W	1.24
PC6	11.00	4.57	23°47'34"	N16°14'59" 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"	S49°58'46" W	3.22
PC9	11.00	5.36	27°56'15"	S65°28'21" E	5.31
PC10	10.00	5.82	33°54'49"	N76°24'10" W	5.83
PC11	112.00	93.79	47°58'58"	N63°26'13" W	91.08
PC12	10.00	8.54	48°57'26"	N82°56'58" E	8.29
PC13	138.50	23.44	9°41'55"	N53°37'19" W	23.42
PC14	465.00	7.13	0°52'43"	S42°54'03" E	7.13
PC15	58.50	11.20	10°55'09"	S36°38'38" E	11.18
PC16	10.00	10.05	57°32'26"	S22°22'51" E	9.63
PC17	112.00	96.83	49°25'55"	S1°40'55" W	93.66
PC18	10.00	3.50	20°03'39"	S19°00'15" E	3.48
PC19	11.00	4.99	25°58'01"	N21°31'43" E	4.94
PC20	91.00	17.05	10°44'04"	S39°52'45" W	17.02

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	500.00	467.28	53°32'46"	N69°46'48" W	450.46
C22	100.00	57.05	32°41'20"	N32°06'39" E	56.28
C23	1297.18	311.47	18°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	446.52	54°53'45"	N69°34'35" W	428.66
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°46'38" E	277.53
C32	15.00	23.11	88°19'51"	N16°20'39" W	20.89
C33	288.00	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	296.96	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	24.05	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	72.94
C40	123.50	20.76	9°37'54"	S43°38'22" W	20.74
C41	465.00	438.39	54°01'02"	N70°05'59" W	422.34

LINE TABLE

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

LINE TABLE

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

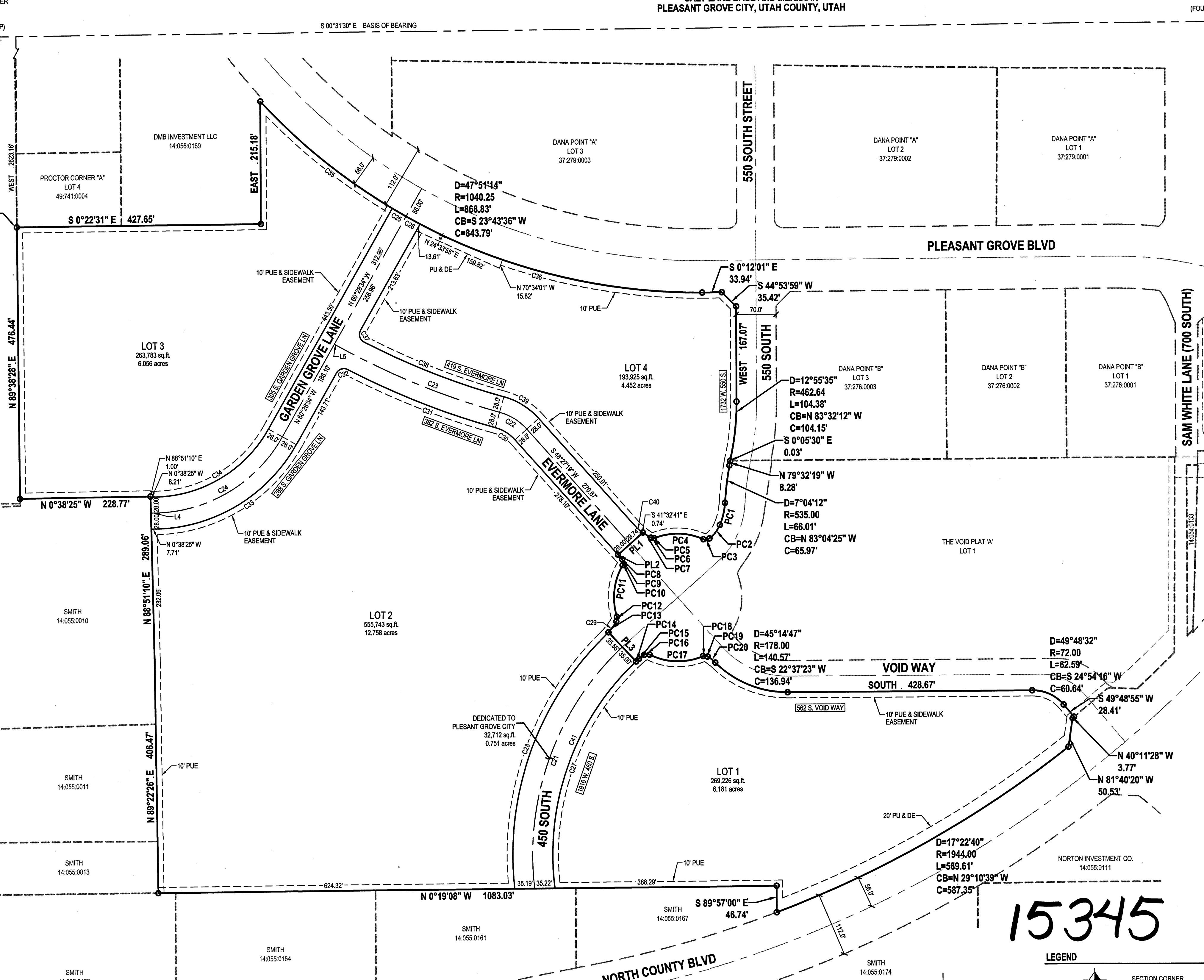
NOTES:

- 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, WITH 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.
- 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.
- 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



OWNER'S DEDICATION

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

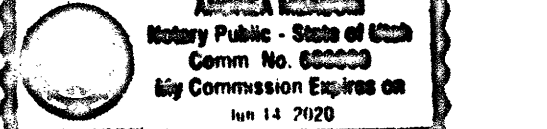
THE VOID PLAT 'B'

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 heron 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 16 day of December 2016

Kent Bretschneider, Manager
KPB LAND, LLC



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE of Utah
COUNTY of Utah
ON THE 16 DAY OF December 2016, Kent Bretschneider PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Utah, WHO BEING DULY SWORN, DID SAY TO ME THAT he IS THE MANAGER OF the void A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES May 14, 2020
PRINTED NAME: Andrew Messom
NO. 679369
A NOTARY PUBLIC COMMISSION IN UTAH

Andrew Messom
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 16 day of December 2016 A.D.

Marty Beaumont
Barry S. Early
Cynthia Elmore

Shardness
D. J. Beaumont

Approved Marty Beaumont Mayor
Kathryn J. Truesher 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

DEVELOPER

CENTURYLINK

APPROVED THIS 6 DAY OF DEC 2016
BY THE CENTURYLINK

Ryan SIGNATURE
Callender TITLE

ROCKY MOUNTAIN POWER

APPROVED THIS 6 DAY OF December 2016
BY THE ROCKY MOUNTAIN POWER COMPANY

Caroline D. Jones SIGNATURE
James Est. TITLE

QUESTAR GAS

APPROVED THIS 6 DAY OF December 2016
BY THE QUESTAR GAS COMPANY

Wahy SIGNATURE
Pre Construction TITLE

CITY UTILITIES APPROVAL

CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN

Marty Beaumont 12-15-16
DIRECTOR OF PUBLIC WORKS DATE

PLANNING COMMISSION

APPROVED THIS 16 DAY OF May 2016
BY THE PLANNING COMMISSION.

Kent Bretschneider DIRECTOR - SECRETARY
[Signature] CHAIR, PLANNING COMMISSION

LOT 1
269,226 sq. ft.
6.81 acres

LOT 2
555,743 sq. ft.
12.758 acres

LOT 3
263,783 sq. ft.
6.056 acres

LOT 4
18,065 sq. ft.
4.152 acres

DANA POINT 'A'
LOT 2
37,279.002

DANA POINT 'A'
LOT 1
37,279.001

DANA POINT 'B'
LOT 2
37,276.002

DANA POINT 'B'
LOT 1
37,276.001

SMITH
14.055.010
14.055.001
14.055.013
14.055.015
14.055.016
14.055.014
14.055.018

SMITH
14.055.017
14.055.019
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14.055.011

SMITH
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SMITH
14.055.016
14.055.014

PLAT 'A' - THE VOID PLAT 'A' - 7/2/06
 (SECTION 30, T5S, R2E, S30)

COUNTY RECORDER

ENT 127272016 Map # 1345
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 DEC 20 14:24 # 152 34.00 \$1
RECORDED FOR PLEASANT GROVE CITY GRPORA