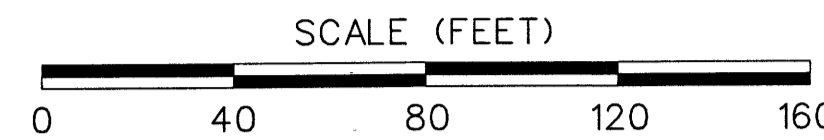
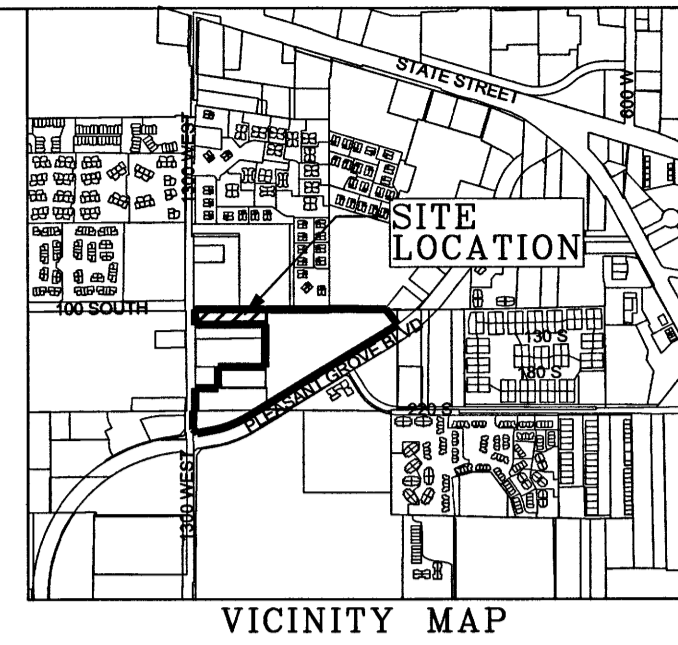


BLVD 120 SUBDIVISION CONDOMINIUM PLAT A

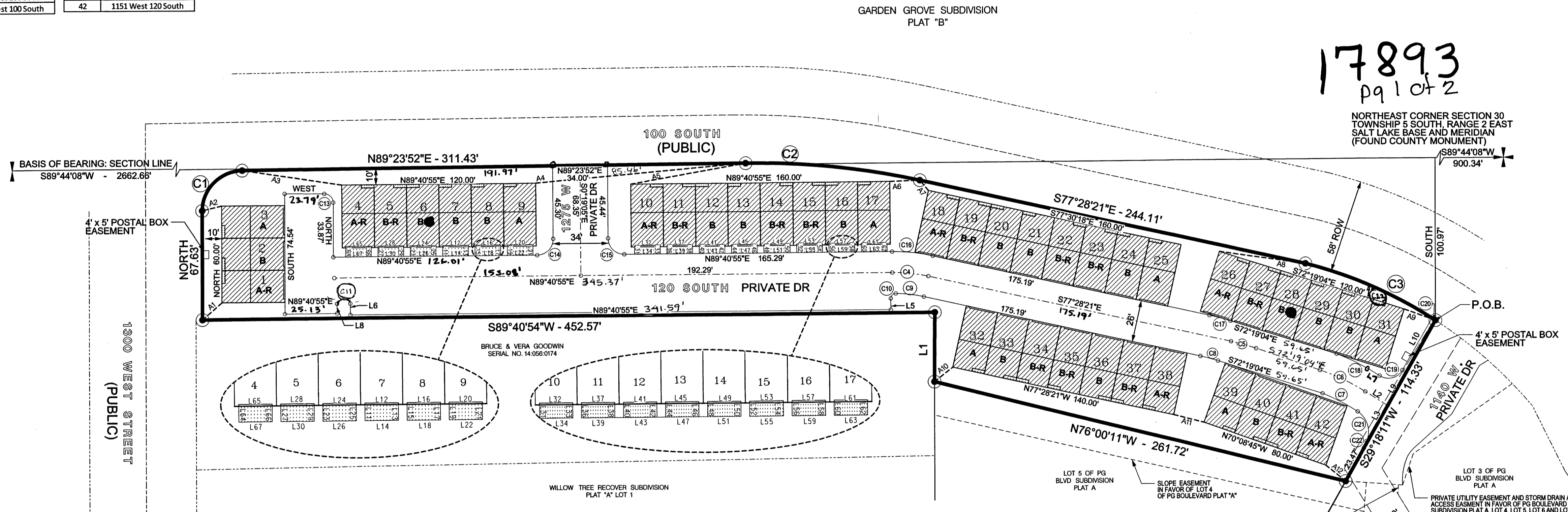
LOCATED WITHIN THE NORTHEAST CORNER OF SEC 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH



LOT #	ASSIGNED ADDRESS	LOT #	ASSIGNED ADDRESS
1	105 South 1300 West	22	1195 West 100 South
2	103 South 1300 West	23	1191 West 100 South
3	101 South 1300 West	24	1185 West 100 South
4	1297 West 100 South	25	1181 West 100 South
5	1295 West 100 South	26	1169 West 100 South
6	1293 West 100 South	27	1163 West 100 South
7	1289 West 100 South	28	1159 West 100 South
8	1283 West 100 South	29	1153 West 100 South
9	1279 West 100 South	30	1149 West 100 South
10	1263 West 100 South	31	1143 West 100 South
11	1257 West 100 South	32	1209 West 120 South
12	1253 West 100 South	33	1203 West 120 South
13	1247 West 100 South	34	1199 West 120 South
14	1243 West 100 South	35	1193 West 120 South
15	1237 West 100 South	36	1189 West 120 South
16	1233 West 100 South	37	1183 West 120 South
17	1227 West 100 South	38	1179 West 120 South
18	1215 West 100 South	39	1167 West 120 South
19	1211 West 100 South	40	1161 West 120 South
20	1205 West 100 South	41	1157 West 120 South
21	1201 West 100 South	42	1151 West 120 South

UNIT TYPE	
A	TYPICAL UNIT A
A-R	UNIT A REVERSED
B	TYPICAL UNIT B
B-R	UNIT B REVERSED

SEE SHEET 2 FOR UNIT DIMENSIONS



Line Table	Line	Length	Direction	Line Table	Line	Length	Direction
L1	43.01	N 00°21'48" E	L34	15.88	S 89°40'55" W		
L2	14.92	S 77°43'37" E	L35	75.88	S 89°40'55" W		
L3	30.21	S 29°18'11" W	L36	4.49	N 0°19'05" E		
L4	17.05	S 67°43'37" E	L37	15.88	N 89°40'55" E		
L5	4.91	N 00°19'05" W	L38	4.49	S 0°19'05" E		
L6	6.45	N 00°00'00" E	L39	15.88	S 89°40'55" W		
L7	11.24	S 63°52'31" E	L40	4.49	N 0°19'05" W		
L8	5.49	N 00°00'00" E	L41	15.88	S 89°40'55" E		
L9	60.65	S 23°13'11" W	L42	4.49	S 0°19'05" E		
L10	31.63	N 29°40'50" W	L43	15.88	S 89°40'55" W		
L11	5.84	N 0°19'05" E	L44	4.49	N 0°19'05" W		
L12	15.88	N 89°40'55" E	L45	15.88	N 89°40'55" E		
L13	5.84	S 0°19'05" E	L46	4.49	S 0°19'05" E		
L14	15.88	S 89°40'55" W	L47	15.88	S 89°40'55" W		
L15	5.84	N 0°19'05" W	L48	4.49	N 0°19'05" W		
L16	15.88	N 89°40'55" W	L49	15.88	N 89°40'55" W		
L17	5.84	S 0°19'05" E	L50	4.49	S 0°19'05" E		
L18	15.88	S 89°40'55" W	L51	15.88	S 89°40'55" W		
L19	5.84	N 0°19'05" E	L52	4.49	N 0°19'05" E		
L20	15.88	N 89°40'55" E	L53	15.88	N 89°40'55" E		
L21	5.84	S 0°19'05" E	L54	4.49	S 0°19'05" E		
L22	15.88	S 89°40'55" W	L55	15.88	S 89°40'55" W		
L23	5.84	N 0°19'05" W	L56	4.49	N 0°19'05" W		
L24	15.88	N 89°40'55" E	L57	15.88	N 89°40'55" E		
L25	5.84	S 0°19'05" E	L58	4.49	S 0°19'05" E		
L26	15.88	S 89°40'55" W	L59	15.88	S 89°40'55" W		
L27	5.84	N 0°19'05" W	L60	4.49	N 0°19'05" W		
L28	15.88	N 89°40'55" E	L61	15.88	N 89°40'55" E		
L29	5.84	S 0°19'05" E	L62	4.49	S 0°19'05" E		
L30	15.88	S 89°40'55" W	L63	15.88	S 89°40'55" W		
L31	4.49	N 0°19'05" E	L64	5.84	N 0°19'05" E		
L32	15.88	N 89°40'55" E	L65	15.88	N 89°40'55" E		
			L66	5.84	S 0°19'05" E		
			L67	15.88	S 89°40'55" W		
			L68	15.88	N 89°40'55" E		

LEGEND				
	PRIVATE AREA			
	LIMITED COMMON			
	COMMON AREA			

Curve Table				
Curve	Radius	Arc	Delta	Chord
C1	25.00	38.84	89°00'38"	35.05
C2	472.00	108.16	13°07'48"	107.93
C3	272.00	88.34	10°30'31"	87.96
C4	100.00	22.42	12°50'45"	22.37
C5	137.00	12.33	05°04'17"	12.32
C6	137.00	34.49	14°35'27"	34.79
C7	124.00	32.48	15°08'24"	32.39
C8	124.00	11.16	05°09'17"	11.15
C9	87.00	15.34	10°04'04"	15.32
C10	5.00	8.09	92°44'41"	7.29
C11	11.00	11.00	180°00'00"	7.00
C12	3.00	4.71	90°00'00"	4.71
C13	5.50	8.64	90°00'00"	7.78
C14	10.00	15.71	90°00'00"	14.14
C15	10.00	15.71	90°00'00"	14.14
C16	113.00	25.33	12°50'45"	25.28
C17	150.00	13.49	5°09'17"	13.49
C18	150.00	24.15	09°13'29"	24.12
C19	15.00	22.84	87°13'31"	20.49
C20	272.00	2.47	00°31'14"	2.47
C21	15.00	21.11	80°31'00"	19.41
C22	63.50	4.59	04°08'19"	4.58
C23	272.00	85.87	18°05'20"	85.52

BLDG. COORDINATES		
A1	16.56	N 50°01'28" E
A2	13.03	N 77°30'00" E
A3	62.23	S 81°22'40" E
A4	130.44	S 84°44'59" W
A5	72.26	S 79°49'27" W
A6	18.48	S 87°56'03" W
A7	8.33	S 39°48'11" E
A8	53.72	N 81°44'39" W
A9	20.45	N 70°10'15" W
A10	14.35	N 51°39'12" E
A11	19.26	S 75°39'17" E
A12	15.65	N 50°47'21" W

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE, ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREON.

2. PURSUANT TO UTAH CODE ANN. 41C(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

A. A RECORDED EASEMENT OR RIGHT-OF-WAY.

B. THE LAW APPLICABLE TO THE PRESCRIPTIVE RIGHTS.

C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR

D. ANY OTHER PROVISION OF LAW.

Notary Seal 5-7-21 DATE

DOMINION ENERGY APPROVAL

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 RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS' DEDICATION AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE.

FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-323-5517.

Notary Seal 5-10-21 DATE

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNERS, IN RECORDING THIS PLAT MAP, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS AND OTHER COMMON AREAS, INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: 5-12-2021 OWNER: *Adam Loser*

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE CITY.

HIGH GROUNDWATER WARNING

HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM ANY GROUNDWATER IMPACTS.

NOTICE OF CONDOMINIUM DECLARATION COVENANTS

THIS PROJECT IS SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE CONDOMINIUM DECLARATION FOR BLVD 120 CONDOMINIUM PLAT A WHICH IS RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARATION IN ACCORDANCE WITH THE RECORDED DECLARATION.

UTILITY DEDICATION

THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "COMMON AREA" (INCLUDING UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY: THAT AT THE REQUEST OF THE OWNER OF BELOW DESCRIBED LAND; THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED BLVD 120 CONDOMINIUM PLAT A, A UTAH CONDOMINIUM PROJECT; THAT THE PLAT FOR SAID CONDOMINIUM PROJECT, (CONSISTING OF 2 SHEETS), IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

5/7/21 DATE
147089 LICENSE NO.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°44'08" WEST 900.34 FEET AND SOUTH 100.97 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S 29°18'11" W 114.33 FEET; THENCE N 76°00'11" W 261.72 FEET; THENCE N 00°21'48" E 43.01 FEET; THENCE S 89°40'54" W 452.57 FEET, NORTH 67.63 FEET; TO A POINT OF CURVATURE; THENCE ALONG AN ARC 38.84 FEET TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS N 44°53'38" E 35.05 FEET; THENCE N 89°23'52" E 311.43 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 108.16 FEET TO THE RIGHT, HAVING A RADIUS OF 472.00 FEET, THE CHORD BEARS S 84°02'14" E 107.93 FEET; THENCE S 77°28'21" E 244.11 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 88.34 FEET TO THE RIGHT, HAVING A RADIUS OF 272.00 FEET, THE CHORD BEARS S 66°04'29" E 87.96 FEET TO THE POINT OF BEGINNING.

AREA = 1.774 ACRES (77,265 SQ. FT.)

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS BLVD 120 CONDOMINIUM PLAT A, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND A PLAT MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDED OF THIS PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

OWNER: D.R. HORTON, INC. BY: *Adam Loser* VICE PRESIDENT
MAY 12, 2021

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 12th DAY OF May, IN THE YEAR 2021, PERSONALLY APPEARED *Adam Loser* WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED) DID SAY HE/SHE IS THE *Vice President* OF *De Horton Inc.* AND SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID *ADAM LOSER* ACKNOWLEDGED TO ME SAID CORPORATION EXECUTED THE SAME.

713913 9-3-24 MY COMMISSION NUMBER MY COMMISSION EXPIRES
Kara Kresser PRINT NAME

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 13 DAY OF April, A.D. 2021.

APPROVED BY MAYOR: *David Johnson*
APPROVED BY ENGINEER: *Adam Loser*
APPROVED BY SECRETARY: *John Johnson*

PLANNING COMMISSION APPROVAL

APPROVED THIS 15 DAY OF March, A.D. 2021, BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

John Johnson CHAIRPERSON, PLANNING COMMISSION
John Johnson DIRECTOR - SECRETARY

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION, SEWER/STORM DRAIN

Marty Beaumont 7-29-21 PUBLIC WORKS DIRECTOR DATE

SHEET 1 OF 2
BLVD 120 SUBDIVISION CONDOMINIUM PLAT A
A UTAH CONDOMINIUM PROJECT BEING A VACATION OF LOT 4, PG BOULEVARD SUBDIVISION PLAT A
PLEASANT GROVE CITY UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

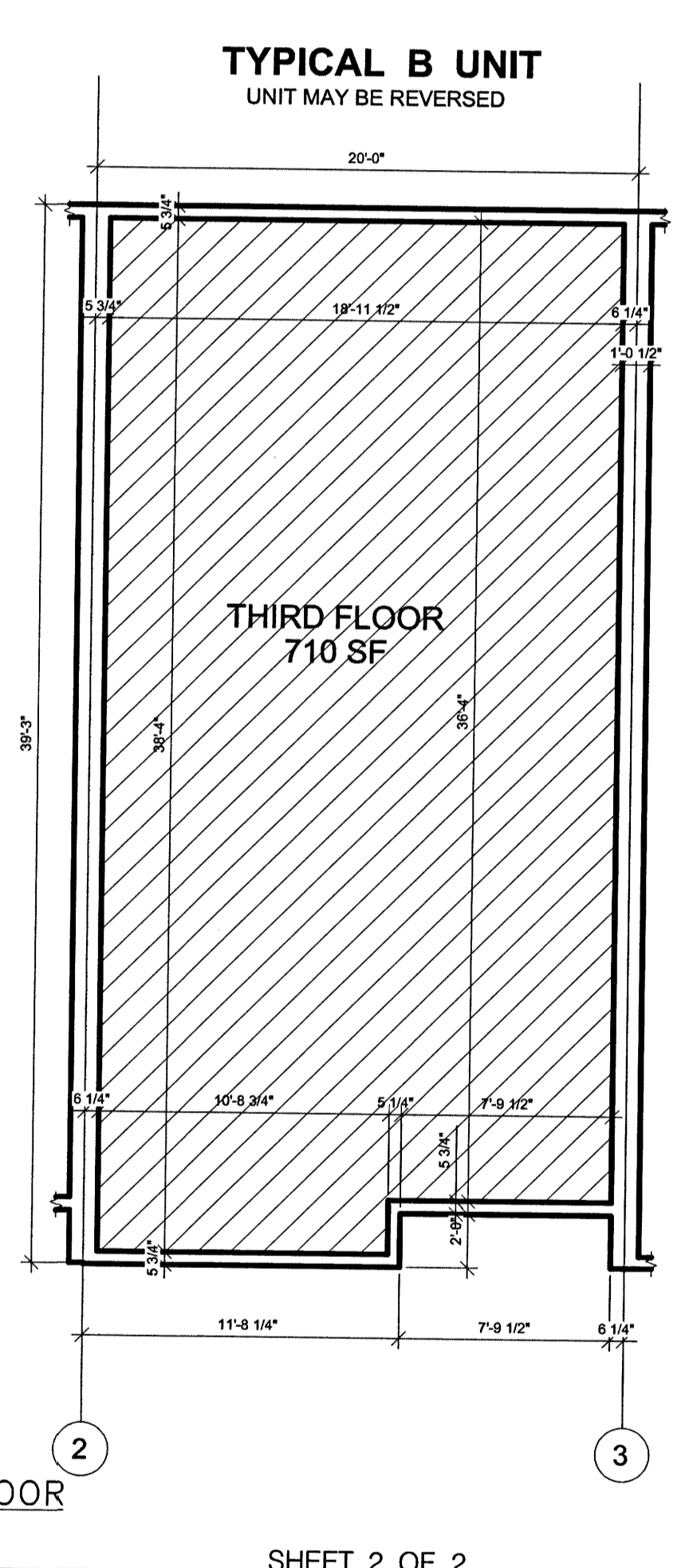
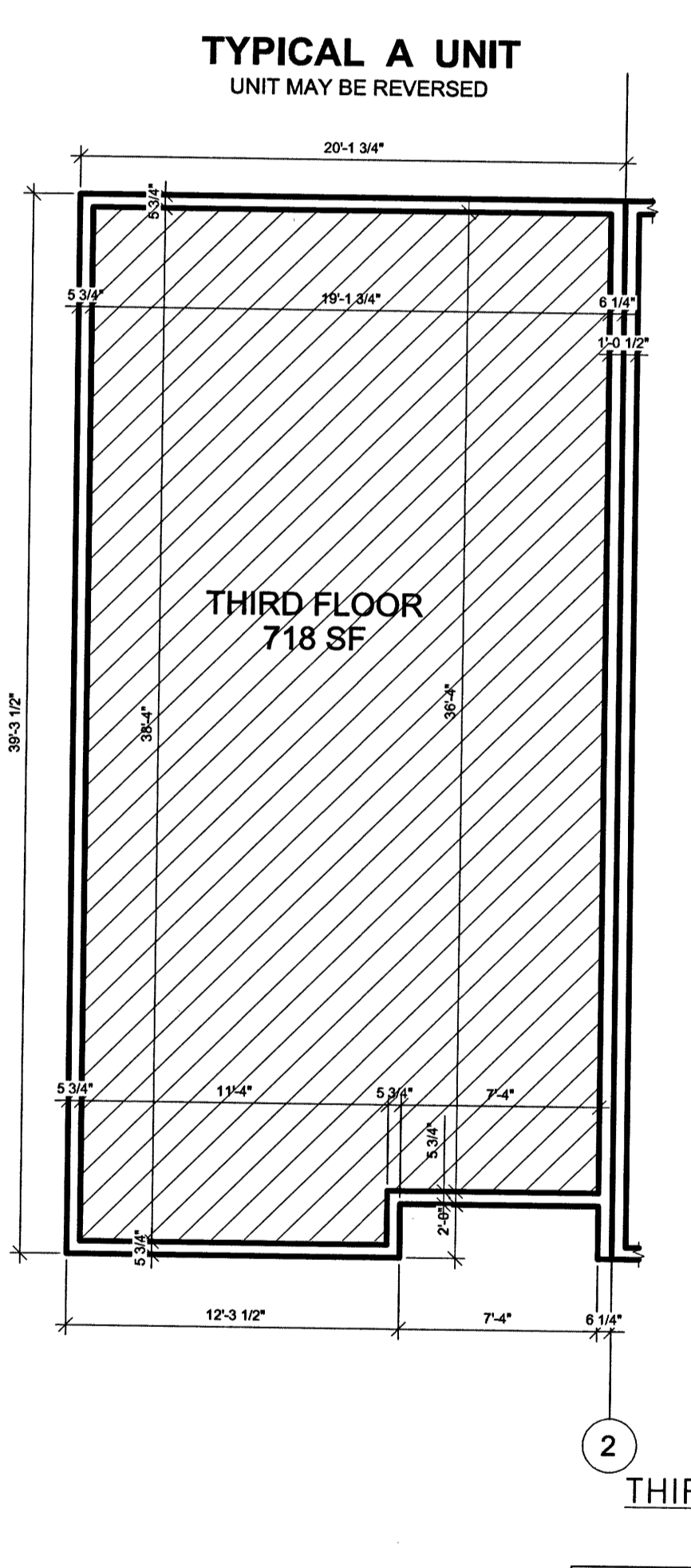
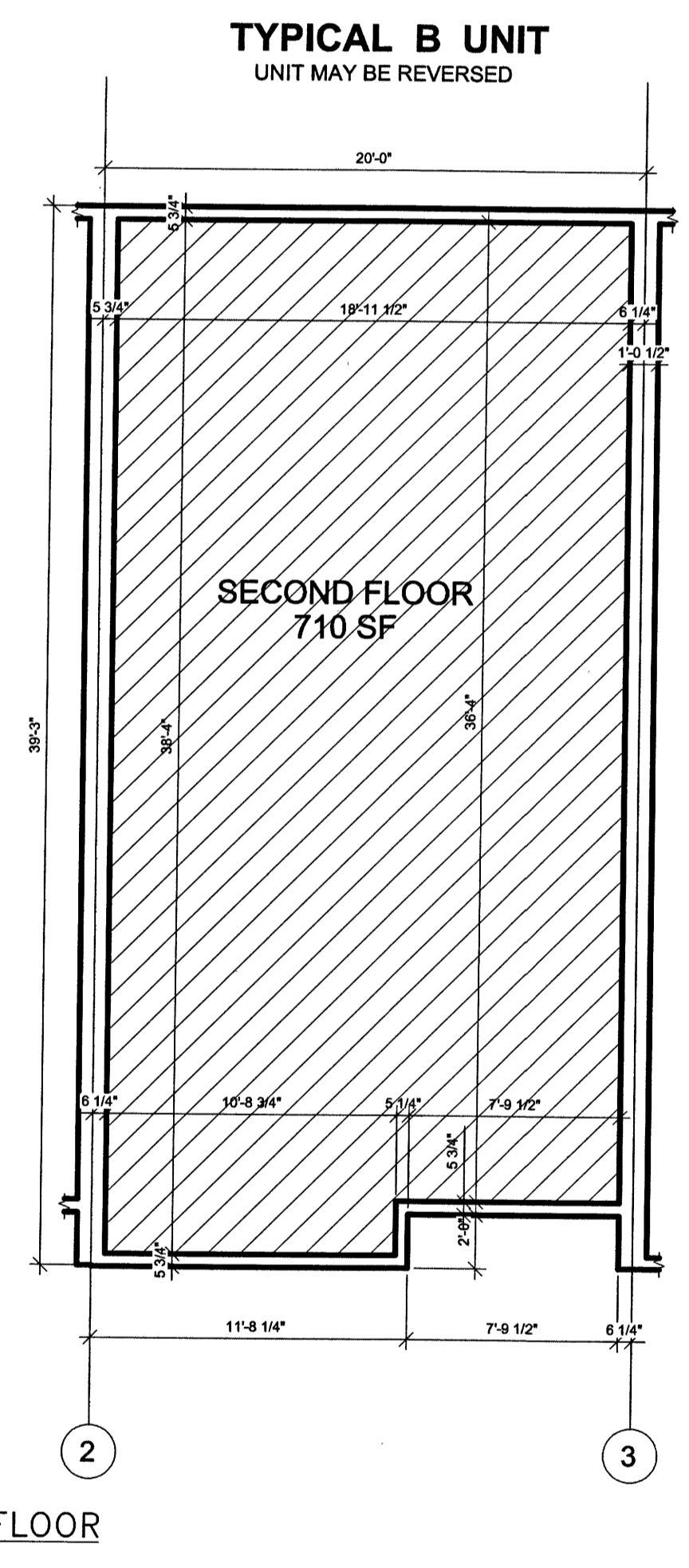
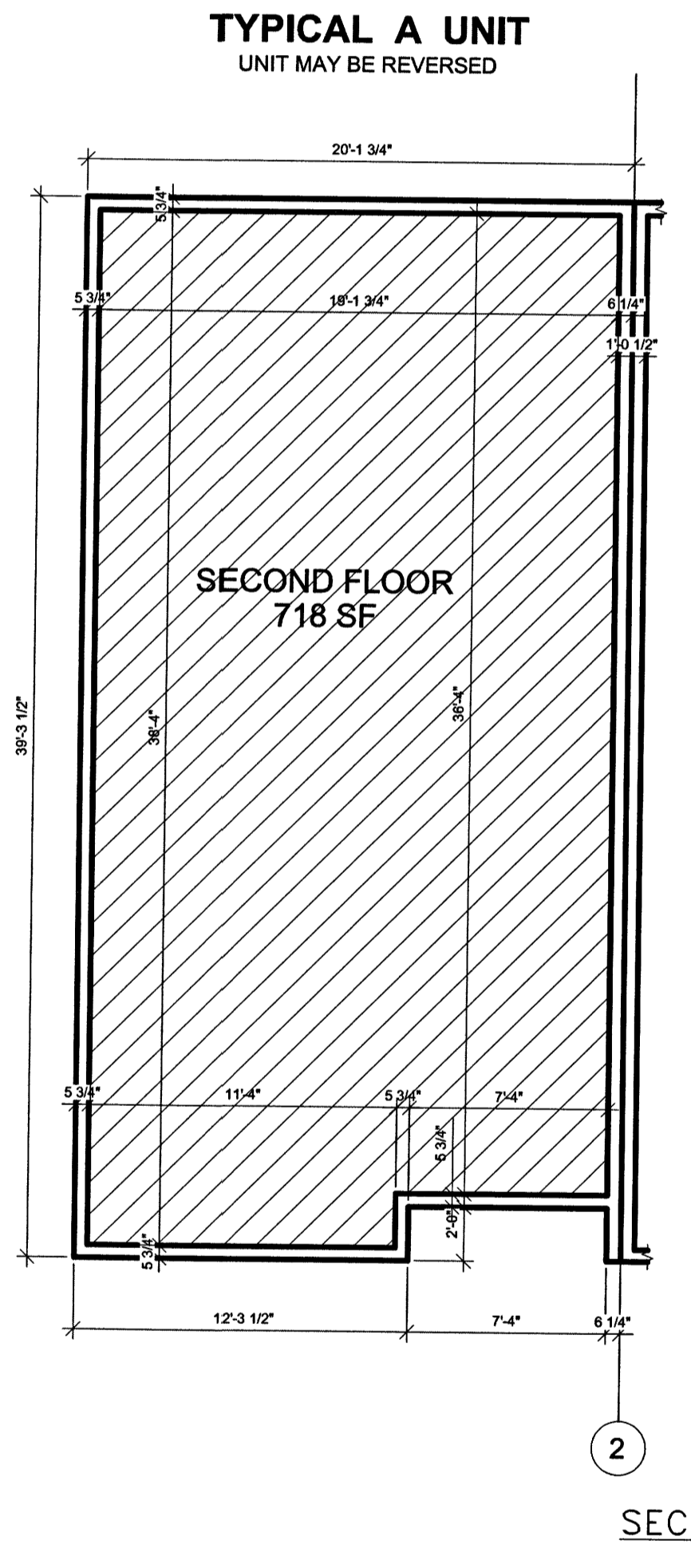
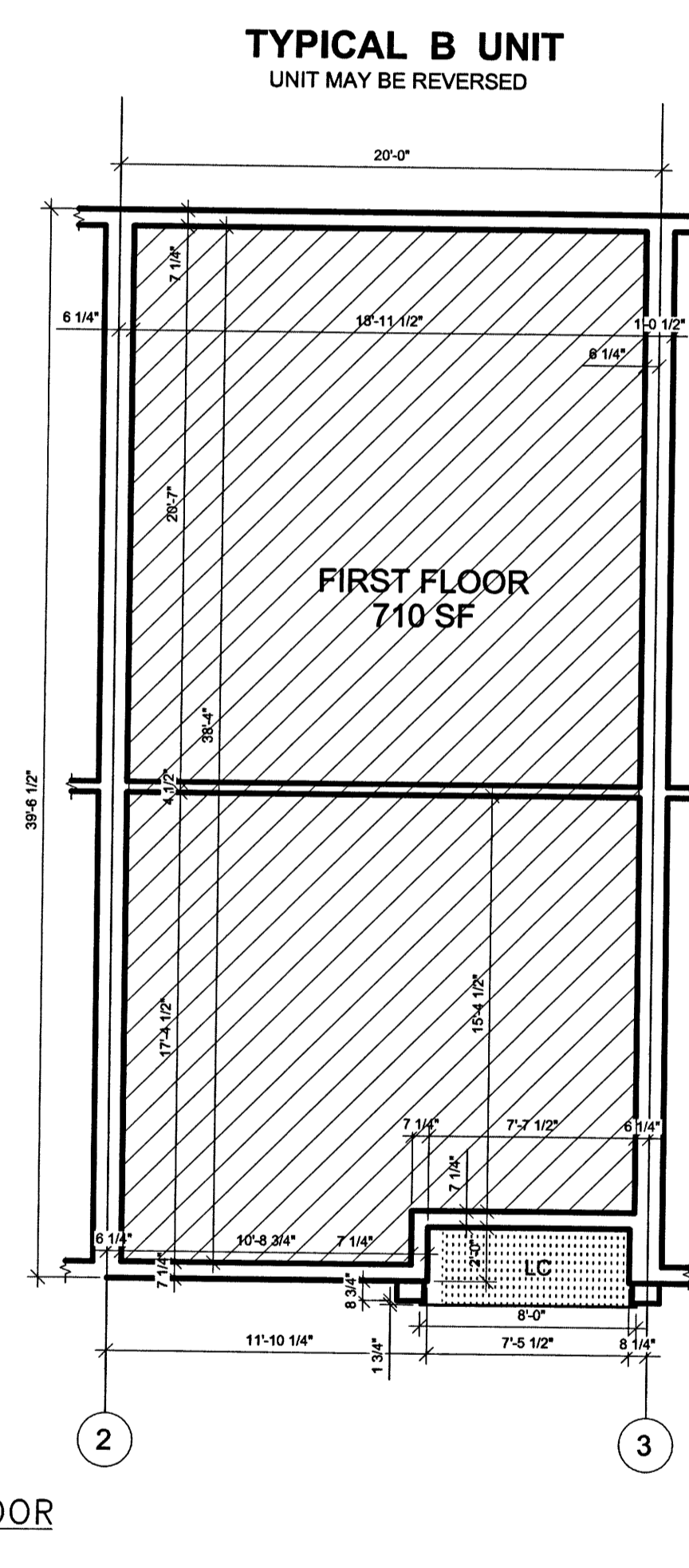
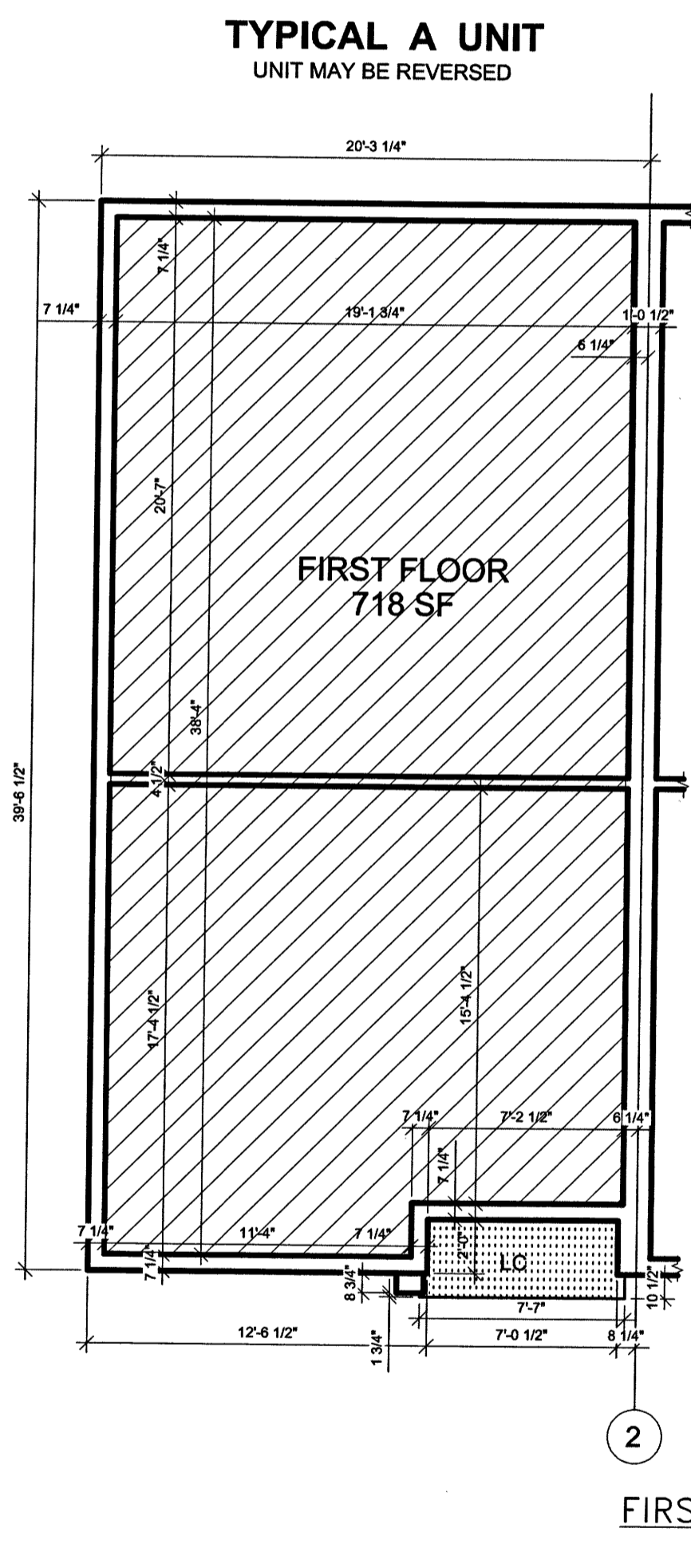
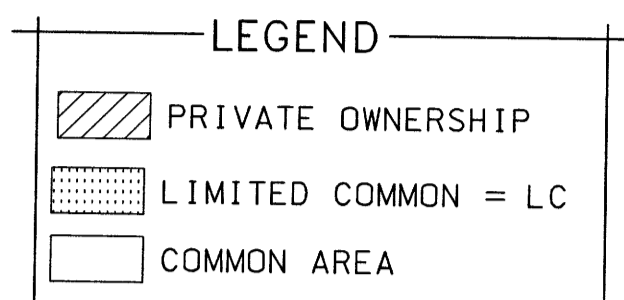
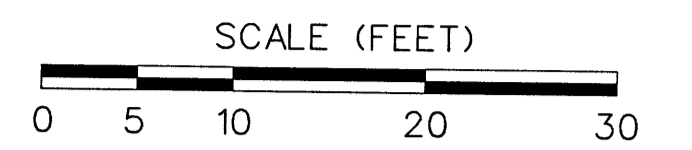
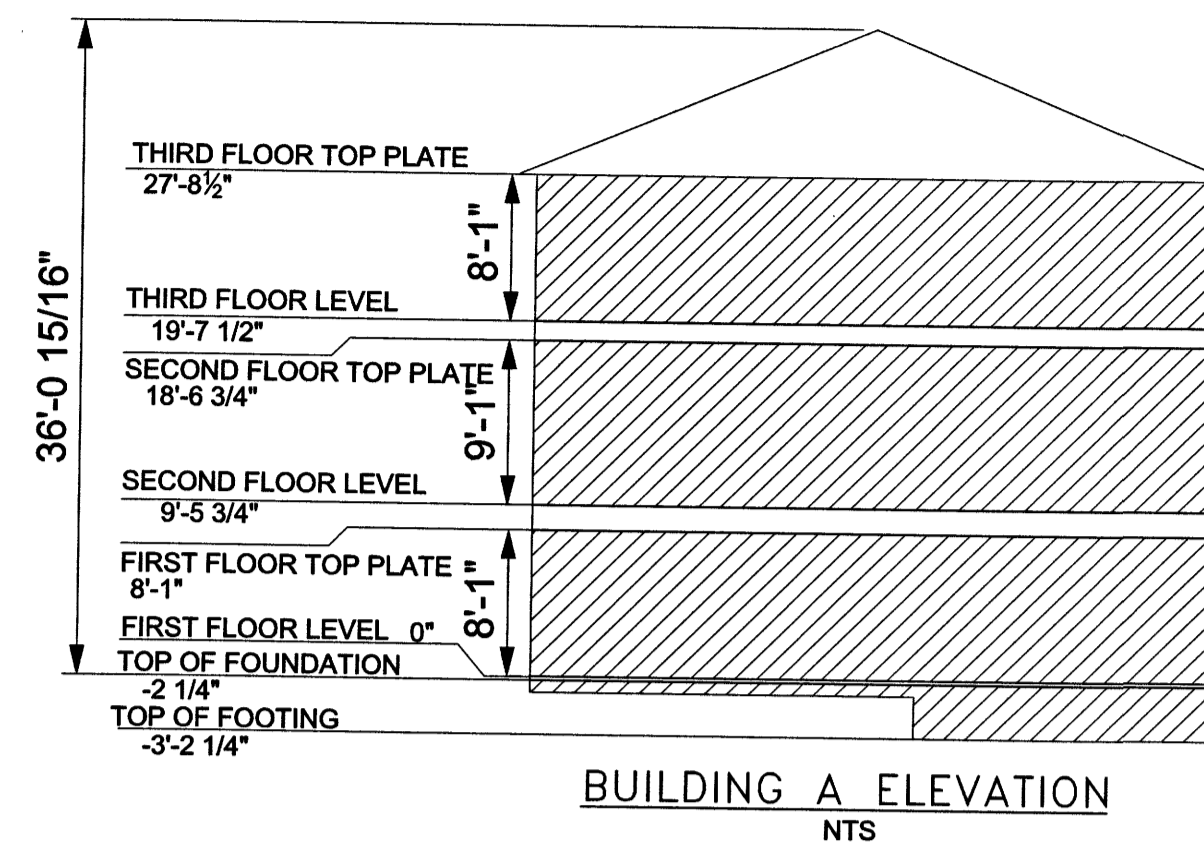
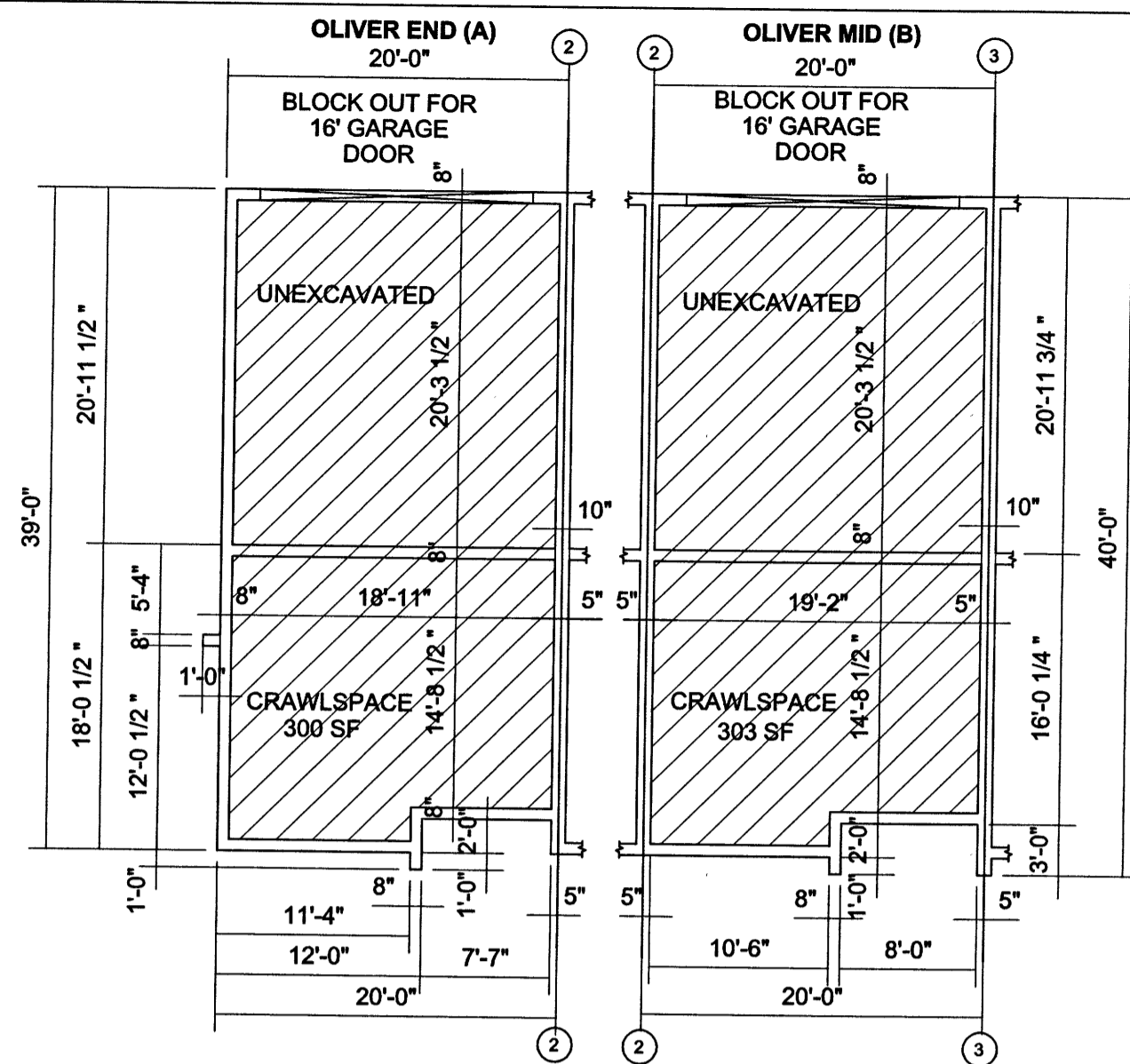
Adam Loser 5/7/21

ENT 1538532021 Top # 17893
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 03 8:57 am FEE 164.00 BY JR
RECORDED FOR PLEASANT GROVE CITY CORPORA

MW BROWN ENGINEERING, INC.

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



17893 pg 2 of 2

SHEET 2 OF 2

BLVD 120 CONDOMINIUM SUBDIVISION PLAT A

A UTAH CONDOMINIUM PROJECT

PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SCALE: 1" = 10 FEET

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	
			<small>ENT 153853:2021 Map 17893 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Sep 03 8:57 am FEE 184.00 BY JR RECORDED FOR PLEASANT GROVE CITY CORPORA</small>

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