

When Recorded Return To:
Kathy T. Kresser, Recorder
Pleasant Grove City Corp.
70 South 100 East
Pleasant Grove, Utah 84062



ENT 137519:2021 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 06 11:29 am FEE 0.00 BY AS
RECORDED FOR PLEASANT GROVE CITY CORPORA

Notice of Non-Compliance

Tax Serials #14:055:0207

All prospective and current owners are hereby notified that the property located at approximately 350 S 2000 W, Pleasant Grove City, is currently in violation of at least one section of Pleasant Grove City Zoning Ordinance. Violation(s) related to this property are the responsibility of the property owner(s) to correct.

VIOLATIONS:

- 1) Property subdivided and/or sold without compliance to City subdivision ordinance.
See warranty deed recorded as entry #90754-1995.

These parcels of land are not eligible to have building permits issued and may not be recognized by Pleasant Grove City for other uses normally allowed a property owner under City Ordinance until it is brought into compliance.

LEGAL DESCRIPTION:

As described in Water Right Deed recorded as entry 62356-2020 and more specifically as:

COM S 1283.22 FT & W 1121.46 FT FR N 1/4 COR. SEC. 30, T5S, R2E, SLB&M.; N 89 DEG 57' 0" W 206.2 FT; S 10 DEG 56' 26" E 257.18 FT; S 55 DEG 56' 26" E 28.28 FT; N 79 DEG 3' 34" E 92.62 FT; ALONG A CURVE TO R (CHORD BEARS: N 81 DEG 27' 29" E 44.78 FT, RADIUS = 535 FT); N 0 DEG 19' 0" W 243.9 FT TO BEG. AREA 1.070 AC.

Continued on page 2



Aaron Wilson, P.E.
City Engineer

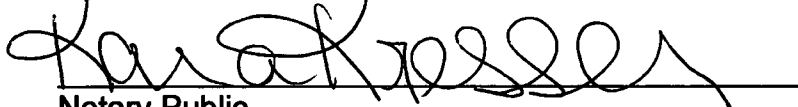
STATE OF UTAH)

) ss.

COUNTY OF UTAH) AUGUST

On this 5 day of July, 2021, personally appeared before me, Aaron Wilson, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

My commission expires 9-3-24


Notary Public