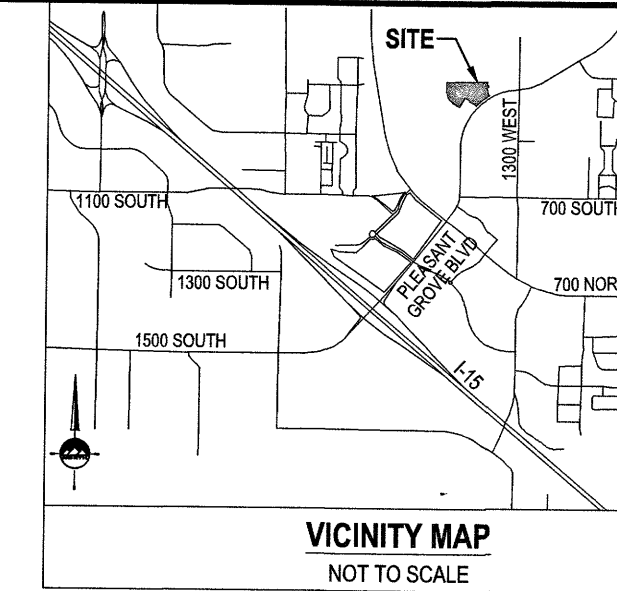


THE VOID PLAT 'F'

BEING A VACATION OF LOTS 8 & 9 OF THE VOID PLAT "D" 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

NORTHEAST CORNER
 SECTION 30
 T5S, R2E, S18BM
 (FOUND BRASS CAP)



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 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 'F'**, 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
 Beginning at the Southeast Corner of Lot 7 of The Void Plat 'D', recorded January 26, 2018 as Entry No. 8256-2018, Map No. 15873 in the Office of the Utah County Recorders, said point being located South 00°31'30" East 1,173.35 feet along section line and West 2,481.84 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 47°58'45" West 32.78 feet;
 thence North 60°28'34" West 134.16 feet;
 thence North 00°21'32" West 25.95 feet;
 thence North 60°28'34" West 102.52 feet;
 thence South 29°21'32" West 224.50 feet;
 thence North 60°28'34" West 186.10 feet;
 thence Northwesterly 242.29 feet along the arc of a 232.00 foot radius curve to the right (center bears North 29°31'26" East and the chord bears North 30°33'30" West 231.42 feet with a central angle of 59°50'09");
 thence North 00°38'25" West 8.21 feet;
 thence North 88°51'10" East 1.00 foot;
 thence North 00°38'25" West 228.77 feet;
 thence North 89°38'28" East 476.44 feet;
 thence North 89°37'20" East 377.64 feet;
 thence South 00°22'40" East 36.36 feet;
 thence Southeasterly 29.32 feet along the arc of a 69.50 foot radius curve to the left (center bears North 89°37'22" East and the chord bears South 12°27'46" East 47.37 feet with a central angle of 24°10'16");
 thence South 24°32'51" East 47.37 feet;
 thence South 65°27'09" West 47.75 feet;
 thence South 24°32'51" East 62.09 feet;
 thence Southeasterly 34.74 feet along the arc of a 69.50 foot radius curve to the left (center bears North 89°59'59" East and the chord bears South 14°36'56" East 49.71 feet with a central angle of 29°13'51");
 thence South 29°13'51" East 49.71 feet;
 thence South 51°25'55" East 340.20 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 29°09'24" East and the chord bears South 51°25'55" West 340.20 feet with a central angle of 18°49'20"); to the point of beginning.

Contains 361,215 Square Feet or 8.282 Acres and 2 Lots

NOTES:

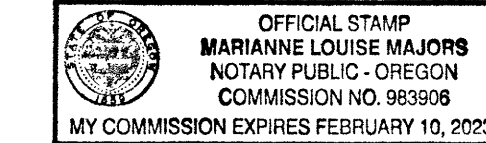
- WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM DRAIN WATER FACILITIES WITHIN THIS PLAT AND OUTSIDE THE PUBLIC RIGHT OF WAY ARE CONSIDERED PRIVATE AND DEVELOPER IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST 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.
- THIS PLAT RELATES TO REAL PROPERTY THAT IS OR WILL BE SUBJECT TO TEMPORARY DRAINAGE AND DETENTION EASEMENT IN FAVOR OF LOT 10. DETENTION VOLUME REQUIRED PER APPROVED "URBAN GROVE OFFICE #1 PARKING EXPANSION" PLANS (1,323 CF). THE TEMPORARY DRAINAGE SWALE AND DETENTION POND WILL BE CONSTRUCTED, LANDSCAPED AND MAINTAINED BY THE DEVELOPER OF LOT 10. WHEN LOT 11 DEVELOPEES THE 1,323 CF OF DETENTION VOLUME WILL BE REQUIRED TO BE INCLUDED WITHIN THE DETENTION DESIGN OF LOT 11.

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.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

I, MARINNE LOUISE MAJORS, DO, PERSONALLY APPEARED BEFORE ME, PATRICK M. HARRIS, A NOTARY PUBLIC, COUNTY OF UTAH, STATE OF UTAH, WHOSE QUALIFICATIONS AND EXPIRATION DATE ARE SET FORTH HEREIN, AND THAT SHE HAS READ AND UNDERSTANDS THE CONTENTS OF SAID LIMITED LIABILITY COMPANY AGREEMENT AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

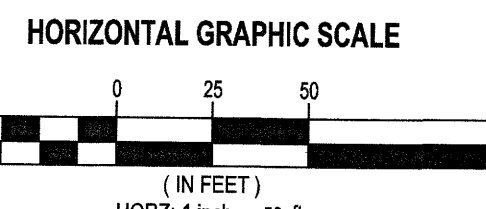
WITNESSED BY MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 2/10/23
 PRINTED NAME: MARINNE MAJORS NOTARY PUBLIC
 NO.: 928206 RESIDING IN MULTNOMAH COUNTY, OREGON



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENGLISH ENG. & LAND SURV.
- PLUDE
- PROPERTY LINE
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

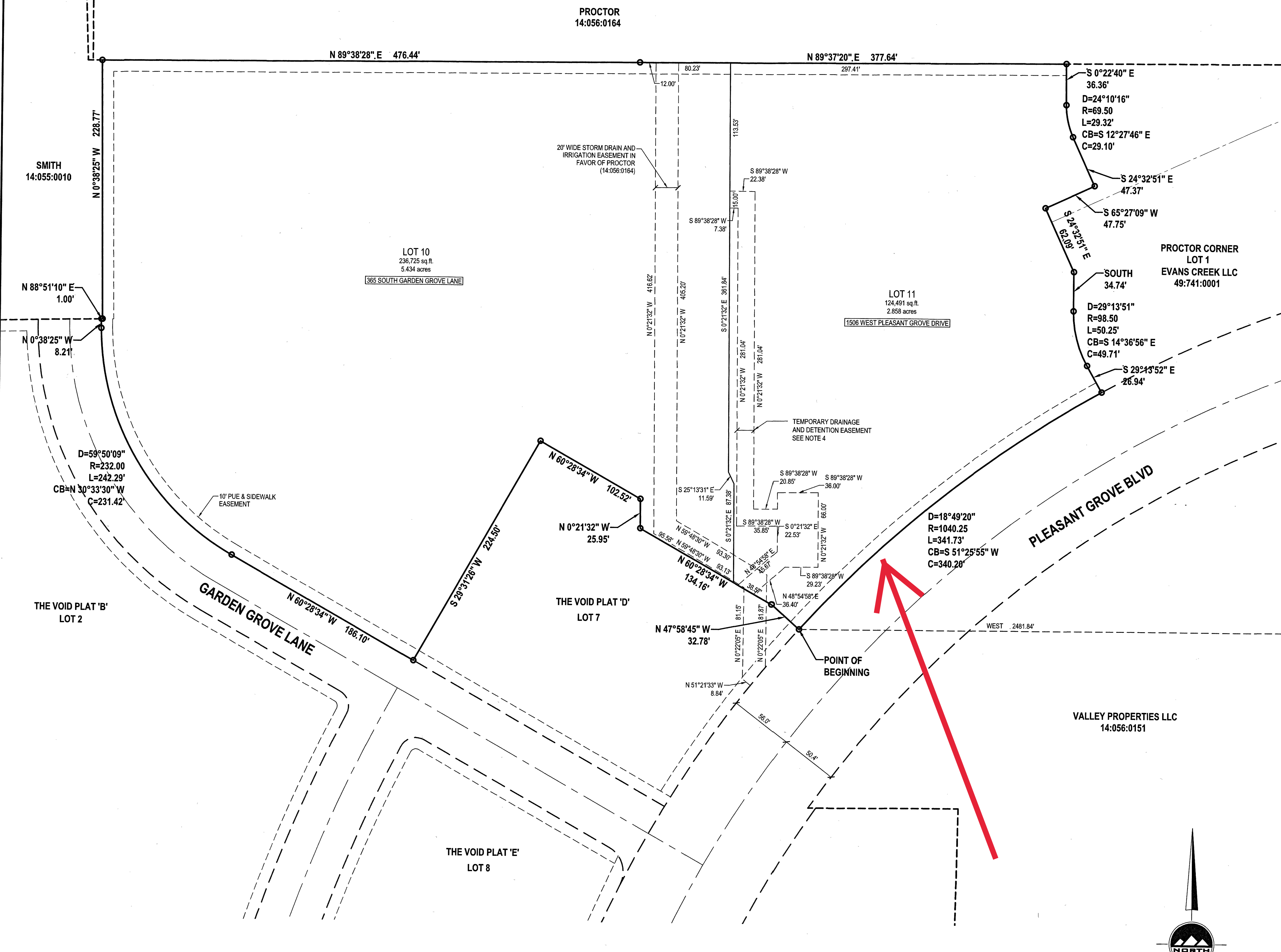
EAST QUARTER CORNER
 SECTION 30
 T5S, R2E, S18BM
 (FOUND BRASS CAP)



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



ROCKY MOUNTAIN POWER NOTES:
 1. PURSUANT TO UTAH CODE ANN. § 54-3-7 THIS PLAT CONVEYS TO THE OWNER(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. § 17-27A-603(A)(1)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF 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:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
 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, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 1-800-368-8532

OWNER'S DEDICATION

Know all men by these present that the undersigned are 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 'F'
 BEING A VACATION OF LOTS 8 & 9 OF THE VOID PLAT "D" 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 have hereunto set my hand this 9th day of November, A.D. 2021

BY: MARINNE LOUISE MAJORS, MANAGER OF SLC URBAN GROVE EQUITIES, LLC, MANAGING MEMBER OF SLC URBAN GROVE SPE, LLC, Sole member of SLC URBAN GROVE EQUITIES, LLC
 BY: KEVIN BRADBURN, MANAGER URBAN GROVE, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

I, KEVIN BRADBURN, DO, PERSONALLY APPEARED BEFORE ME, PATRICK M. HARRIS, A NOTARY PUBLIC, COUNTY OF UTAH, STATE OF UTAH, WHOSE QUALIFICATIONS AND EXPIRATION DATE ARE SET FORTH HEREIN, AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID KEVIN BRADBURN ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESSED BY MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 2/10/23
 PRINTED NAME: KEVIN BRADBURN NOTARY PUBLIC
 NO.: 928206 RESIDING IN MULTNOMAH COUNTY, OREGON

ACCEPTANCE BY LEGISLATIVE BODY

The Mayor 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 19th day of Nov, 2021 A.D.

Mayor's Signature: Mark Brown Engineer (see seal below)
 Clerk-Recorder: Christine J. Reser (see seal below)

THE VOID PLAT 'F'
 BEING A VACATION OF LOTS 8 & 9 OF THE VOID PLAT "D" 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

<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS <u>21</u> DAY OF <u>Sept</u>, 20<u>21</u> BY THE ROCKY MOUNTAIN POWER COMPANY</p> <p><u>Bob Hill</u> SIGNATURE</p> <p><u>Estimator</u> TITLE</p>	<p>DOMINION ENERGY</p> <p>APPROVED THIS <u>19</u> DAY OF <u>September</u>, 20<u>21</u> BY THE DOMINION ENERGY.</p> <p><u>John</u> SIGNATURE</p> <p><u>Public Utility Dept.</u> TITLE</p>	<p>CITY UTILITIES APPROVAL</p> <p>CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN</p> <p><u>Marty Beaman</u> DIRECTOR OF PUBLIC WORKS</p> <p><u>11-29-2021</u> DATE</p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>24</u> DAY OF <u>June</u>, 20<u>21</u> BY THE PLANNING COMMISSION.</p> <p><u>DANIEL OWENS</u> DIRECTOR - SECRETARY</p> <p><u>John</u> CHAIR, PLANNING COMMISSION</p>	<p>SALT LAKE CITY</p> <p>45 W. 10000 S., Suite 500 Sandy, UT, 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p> <p>LAYTON Phone: 801.967.1100</p> <p>TOOELE Phone: 435.841.3500</p> <p>CEBAR CITY Phone: 435.816.1643</p> <p>RICHFIELD Phone: 435.899.2983</p>	<p>SHEET 1 OF 1</p> <p>PROJECT NUMBER: 6888F MANAGER: JFW DRAWN BY: JMU CHECKED BY: KFW DATE: 8/30/21</p>	<p>PATRICK M. HARRIS SURVEYOR</p> <p>9-13-21 No. 286882</p>	<p>CITY ENGINEER'S SEAL</p> <p>APPROVED BY THE PLEASANT GROVE CITY ENGINEER</p>	<p>CLERK-RECORDER SEAL</p> <p>PLEASANT GROVE CITY, UTAH</p>	<p>COUNTY RECORDER</p> <p>ENT 200735:2023, Map # 18037 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Dec 01 4:17 pm FEE \$4.00 BY LT RECORDED FOR PLEASANT GROVE CITY CORPORA</p>
---	--	---	---	---	--	--	---	--	--

Sec. 30, T5S, R2E, S18 BM Vacating lots 8 & 9 of The Void Plat 'D' Subdivision TU 070