



ENT 35623:2017 PG 1 of 5
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Apr 13 12:33 pm FEE 0.00 BY SS
 RECORDED FOR PLEASANT GROVE CITY CORPORA

When Recorded Mail to:
 Kathy Kresser
 Pleasant Grove City
 70 South 100 East
 Pleasant Grove Utah, 84062

Notice of Adoption
 of the Grove Tower Community Reinvestment Project Area Plan

In accordance with Section 17C-5-111 of the Community Reinvestment Agency Act, Title 17C of the Utah Code Ann., the following information has been recorded with the Utah County Recorder, in regards to the adoption of a Project Area Plan for the Grove Tower Community Reinvestment Project Area.

1. Description of the Land Within the Project Area

The boundaries of the Grove Tower Community Reinvestment Project Area are attached in Exhibit A, Ordinance No.2017-13, which includes the legal description and map of the Project Area.

2. Date of Adoption

The Project Area Plan, creating the Grove Tower Community Reinvestment Project Area was adopted by the Pleasant Grove Redevelopment Agency by Resolution No.2017-06 RDA and by the Pleasant Grove City Council by Ordinance No.2017-13, on March 7, 2017.

3. Statement of Adoption

The Project Area Plan for the Grove Tower Community Reinvestment Project Area was adopted in accordance with the requirements of the Community Reinvestment Agency Act, Title 17C, Chapter 5 of the Utah Code Ann., on the 7th day of March, 2017. A copy of the Plan is available in the office of the Pleasant Grove City Recorder's office

Michael W. Daniels, Chair

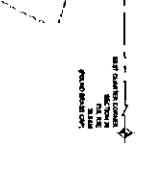
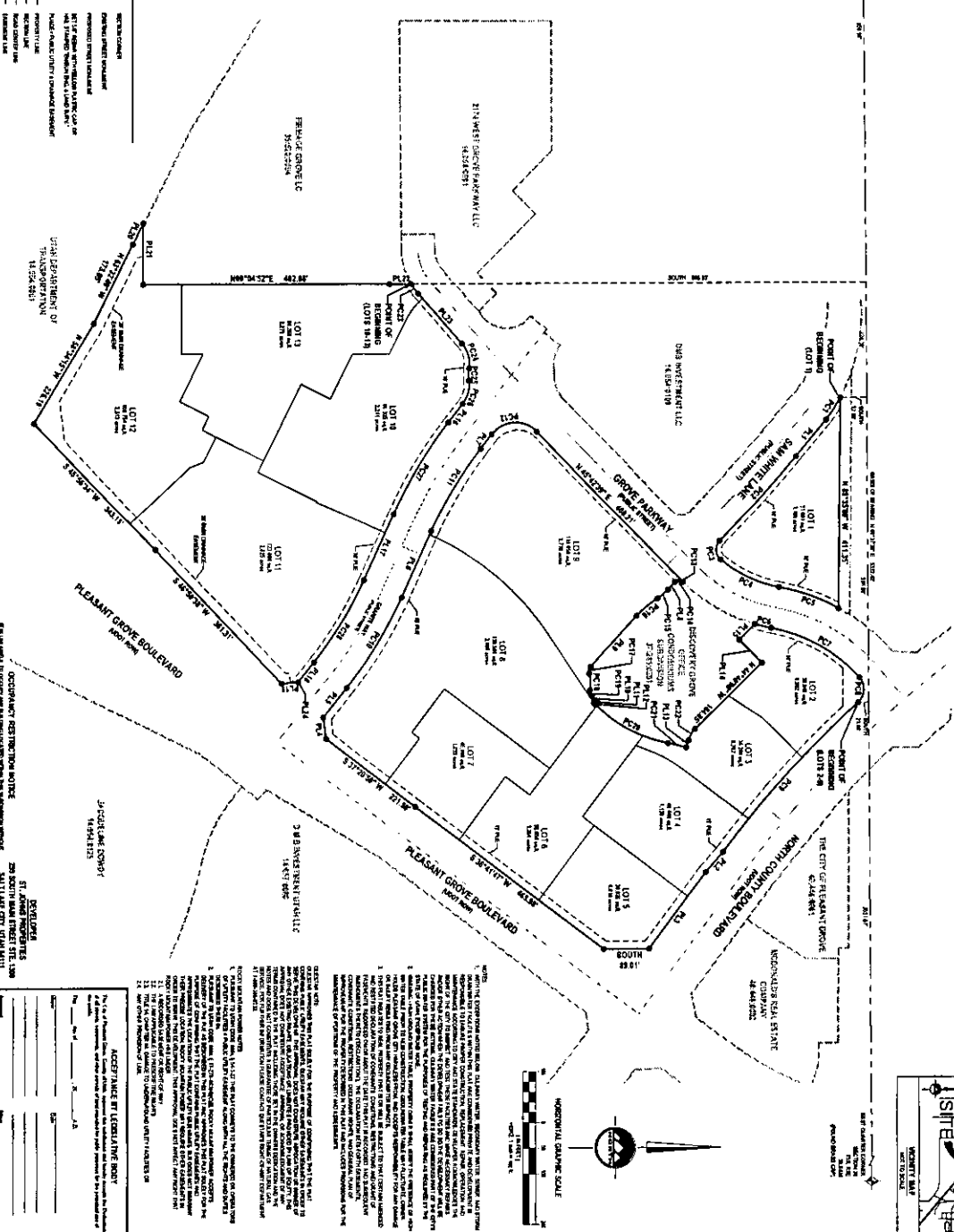
Attest:

Kathy Kresser, Secretary



VALLEY GROVE BUSINESS PARK PLAT 'A'
A VACATION OF LOTS 1, 2, 4, PARCELS X AND ROAD RIGHT OF WAY SUBDIVISION NO. 1
LOCATED IN THE FOURTH QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE COUNTY, UTAH
PLANNED DEVELOPER: DKS SUBDIVISION, LLC

LOT	AREA	OWNER	STATUS	REMARKS
LOT 1	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 2	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 3	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 4	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 5	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 6	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 7	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 8	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 9	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 10	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 11	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 12	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 13	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 14	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 15	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 16	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 17	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 18	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 19	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 20	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 21	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 22	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 23	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 24	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 25	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 26	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 27	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 28	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 29	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 30	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 31	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 32	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 33	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 34	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 35	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 36	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 37	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 38	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 39	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 40	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 41	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 42	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 43	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 44	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 45	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 46	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 47	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 48	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 49	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 50	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 51	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 52	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 53	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 54	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 55	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 56	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 57	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 58	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 59	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 60	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 61	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 62	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 63	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 64	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 65	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 66	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 67	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 68	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 69	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 70	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 71	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 72	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 73	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 74	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 75	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 76	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 77	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 78	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 79	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 80	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 81	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 82	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 83	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 84	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 85	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 86	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 87	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 88	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 89	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 90	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 91	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 92	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 93	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 94	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 95	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 96	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 97	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 98	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 99	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT
LOT 100	2.97 AC.	DKS SUBDIVISION, LLC	RESERVED	SEE PLAT



SURVEYOR'S CERTIFICATE
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat is a true and correct copy of the record of the survey and subdivision of the premises described in the plat, as the same appears on the books of the Surveyor General of Utah. Witness my hand and the seal of the Surveyor General at Salt Lake City, Utah, this _____ day of _____, 2017.

REGISTERED PROFESSIONAL ENGINEER
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat is a true and correct copy of the record of the survey and subdivision of the premises described in the plat, as the same appears on the books of the Surveyor General of Utah. Witness my hand and the seal of the Engineer at Salt Lake City, Utah, this _____ day of _____, 2017.

GENERAL NOTES
1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF PLEASANT GROVE, UTAH.
2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
3. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE COUNTY ORDINANCES AND REGULATIONS.
4. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
5. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE PRIVATE AND PUBLIC EASEMENTS AND ENCUMBRANCES.
6. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
7. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE TAXES AND FEES.
8. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE REVENUES AND PROFITS.
9. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE RISKS AND LIABILITIES.
10. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE CHANGES AND MODIFICATIONS.
11. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE TERMINATIONS AND CANCELLATIONS.
12. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE CONDITIONS AND RESTRICTIONS.
13. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE AGREEMENTS AND CONTRACTS.
14. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE DECISIONS AND OPINIONS.
15. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ACTIONS AND PROCEEDINGS.
16. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE REMEDIES AND RESORTS.
17. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ENFORCEMENTS AND PENALTIES.
18. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE INTERESTS AND RIGHTS.
19. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE CLAIMS AND DEMANDS.
20. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE DEFENSES AND EXCUSES.

VALLEY GROVE BUSINESS PARK PLAT 'A'
A VACATION OF LOTS 1, 2, 4, PARCELS X, AND ROAD RIGHT OF WAY SUBDIVISION NO. 1
LOCATED IN THE FOURTH QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE COUNTY, UTAH
PLANNED DEVELOPER: DKS SUBDIVISION, LLC

ACCEPTANCE BY DECLARATIVE BODY
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat is a true and correct copy of the record of the survey and subdivision of the premises described in the plat, as the same appears on the books of the Surveyor General of Utah. Witness my hand and the seal of the Surveyor General at Salt Lake City, Utah, this _____ day of _____, 2017.

ENSIGN SALT LAKE COUNTY PLANNING AND ZONING DEPARTMENT

SHEET 1 OF 1

CITY OF PLEASANT GROVE

PLANNING COMMISSION

CITY ENGINEER

CITY CLERK

DATE OF MEETING: _____

TIME OF MEETING: _____

LOCATION OF MEETING: _____

AGENDA ITEM: _____

PRESENT: _____

ABSENT: _____

ACTION: _____

BY: _____

DATE: _____

Valley Grove Business Park Plat A Boundary Description:

LOT 1 DESCRIPTION: Beginning at a point on the North Line of Sam White Lane, as described on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under Entry No. 83481:2006 and Map Filing No. 11732 in the Utah County Recorder's Office, which is located North 89°37'36" East 1184.15 feet along the quarter section line and South 52.68 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence Southeasterly 50.31 feet along the arc of a 343.78-foot radius non-tangent curve to the right (center bears South 36°59'47" West and the chord bears South 57°11'46" East 50.26 feet with a central angle of 08°23'05"), along said North line; thence South 50°00'00" East 92.65 feet along said North line; thence Southeasterly 222.87 feet along the arc of a 2902.93-foot radius tangent curve to the right (center bears South 40°00'00" West and the long chord bears South 47°48'02" East 222.82 feet, through a central angle of 4°23'56"), along said North line; thence Northeasterly 41.10 feet along the arc of a 25.00-foot radius tangent reverse curve to the left (center bears North 44°23'56" East and the long chord bears North 87°18'08" East 36.63 feet, through a central angle of 94°11'39"), along said North line to the West line of Grove Parkway, as described on said Plat; thence Northeasterly 128.14 feet along the arc of a 247.89-foot radius tangent compound curve to the left (center bears North 49°47'43" West and the long chord bears North 25°23'47" East 126.71 feet, through a central angle of 29°37'00"), along said West line; thence Northeasterly 125.14 feet along the arc of a 391.00-foot radius tangent reverse curve to the right (center bears South 79°24'44" East and the chord bears North 19°45'24" East 124.61 feet with a central angle of 18°20'15"), along said West line; thence North 89°35'00" West 411.35 feet along the Deed line to the point of beginning. Contains 51,681 Square Feet or 1.186 Acres

LOTS 2-9 DESCRIPTION: All of Lot 1, 2, 4, Parcel A and Private Road Parcel of DMB SUBDIVISION NO. 1 recorded June 2, 2009 as Entry No. 61137:2009 and as Map Filing No. 13027, being more particularly described as follows: Beginning at a point on the South Line of North County Boulevard which is located North 89°37'36" East 1,780.75 feet along the quarter section line and South 21.08 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence Southeasterly 395.46 feet along the arc of a 2,056.00 foot radius curve to the left (center bears North 47°43'21" East and the chord bears South 47°47'16" East 394.85 feet with a central angle of 11°01'14"); thence South 48°56'31" East 52.66 feet; thence South 53°17'53" East 184.91 feet; thence South 89.01 feet; thence South 36°41'47" West 465.98 feet; thence South 37°20'59" West 221.50 feet; thence South 83°21'16" West 42.42 feet; thence North 51°36'51" West 73.93 feet; thence Northwesterly 209.06 feet along the arc of a 851.38 foot radius curve to the left (center bears South 38°23'09" West and the chord bears North 58°38'56" West 208.54 feet with a central angle of 14°04'10"); thence North 65°41'01" West 141.70 feet; thence Northwesterly 188.93 feet along the arc of a 769.38 foot radius curve to the right (center bears North 24°18'59" East and the chord bears North 58°38'56" West 188.45 feet with a central angle of 14°04'10"); thence North 51°36'51" West 35.19 feet; thence Northerly 101.92 feet along the arc of a 60.00 foot radius curve to the right (center bears North 38°23'09" East and the chord bears North 02°57'06" West 90.10 feet with a central angle of 97°19'30"); thence North 45°42'39" East 408.21 feet; thence Northeasterly 3.23 feet along the arc of a 329.88 foot radius curve to the left (center bears North 44°17'21" West and the chord bears North 45°25'48" East

3.23 feet with a central angle of 00°33'41"); thence Southerly 17.81 feet along the arc of a 11.00 foot radius curve to the left (center bears South 44°51'02" East and the chord bears South 01°14'05" East 15.93 feet with a central angle of 92°46'05"); thence South 47°37'08" East 20.30 feet; thence Southeasterly 26.65 feet along the arc of a 100.00 foot radius curve to the right (center bears South 42°22'52" West and the chord bears South 39°59'07" East 26.57 feet with a central angle of 15°16'02"); thence Southeasterly 53.29 feet along the arc of a 200.00 foot radius curve to the left (center bears North 57°38'54" East and the chord bears South 39°59'07" East 53.13 feet with a central angle of 15°16'02"); thence South 47°37'08" East 134.28 feet; thence Easterly 14.80 feet along the arc of a 14.00 foot radius curve to the left (center bears North 42°22'52" East and the chord bears South 77°54'33" East 14.12 feet with a central angle of 60°34'50"); thence Easterly 32.86 feet along the arc of a 62.00 foot radius curve to the right (center bears South 18°11'58" East and the chord bears North 86°58'54" East 32.47 feet with a central angle of 30°21'44"); thence Easterly 13.79 feet along the arc of a 14.00 foot radius curve to the left (center bears North 12°09'46" East and the chord bears North 73°56'13" East 13.24 feet with a central angle of 56°27'08"); thence North 45°42'39" East 11.64 feet; thence South 44°17'21" East 6.00 feet; thence North 45°42'39" East 5.43 feet; thence Northeasterly 163.61 feet along the arc of a 266.89 foot radius curve to the left (center bears North 44°17'21" West and the chord bears North 28°08'57" East 161.06 feet with a central angle of 35°07'22"); thence Northerly 36.97 feet along the arc of a 372.00 foot radius curve to the right (center bears South 79°24'43" East and the chord bears North 13°26'06" East 36.95 feet with a central angle of 05°41'38"); thence North 73°42'59" West 14.87 feet; thence Northwesterly 25.35 feet along the arc of a 50.00 foot radius curve to the right (center bears North 16°17'01" East and the chord bears North 59°11'30" West 25.08 feet with a central angle of 29°02'59"); thence North 44°40'00" West 184.85 feet; thence South 45°01'40" West 64.00 feet; thence North 44°40'00" West 43.70 feet; thence Northerly 33.06 feet along the arc of a 329.89 foot radius curve to the left (center bears North 73°40'12" West and the chord bears North 13°27'33" East 33.05 feet with a central angle of 05°44'32"); thence Northeasterly 202.49 feet along the arc of a 309.00 foot radius curve to the right (center bears South 79°24'44" East and the chord bears North 29°21'39" East 198.89 feet with a central angle of 37°32'46"); thence Easterly 54.73 feet along the arc of a 35.00 foot radius curve to the right (center bears South 41°51'58" East and the chord bears South 87°04'18" East 49.32 feet with a central angle of 89°35'19") to the point of beginning. Contains 512,170 Square Feet or 11.758 Acres

LOTS 10-13 DESCRIPTION: Beginning at a point on the East right-of-way line of Grove Parkway, as described on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under Entry No. 83481:2006 and Map Filing No. 11732 in the Utah County Recorder's Office, which is located North 89°37'36" East 959.96 feet along the quarter section line and South 896.63 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence Northeasterly 23.83 feet along the arc of a 133.00-foot radius curve to the left (center bears North 31°21'53" West and the long chord bears North 53°30'05" East 23.80 feet, through a central angle of 10°16'02"), along said East right-of-way line; thence North 48°22'07" East 129.39 feet along said East right-of-way line; thence Northeasterly 52.47 feet along the arc of a 60.00-foot radius tangent curve to the right (center bears South 41°37'53" East and the long chord bears North 73°25'17" East 50.81 feet, through a central angle of 50°06'19"), along said East right-of-way line; thence Southeasterly 23.64 feet along the arc of an 85.00-foot radius tangent reverse curve to the left (center bears North 8°28'26" East

and the long chord bears South 89°29'41" East 23.57 feet. Through a central angle of 15°56'14"), along said East right-of-way line to the South right-of-way line of Granite Way; thence Southeasterly 48.01 feet along the arc of a 60.00-foot radius tangent reverse curve to the right (center bears South 7°27'48" East and the long chord bears South 74°32'19" East 46.74 feet, through a central angle of 45°50'56"), along said South right-of-way line; thence South 51°36'51" East 45.96 feet along said South right-of-way line; thence Southeasterly 209.06 feet along the arc of an 851.38-foot radius tangent curve to the left (center bears North 38°23'09" East and the long chord bears South 58°38'56" East 208.54 feet, through a central angle of 14°04'10"), along said South right-of-way line; thence South 65°41'01" East 141.70 feet along said South right-of-way line; thence Southeasterly 188.93 feet along the arc of a 769.38-foot radius tangent curve to the right (center bears South 24°18'59" West and the long chord bears South 58°38'56" East 188.45 feet, through a central angle of 14°04'10"), along said South right-of-way line; thence South 51°36'51" East 50.00 feet along said South right-of-way line to the West right-of-way line of Pleasant Grove Boulevard; thence South 38°23'09" West 0.05 feet along said West right-of-way line; thence South 5°07'17" East 33.13 feet along said West right-of-way line; thence South 46°59'38" West 361.31 feet along said West right-of-way line; thence South 45°56'34" West 343.15 feet along said West right-of-way line to the North right-of-way line of Interstate 15; thence North 58°34'15" West 226.19 feet along said North right-of-way line; thence North 63°32'49" West 173.05 feet along said North right-of-way line; thence North 63°31'23" West 45.77 feet along said North right-of-way line to the South line of Lot 1 of Said BMW Subdivision and Road Dedication Plat; thence South 89°43'50" East 119.60 feet along said South line to the Southeast corner of said Lot 1; thence North 0°04'52" East 482.88 feet along the East line of said Lot 1; thence North 0°01'07" West 42.88 feet along said East line to the Northeast corner of said Lot 1 and being the point of beginning. Contains 419,415 Square Feet or 9.628 Acres Total Area Contains 983,266 Square Feet or 22.573 Acres