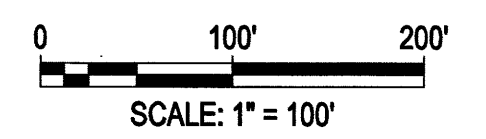
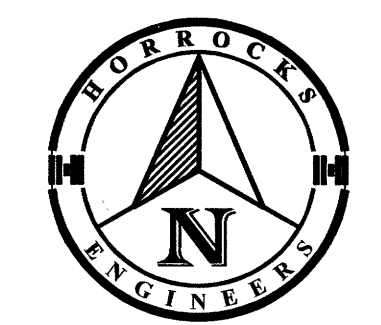
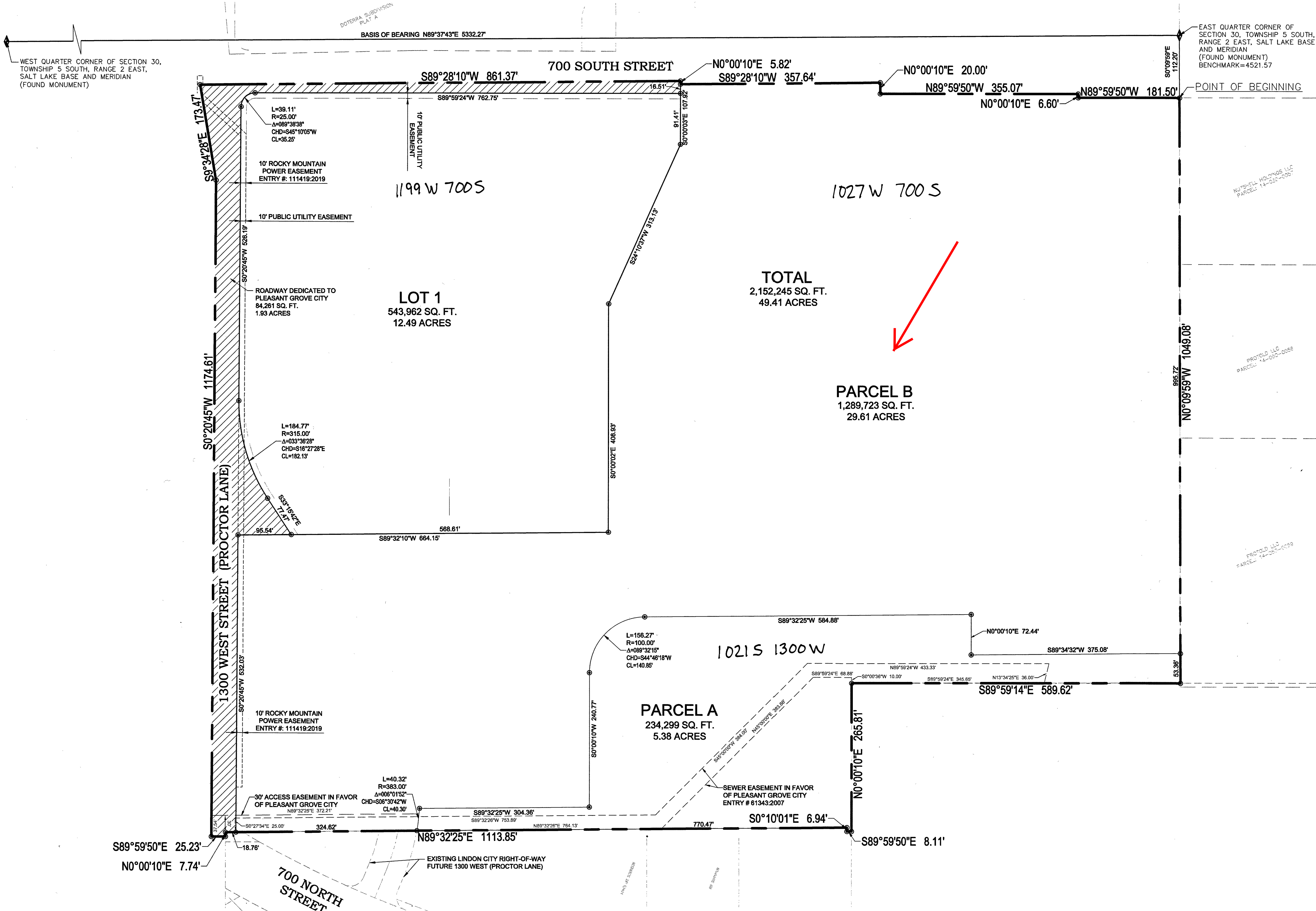


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

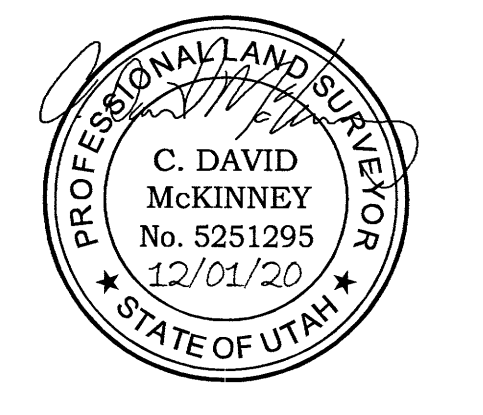
PEN AND INK - PLAT A

LOCATED IN SOUTHEAST QUARTER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



LEGEND	
	SECTION CORNER
	BOUNDARY LINE
	DEED AND ADJACENT SUBDIVISIONS
	SET 5/8" x 1.5" REBAR AND CAP OR NAIL AND WASHER
	ROADWAY DEDICATION

SURVEYOR'S CERTIFICATE
I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS PEN AND INK - PLAT A AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.



C. DAVID MCKINNEY
LICENSE No. 5251295

BOUNDARY DESCRIPTION
BEGINNING AT A POINT THAT IS SOUTH 0°09'56" EAST 112.20 FEET FROM THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'00" WEST 181.20 FEET; THENCE NORTH 0°00'10" EAST 6.60 FEET; THENCE NORTH 89°59'00" WEST 355.07 FEET; THENCE NORTH 0°00'10" EAST 20.00 FEET; THENCE SOUTH 89°28'10" WEST 357.64 FEET; THENCE NORTH 0°00'10" EAST 5.82 FEET; THENCE SOUTH 89°28'10" WEST 861.37 FEET; THENCE SOUTH 0°00'10" EAST 173.47 FEET; THENCE SOUTH 0°00'10" WEST 1174.61 FEET; THENCE SOUTH 89°59'00" EAST 25.23 FEET; THENCE NORTH 0°00'10" EAST 7.74 FEET; THENCE NORTH 89°32'25" EAST 1113.85 FEET; SOUTH 0°00'10" EAST 6.94 FEET; THENCE SOUTH 89°59'00" EAST 8.11 FEET; THENCE NORTH 0°00'10" EAST 265.61 FEET; THENCE SOUTH 89°59'14" EAST 589.62 FEET; THENCE NORTH 0°09'59" WEST 1048.08 FEET TO THE POINT OF BEGINNING. CONTAINS 49.41 ACRES.

OWNER'S DEDICATION
KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION AND CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF December, A.D. 2020
JR LYNTON, MANAGER, PEN & INK LTD. GUY L'FUGAL, MAYOR, PLEASANT GROVE CITY

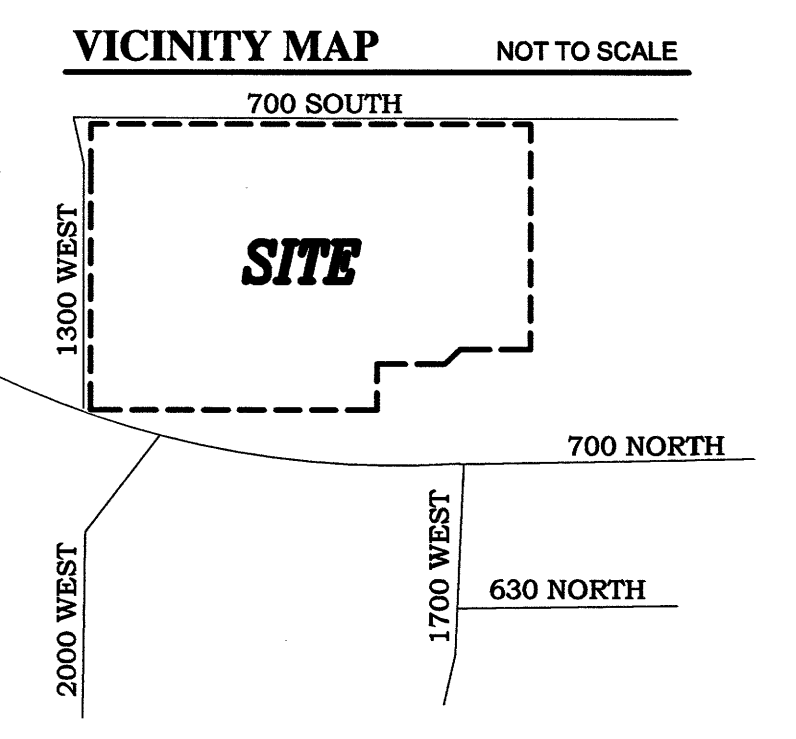
ACKNOWLEDGMENT (CORPORATE)
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 9 DAY OF December, 2020 PERSONALLY APPEARED BEFORE ME, Jeanette Lynton, WHO BEING BY ME DULY SWORN DID SAY THAT SAID Lynton IS THE MANAGER OF Pen and Ink CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID Lynton DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.
Jamie Janace Anderson, A NOTARY PUBLIC COMMISSIONED IN UTAH 1012331 (COMMISSION NUMBER)
12/10/2020 (SIGNATURE)
MY COMMISSION EXPIRES

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 1 DAY OF December, 2020 PERSONALLY APPEARED BEFORE ME, Kara Kresser WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF PLEASANT GROVE, A CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF THE CITY COUNCIL, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
Kara Kresser, A NOTARY PUBLIC COMMISSIONED IN UTAH 18413 (COMMISSION NUMBER)
9-3-2024 (SIGNATURE)
MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL 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 15 DAY OF Dec, A.D. 2020.
Mayor, City Council Members, and City Council Secretary signatures.

APPROVED (SEE SEAL BELOW) ATTEST (SEE SEAL BELOW)
Marty Beaumont, Katherine Johnson

PLANNING COMMISSION APPROVAL
APPROVED THIS 3 DAY OF Dec 2020 BY THE PLEASANT GROVE CITY PLANNING COMMISSION.
Planning Commission Chairman, Director-Secretary signatures.



HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

CITY UTILITIES APPROVAL
CULINARY WATER/PRESSURE IRRIGATION, SEWER/STORM DRAIN
Marty Beaumont, 12-16-20
PUBLIC WORKS DIRECTOR, DATE

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.

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNERS(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. §17-2a-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:
(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, ANY OTHER PROVISION OF LAW.
Juni Walker, 12/10/20
ROCKY MOUNTAIN POWER, DATE

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-6532.
Dor Pecker, 12-10-2020
DOMINION ENERGY, DATE

SEWER EASEMENT LEGAL DESCRIPTION
BEGINNING AT A POINT 1126.45 FEET SOUTH 0°09'56" EAST ALONG THE SECTION LINE AND WEST 235.30 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE NORTH 89°59'24" WEST 433.33 FEET; THENCE SOUTH 45°00'00" WEST 384.00 FEET; THENCE SOUTH 89°32'28" WEST 753.88 FEET; THENCE SOUTH 0°27'34" EAST 25.00 FEET; THENCE NORTH 89°32'28" EAST 784.13 FEET; THENCE NORTH 45°00'00" EAST 383.88 FEET; THENCE SOUTH 89°59'24" EAST 88.88 FEET; THENCE SOUTH 0°00'36" WEST 10.00 FEET; THENCE SOUTH 89°59'24" EAST 345.69 FEET; THENCE NORTH 13°34'25" EAST 38.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR	CLERK-RECORDER SEAL	CITY-COUNTY ENGINEER SEAL	UTAH COUNTY RECORDER
C. DAVID MCKINNEY	PLANNING COMMISSION	PLANNING COMMISSION	PLANNING COMMISSION