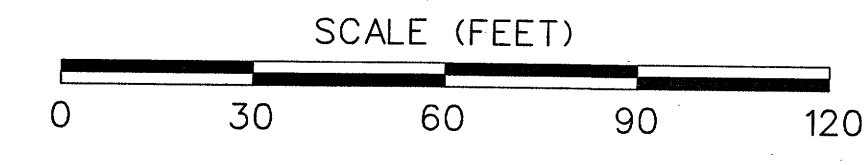
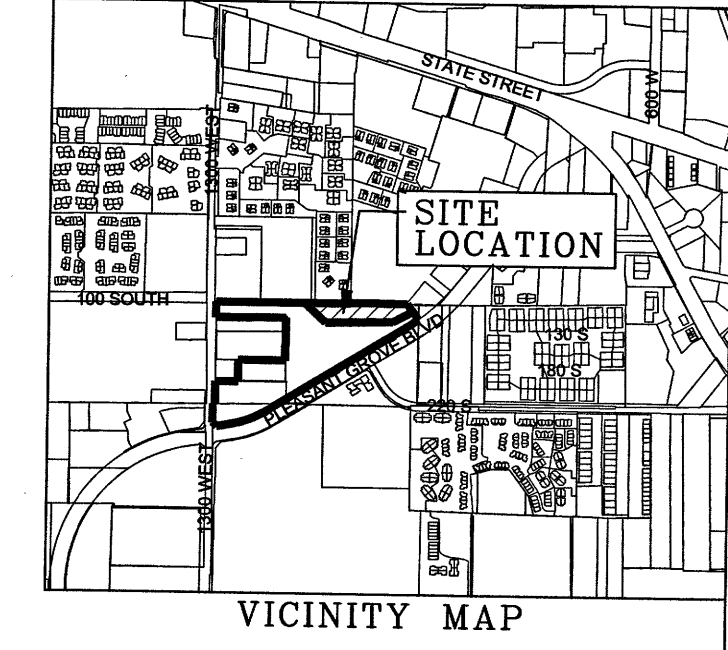


Lot #	Assigned Address	61	1028 West 90 South
43	1107 West 90 South	62	1034 West 90 South
44	1103 West 90 South	63	1038 West 90 South
45	1097 West 90 South	64	1044 West 90 South
46	1093 West 90 South	65	1048 West 90 South
47	1087 West 90 South	66	1054 West 90 South
48	1083 West 90 South	67	1058 West 90 South
49	1077 West 90 South	68	1064 West 90 South
50	1073 West 90 South	69	1074 West 90 South
51	1061 West 90 South	70	1078 West 90 South
52	1055 West 90 South	71	1084 West 90 South
53	1051 West 90 South	72	1088 West 90 South
54	1045 West 90 South	73	1094 West 90 South
55	1041 West 90 South	74	1098 West 90 South
56	1035 West 90 South	75	1104 West 90 South

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

BLVD 120 SUBDIVISION CONDOMINIUM PLAT B

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



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 B, 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.

3/12/2021 (DATE)
147089 (LICENSE NO.)
ROGER D. DUDLEY (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°44'08" WEST 382.38 FEET AND SOUTH 51.59 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S 58°28'13" W 128.27 FEET; THENCE N 89°44'13" W 305.40 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 207.92 FEET TO THE LEFT, HAVING A RADIUS OF 330.00 FEET; THE CHORD BEARS N 57°31'20" W 204.50 FEET; THENCE N 77°28'21" W 60.15 FEET; THENCE S 89°59'47" E 233.53 FEET; THENCE N 0°06'33" E 4.15 FEET; THENCE S 89°44'15" E 370.50 FEET; THENCE S 35°17'38" E 68.34 FEET TO THE POINT OF BEGINNING.

AREA = 1.316 ACRES (57,316 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 B, 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 RECORDATION 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 D.R. 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.

713973 (COMMISSION NUMBER)
9-03-24 (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 19 DAY OF April, A.D. 2021.

APPROVED BY MAYOR: [Signature]
APPROVED BY ENGINEER: [Signature] (SEE SEAL BELOW)
ATTEST: CLERK-RECORDER: [Signature] (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF March, A.D. 2021, BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

Director: [Signature] Secretary: [Signature]

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION, SEWER/STORM DRAIN

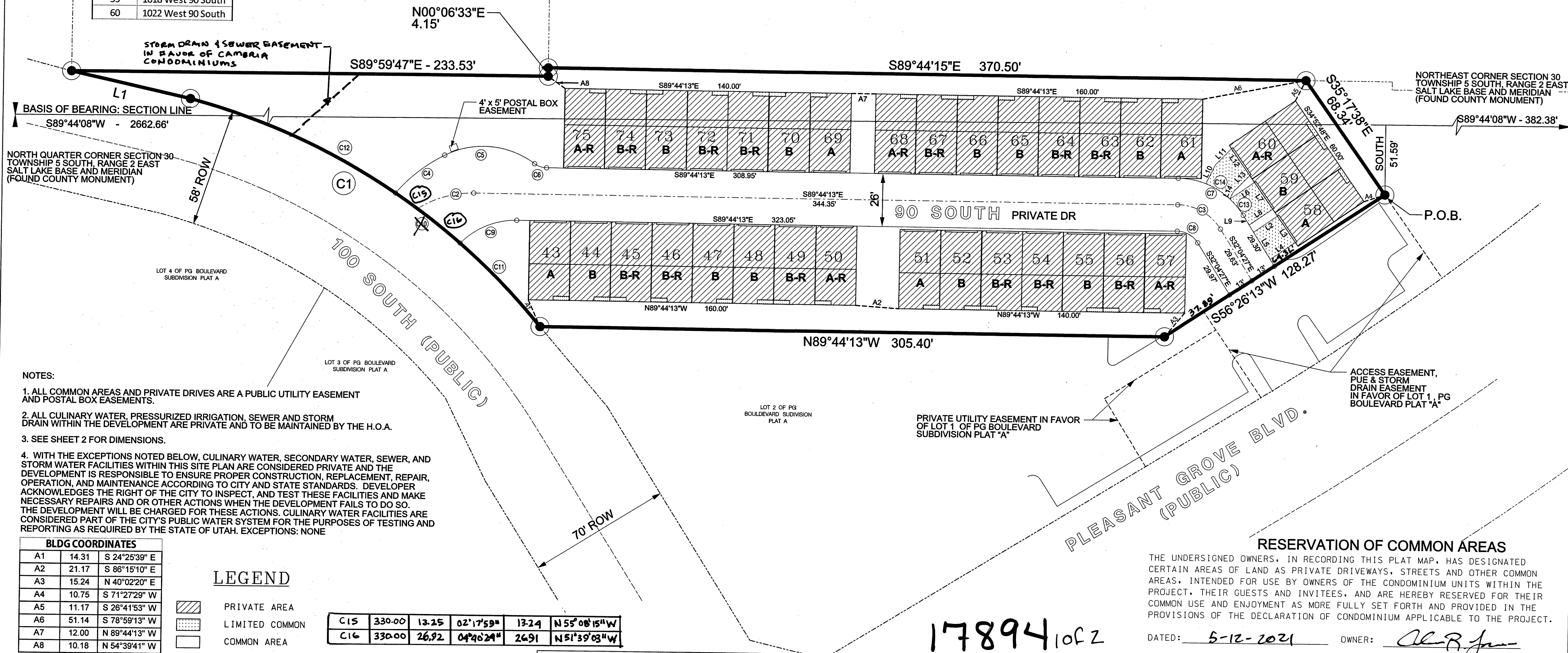
[Signature] 7-29-21
PUBLIC WORKS DIRECTOR DATE

BLVD 120 SUBDIVISION CONDOMINIUM PLAT B

A UTAH CONDOMINIUM PROJECT BEING A VACATION OF LOT 1, PG BOULEVARD SUBDIVISION PLAT A

PLEASANT GROVE CITY UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL: [Seal]
CITY-COUNTY ENGINEER SEAL: [Seal]
CLERK-RECORDER SEAL: [Seal]



NOTES:
1. ALL COMMON AREAS AND PRIVATE DRIVES ARE A PUBLIC UTILITY EASEMENT AND POSTAL BOX EASEMENTS.
2. ALL CULINARY WATER, PRESSURIZED IRRIGATION, SEWER AND STORM DRAIN WITHIN THE DEVELOPMENT ARE PRIVATE AND TO BE MAINTAINED BY THE H.O.A.
3. SEE SHEET 2 FOR DIMENSIONS.
4. WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN ARE CONSIDERED PRIVATE AND THE 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 ACTIONS 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

BLDG COORDINATES	
A1	14.31 S 24°25'39" E
A2	21.17 S 86°15'10" E
A3	15.24 N 40°02'20" E
A4	10.75 S 71°27'29" W
A5	11.17 S 26°41'53" W
A6	51.14 S 78°59'13" W
A7	12.00 N 89°44'13" W
A8	10.18 N 54°39'41" W

LEGEND	
[Hatched]	PRIVATE AREA
[Dotted]	LIMITED COMMON
[White]	COMMON AREA

Curve Table				
Curve	Radius	Arc Length	Delta	Chord Length
C1	330.00	207.92	36°05'59"	204.50
C2	50.00	28.91	33°07'56"	28.51
C3	25.00	25.16	57°39'46"	24.11
C4	78.00	30.51	22°24'44"	30.32
C5	42.00	46.50	63°25'51"	44.16
C6	10.00	6.30	36°05'13"	6.19
C7	38.00	38.24	57°39'46"	36.65
C8	12.00	12.08	57°39'46"	11.57
C9	38.00	30.68	46°15'45"	29.86
C10	330.00	207.92	36°05'59"	204.50
C11	330.00	56.68	09°50'30"	56.61
C12	330.00	111.07	19°17'06"	110.55
C13	38.00	10.35	15°36'41"	10.32
C14	38.00	14.03	21°09'10"	13.95

Line Table			
Name	Length	Direction	
L1	60.15	N 77°28'21" W	
L2	14.07	N 55°07'12" E	
L3	15.7	S 34°52'48" E	
L4	14.84	S 55°07'12" W	
L5	15.72	N 32°04'27" W	
L6	14.5	N 55°07'12" E	
L7	15.88	S 34°52'48" E	
L8	13.87	S 55°07'12" W	
L9	5.6	N 32°04'27" E	
L10	10.48	N 26°06'02" E	
L11	11.07	N 44°07'05" E	
L12	15.88	S 34°52'48" E	
L13	11.07	S 44°07'05" W	
L14	4.15	S 26°06'02" 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.

ROCKY MTN. POWER [Signature] 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 THE NOTES 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.

[Signature] 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.

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

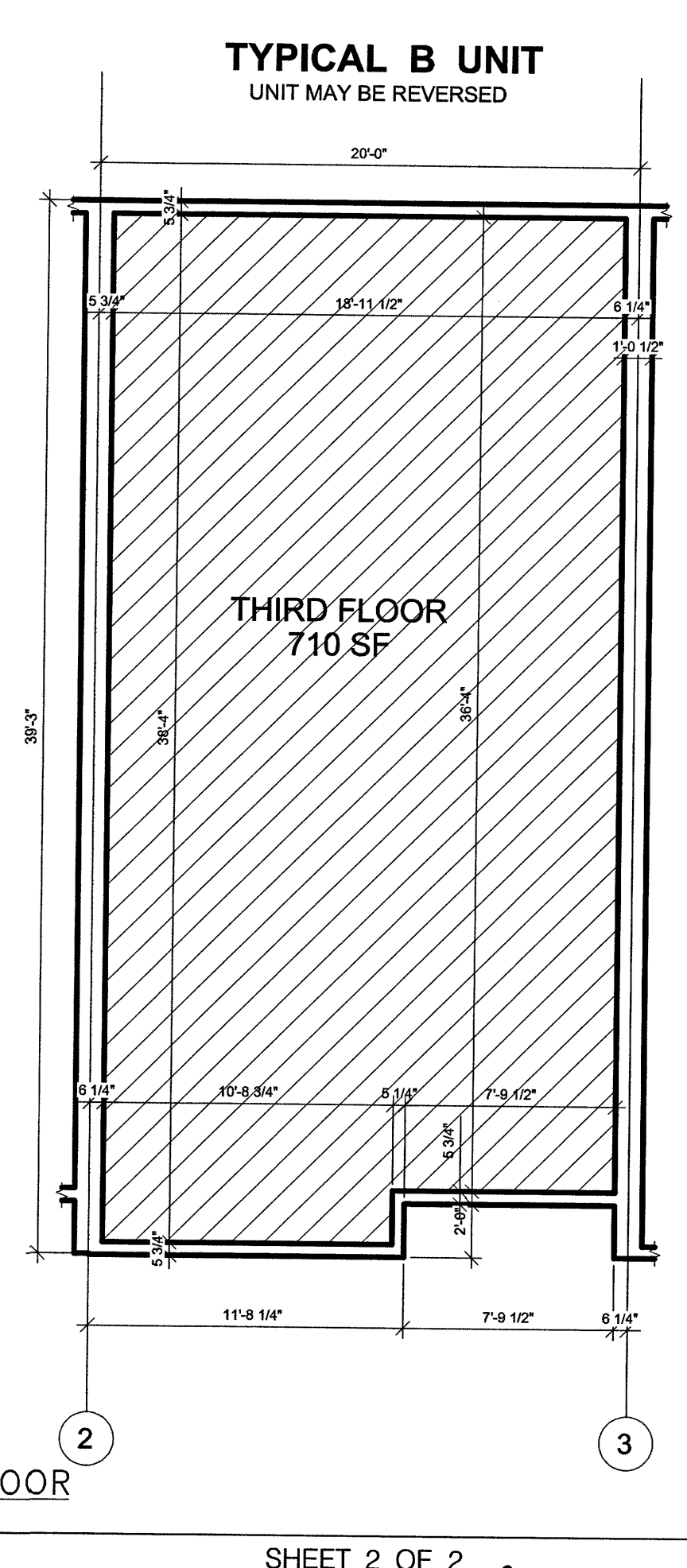
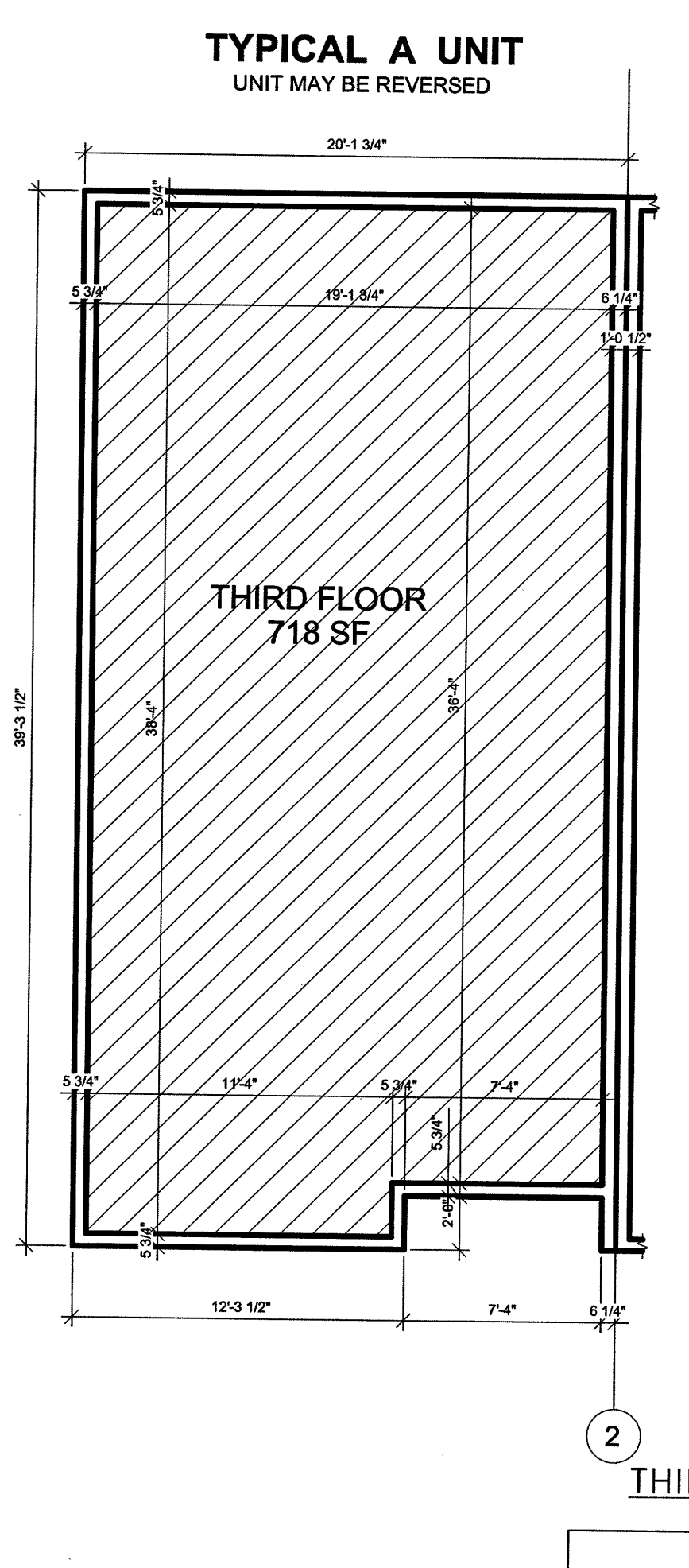
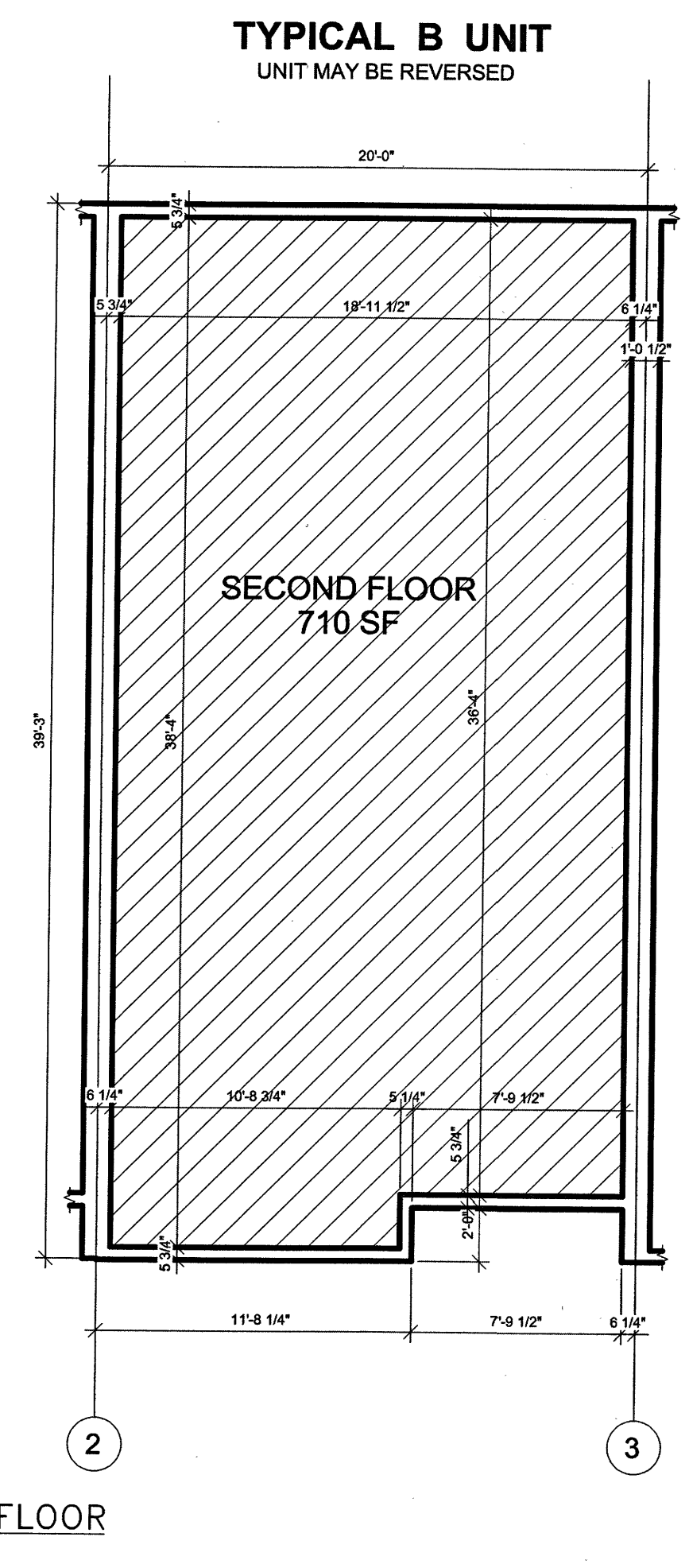
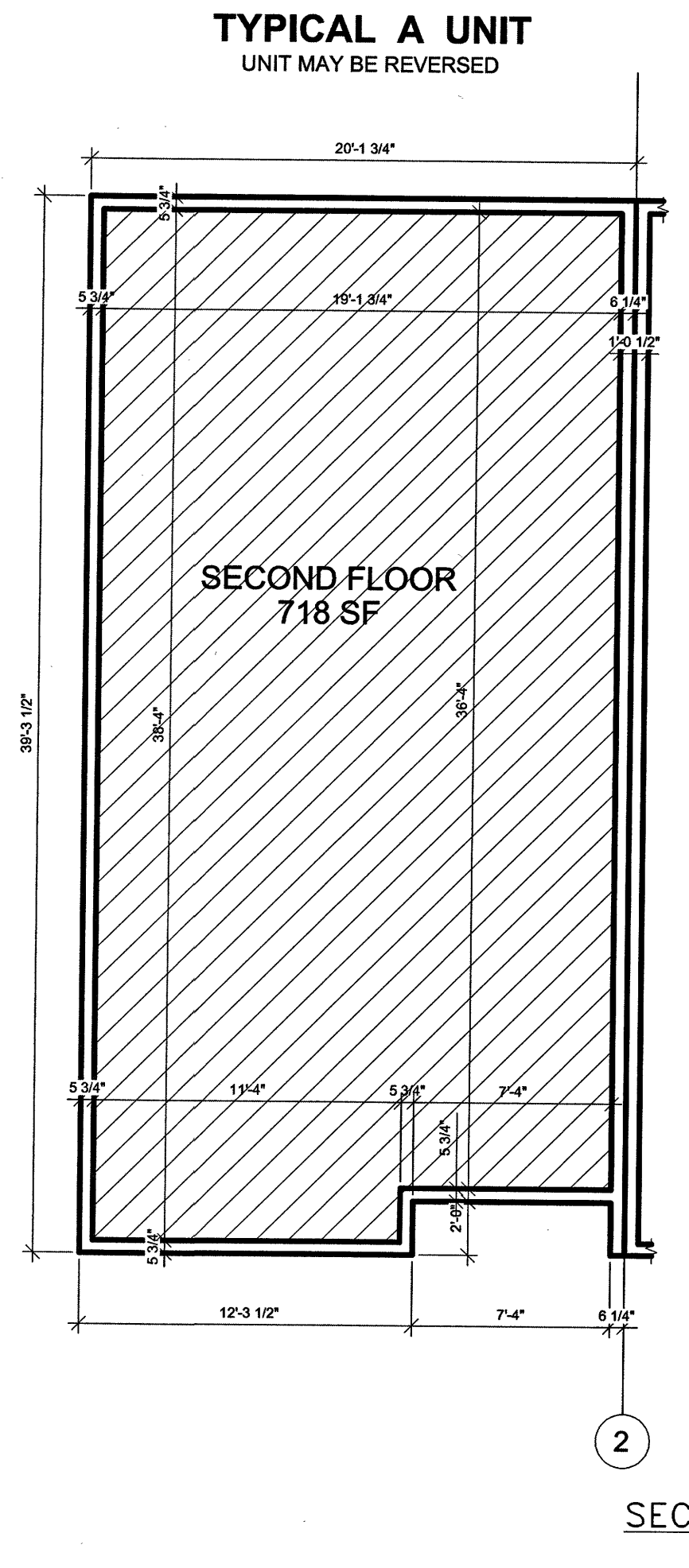
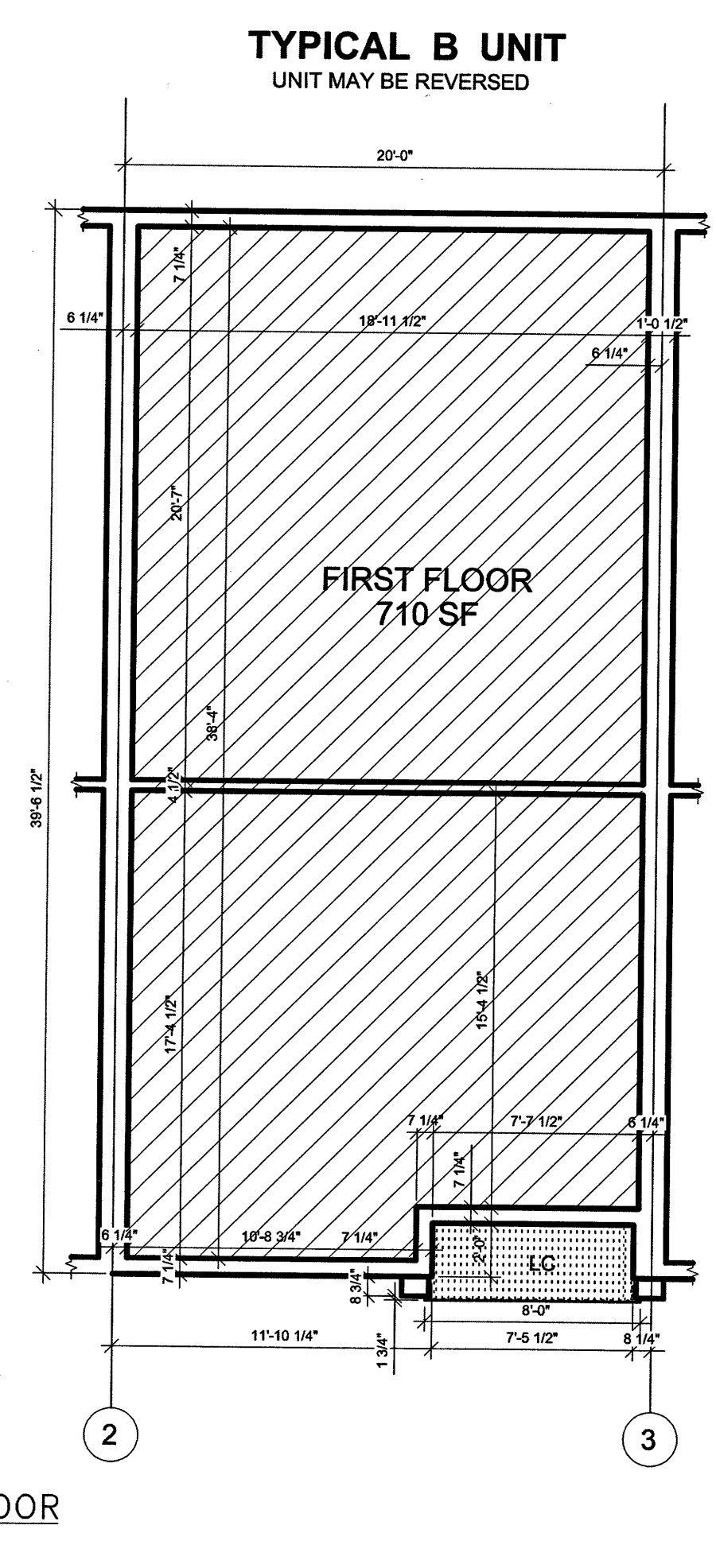
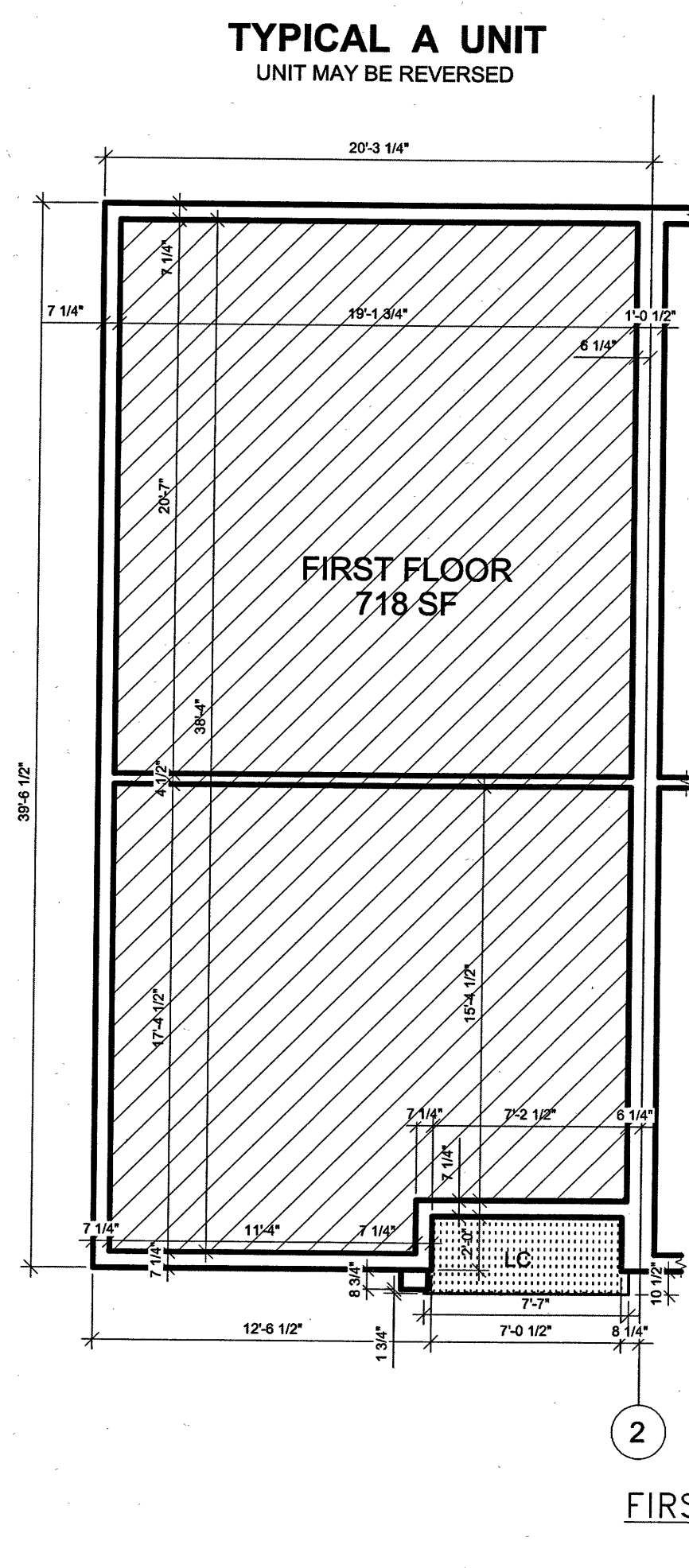
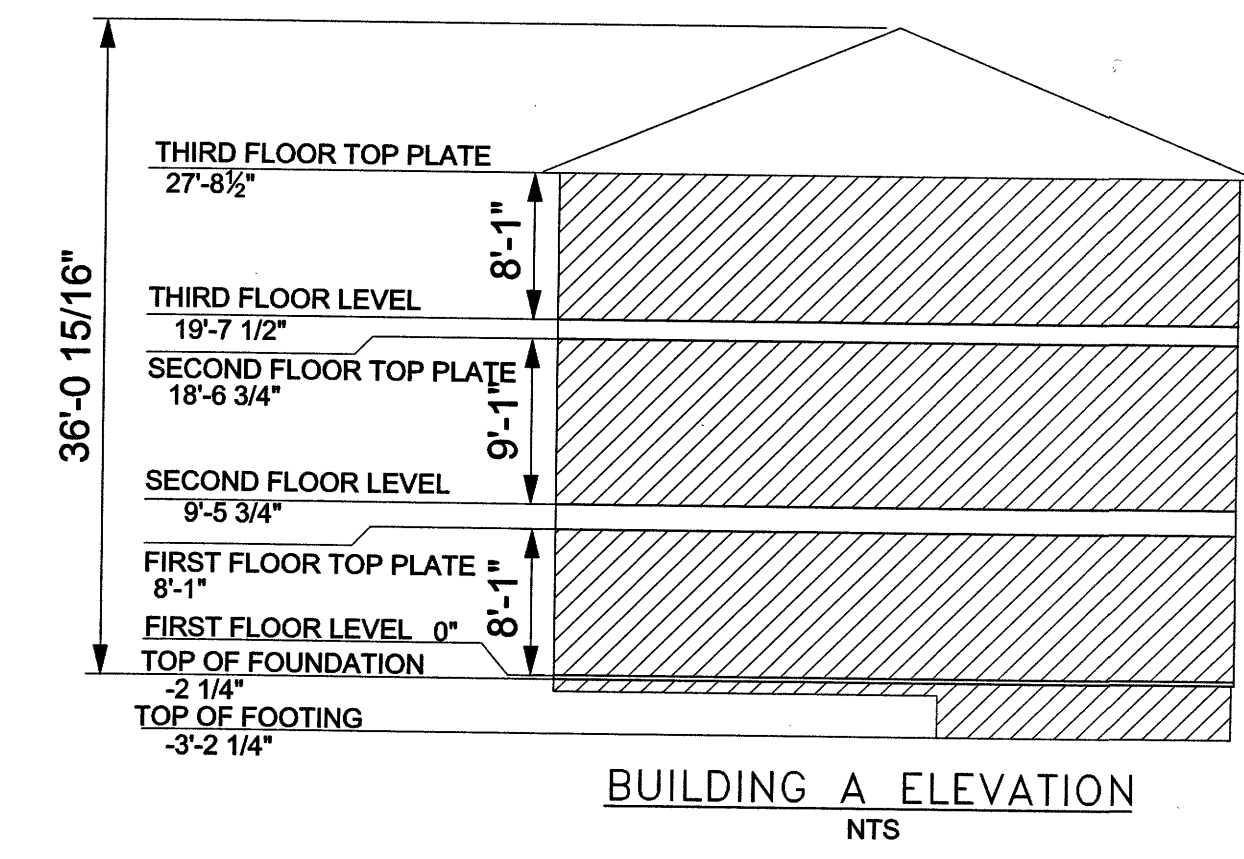
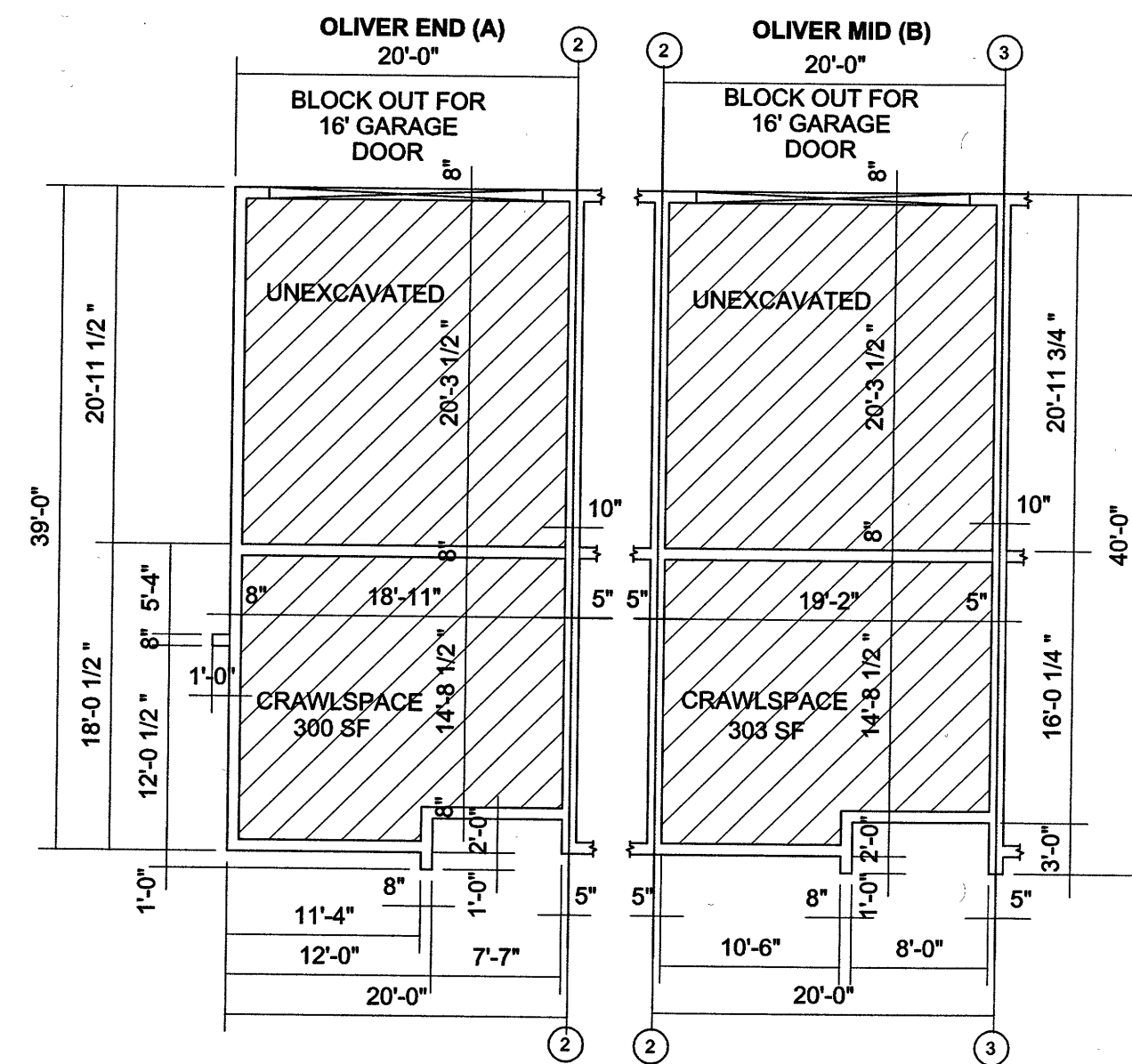
THIS PROJECT IS SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE CONDOMINIUM DECLARATION FOR THE BLVD 120 CONDOMINIUM PLAT B WHICH IS RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO 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.

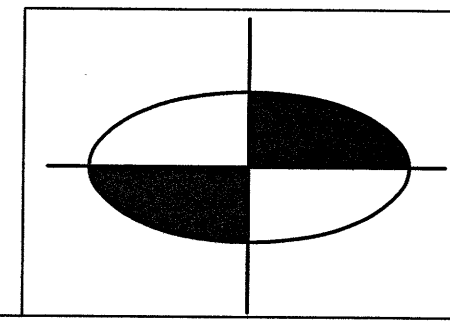
MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

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



17894 2 of 2

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 578 East 770 North, Orem UT 84097



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SHEET 2 OF 2
 BLVD 120 SUBDIVISION
 PLAT B
 A UTAH CONDOMINIUM PROJECT
 PLEASANT GROVE CITY UTAH COUNTY, UTAH
 SCALE: 1" = 10 FEET

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

ENT 153855-2021 Map # 17894
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Sep 03 9:08 am FEE 166.00 BY JR
 RECORDED FOR PLEASANT GROVE CITY CORPORA