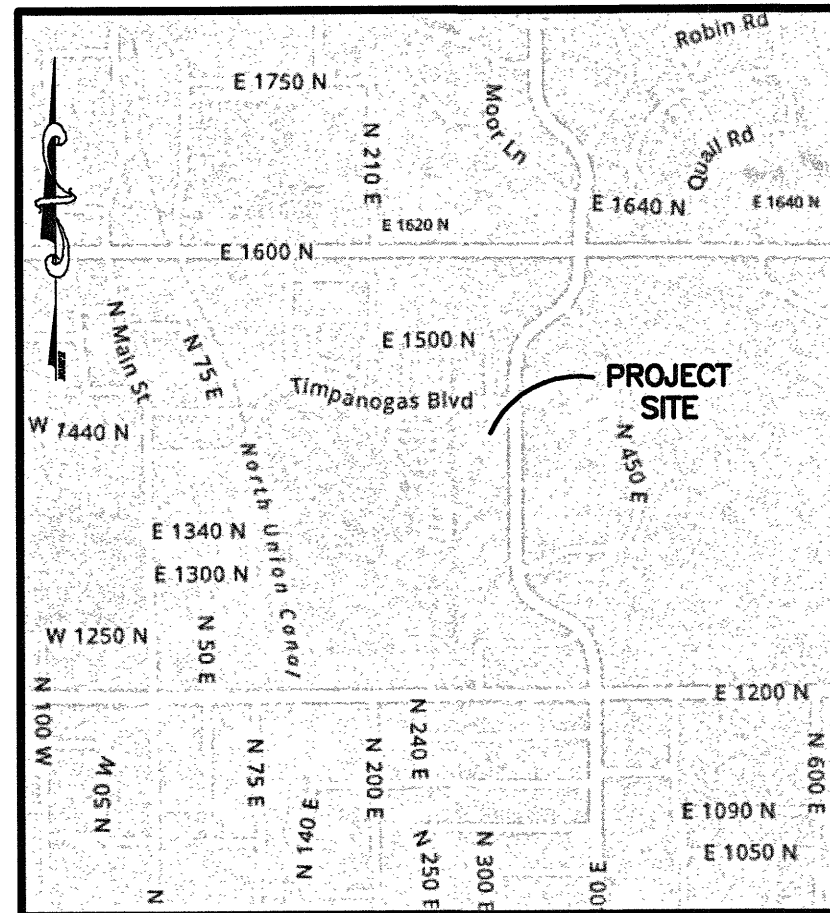


MOUNTAIN GROVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OREM CITY, UTAH COUNTY, UTAH
OCTOBER, 2022

REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SECTION 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. FOUND 3" BRASS CAP MONUMENT MARKED "1990"



VICINITY MAP
SCALE: NONE

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDING TO IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATION OF OCCUPANCE ISSUED BY OREM CITY.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMPANOGOS BOULEVARD (1430 NORTH STREET), SAID POINT BEING N89°52'16"W 3469.05 FEET AND S00°07'44"W 898.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2 (SAID EAST QUARTER CORNER BEING S89°52'16"E 5346.62 FEET FROM THE REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SAID SECTION 2); THENCE N89°55'05"E ALONG SAID SOUTHERLY LINE, 351.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 400 EAST STREET; THENCE S00°22'37"W ALONG SAID WESTERLY LINE, 829.11 FEET TO AN EXISTING FENCELINE; THENCE S89°53'32"W ALONG SAID FENCELINE, 349.10 FEET TO THE EAST LINE OF OREM HIGH SCHOOL AND SEMINARY AND TO AN EXISTING FENCELINE; THENCE N00°14'27"E ALONG SAID EAST LINE AND FENCELINE, 829.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMPANOGOS BOULEVARD (1430 NORTH STREET) AND TO THE POINT OF BEGINNING.

CONTAINING 290,272 SQUARE FEET OR 6.664 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, SHOWN HEREON AS: N89°52'16"W

NARRATIVE

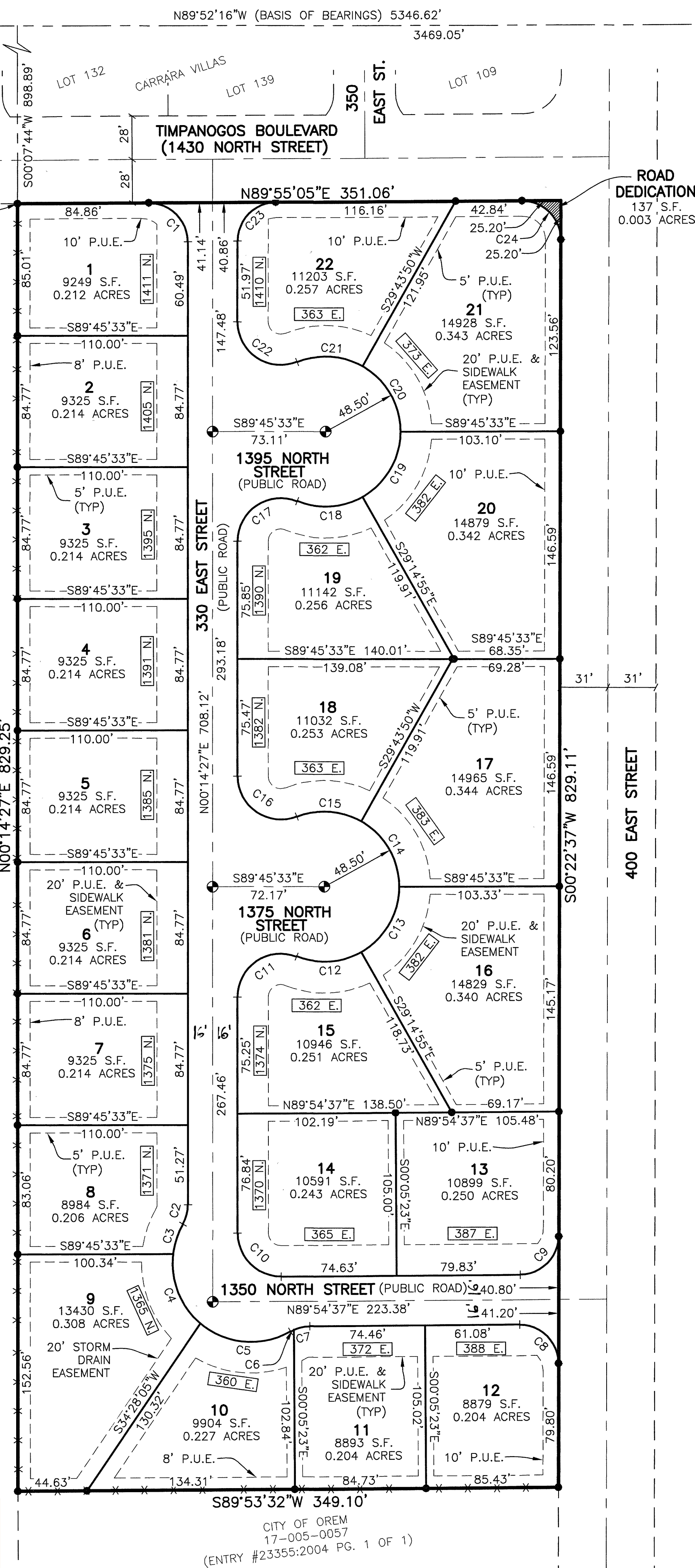
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE WEST LINE WAS PLACED ALONG THE DEED LINE AS SURVEYED IN THAT SURVEY FILED AS RECORD OF SURVEY #03-255. THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF 1430 NORTH AS CONSTRUCTED. THE EAST LINE WAS PLACED ALONG THE WEST RIGHT OF WAY LINE OF 400 EAST AS CONSTRUCTED. THE SOUTH LINE WAS PLACED ALONG THE EXISTING ANCIENT FENCE LINE USING BOUNDARY BY ACQUIESCENCE. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

NOTES

- LOTS 1 & 22 ARE RESTRICTED TO FRONT OFF TIMPANOGOS BOULEVARD (1430 NORTH STREET) AND LOTS 12 & 13 ARE RESTRICTED TO FRONT OFF 400 EAST STREET.
- A GRADING PLAN WILL BE REQUIRED FOR EACH LOT BEFORE A BUILDING PERMIT WILL BE ISSUED.

DEVELOPER
PHIL HOLLAND
1082 WEST DUTCH LANE
KAYSVILLE, UT. 84037

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.



CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.41'	35.45'	25.14'	S44°55'14"E	90°18'22"
C2	25.00'	12.99'	12.85'	6.65'	S15°07'41"W	29°46'28"
C3	50.75'	20.53'	20.39'	10.41'	S18°25'35"W	23°10'40"
C4	50.75'	48.87'	47.89'	27.16'	S21°18'50"E	56°18'11"
C5	50.75'	62.36'	58.51'	35.80'	S84°39'53"E	70°23'56"
C6	25.00'	2.40'	2.40'	1.20'	N62°53'17"E	5°30'18"
C7	25.00'	10.59'	10.51'	5.38'	N77°46'31"E	24°16'10"
C8	25.00'	39.47'	35.50'	25.20'	S44°51'23"E	90°28'
C9	25.00'	39.07'	35.21'	24.80'	S45°08'36"W	89°32'02"
C10	28.00'	44.14'	39.71'	28.16'	N44°55'28"W	90°19'51"
C11	28.00'	54.54'	46.32'	41.21'	N56°02'47"E	111°38'39"
C12	48.50'	43.26'	41.84'	23.19'	N86°18'05"E	51°06'01"
C13	48.50'	51.22'	48.87'	28.29'	N30°29'46"E	60°30'37"
C14	48.50'	51.22'	48.87'	28.29'	N30°00'51"W	60°30'37"
C15	48.50'	43.26'	41.84'	23.19'	N85°49'11"W	51°06'01"
C16	28.00'	54.54'	46.32'	41.21'	N55°33'52"W	111°36'39"
C17	28.00'	54.91'	46.53'	41.80'	N56°25'21"E	112°21'48"
C18	48.50'	43.89'	42.41'	23.58'	N86°40'40"E	51°51'11"
C19	48.50'	51.22'	48.87'	28.29'	N30°29'46"E	60°30'37"
C20	48.50'	51.22'	48.87'	28.29'	N30°00'51"W	60°30'37"
C21	48.50'	43.89'	42.41'	23.58'	N86°11'46"W	51°51'11"
C22	28.00'	54.91'	46.53'	41.80'	N55°56'27"W	112°21'48"
C23	25.00'	39.13'	35.26'	24.86'	N45°04'46"E	89°40'38"
C24	25.00'	39.47'	35.50'	25.20'	S44°51'09"E	90°27'31"

LEGEND

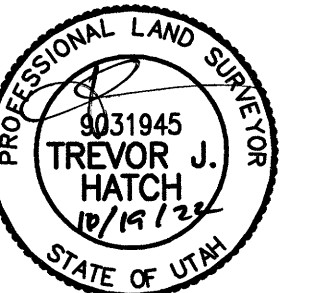
- SECTION CORNER
 - 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
 - FOUND REFERENCE MONUMENT
 - CENTERLINE MONUMENT
 - BOUNDARY LINE
 - LOT LINE
 - ADJOINING PROPERTY
 - EASEMENT
 - SECTION TIE LINE
 - ROAD CENTERLINE
 - EXISTING FENCELINE
 - ROAD DEDICATION
 - P.U.E. = PUBLIC UTILITY EASEMENT
- Scale: 1" = 50'

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF MOUNTAIN GROVE SUBDIVISION IN OREM CITY, UTAH COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE UTAH COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF OREM CITY, UTAH COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 19th DAY OF October, 2022

9031945
UTAH LICENSE NUMBER



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND LOTS AND NAME SAID SUBDIVISION MOUNTAIN GROVE SUBDIVISION AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE TO DO HEREBY DEDICATE A 20' STORM DRAIN EASEMENT TO BE OWNED AND MAINTAINED BY OREM CITY.

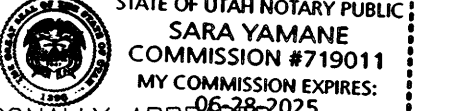
IN WITNESS WHEREOF I/WE HERETO SET OUR HAND

THIS 24th DAY OF October, 2022

HG Mountain Grove LLC Phillip Holland

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)



ON THE 24th DAY OF October, 2022, PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC, Phillip Holland (AND HG Mountain Grove LLC) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Managing Partner AND OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER Sara Yamane #719011

My Commission Expires 06-28-2025 Signature A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS 16th DAY OF March, 2022, BY THE OREM CITY PLANNING COMMISSION.

Development Services Director Chairman, Planning Commission

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, 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. SIGNED THIS 13th DAY OF December, 2022.

Approved City Engineer (See Seal Below) Deputy City Recorder (See Seal Below)

CONDITIONS OF APPROVAL

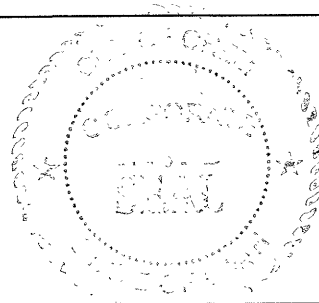
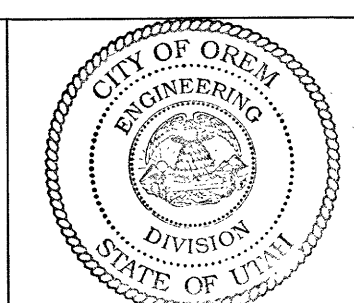
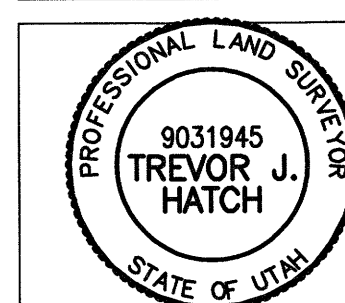
APPROVED AS TO FORM

City Attorney Date

PLAT 'A'

MOUNTAIN GROVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH



PROJECT INFORMATION
Surveyor: T. HATCH Name: MOUNTAIN GROVE
Drafter: E. ROCHE Number: 7605-03
Begin Date: 02-1-2022 Revision: 3-8-22 E.R.
Scale: 1"=50'

UTAH COUNTY RECORDER'S OFFICE
ENT 125141:2022 18590
2022 Dec 15 3:25 PM FEE: 94.00 BY: AG
ANDREA ALLEN
UTAH COUNTY RECORDER
RECORDED FOR OREM CITY CORPORATION

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com