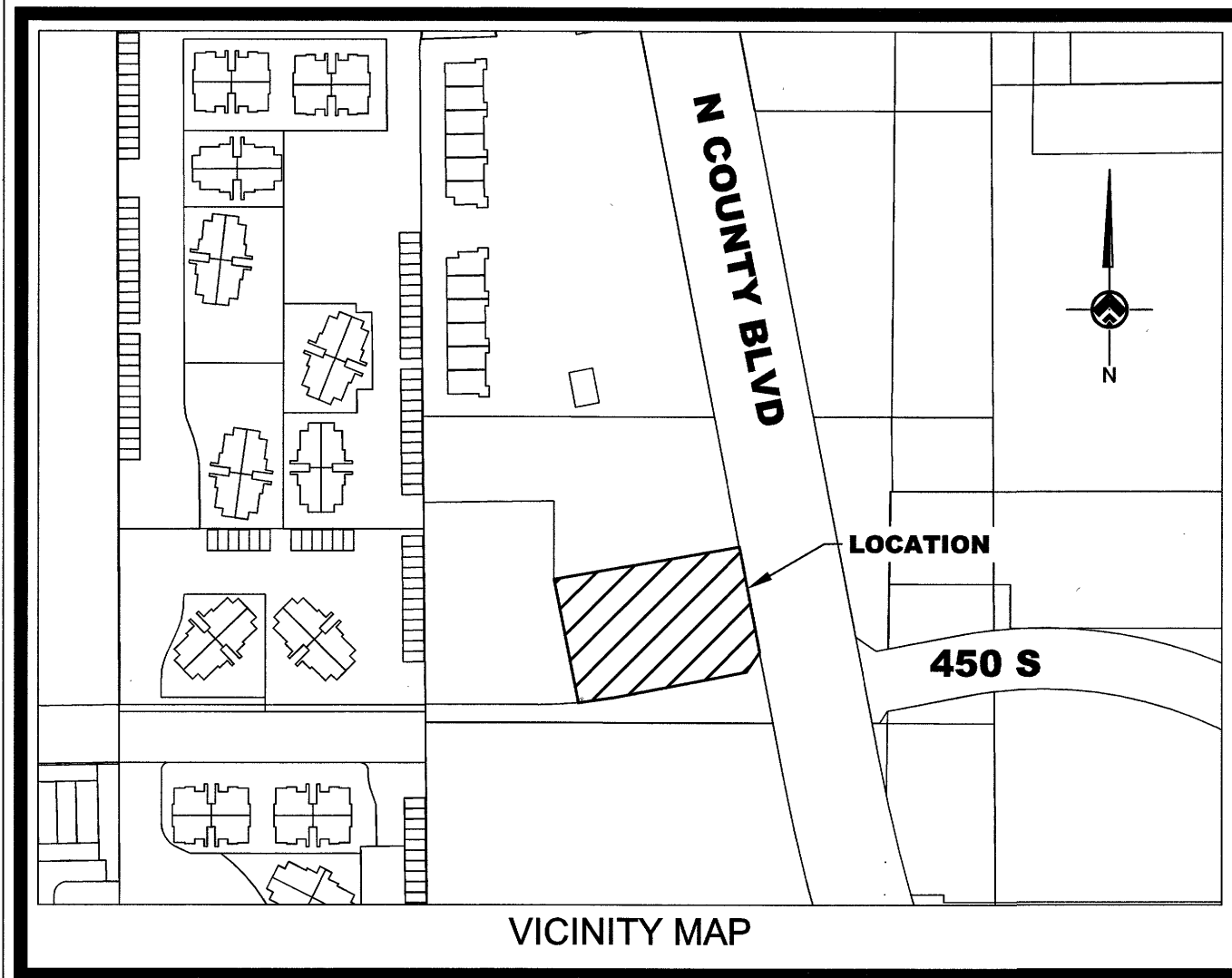


# ALEXIS RETAIL SUBDIVISION PLAT A AMENDED

## AMENDING LOT 1

LOCATED IN A PORTION OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
PLEASANT GROVE, UTAH COUNTY, UTAH.  
MARCH 2024



### UTILITY NOTES

- WARNING - HIGH GROUNDWATER 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, ANY DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.
- 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 FRO 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

### CITY NOTES

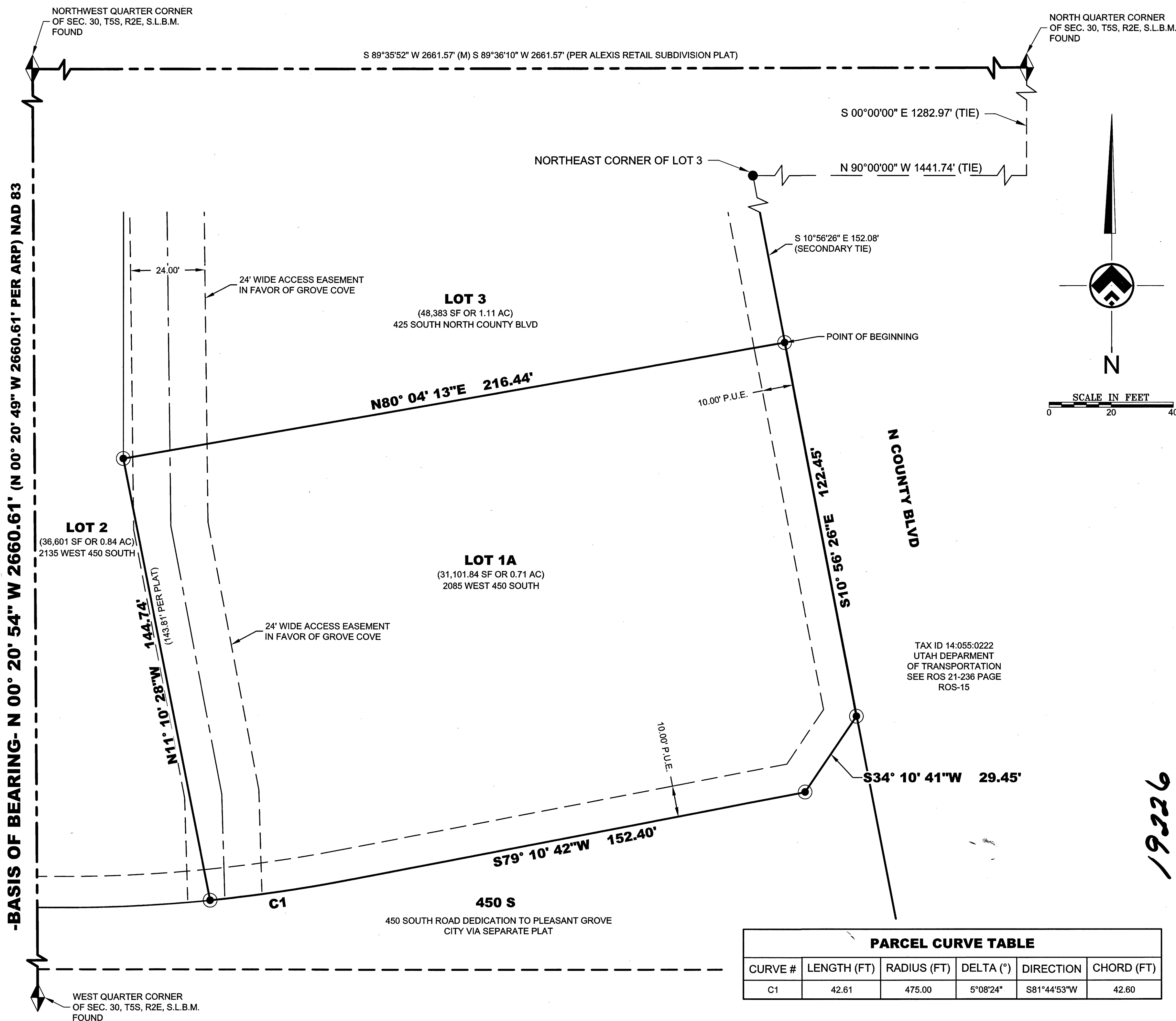
- IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION PLAT WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE.
- CONDITIONS OF APPROVAL.

### PLAT NOTES

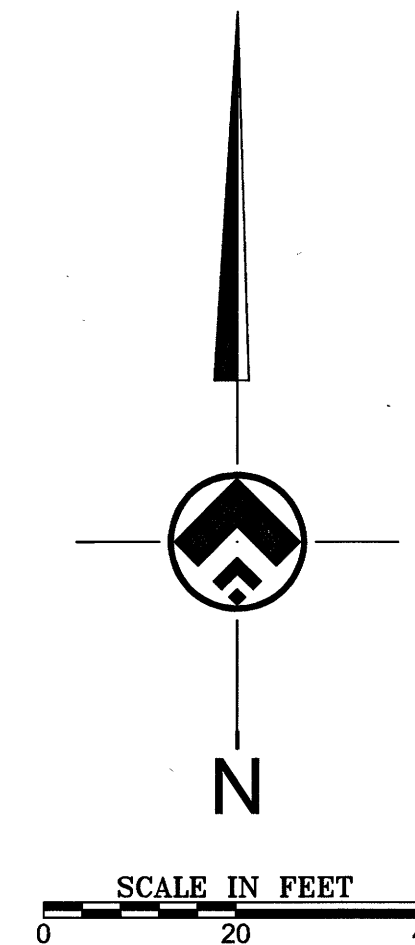
THE INTENTION OF THIS AMENDED PLAT IS TO RECONCILE THE SOUTHERLY BOUNDARY OF LOT 1 WITH THE 450 SOUTH STREET ROAD DEDICATION PLAT. PLEASE REFER TO THE ORIGINAL ALEXIS RETAIL SUBDIVISION PLAT RECORDED AS ENTRY NUMBER 71645:2023 BY THE UTAH COUNTY RECORDER FOR ALL OTHER INFORMATION.

### LEGEND

- STREET MONUMENT
- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- SECTION CORNER FOUND
- SECTION LINE
- TIE LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- BARBED WIRE FENCE LINE



TAX ID 14:055:0222  
UTAH DEPARTMENT OF TRANSPORTATION  
SEE ROS 21-236 PAGE ROS-15



19226

PARCEL CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	42.61	475.00	5°08'24"	S81°44'53"W	42.60

**GENERAL NOTES**  
**SURVEYOR'S CERTIFICATE**  
I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD LICENSE NO. 5338869 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 14-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFER TO BE KNOWN AS ALEXIS RETAIL SUBDIVISION PLAT A AMENDED. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

**LEGAL DESCRIPTION:**  
A TRACK OF LAND LOCATED IN THE ALEXIS RETAIL SUBDIVISION RECORDED AS ENTRY NUMBER 71645:2023, MAP NUMBER 18972 WITH THE UTAH COUNTY RECORDER MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WESTERLY LINE OF NORTH COUNTY BOULEVARD WHICH IS SHOWN IN THE RECORD OF SURVEY RECORDED AS ROS 21-236 WITH THE UTAH COUNTY SURVEYOR SAID POINT IS ALSO SOUTH A DISTANCE OF 1282.97 FEET; THENCE WEST A DISTANCE OF 1441.74 FEET AND SOUTH 10°56'26" EAST A DISTANCE OF 152.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE;  
SOUTHEASTERLY ALONG SAID WESTERLY LINE SOUTH 10°56'26" EAST A DISTANCE OF 122.45 FEET TO A POINT ON THE NORTHERLY LINE OF 450 SOUTH STREET; THENCE LEAVING SAID WESTERLY LINE TO AND ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 34°10'41" WEST A DISTANCE OF 29.45 FEET; (2) SOUTH 79°10'42" WEST A DISTANCE OF 152.40 FEET TO A POINT ON A TANGENT CURVE; (3) THENCE ALONG TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 42.61 FEET THROUGH A CENTRAL ANGLE OF 05°08'24" (WHOSE LONG CHORD BEARS SOUTH 81°44'53" WEST A DISTANCE OF 42.60 FEET); THENCE LEAVING SAID CURVE AND NORTHERLY LINE NORTH 11°10'28" WEST A DISTANCE OF 144.74 FEET; THENCE NORTH 80°04'13" EAST A DISTANCE OF 216.44 FEET TO THE POINT OF BEGINNING.  
SAID LOT CONTAINS 31,101.84 SQUARE FEET OR 0.714 ACRES MORE OR LESS.

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO UNITS, PARCELS AND STREETS, TOGETHER WITH EASEMENT AS SET FORTH TO BE HEREAFTER KNOWN AS

**ALEXIS RETAIL SUBDIVISION PLAT A AMENDED**  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

OWNER: JARED V. OSMOND TITLE: MANAGER, JVO COMMERCIAL DEVELOPMENT, LLC DATE: 5-20-24  
STATE OF UTAH }  
} SS  
COUNTY OF UTAH }  
ON THE 20<sup>th</sup> DAY OF May, 2024, PERSONALLY APPEARED BEFORE ME JARED V. OSMOND, WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF JVO COMMERCIAL DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY AND THAT THE INSTRUMENT WAS SIGNED IN BEHALF OF THE SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND THE MANAGER ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

Wendy Thorpe 723839  
NOTARY PUBLIC, STATE OF UTAH  
COMMISSION # 723839  
COMM. EXP. 03-29-2026  
MY COMMISSION EXPIRES:

PROJECT NO:	21-060	SHEET:	VP-100 01 OF 01
DATE:	04/15/2024		
SCALE:	1" : 20'		

**ALEXIS RETAIL SUBDIVISION PLAT A AMENDED**  
**AMENDING LOT 1**  
LOCATED IN A PORTION OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE B&M. PLEASANT GROVE, UTAH COUNTY, UTAH.

**ROCKY MOUNTAIN POWER COMPANY**

1. PURSUANT TO UTAH CODE ANN. 55-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 517-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
4. ANY OTHER PROVISION OF LAW.

APPROVED THIS 20 DAY OF May, 2024

**ROCKY MOUNTAIN POWER**  
BY: [Signature]  
TITLE: Estimator

**DOMINION ENERGY**

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATED AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8632.

APPROVED THIS 20 DAY OF May, 2024

**DOMINION ENERGY**  
BY: Jeremy Lifford  
TITLE: Pre-construction

**APPROVAL 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 PUBLIC. THIS 23 DAY OF May, A.D. 2024

19  
23

[Signatures]  
MAYOR, CITY OF PLEASANT GROVE  
APPROVED - CITY ENGINEER  
Wendy Thorpe  
TEST: CLERK - RECORDER

**SEWER / STORM DRAIN / CULINARY WATER**

APPROVED THIS 20 DAY OF May, 2024  
Neal R. Wintala  
DIRECTOR OF PUBLIC WORKS

**UTOPIA**

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. UTOPIA MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT.  
[Signature]  
DATE: 5-20-24

**PLANNING COMMISSION**

APPROVED THIS 25 DAY OF May, 2024 A.D., BY THE PLEASANT GROVE CITY PLANNING COMMISSION.  
DANIEL ANDREAS  
DIRECTOR SECRETARY  
[Signature]  
CHAIR - PLANNING COMMISSION

RECORD OF SURVEY NO.: 23-352  
CLIENT / OWNER INFORMATION:  
JVO COMMERCIAL DEVELOPMENT, LLC  
JARED OSMOND  
11509 BLACK FOREST DR.  
SANDY, UT 84094  
(801) 787-1063

ENGINEER / SURVEYOR INFORMATION:  
**JOHNSON ENGINEERING**  
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
www.johnsonengineeringinc.com  
Phone: 801-787-4569

**UTAH COUNTY RECORDER**

CITY ENGINEER: [Signature]  
CITY CLERK/RECORDER: [Signature]  
SURVEYOR: DAVID B. JOHNSON  
No. 5338869  
04/15/2024  
STATE OF UTAH

ENT: 34355:2024 MAP# 19226  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024, Nov 24 11:52 AM FEE \$2.00 BY KR  
RECORDED FOR PLEASANT GROVE CITY

C:\Users\j12\Johnson\Engineering, Inc.\Documents\Projects\Active\Projects\2024\Parcel\_Site\04\_Design\Drawings\Design\Plan\_Sheets\VP-Survey\Alexis Amended Plat.dwg

Sec. 30, T5S, R2E, S4B3M, T.U.010, S.M.  
Amending Lot 1, Alexis Retail, Plat A