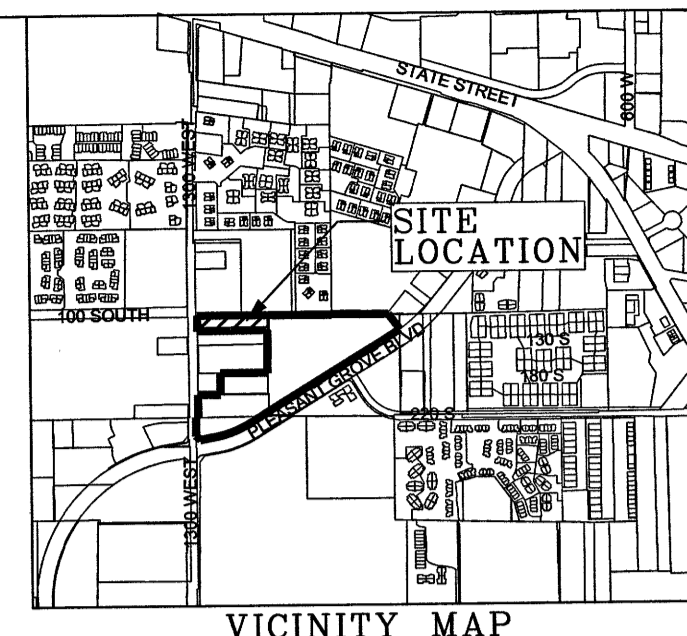
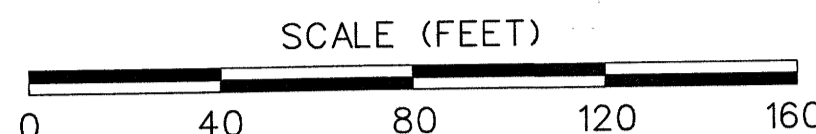


BLVD 120 SUBDIVISION CONDOMINIUM PLAT A

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

UNIT TYPE table with columns A, B, A-R, B-R and descriptions TYPICAL UNIT A, TYPICAL UNIT B, UNIT A REVERSED, UNIT B REVERSED.

ADDRESS TABLE with columns LOT #, ASSIGNED ADDRESS, and a list of lot numbers from 1 to 42.



SURVEYOR'S CERTIFICATE text stating that Roger D. Dudley, a Professional Land Surveyor, certifies the accuracy of the boundary description.

5/7/21 DATE, 147089 LICENSE NO., and signature of Roger D. Dudley.

BOUNDARY DESCRIPTION text detailing the starting point, bearings, distances, and curve data for the property boundaries.

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...

OWNER: D.R. HORTON, INC. BY: ADAM LASER - 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, I, ADAM LASER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME...

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...

APPROVED BY MAYOR [Signature] and ATTEST: CLERK-RECORDER [Signature] with official seals.

PLANNING COMMISSION APPROVAL

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

CITY UTILITIES APPROVAL

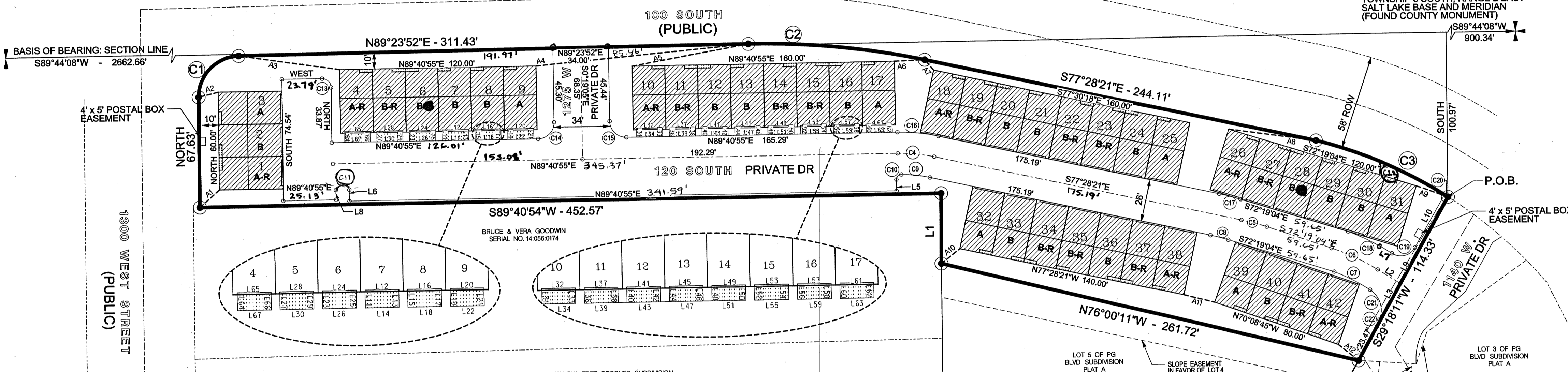
CULINARY WATER/PRESSURE IRRIGATION, SEWER/STORM DRAIN PUBLIC WORKS DIRECTOR [Signature] DATE 7-29-21

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, and CLERK-RECORDER SEAL with signatures and dates.



Line Table with columns Name, Length, Direction and a list of boundary segments.

LEGEND showing symbols for PRIVATE AREA, LIMITED COMMON, and COMMON AREA.

Curve Table with columns Curve, Radius, Arc, Delta, Chord, Length, Direction and curve data.

BLDG. COORDINATES table with columns A1-A12, X, Y, Z coordinates.

RESERVATION OF COMMON AREAS text stating that the undersigned owners have designated certain areas for private driveways, streets, and other common areas.

NOTICE OF CONDOMINIUM DECLARATION COVENANTS text stating the project is subject to certain covenants, conditions, and restrictions.

HIGH GROUNDWATER WARNING text stating that property owners should verify the presence of and depth to groundwater table.

NOTICE OF CONDOMINIUM DECLARATION COVENANTS text (repeated) regarding covenants and restrictions.

UTILITY DEDICATION text stating that the undersigned owners convey to all public utility agencies their successors and assigns.

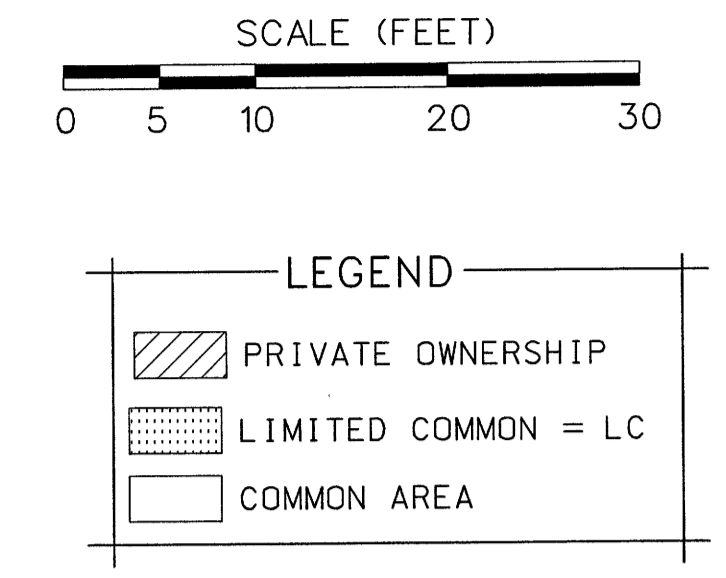
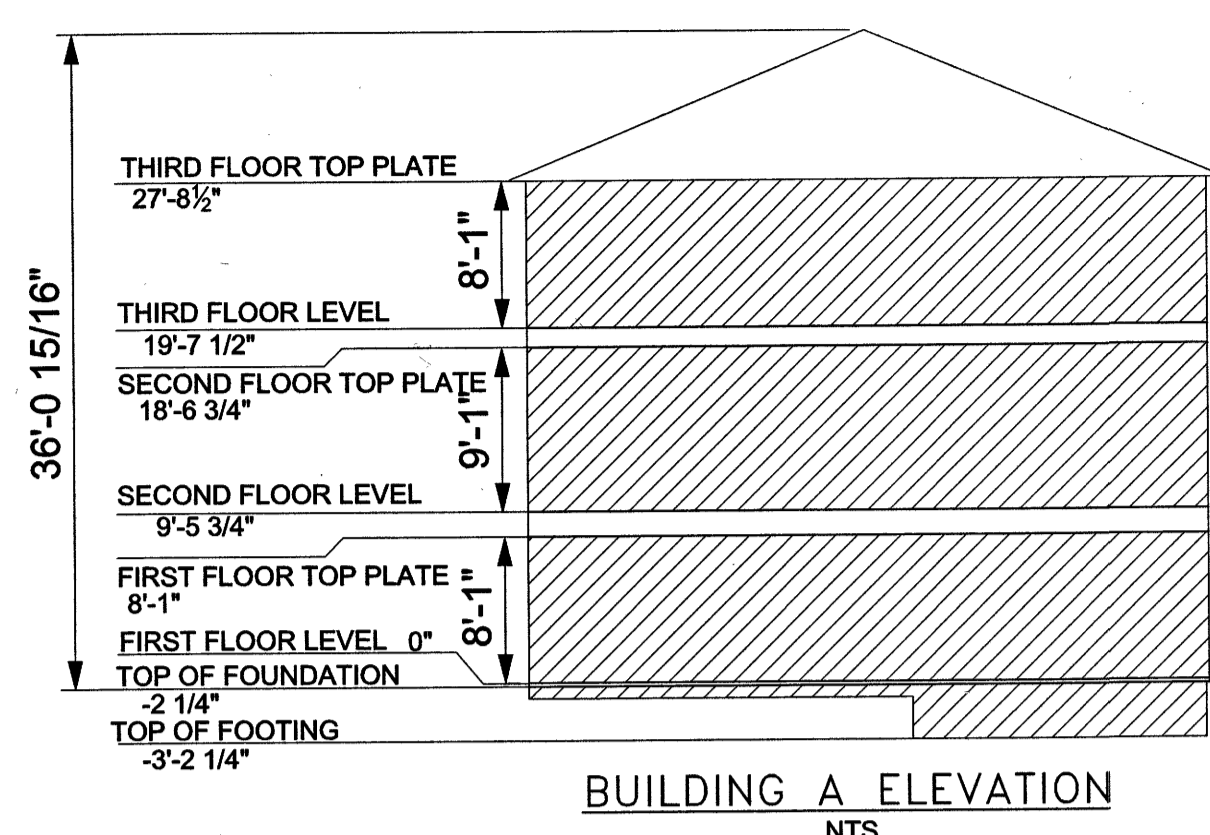
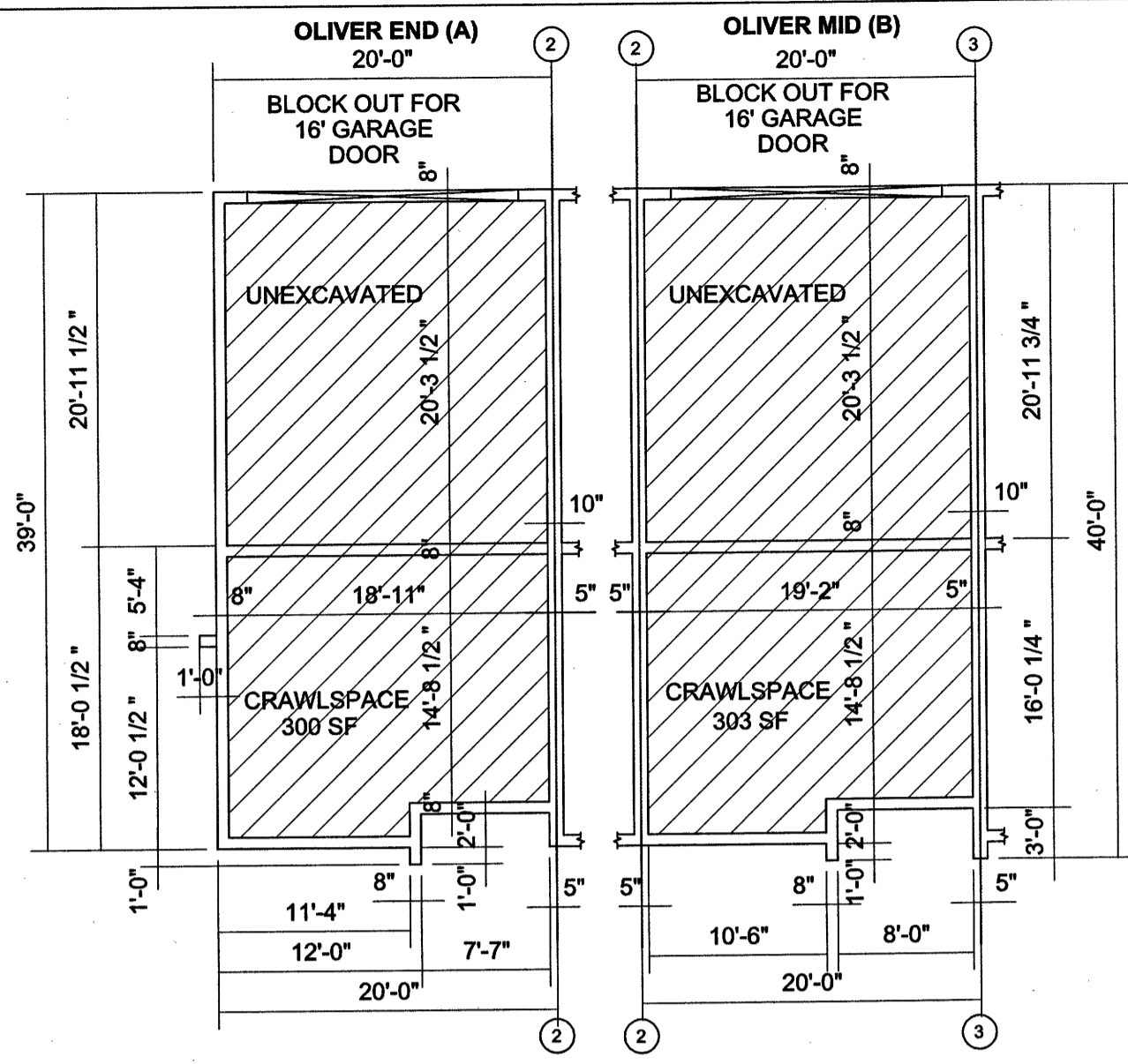
NOTES: 1. ALL COMMON AREAS AND PRIVATE DRIVES ARE A PUBLIC UTILITY EASEMENT AND POSTAL BOX EASEMENTS. 2. ALL CULINARY WATER, PRESSURIZED IRRIGATION, SEWER AND STORM DRAIN WITHIN THE DEVELOPMENT ARE PRIVATE AND TO BE MAINTAINED BY THE H.O.A. 3. SEE SHEET 2 FOR DIMENSIONS. 4. WITH THE EXCEPTIONS NOTED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

ROCKY MOUNTAIN POWER text regarding utility easements and delivery of power to the owner(s) or operators of utility facilities.

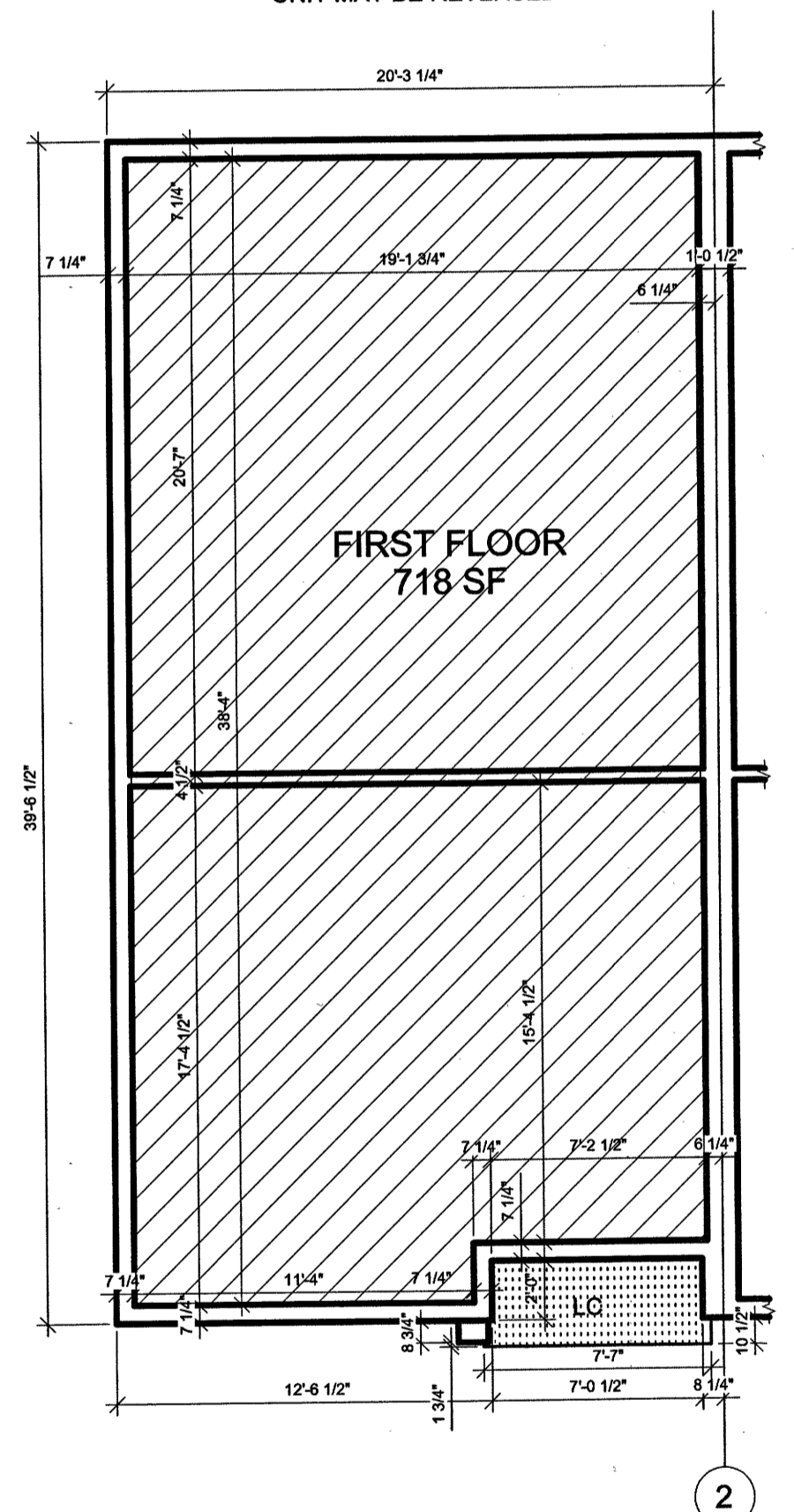
DOMINION ENERGY APPROVAL text stating that Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements.



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

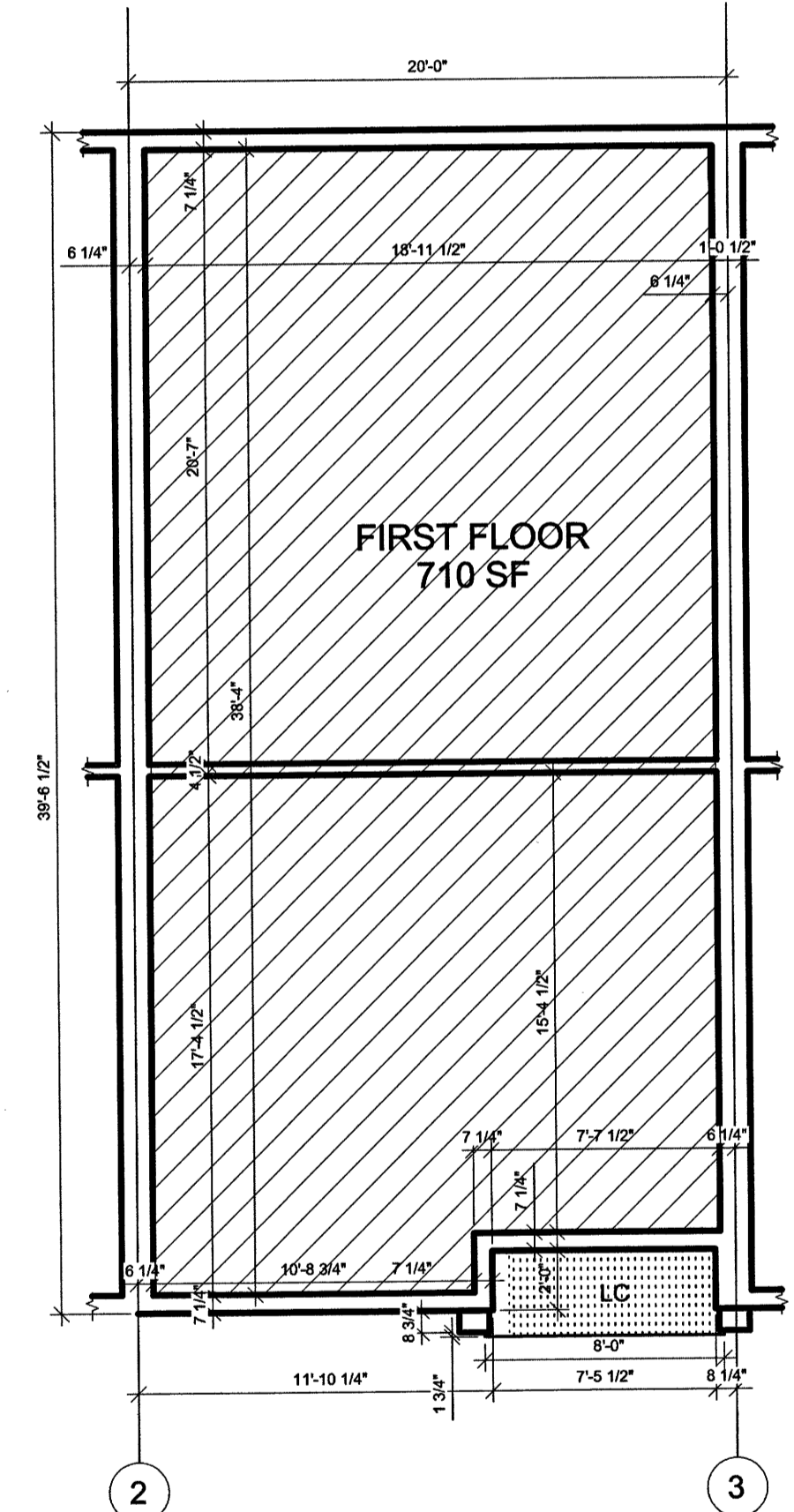


TYPICAL A UNIT
UNIT MAY BE REVERSED



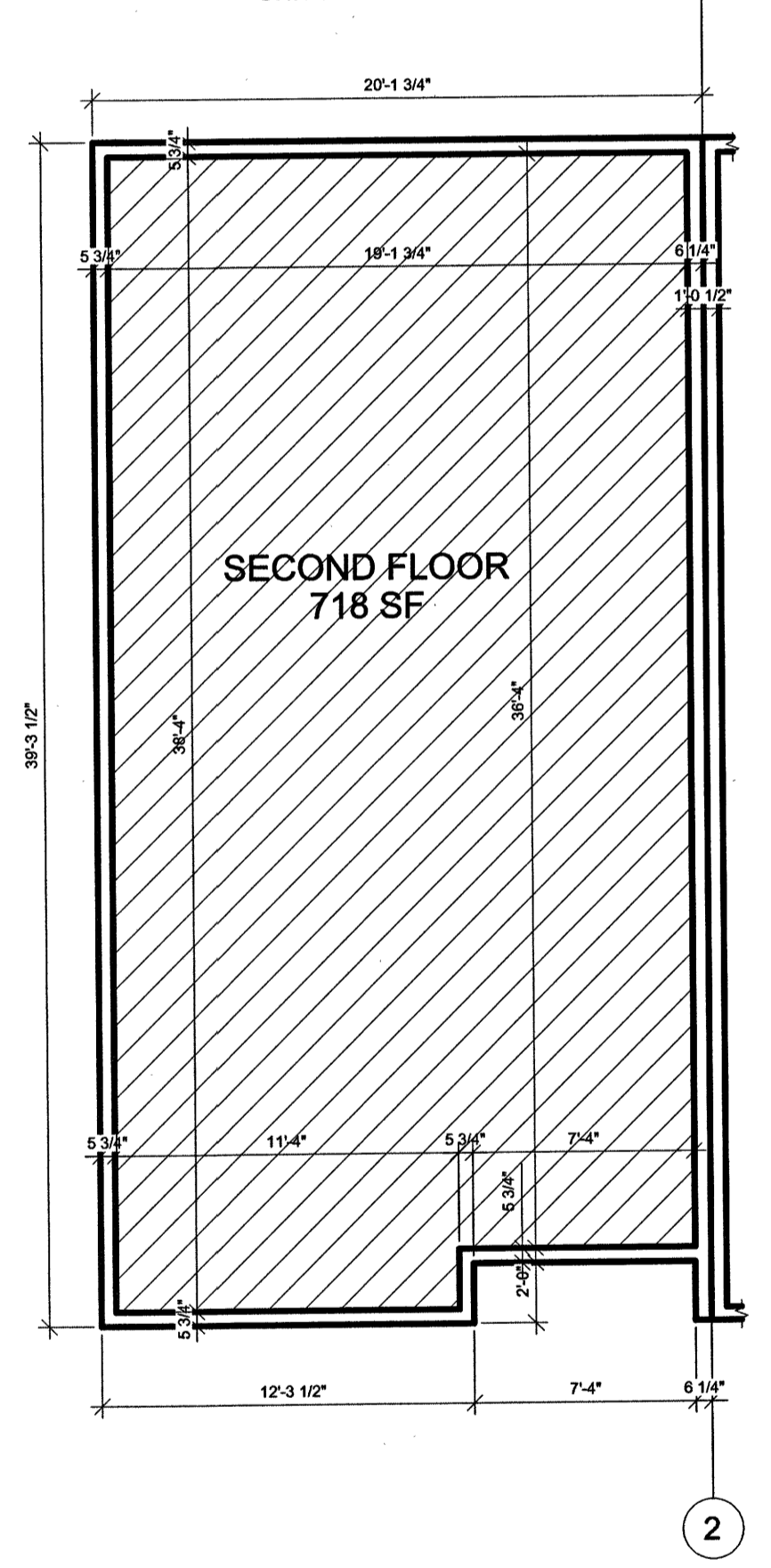
FIRST FLOOR
NTS

TYPICAL B UNIT
UNIT MAY BE REVERSED



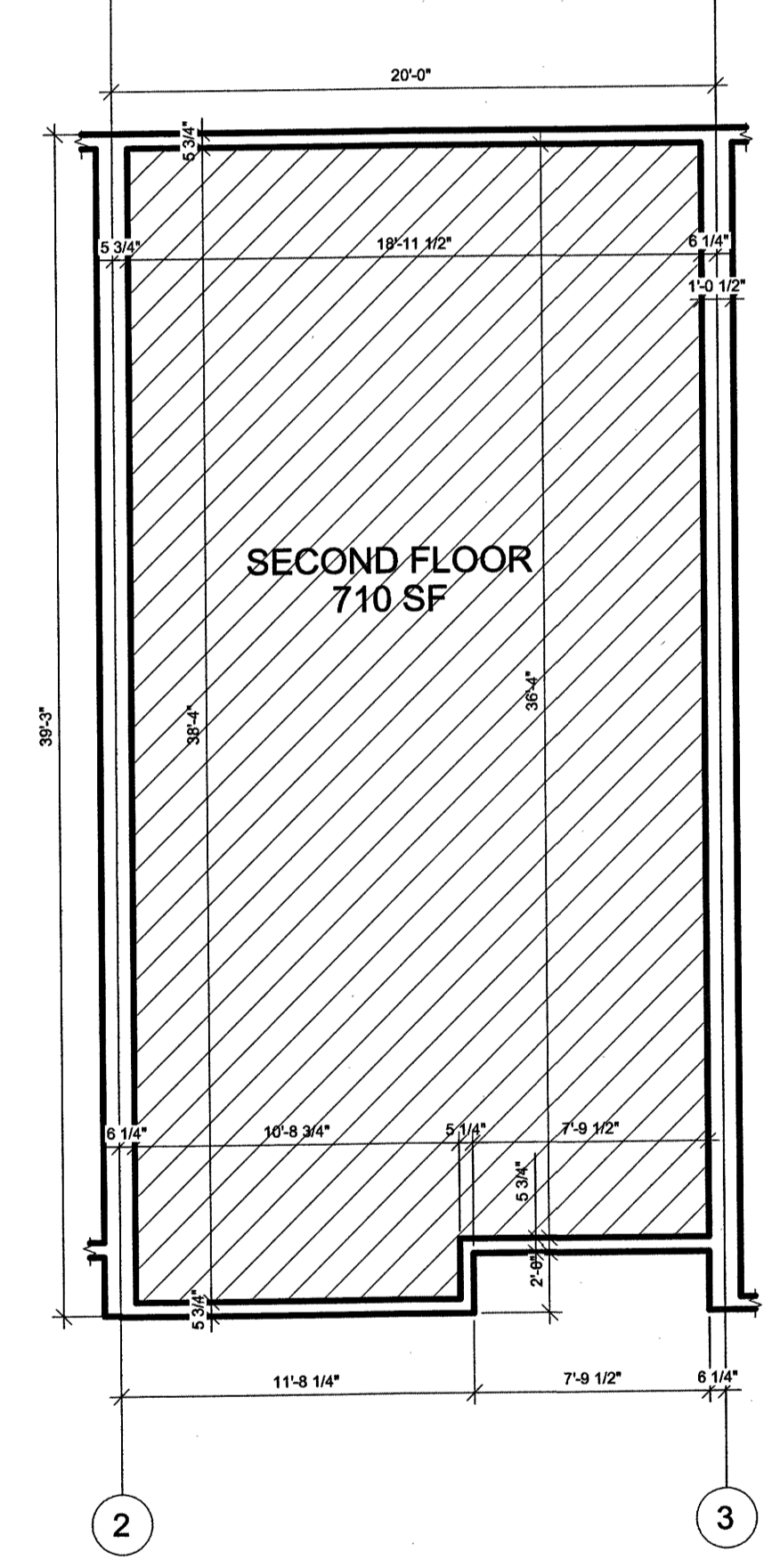
FIRST FLOOR
NTS

TYPICAL A UNIT
UNIT MAY BE REVERSED



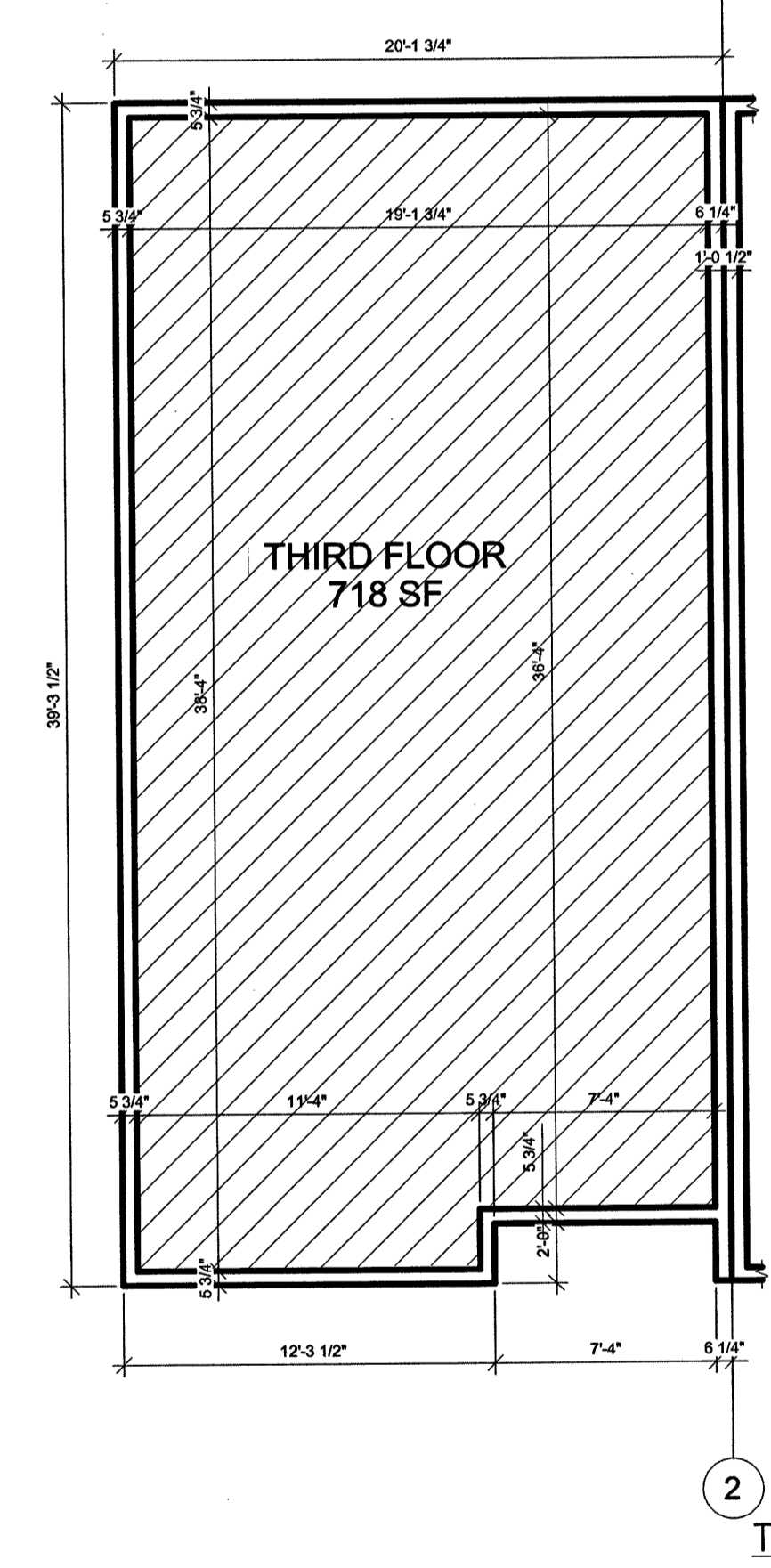
SECOND FLOOR
NTS

TYPICAL B UNIT
UNIT MAY BE REVERSED



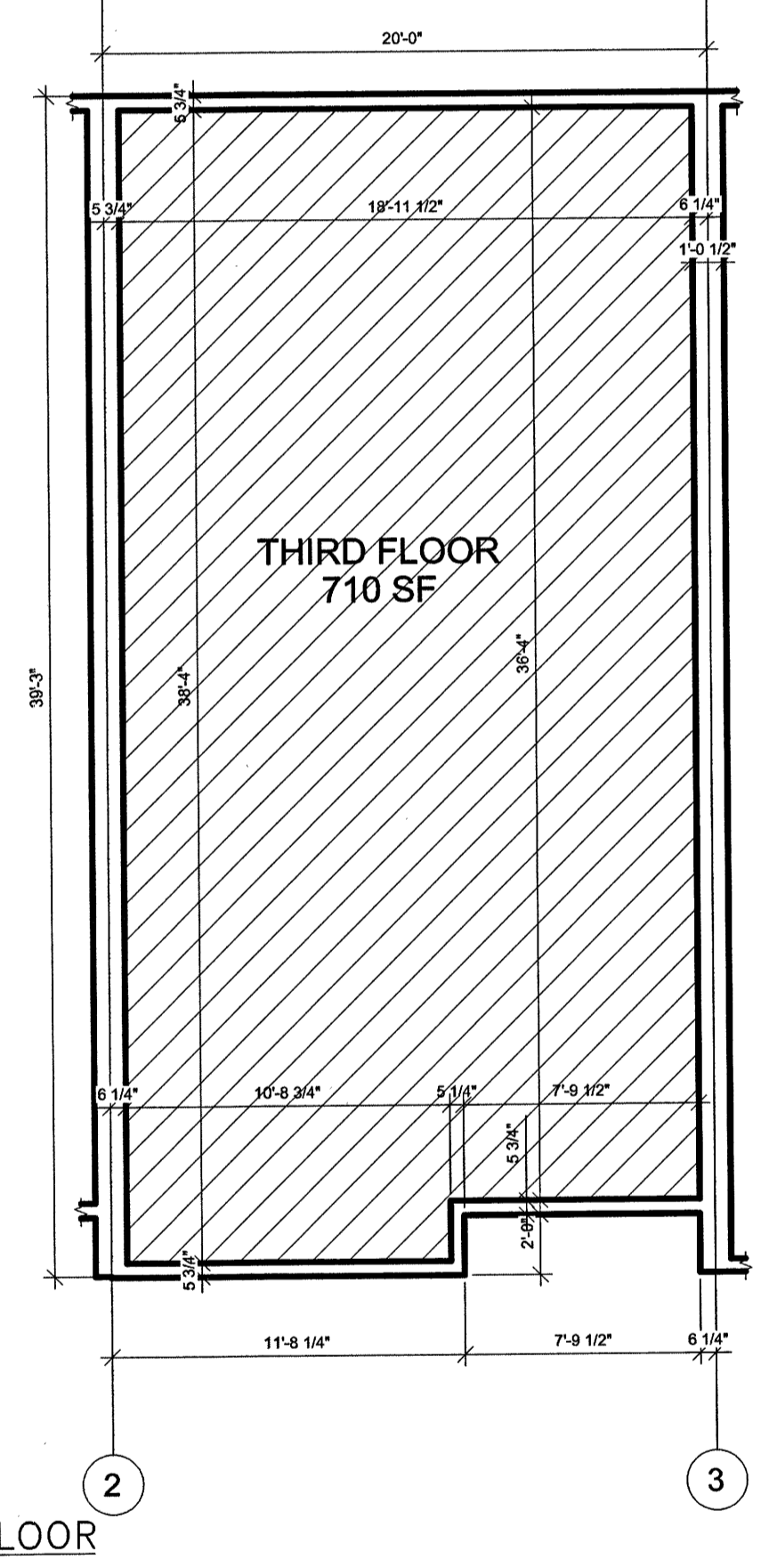
SECOND FLOOR
NTS

TYPICAL A UNIT
UNIT MAY BE REVERSED



THIRD FLOOR
NTS

TYPICAL B UNIT
UNIT MAY BE REVERSED



THIRD FLOOR
NTS

SHEET 2 OF 2

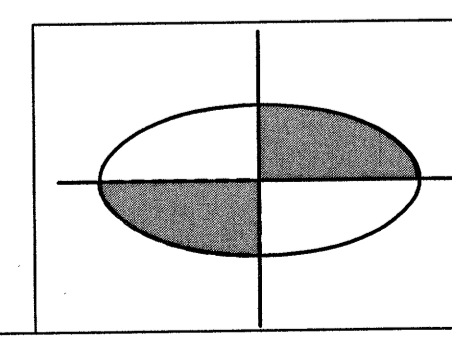
BLVD 120 CONDOMINIUM SUBDIVISION PLAT A

A UTAH CONDOMINIUM PROJECT

PLEASANT GROVE CITY, UTAH COUNTY, UTAH

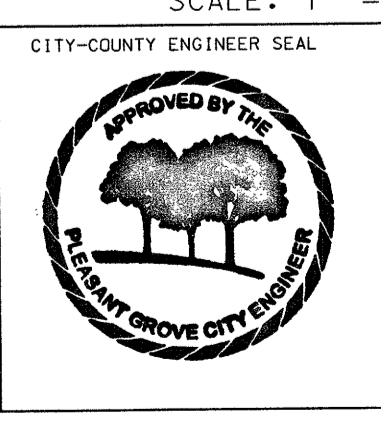
SCALE: 1" = 10 FEET

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

SURVEYOR'S SEAL
[Signature]
6/2/21



CLERK-RECORDER SEAL

ENT 153853:2021 Map 17893
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 See 03-0457 and FE 154-04 BY LR
RECORDED FOR PLEASANT GROVE CITY CORPORA