

40°21' N. Latitude  
 Scale Factor = 0.9999392  
 mean elevation = 4580  
 Elevation Factor = 0.99981631624  
 Combination Factor = 0.99975552741

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

Mount Timpanogos Tower  
 NAD 27

**Surveyor's Certificate**  
 I, GARY L. NEWMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4778 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE PARCELIZED SAID TRACT OF LAND INTO COMMERCIAL PARCELS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**Boundary Description**  
 A part of the Southeast Quarter of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in the City of Pleasant Grove, Utah County, Utah, Beginning at a point of intersection of the Southwestern Line of State Highway 89 and the Southwesterly Line of 700 South Street being 404.43 ft S 89°21'56" W along the Quarter Section Line and 85.65 ft South from the East Quarter Corner of said Section 29; and running thence

COURSE	DISTANCE	REMARKS
S 42°05'24" E	477.61 ft	along the Southwesterly Line of said State Highway to the projection of the Northwesterly Line of the L. Jay Nielsen Property; thence
S 53°46' W	260.93 ft	along said Nielsen Property Line; thence
N 42°05'24" W	134.32 ft	thence; S 47°54'36" W 133.56 ft; thence
S 2°08' E	309.31 ft	thence
S 8°31' W	8.48 ft	to a point on the projection of an existing Boundary Line; thence along said existing Fence the following four courses:
N 89°17'08" W	415.73 ft	to an Existing Fence Corner
N 02°41'02" W	134.92 ft	and
W 2°25'53" E	108.15 ft	to a point on the Southerly Line of 700 South Street; thence along said Southerly Line the following four courses:
N 0°16'06" W	464.86 ft	to a point of curvature;
N 89°18'44" E	8.70 ft	thence Northeastly along the arc of a 197.02 ft radius
S 89°32'45" E	347.32 ft	curve to the left a distance of
ARC LENGTH	139.86 ft	Central Angle equals 40°40'21" and Long Chord bears
N 7°07'02" E	138.84 ft	to a point of tangency; and
N 48°46'54" E	29.46 ft	to the point of beginning.

Contains 9.255 acres

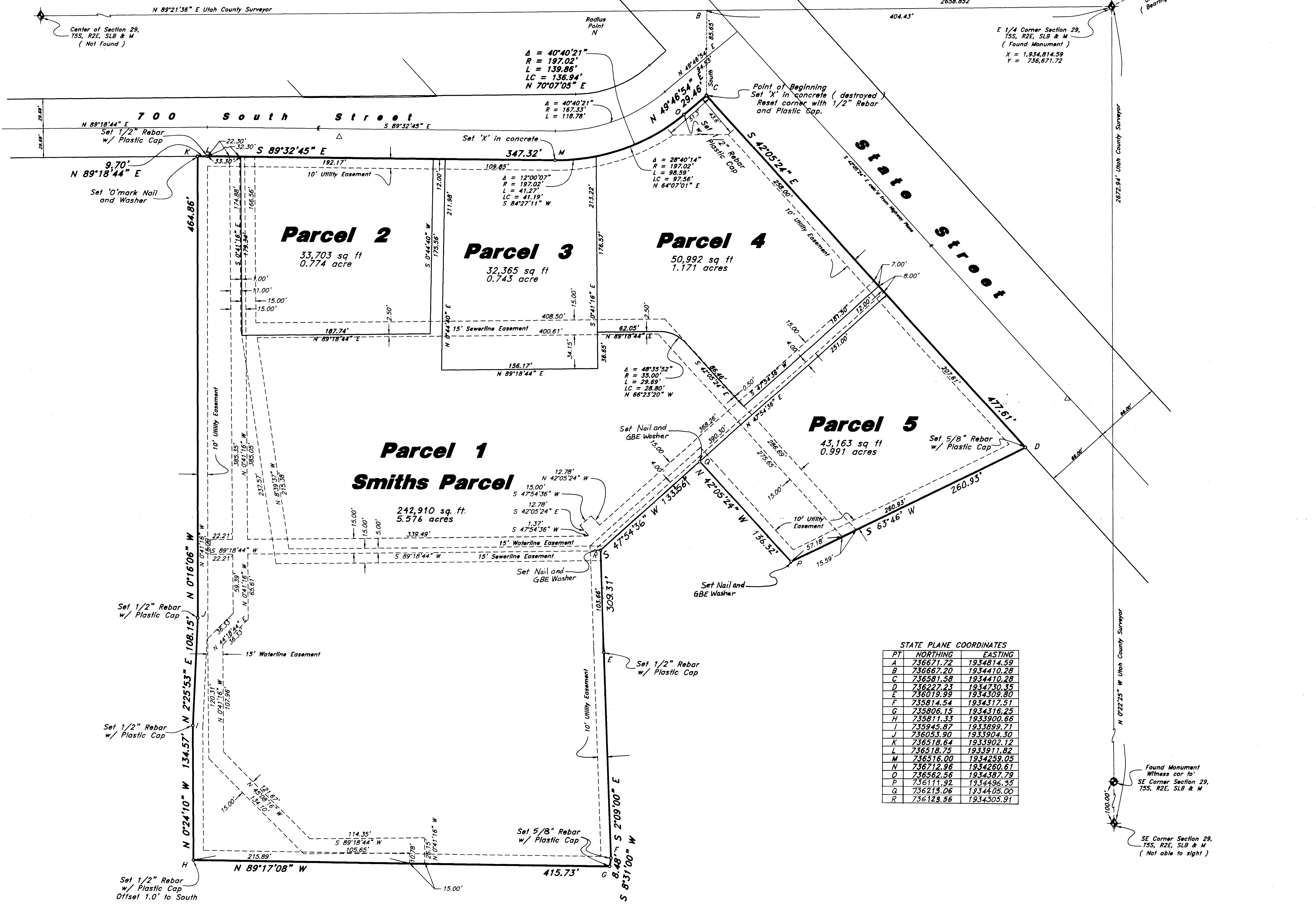
**Acceptance of Legislative Body**  
 THE CITY OF PLEASANT GROVE, COUNTY OF UTAH, APPROVES AND ACCEPTS THIS RECORD OF SURVEY. THIS 22<sup>ND</sup> DAY OF FEBRUARY, A.D. 1998.

**Owner's Dedication**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

**Corporate Acknowledgment**  
 STATE OF UTAH )  
 County of ) ss  
 On the 4<sup>th</sup> day of Feb., personally appeared before me, the undersigned Notary Public, in and for said State and County, Wade S. Williams, Who after being duly sworn, acknowledged to me that Smiths Food & Drug Centers, Inc. a Utah corporation, that he signed the owners dedication freely and voluntarily for and in behalf of said corporation for the purposes therein mentioned and that said corporation executed the same.

My commission expires 12-1-2001  
 Residing in Salt Lake County

**Commercial Plan Development**  
 for RNDAL A. COUTHINGTON  
 UTAH COUNTY RECORDER  
 Located in the SE 1/4 of Section 29, T5S, R2E, SLB & M, U.S. Survey Pleasant Grove City, Utah County, Utah



**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)521-8529 Ogden (801)394-7288 Provo (801)521-8521

7564-88

**NARRATIVE:**  
 Basis of Bearing for this Survey is the Utah State Plane Coordinate System, Utah Central Zone based on information provided from the Office of the Utah County Surveyor. Bearings were established by using existing monuments found at the Southeast Corner of Section 29 and the East Quarter Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and by sighting NAD 27 (Mt. Timpanogos). State Street right-of-way was established by using the State Highway Plats, and 700 South Street alignment was established from RBG Engineering Plans.

**Smiths #73**  
 700 South & State  
 Pleasant Grove, Utah  
 Smiths Food & Drug Centers, Inc.  
 1550 South Redwood Road

NOTARY PUBLIC SEAL  
 CITY ENGINEER SEAL  
 RECORDER SEAL  
 GORDON L. HINER  
 P.E.  
 ENGINEER

NESE 29.5.24  
 TUD 04/44