

# DMB SUBDIVISION NO. 1

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 NARRATIVE

I, Dusty L. Bishop, do hereby certify that I am a Registered Professional Land Surveyor and that I hold certificate no. 4938720 as prescribed by the 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 into lots and streets and easements, hereafter to be known as DMB SUBDIVISION NO. 1, 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.

## SURVEYOR'S CERTIFICATE

I, Dusty L. Bishop, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 4938720 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 into lots and streets and easements, hereafter to be known as DMB SUBDIVISION NO. 1, 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

A parcel of land, situate in the Southwest Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point on the east line of Grove Parkway, which is located North 89°37'36" East 1247.85 feet along the Quarter Section line and South 649.00 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:  
thence North 45°42'39" East 408.21 feet along said east line;  
thence Northwesterly 202.22 feet along the arc of a 329.89-foot radius tangent curve to the left (center bears North 44°17'21" West and the long chord bears North 28°05'57" East 199.07 feet, through a central angle of 35°07'22"), along said east line;  
thence Northwesterly 202.49 feet along the arc of a 309.00-foot radius tangent curve to the right (center bears South 79°24'44" East and the long chord bears North 1°11'54" East 118.87 feet, through a central angle of 87°16'45"), along said east line;  
thence Southeasterly 198.77 feet along the arc of a 350.00-foot radius tangent curve to the right (center bears South 4°15'18" East and the long chord bears South 07°04'48" East 41.23 feet, through a central angle of 09°16'19"), to the west line of 2000 West Street;  
thence Southeasterly 215.46 feet along the arc of a 2056.00-foot radius tangent curve to the left (center bears North 97°45'21" East and the long chord bears South 07°49'14" East 914.48 feet, through a central angle of 11°04'14"), along said east line; thence South 43°52'31" East 52.42 feet;  
thence South 53°17'53" East 184.91 feet along said west line;  
thence South 36°41'47" West 448.48 feet along said west line;  
thence South 37°20'59" West 221.50 feet along said west line;  
thence South 83°21'10" West 42.42 feet to the north line of Granite Way;  
thence North 51°36'51" West 73.93 feet along said north line;  
thence Northwesterly 209.06 feet along the arc of an 851.38-foot radius tangent curve to the left (center bears South 38°23'09" West and the long chord bears North 58°38'56" West 208.54 feet, through a central angle of 14°04'10"), along said north line;  
thence North 65°41'01" West 141.70 feet;  
thence Northwesterly 188.93 feet along the arc of a 769.38-foot radius tangent curve to the right (center bears North 24°18'59" East and the long chord bears North 58°38'56" West 188.45 feet, through a central angle of 14°04'10"), along said north line;  
thence North 51°36'51" West 35.19 feet;  
thence Northwesterly 101.92 feet along the arc of a 60.00-foot radius tangent curve to the right (center bears North 38°23'09" East and the long chord bears North 25°70'02" West 90.10 feet, through a central angle of 97°19'30"), along said north line to the east line of said Grove Parkway, to the Point of Beginning.  
ENT. 61137-2009 (PLAT 1) BY DMB UTAH COUNTY RECORDER 2009 JUN 02 4:23 PM FEE \$6.00 BY STATE OF UTAH REGISTERED FOR PLEASANT GROVE CITY CORPORATION  
Parcel contains: 578,554 square feet or 13.28 acres.  
December 4, 2008  
Dusty L. Bishop  
License No. 4938720

## LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET RIVET
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- EASEMENTS
- PROPOSED FIRE HYDRANTS
- PROPERTY LINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- PROPOSED CENTER LINE OF ROAD
- LOT LINE
- SECTION LINE
- SECTION TIE
- TANGENT LINE

NOTES:  
1. NO ADDITIONAL ACCESSES WILL BE GIVEN TO 2000 WEST OR PLEASANT GROVE BOULEVARD WITH FURTHER DEVELOPMENT OF THIS PROPERTY.

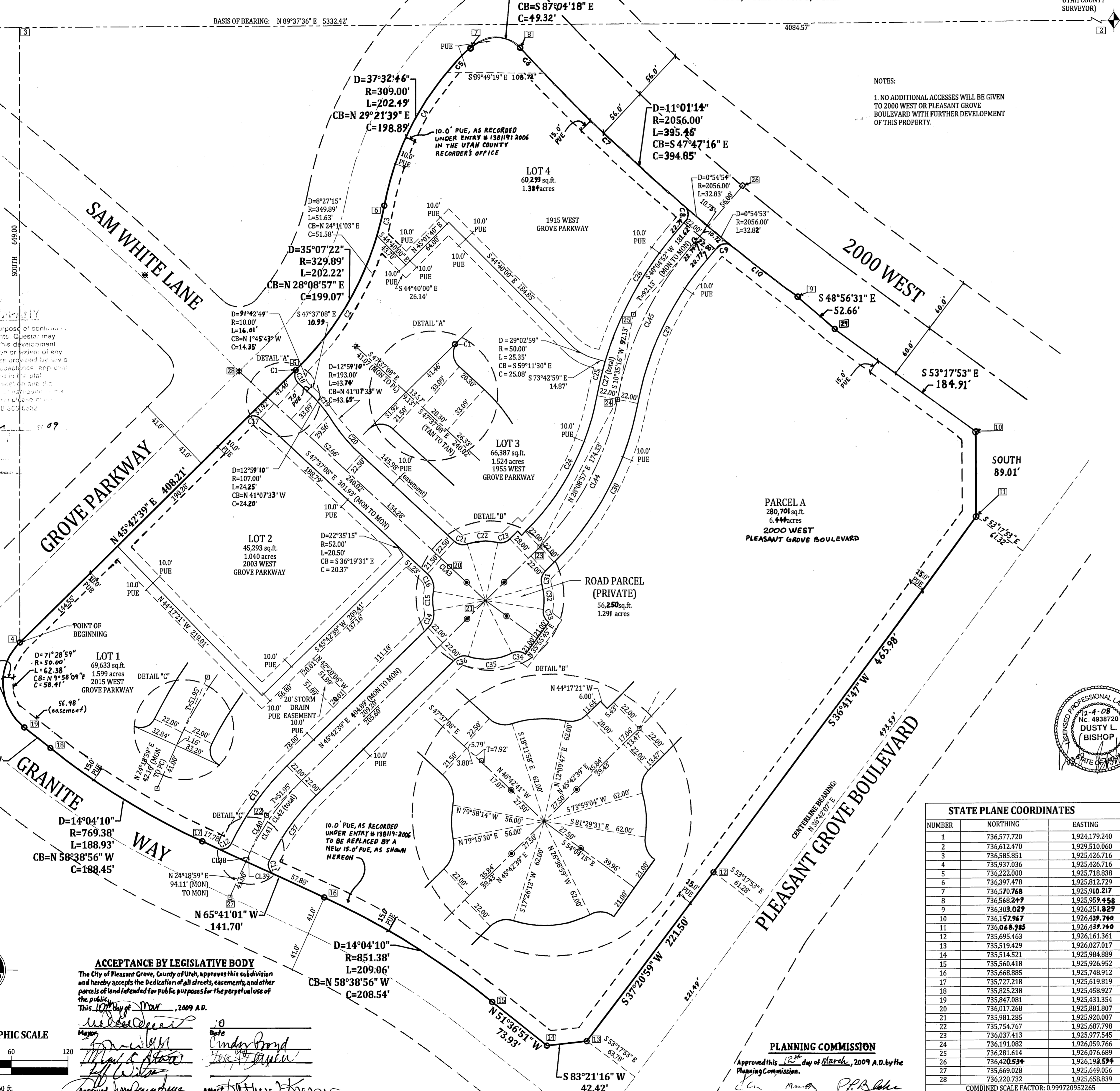
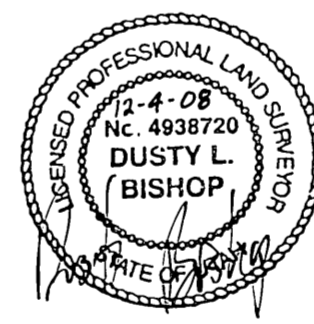
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## CURVE TABLE

Curve #	Length	Radius	TANGENT	CHORD	BEARING	Delta
C1	3.23	329.89	1.62	3.23	N 45°25'48" E	0°33'41"
C2	165.93	329.89	84.76	164.19	N 30°44'23" E	28°49'09"
C3	330.6	329.89	165.5	330.6	N 13°27'33" E	5°44'32"
C4	157.30	309.00	89.39	155.61	N 25°10'17" E	29°10'01"
C5	45.19	309.00	22.64	45.15	N 43°56'40" E	8°22'45"
C6	41.37	2056.00	20.68	41.37	S 42°51'14" E	1°09'10"
C7	200.99	2056.00	100.55	200.86	S 46°13'49" E	5°35'59"
C8	17.11	11.00	10.83	15.44	N 4°28'28" W	89°06'41"
C9	17.10	11.00	10.82	15.43	S 84°36'39" W	89°03'33"
C10	87.50	2056.00	43.76	87.49	S 52°04'44" E	2°26'18"
C11	17.73	11.00	11.46	15.87	S 19°31'08" E	92°19'46"
C12	16.93	11.00	10.65	15.31	N 70°13'53" E	88°10'12"
C13	101.41	297.00	51.21	100.92	S 35°55'43" W	19°33'52"
C14	19.71	20.00	10.74	18.29	N 17°29'04" E	56°27'08"
C15	20.30	56.00	10.26	20.19	S 02°12'22" E	20°46'16"
C16	20.12	20.00	11.01	19.28	N 18°47'41" W	57°38'54"
C17	16.64	11.00	10.38	15.10	S 89°02'45" W	86°40'13"
C18	17.81	11.00	11.54	15.93	S 1°14'05" E	92°46'05"
C19	26.65	100.00	13.40	26.57	N 39°59'07" E	15°16'02"
C20	53.29	200.00	26.80	53.13	S 39°59'07" E	15°16'02"
C21	14.80	14.00	8.18	14.12	S 77°54'33" E	60°34'50"
C22	32.86	62.00	16.82	32.47	S 86°58'55" W	30°21'44"
C23	13.79	14.00	7.52	13.24	N 73°56'13" E	56°27'08"
C24	163.61	266.89	84.46	161.06	N 28°08'57" E	35°07'22"
C25	36.97	372.00	18.50	36.95	S 13°26'06" W	5°41'38"
C26	154.52	372.00	78.39	153.41	S 28°10'54" W	23°47'58"
C27	191.49	372.00	97.92	189.38	S 25°20'04" W	29°29'36"
C28					NOT USED	
C29	168.84	328.00	86.33	166.98	S 25°20'04" W	29°29'36"
C30	190.58	310.89	98.39	187.61	N 28°08'57" E	35°07'22"
C31	15.08	14.00	8.37	14.36	S 14°50'51" E	61°43'35"
C32	26.54	62.00	13.47	26.34	N 3°45'14" W	24°31'25"
C33	15.29	14.00	8.51	14.54	S 22°46'53" E	62°34'44"
C34	15.29	14.00	8.51	14.54	N 85°21'37" W	62°34'44"
C35	47.71	62.00	25.10	46.54	N 85°23'37" E	44°05'13"
C36	15.08	14.00	8.37	14.36	S 76°34'26" W	61°43'35"
C37	84.19	253.00	42.49	83.80	S 36°10'42" W	19°03'54"
C38	8.78	275.00	4.39	8.78	S 25°13'53" W	1°49'48"
C39	11.18	275.00	5.59	11.18	N 25°28'52" E	2°19'46"
C40	93.90	275.00	47.41	93.45	S 35°55'43" W	19°33'52"
C41	91.51	275.00	46.18	91.08	S 36°10'42" W	19°03'54"
C42	102.69	275.00	51.95	102.09	S 35°50'49" W	21°23'40"
C43	15.84	1000.00	7.92	15.84	N 47°09'54" W	0°54'27"
C44	177.09	288.89	91.43	174.33	N 28°08'57" E	35°07'22"
C45	180.16	350.00	92.13	178.18	S 25°20'04" W	29°29'36"

## STATE PLANE COORDINATES

NUMBER	NORTHING	EASTING
1	736,577.720	1,924,179.240
2	736,612.470	1,929,510.060
3	736,585.851	1,925,426.716
4	735,937.036	1,925,426.716
5	736,222.000	1,925,718.838
6	736,397.478	1,925,812.729
7	736,570.768	1,925,910.217
8	736,568.249	1,925,959.458
9	736,303.029	1,926,251.829
10	736,157.947	1,926,439.740
11	736,068.785	1,926,439.740
12	735,695.463	1,926,161.361
13	735,519.429	1,926,027.017
14	735,514.521	1,925,984.889
15	735,560.418	1,925,926.952
16	735,668.885	1,925,748.912
17	735,727.218	1,925,519.819
18	735,825.238	1,925,458.927
19	735,847.081	1,925,431.354
20	736,017.268	1,925,881.807
21	735,981.285	1,925,920.007
22	735,754.767	1,925,587.798
23	734,037.413	1,925,972.545
24	736,191.082	1,926,059.766
25	736,281.614	1,926,076.689
26	736,420.534	1,926,192.594
27	735,669.028	1,925,649.056
28	736,220.732	1,925,658.839
29	736,268.449	1,926,291.527



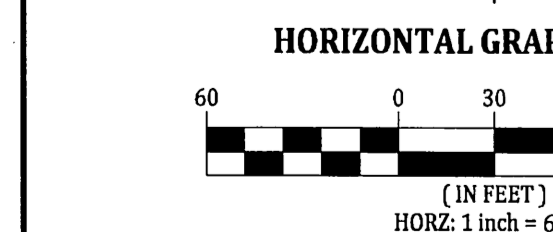
ACCEPTANCE BY LEGISLATIVE BODY  
The City of Pleasant Grove, Utah, County of Utah, approves this subdivision and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public.  
This 10th day of March, 2009 A.D.  
[Signatures]

PLANNING COMMISSION  
Approved this 12th day of March, 2009 A.D. by the Planning Commission.  
[Signatures]

WEST CORNER SECTION 30, TSS, R2E, SLB&M (FOUND BRASS CAP UTAH COUNTY SURVEYOR)

EAST CORNER SECTION 30, TSS, R2E, SLB&M (FOUND BRASS CAP UTAH COUNTY SURVEYOR)

QUESTAR GAS COMPANY  
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 the development. This approval does not constitute abrogation of any of any other existing rights, obligations or liabilities imposed by law or equity. This approval does not constitute a warranty, improvement or acknowledgment of any form. Questar's liability is limited to the extent of the easements shown on this plat. Notes and does not constitute a guarantee of any quality of natural gas service. For further information, contact Questar's Right-of-Way Department at 1-800-252-6582.  
Approved this 30th day of Mar, 2009  
By: [Signatures]



CITY RECORDER  
APPROVED THIS 15th DAY OF MAR 2009, BY THE CITY RECORDER IN THE COUNTY OF UTAH, IN THE STATE OF UTAH  
[Signature]

DEVELOPER  
BAKER MANAGEMENT, LLC  
250 SOUTH BEECHWOOD, STE 120  
BOISE, IDAHO 83709  
DANIEL A. TORFIN  
208-375-6666

QWEST  
APPROVED THIS 30 DAY OF MAR, 2009, BY THE QWEST  
[Signature]

ROCKY MOUNTAIN POWER  
APPROVED THIS 4 DAY OF MAR 2009, BY THE ROCKY MOUNTAIN POWER COMPANY  
[Signature]

QUESTAR GAS  
APPROVED THIS 30 DAY OF MAR, 2009, BY THE QUESTAR GAS COMPANY  
[Signature]

SEWER / STORM DRAIN  
CULINARY WATER / PRESSURIZED IRRIGATION  
APPROVED THIS 03 DAY OF MAR 2009, BY THE DIRECTOR OF PUBLIC WORKS  
[Signature]

CITY ENGINEER SEAL  
CLEK-RECORDER SEAL  
SALT LAKE CITY  
795 South Main Street  
Pleasant Grove UT 84062  
Phone: 801.796.8145  
Fax: 801.796.8147  
TOOLE  
Phone: 435.843.3590  
WWW.ENSGNUTAH.COM

DMB SUBDIVISION NO. 1  
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  
PROJECT NUMBER: U1409  
MANAGER: CLM  
DRAWN BY:  
CHECKED BY:  
DATE: 12/4/08

SEC 30, TSS, R2E, TU-070 B&M