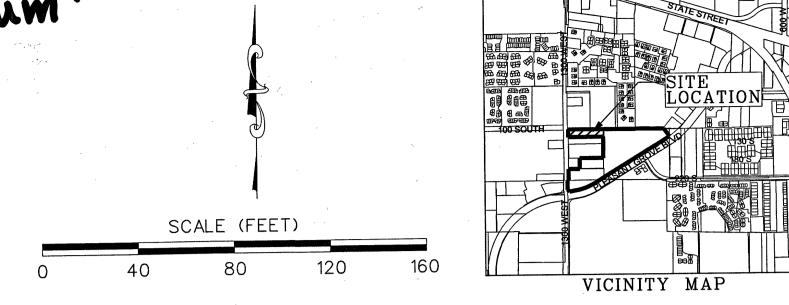
	ADDRESS TABLE	ADDRESS TABLE			
LOT#	ASSIGNED ADDRESS	LOT#	ASSIGNED ADDRESS		
1	105 South 1300 West	22	1195 West 100 South		
2	103 South 1300 West	23	1191 West 100 South		
3	101 South 1300 West	24	1185 West 100 South		
4	1297 West 100 South	25	1181 West 100 South		
5	1295 West 100 South	26	1169 West 100 South		
6	1293 West 100 South	27	1163 West 100 South		
7	1289 West 100 South	28	1159 West 100 South		
8	1283 West 100 South	29	1153 West 100 South		
9	1279 West 100 South	30	1149 West 100 South		
10	1263 West 100 South	31	1143 West 100 South		
11	1257 West 100 South	32	1209 West 120 South		
12	1253 West 100 South	33	1203 West 120 South		
13	1247 West 100 South	34	1199 West 120 South		
14	1243 West 100 South	35	1193 West 120 South		
15	1237 West 100 South	36	1189 West 120 South		
	1237 West 100 South	37	1183 West 120 South		
16	1227 West 100 South	38	1179 West 120 South		
17	1215 West 100 South	39	1167 West 120 South		
18	1213 West 100 South	40	1161 West 120 South		
19		41	1157 West 120 South		
20	1205 West 100 South	42	1151 West 120 South		
21	1201 West 100 South	L			

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

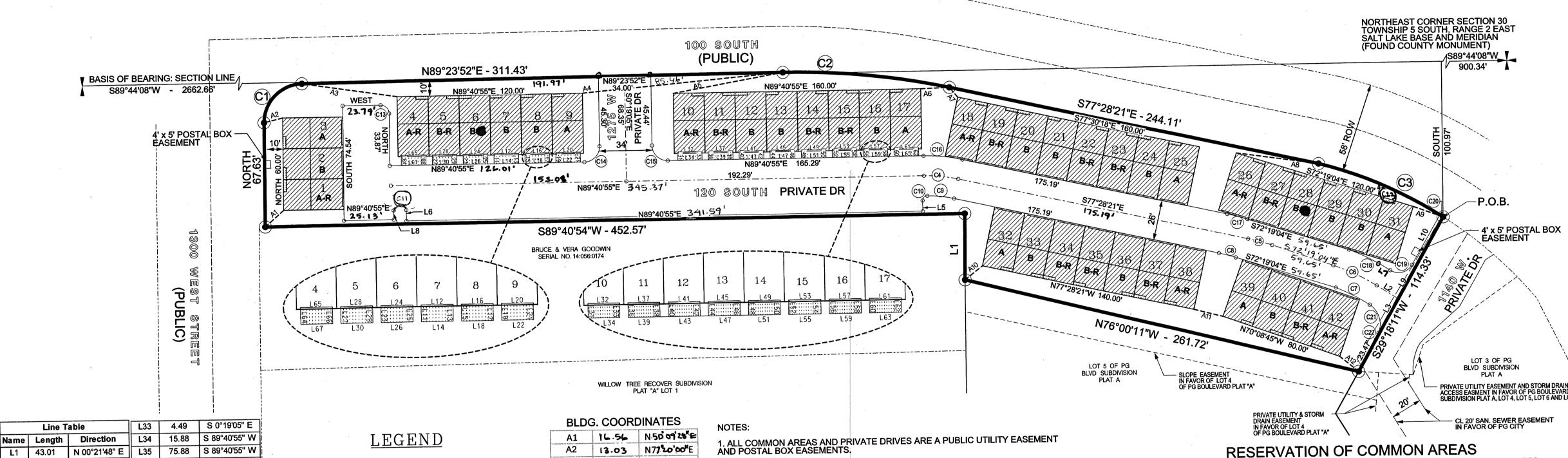
SEE SHEET 2 FOR UNIT DIMENSIONS

# 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

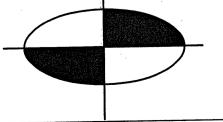


GARDEN GROVE SUBDIVISION PLAT "B"



- 1				1 1								
I	L2	14.92	S 57°43'37" E	L36	4.49	N 0°19'05" W				PRIVATE AF	REA ·	
1	L3	30.21	S 29°18'11" W	L37	15.88	N 89°40'55" E	,	-		LIMITED CO	NOMAC	
	L4	17.05	S 57°43'37" E	L38	4.49	S 0°19'05" E						
ı	L5	4.91	N 00°19'05" W	L39	15.88	S 89°40'55" W				COMMON ARE	EA	
	L6	6.45	N 00°00'00" E	L40	4.49	N 0°19'05" W						
ı	L7	11.24	S63°05'39E	L41	15.88	N 89°40'55" E			<u> </u>	urve Table		
	L8	5.49	N00°00'00'E	L42	4.49	S 0°19'05" E	Curve	Radius	Arc	Delta	Chord	Chord
	L9	60.65	229°18'11"W	L43	15.88	S 89°40'55" W			Length		Length	Direction
	L10	31.63	N 29°40'50" E	L44	4.49	N 0°19'05" W	C1	25.00	38.84	89°00'38"	35.05	N 44°53'38" E
	L11	5.64	N 0°19'05" W	L45	15.88	N 89°40'55" E	C2	472.00	108.16	13°07'48"	107.93	S 84°02'14" E
	L12	15.88	N 89°40'55" E	L46	4.49	S 0°19'05" E	C3	272.00	88.34	18°36'34"	87.96	S 66°04'29" E
	L13	5.64	S 0°19'05" E	L47	15.88	S 89°40'55" W	C4	100.00	22.42	12°50'45"	22.37	S 83°53'43" E
	L14	15.88	S 89°40'55" W	L48	4.49	N 0°19'05" W	C5	137.00	12.33	05°09'17"	12.32	S 74°53'42"E
	L15	5.64	N 0°19'05" W	L49	15.88	N 89°40'55" E	C6	137.00	34.89	14°35' 27"	34.79	S 65°01'21"E
	L16	15.88	N 89°40'55" E	L50	4.49	S 0°19'05" E					32.39	564°48'52"E
	L17	5.64	S 0°19'05" E	L51	15.88	S 89°40'55" W	C7	124.00	32,48	15°06'24"	11.15	S 74°53'42" E
	L18	15.88	S 89°40'55" W	L52	4.49	N 0°19'05" W	C8	124.00	11.16	05°09'17"		
	L19	5.64	N 0°19'05" W	L53	15.88	N 89°40'55" E	C9	87.00	15.34	10066'64"		582*31'23" €
	L20	15.88	N 89°40'55" E	L54	4.49	S 0°19'05" E	C10	5.00	8.09	92'44'41"	7.24	N44"03"15"E
	L21	5.64	S 0°19'05" E	L55	15.88	S 89°40'55" W	C11	3.50	11.60	180,00,00,,	7.00	N45°00'00" V
	L22	15.88	S 89°40'55" W	L56	4.49	N 0°19'05" W	<del>-C12</del>	3.00	4.71	90°00'00"	4.24	<del>3 44°40'55" V</del>
	L23	5.64	N 0°19'05" W	L57	15.88	N 89°40'55" E	C13	5.50	8.64	90°00'00"	7.78	N 45°00'00" W
	L24	15.88	N 89°40'55" E	L58	4.49	S 0°19'05" E	C14	10.00	15.71	90°00'00"	14.14	N 44°40'55" E
	L25	5.64	S 0°19'05" E	L59	15.88	S 89°40'55" W	C15	10.00	15.71	90°00'00"	14.14	S 45°19'05" E
	L26	15.88	S 89°40'55" W	L60	4.49	N 0°19'05" W	C16	113.00	25.33	12°50'45"	25.28	S 83°53'43" E
	L27	5.64	N 0°19'05" W	L61	15.88	N 89°40'55" E	C17	150.00	13.49	5°09'17"	13.49	S 74°53'42" E
	L28	15.88	N 89°40'55" E	L62	4.49	S 0°19'05" E	C18	150.00	24.15	09'13'25"	24.12	S 6742'ZI"
	L29	5.64	S 0°19'05" E	L63	15.88	S 89°40'55" W				87°13'31"	20.69	573°17'36"V
	L30	15.88	S 89°40'55" W	L64	5.64	N 0°19'05" W	C19	15.00	22.84	00°31'14"	2.47	S 57°01'49" E
	L31	4.49	N 0°19'05" W	L65	15.88	N 89°40'55" E	C20	272.00	2.47			511°80'10"
	L32	15.88	N 89°40'55" E	L66	5.64	S 0°19'05" E	C21	15.00	21.11	80"37"60"		S 21°14'12"V
				L67	15.88	S 89°40'55" W	C22	63.50	4.59	04°08'15"		
						1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	C23	272.00	85.87	18005,50,1	85.52	SLC 201 06"

--- ENGINEERING, INC ---Office: (801) 377-1790 Fax: (801) 377-1789



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

fax 801-224-1264

	BLDG. COORDINATES						
Secondaria	<b>A1</b>	16.56	N.50 09 28 E				
	A2	13.03	N7720'00"E				
	А3	62.23	S81°22'40"E				
	A4	130.44	S84°44'59"W				
	<b>A</b> 5	72.26	S79°49'27"W				
	A6	18.48	S87°56'03"W				
	A7	8.33	S39°48'11"E				
	A8	53.72	N81°44'39"W				
	A9	20.45	N70°10'15"W				
	A10	14.35	N51°39'12"E				
	A11	19.26	S75°39'17"E				
1	E	,					

A12 15.65 N50°47'21"W

ROCKY MTN. POWER

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 DEVELOPMENT 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

# **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. (4)C(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSED 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.

Nothen Seni

DOMINION ENERGY APPROVAL

5-7-21

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' DEDICATIONAND 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.

DOMINION ENERGY

## **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 BULEVARY TOWN HOMES PLATAWHICH 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.

#### 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 CONSTRUCTED 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.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°44'08" WEST 900.34 FEET AND SOUTH 100.97 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S 29°18'11" W 114.33 FEET; THENCE N 76°00'11" W 261.72 FEET; THENCE N 00°21'48" E 43.01 FEET; THENCE S 89°40'54" W 452.57 FEET; NORTH 67.63 FEET; TO A POINT OF CURVATURE; THENCE ALONG AN ARC 38.84 FEET TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS N 44°53'38" E 35.05 FEET; THENCE N 89°23'52" E 311.43 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 108.16 FEET TO THE RIGHT HAVING A RADIUS OF 472.00 FEET, THE CHORD BEARS S 84°02'14" E 107.93 FEET; THENCE S 77°28'21" E 244.11 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 88.34 FEET TO THE RIGHT, HAVING A RADIUS OF 272.00 FEET, THE CHORD BEARS S 66°04'29" E 87.96 FEET TO THE POINT OF BEGINNING.

AREA = 1.774 ACRES (77,265 SQ. FT.)

LICENSE NO.

#### OWNER'S CERTIFICATE AND DEDICATION

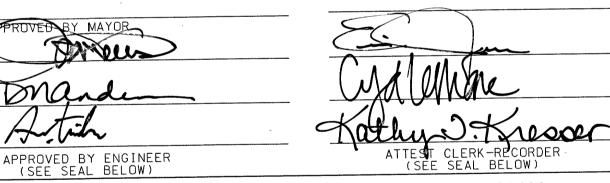
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS BLVD 120 CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND A PLAT MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } s.s. COUNTY OF UTAH ON THIS 12th DAY OF MO EHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLA F ITS BOARD OF DIRECTORS), AND SAID ADAM LOSER

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 



PLANNING COMMISSION APPROVAL

MAIRPERSON, PLANNING COMMISSION:

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION, SEWER/STORM DRAIN

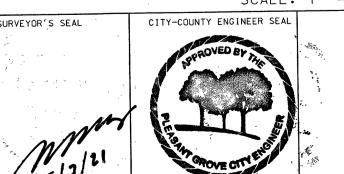
7-29-21

SHEET 1 OF 2

SABDIAISION CONDOMINIKIN PLAT A

A UTAH CONDOMINIUM PROJECT BEING A VACATION OF LOT 4, PG BOULEVARD SUBDIVISION PLAT A

UTAH COUNTY, UTAH PLEASANT GROVE CITY SCALE: 1'' = 40 FEET





CLERK-RECORDER SEAL

ENT 153853:2021 Map \$ 17893
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 03 8:57 am FEE 184,000 BY JR
DECORDED END DI FACANT GENUL CITY COEDIDA RECORDED FOR PLEASANT GROVE CITY CORPORA

578 East 770 North, Orem UT 84097 PRINT DATE: 5/7/2021

