

**PUBLIC UTILITIES APPROVAL**

QUESTAR GAS COMPANY  
 DATE: 11/25/09  
 DATE: 11/25/09

QUESTAR GAS COMPANY  
 QUESTAR APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE LOT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAN, 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

Approved this 30th day of Nov 2009, Questar Gas Company By: *[Signature]* Title: *Public Specialist*

**CITY UTILITIES APPROVAL**

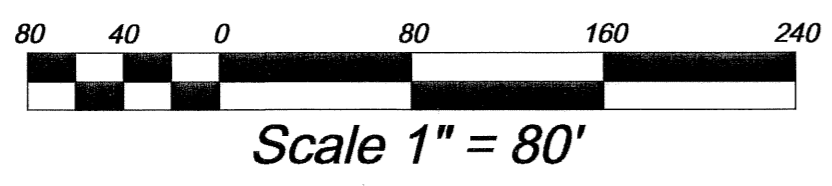
CULINARY WATER/PRESSURE IRRIGATION/SEWER/STORM DRAIN

*[Signature]*  
 DIRECTOR PUBLIC WORKS DATE

**STATE PLANE COORDINATES**

	Y	X
A	749,953.34	1,929,455.92
B	752,604.91	1,929,429.85
C	753,182.77	1,929,422.42
D	753,535.68	1,929,417.88
E	753,535.68	1,929,685.44
F	753,683.73	1,929,683.27
G	753,737.28	1,929,683.27
H	753,738.08	1,929,745.20
I	754,125.36	1,929,740.22
J	754,108.83	1,929,774.23
K	754,065.16	1,929,851.87
L	753,983.85	1,929,978.11
M	753,935.60	1,930,061.10
N	753,628.23	1,930,649.89
O	753,551.99	1,930,760.25
P	753,527.74	1,930,760.51
Q	753,045.45	1,930,765.00
R	752,650.28	1,930,768.73
S	752,643.03	1,930,777.30
T	752,639.96	1,930,753.25
U	752,639.88	1,930,753.25
V	752,639.37	1,930,658.13
W	752,648.20	1,930,657.02
X	752,843.62	1,929,800.65
Y	753,182.77	1,929,797.27

USPCS-27, CENTRAL ZONE, SCALE FACTOR=0.9997



**VICINITY PLAN**

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	745.00	89.16	6°51'25"	89.11	S 60°38'42" E
C2	1055.00	96.06	5°13'0"	96.02	S 59°49'30" E
C3	945.00	134.52	14°8'31"	134.18	S 55°21'44" E
C4	100.00	24.31	13°56'44"	24.25	S 82°43'46" W
C5	545.00	97.84	10°17'9"	97.71	S 57°17'26" E
C6	945.00	36.68	3°51'22"	36.67	S 50°13'10" E
C7	256.00	120.85	27°2'53"	119.73	S 14°3'24" E
C8	48.00	28.21	33°40'22"	27.81	N 72°59'5" E
C9	90.00	55.01	35°11'2"	54.16	N 73°39'30" E
C10	66.00	40.34	35°11'2"	39.71	N 73°39'30" E
C11	90.00	69.42	44°11'43"	67.71	S 66°44'2" E
C12	66.01	50.91	44°11'43"	49.66	S 66°44'2" E
C13	50.00	46.82	53°38'54"	45.13	S 71°27'38" E
C14	74.00	69.29	53°38'54"	66.79	S 71°27'38" E
C15	74.00	55.55	43°0'33"	54.25	S 76°46'48" E
C16	50.00	37.53	43°0'33"	36.66	S 76°46'48" E
C17	50.00	11.29	12°56'8"	11.26	S 61°44'35" E
C18	74.00	16.71	12°56'8"	16.67	S 61°44'35" E

**CONDITIONS OF APPROVAL**

1. NO ACTIVITY EITHER BY LANDOWNERS, CONTRACTORS, OR THEIR AGENTS SHALL UNDERMINE THE EMBANKMENT, CANAL, OR RIGHT-OF-WAY OF THE PROVO RESERVOIR CANAL OR IN ANY WAY AFFECT THE LATERAL SUPPORT OF THAT FACILITY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE PROVO RIVER WATER USERS ASSOCIATION AND THE US BUREAU OF RECLAMATION.

**OCCUPANCY RESTRICTION NOTICE - LOT 1 ONLY**

LOT 1 REQUIRES A CERTIFICATE OF OCCUPANCY ISSUED BY THE STATE FIRE MARSHALL PRIOR TO OCCUPANCY.

**GENERAL NOTES:**

- 900 WEST R.O.W. IMPROVEMENTS ARE TO BE BONDED FOR OR INSTALLED WITH FURTHER SUBDIVIDING OF PARCEL A.
- ACCESS TO THIS ROAD SHALL BE LIMITED TO EMERGENCY VEHICLES EXCEPT DURING HOURS OF OPERATION OF FACILITY ON LOT 1 IF 250 ADT EXCEEDED. ACCESS EASEMENT IS TO BE TERMINATED ONCE 540 WEST IS COMPLETED TO VALLEY VIEW DRIVE.
- DEVELOPMENT AGREEMENT REGARDING FUTURE IMPROVEMENTS, COMPLETION OF ROADWAY ACROSS MURDOCK CANAL, CONNECTING TO VALLEY VIEW DR. TO BE RECORDED WITH PLAT.

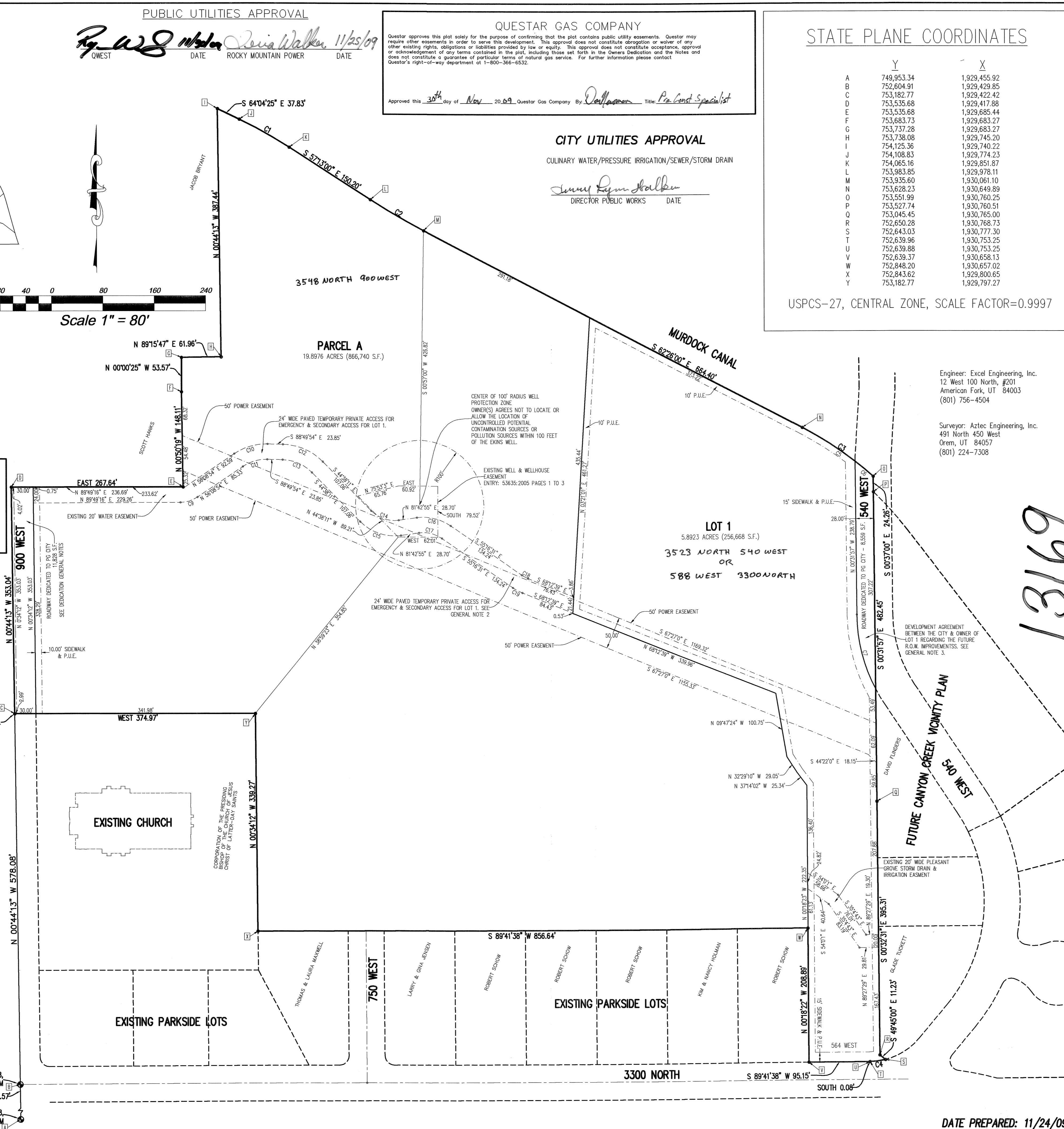
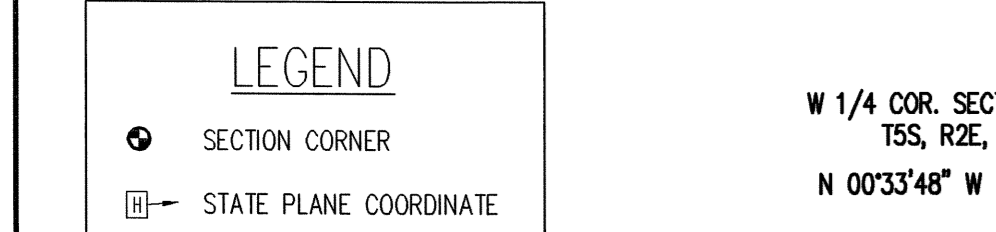
- NO ACTIVITY EITHER BY LANDOWNERS, CONTRACTORS, OR THEIR AGENTS SHALL UNDERMINE THE EMBANKMENT, CANAL, OR RIGHT-OF-WAY OF THE PROVO RESERVOIR CANAL OR IN ANY WAY AFFECT THE LATERAL SUPPORT OF THAT FACILITY WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE PROVO RIVER WATER USERS ASSOCIATION AND THE US BUREAU OF RECLAMATION.
- LANDOWNERS, CONTRACTORS, OR THEIR AGENTS SHALL UNDERTAKE TO PROTECT ALL IMPROVEMENTS ADJACENT TO THE PROVO RESERVOIR CANAL FROM SEEPAGE THAT MAY OCCUR AS A NORMAL CONSEQUENCE OF THE OPERATION OF THE CANAL. SUCH PROTECTION SHALL BE APPROVED BY THE CITY AND A LICENSED PROFESSIONAL ENGINEER.

APPROVED - PROVO RIVER WATER USERS ASSOCIATION DATE: 11/25/09

**NOTES:**

- ALL CONSTRUCTION TO CONFORM TO PLEASANT GROVE STANDARDS AND SPECIFICATIONS.
- THERE ARE NO RECORDED FLOOD PLAINS LOCATED ON OR NEAR THIS PROPERTY.
- ZONES = R-R & A-1
- TOTAL AREA = 26.258 ACRES
- TOTAL LOTS = 2

NOTE: THIS PROPERTY IS LOCATED IN THE WINDY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ABNORMANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



**SURVEYOR'S CERTIFICATE**

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 163947 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 RECORD OF SURVEY AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS RECORD OF SURVEY AND THAT THIS RECORD OF SURVEY IS TRUE AND CORRECT.

DATE: Nov. 25, 2009 (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

Beginning at a point located North 00°44'13" West along section line 578.08 feet from the West quarter corner of Section 8, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°44'13" West along section line 353.04 feet; thence East 267.64 feet; thence North 00°50'19" West 148.11 feet; thence North 00°00'25" West 53.57 feet; thence along the boundary of Manila Substation Subdivision as recorded in the office of the Utah County Recorder the following two courses and distances: 1) North 89°15'47" East 61.96 feet, and 2) North 00°44'13" West 387.44 feet; thence along the southerly boundary of the Murdock Canal the following six courses and distances: 1) South 64°04'25" East 37.83 feet, 2) along the arc of a 745.00 foot radius curve to the right 89.16 feet through a central angle of 06°51'25" (chord bears South 60°38'42" East 89.11 feet), 3) South 57°13'00" East 105.20 feet, 4) along the arc of a 1055.00 foot radius curve to the left 96.06 feet through a central angle of 05°13'00" (chord bears South 59°49'30" East 96.02 feet), 5) South 62°26'00" East 664.40 feet, and 6) along the arc of a 545.00 foot radius curve to the right 134.52 feet through a central angle of 14°08'31" (chord bears South 55°21'44" East 134.18 feet); thence along the westerly boundary of Millcreek North Plat "A" as recorded in the office of the Utah County Recorder the following five courses and distances: 1) North 00°37'00" East 24.26 feet, 2) South 00°31'57" East 482.45 feet, 3) South 00°32'31" East 395.31 feet, 4) South 49°45'00" East 11.23 feet, and 5) along the arc of a 100.00 foot radius non-tangent curve to the right 24.31 feet through a central angle of 13°55'44" (chord bears South 82°43'46" West 24.25 feet); thence South 0.08 feet; thence along the boundary of Parkside at Pleasant Grove Plat "A" as recorded in the office of the Utah County Recorder the following three courses and distances: 1) North 00°34'12" West 339.27 feet, and 2) West 374.97 feet to the point of beginning.

Area = 26.258 Acres  
 BASIS OF BEARING IS GRID NORTH, UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**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 THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, DO HEREBY DEDICATE ANY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 11th DAY OF December, A.D. 2009

*[Signatures]*  
 Judy S. Schow, Robert R. Schow

**ACKNOWLEDGMENT**

STATE OF UTAH, SS. COUNTY OF UTAH

ON THE 11th DAY OF December, 2009, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Jan 16, 2011  
 MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF PLEASANT GROVE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 25th DAY OF November, 2009

*[Signatures]*  
 Mayor, Council Members

APPROVED: *[Signature]* ENGINEER (SEE SEAL BELOW)  
 ATTEST: *[Signature]* CLERK RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 8th DAY OF Oct 2009 BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

*[Signatures]*  
 DIRECTOR - SECRETARY, CHAIRPERSON, PLANNING COMMISSION

PLAT "B"  
**QUAIL RUN**  
 SUBDIVISION  
 PLEASANT GROVE CITY, UTAH COUNTY, UTAH  
 SCALE: 1" = 80 FEET

Professional Engineer Seal: David V. Thomas, No. 163947, State of Utah, 11-25-09.  
 City Engineer's Seal: 12/14/09.  
 Clerk-Recorder Seal: Pleasant Grove City, Utah.

DATE PREPARED: 11/24/09