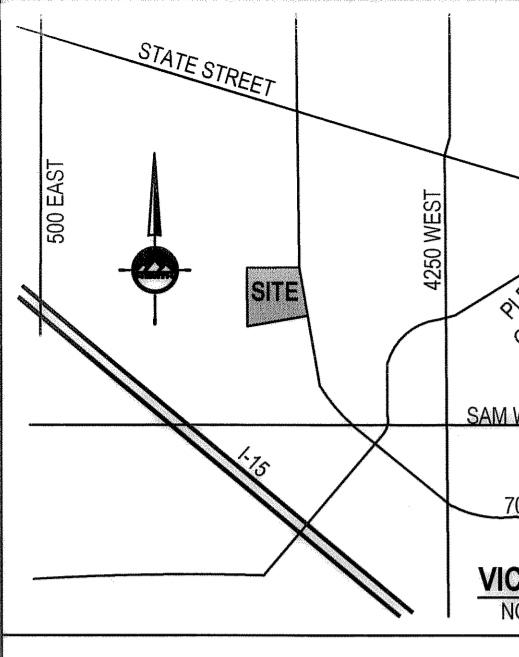


# RESIDENCES AT MAYFIELD PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN PLEASANT GROVE, UTAH COUNTY, UTAH



Parcel A: 488,885 sq. ft. (11.233 acres) [2500 W. 490 S.]

Parcel B: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel C: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel D: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel E: 11,333 acres [2500 W. 490 S.]

Parcel F: 108,869 sq. ft. (2.489 acres) [2340 W. 250 S.]

Parcel G: 3,825 sq. ft. (0.087 acres) [2500 W. 250 S.]

Parcel H: 2,489 sq. ft. (0.057 acres) [2340 W. 250 S.]

Parcel I: 488,885 sq. ft. (11.233 acres) [2500 W. 490 S.]

Parcel J: 11,333 acres [2500 W. 490 S.]

Parcel K: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel L: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel M: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel N: 11,333 acres [2500 W. 490 S.]

Parcel O: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel P: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel Q: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel R: 11,333 acres [2500 W. 490 S.]

Parcel S: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel T: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel U: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel V: 11,333 acres [2500 W. 490 S.]

Parcel W: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel X: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel Y: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel Z: 11,333 acres [2500 W. 490 S.]

Parcel AA: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AB: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel AC: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel AD: 11,333 acres [2500 W. 490 S.]

Parcel AE: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AF: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel AG: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel AH: 11,333 acres [2500 W. 490 S.]

Parcel AI: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AJ: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel AK: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel AL: 11,333 acres [2500 W. 490 S.]

Parcel AM: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AN: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel AO: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel AP: 11,333 acres [2500 W. 490 S.]

Parcel AQ: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AR: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel AS: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel AT: 11,333 acres [2500 W. 490 S.]

Parcel AU: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AV: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

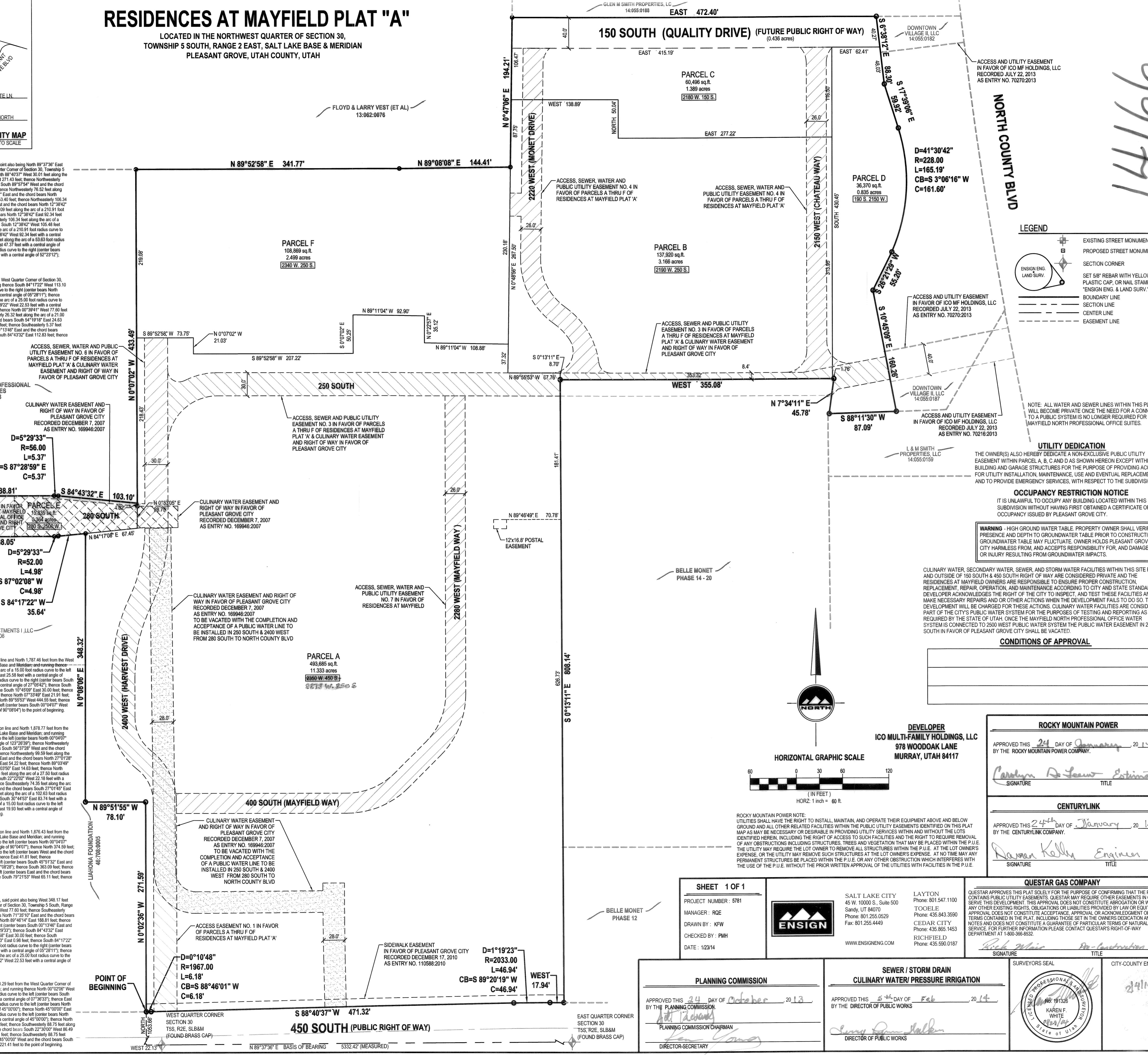
Parcel AW: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]

Parcel AX: 11,333 acres [2500 W. 490 S.]

Parcel AY: 137,920 sq. ft. (3.168 acres) [2190 W. 250 S.]

Parcel AZ: 60,496 sq. ft. (1.389 acres) [2160 W. 150 S.]

Parcel BA: 36,370 sq. ft. (0.835 acres) [180 S. 2160 W.]



**SURVEYOR'S CERTIFICATE**

KAREN F. WHITE, Surveyor No. 19138, certifies that she is a Licensed Land Surveyor and that she has surveyed the above described plat and that she has divided the land into lots and streets, hereafter to be known as **RESIDENCES AT MAYFIELD PLAT "A"**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. Further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Beginning at a point on the Northern Right-of-Way Line of 450 South Street, said point being the Southeast Corner of Lot 5 of Mayfield Subdivision Plat "A", said point also being West 22.13 feet and North 1,053.66 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running  
thence North 0° 02' 38" West 271.59 feet along the Eastern Boundary Line of said Lot 5 of Mayfield Subdivision Plat "A",  
thence North 89° 51' 55" West 78.10 feet along the Eastern Boundary Line of said Lot 5 of Mayfield Subdivision Plat "A",  
thence North 00° 00' 00" East 348.32 feet along the Eastern Boundary Line of said Lot 5 of Mayfield Subdivision Plat "A", and the Eastern Boundary Line of Lot 6 of Mayfield Subdivision Plat "A" to the Northeast Corner of said Lot 6 of Mayfield Subdivision Plat "A";  
thence South 84° 17' 22" West 54.64 feet along the Northern Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";  
thence Southwesterly 4.38 feet along the arc of a 52.00 foot radius curve to the right (center bears North 05° 42' 38" West and the chord bears South 87° 02' 08" West 4.38 feet with a central angle of 05° 29' 53") along the Northern Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";  
thence South 89° 46' 14" West 188.81 feet along the Northern Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";  
thence Southwesterly 23.37 feet along the arc of a 25.00 foot radius curve to the left (center bears North 03° 12' 49" East and the chord bears South 62° 59' 22" West 23.37 feet with a central angle of 53° 33' 43") along the Northern Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";  
thence South 84° 43' 32" East 103.10 feet along the Southern Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A" to the Southeast Corner of said Lot 7 of Mayfield Subdivision Plat "A";  
thence South 89° 46' 14" West 188.81 feet along the Northern Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A" to the Southeast Corner of said Lot 7 of Mayfield Subdivision Plat "A";  
thence South 89° 46' 14" West 188.81 feet along the Northern Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A" to the Southeast Corner of said Lot 7 of Mayfield Subdivision Plat "A";  
thence South 89° 46' 14" West 188.81 feet along the Northern Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A" to the Southeast Corner of said Lot 7 of Mayfield Subdivision Plat "A";  
thence South 89° 46' 14" West 188.81 feet along the Northern Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A" to the Southeast Corner of said Lot 7 of Mayfield Subdivision Plat "A";

**OWNER'S DEDICATION**

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

## RESIDENCES AT MAYFIELD SUBDIVISION PLAT "A"

The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand this 24 day of January A.D. 20 14

James G. Seaberg, Manager, ICO Multi-Family Holdings, LLC  
Attest: Arlun and Focha B. Ricks

**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 City.

This 10 day of April 20 13 A.D.

Mayor: [Signature] Date: [Signature]  
City Engineer: [Signature] Attest: [Signature]

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the 24 day of January A.D. 20 14, James G. Seaberg, personally appeared, James G. Seaberg, a limited liability company, who after being duly sworn, acknowledged to me that he/she is the Manager of ICO Multi-Family Holdings LLC, a Limited Liability Company, and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

NOTARY FULL NAME: Donna Perkins, COMMISSION NO. 582918  
MY COMMISSION EXPIRES: 5-30-2014

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the 24 day of January A.D. 20 14, Richard L. Ricks, personally appeared before me, the undersigned Notary Public, a notary public commissioned in Utah, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that he/she/they freely and voluntarily signed the

NOTARY FULL NAME: Donna Perkins, COMMISSION NO. 582918  
MY COMMISSION EXPIRES: 5-30-2014

STATE OF UTAH  
County of Salt Lake J.S.S.  
On the 24 day of January A.D. 20 14, Richard L. Ricks, personally appeared before me, the undersigned Notary Public, a notary public commissioned in Utah, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that he/she/they freely and voluntarily signed the

NOTARY FULL NAME: Donna Perkins, COMMISSION NO. 582918  
MY COMMISSION EXPIRES: 5-30-2014

**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

NOTE: ALL WATER AND SEWER LINES WITHIN THIS PLAT WILL BECOME PRIVATE OWNED. THE NEED FOR A CONNECTION TO A PUBLIC SYSTEM IS THE RESPONSIBILITY OF THE DEVELOPER AND THE CITY OF PLEASANT GROVE. CITY ENGINEER MUST BE NOTIFIED BEFORE INSTALLATION, MAINTENANCE, AND ANY EVENTUAL REPLACEMENT, AND TO PROVIDE EMERGENCY SERVICES, WITH RESPECT TO THE SUBDIVISION.

**UTILITY DEDICATION**

THE OWNER(S) ALSO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT WITHIN PARCELS A, B, C AND D AS SHOWN HEREON TO THE BUILDING AND GARAGE STRUCTURES FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE EMERGENCY SERVICES, WITH RESPECT TO THE SUBDIVISION.

**UTILITY DEDICATION**

THE OWNER(S) ALSO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT WITHIN PARCELS A, B, C AND D AS SHOWN HEREON TO THE BUILDING AND GARAGE STRUCTURES FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE EMERGENCY SERVICES, WITH RESPECT TO THE SUBDIVISION.

**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.

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

CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN AND OUTSIDE OF 150 SOUTH & 450 SOUTH RIGHT OF WAY ARE CONSIDERED PRIVATE AND THE RESIDENTIAL OWNER 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. ONCE THE MAYFIELD NORTH PROFESSIONAL OFFICE WATER SYSTEM IS CONNECTED TO 2500 WEST PUBLIC WATER SYSTEM THE PUBLIC WATER EASEMENT IN 250 SOUTH IN FAVOR OF PLEASANT GROVE CITY SHALL BE VACATED.

**ROCKY MOUNTAIN POWER**

APPROVED THIS 24 DAY OF January, 20 14, BY THE ROCKY MOUNTAIN POWER COMPANY.

[Signature] SIGNATURE  
Estimator TITLE

**CENTURYLINK**

APPROVED THIS 24 DAY OF January, 20 14, BY THE CENTURYLINK COMPANY.

[Signature] SIGNATURE  
Engineer TITLE

**QUESTAR GAS COMPANY**

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS ALL UTILITIES EASEMENTS AND OTHER FACILITIES IDENTIFIED ON THIS PLAT TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ENDORSEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S 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 1-800-368-8532.

[Signature] SIGNATURE  
Richard L. Ricks TITLE

**SHEET 1 OF 1**

PROJECT NUMBER: 5781

MANAGER: ROE

DRAWN BY: KPW

CHECKED BY: PMH

DATE: 1/23/14

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3580

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.590.0187

WWW.ENSIGNENG.COM

**PLANNING COMMISSION**

APPROVED THIS 24 DAY OF October, 20 13, BY THE PLANNING COMMISSION.

[Signature] SIGNATURE  
Chairman TITLE

**SEWER / STORM DRAIN CULINARY WATER / PRESSURE IRRIGATION**

APPROVED THIS 5th DAY OF Feb, 20 14, BY THE DIRECTOR OF PUBLIC WORKS.

[Signature] SIGNATURE  
Director TITLE

**PLANNING COMMISSION**

APPROVED THIS 24 DAY OF October, 20 13, BY THE PLANNING COMMISSION.

[Signature] SIGNATURE  
Chairman TITLE

**CITY-COUNTY ENGINEER SEAL**

[Signature] CITY-COUNTY ENGINEER SEAL

**CLERK-RECORDER SEAL**

[Signature] CLERK-RECORDER SEAL

**UTAH COUNTY RECORDERS OFFICE**

BOOK 13947-2014 Page 14166  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 REC-05-0524-0050-00  
RECORDED FOR PLEASANT GROVE CITY CORPORA

SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN PLEASANT GROVE, UTAH COUNTY, UTAH