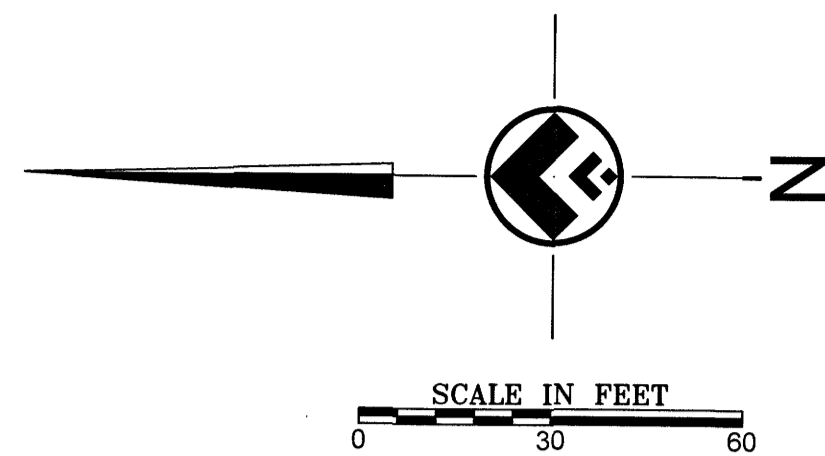
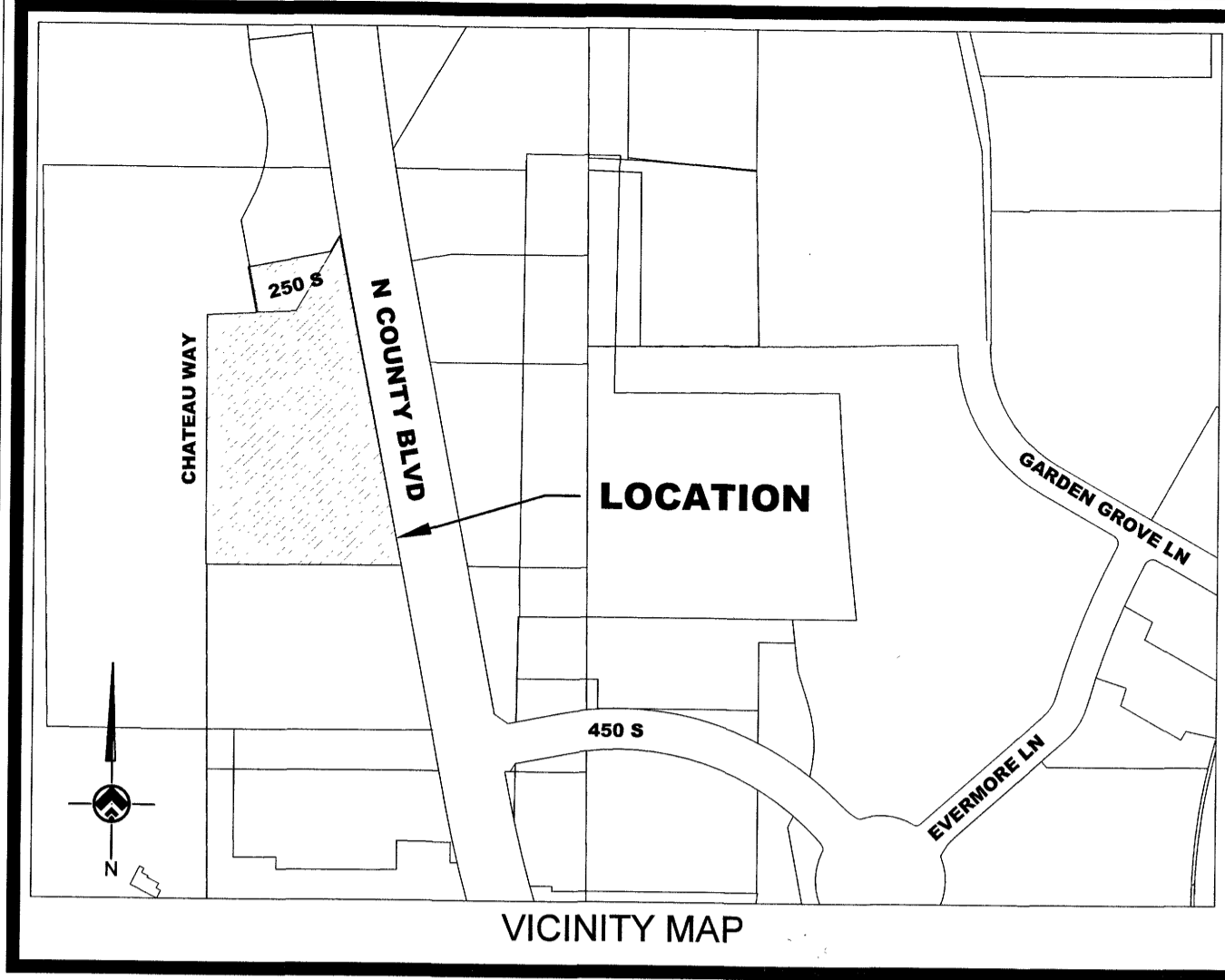


THE GROVE COVE A CONDOMINIUM PLAT

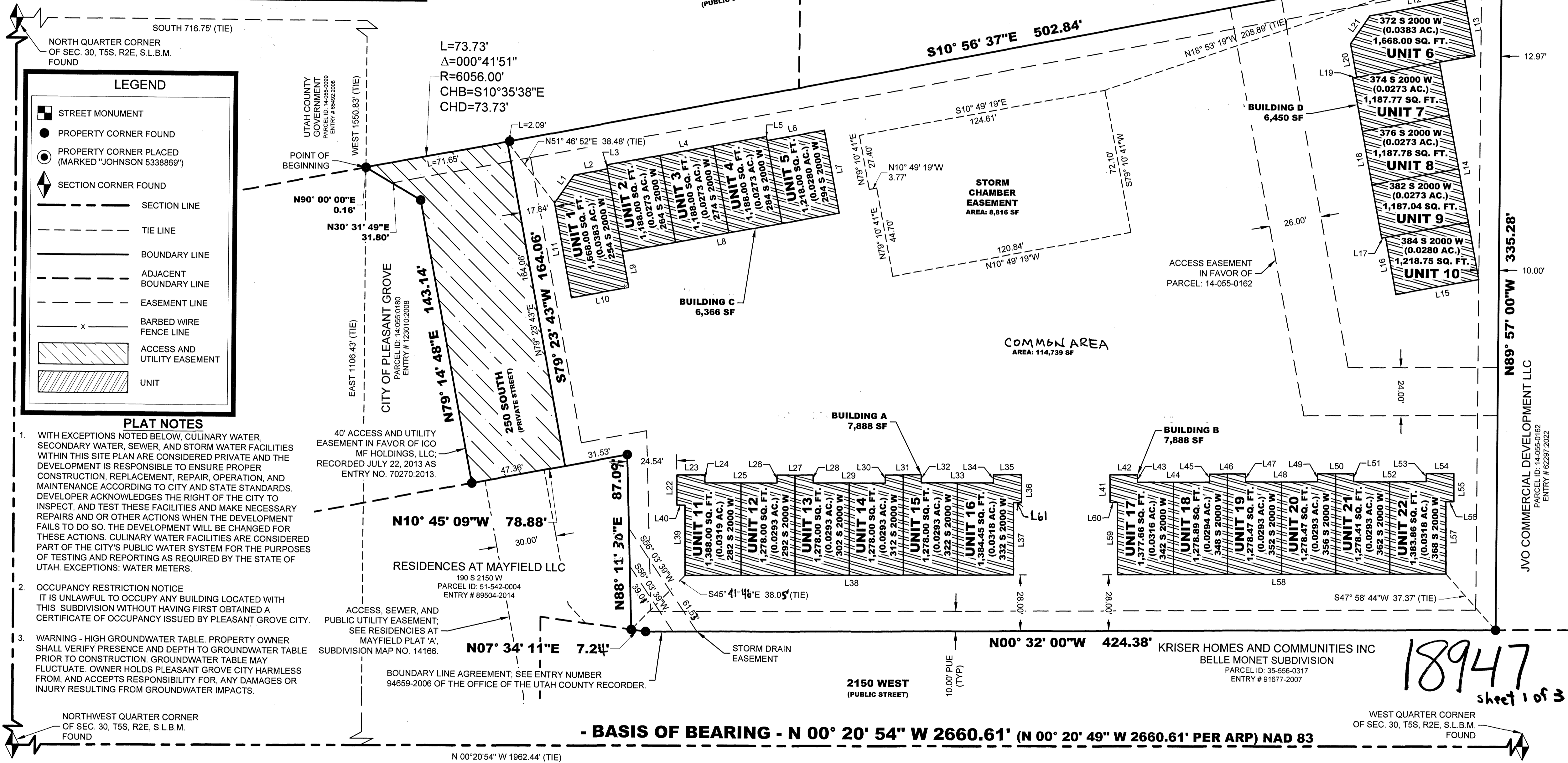
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE, UTAH COUNTY, UTAH.
MAY 2023



UTAH COUNTY GOVERNMENT
PARCEL ID: 14-055-0107
ENTRY # 65490-2008

N COUNTY BLVD
(2000 WEST)
(PUBLIC STREET)

UTAH COUNTY GOVERNMENT
PARCEL ID: 14-055-0099
ENTRY # 65492-2008



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 59, 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, HEREAFTER TO BE KNOWN AS **THE GROVE COVE**. 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.

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 716.75 FEET SOUTH AND 1550.83 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WESTERLY LINE OF NORTH COUNTY BLVD AS DESCRIBED IN THAT RECORD OF SURVEY RECORDED AS ROS 21-236 WITH THE UTAH COUNTY SURVEYOR, THE FOLLOWING TWO (2) COURSES: 1. THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6056.00 FEET, AND A CENTRAL ANGLE OF 00°41'51", A CHORD DIRECTION OF SOUTH 10°35'38" EAST, FOR A CHORD DISTANCE OF 73.73 FEET, 2. THENCE RUNNING SOUTH 10°56'37" EAST 502.84 FEET, THENCE LEAVING SAID WESTERLY LINE NORTH 89°57'00" WEST 335.28 TO A POINT LAYING ON THE EASTERLY BOUNDARY OF BELLE MONET SUBDIVISION (RECORDED AS MAP NO. 12310 IN THE OFFICE OF THE UTAH COUNTY RECORDER) AND THE WESTERLY BOUNDARY OF BOUNDARY LINE AGREEMENT ENTRY NO. 94659-2006, THENCE ALONG SAID SUBDIVISION AND BOUNDARY LINE NORTH 00°32'00" WEST 424.38 FEET AND NORTH 07°34'11" EAST 7.24 FEET, THENCE LEAVING SAID SUBDIVISION AND BOUNDARY LINE NORTH 88°11'30" EAST 87.00 FEET ALONG THE SOUTHERLY BOUNDARY OF RESIDENCES AT MAYFIELD SUBDIVISION (RECORDED AS MAP NO. 14166 IN THE OFFICE OF THE UTAH COUNTY RECORDER), THENCE CONTINUING ALONG SAID SUBDIVISION NORTH 10°45'09" WEST 78.88 FEET, THENCE LEAVING SAID SUBDIVISION NORTH 79°14'48" EAST A DISTANCE OF 143.14 FEET, THENCE NORTH 30°31'49" EAST 31.80 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 0.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 143,713.85 SQUARE FEET OR 3.299 ACRES, MORE OR LESS, AND 22 UNITS.

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

THE GROVE COVE

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: DREW PARCELL DATE: 8/7/23
NORTH COUNTY BLVD PLAZA, LLC
CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
JSS
COUNTY OF UTAH)

ON THE 7 DAY OF August, 2023, PERSONALLY APPEARED BEFORE ME, DENISE RENEE GIBLER, NOTARY PUBLIC STATE OF UTAH, COMMISSION # 715330, AND I HAVE KNOWN AND BELIEVE THE SIGNED AND CAPTIONED INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID PARTY, AND THAT HE/SHE IS THE OWNER OF SAID PARCEL OF LAND, 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.

NOTARY'S FULL NAME & COMMISSIONED NUMBER: Denise Renee Gibler 715730
MY COMMISSION EXPIRES: 12-14-24

PROJECT NO:	22-004	SHEET:	VP-103 01 OF 03
DATE:	08/01/23		
SCALE:	1" = 30'		

**THE GROVE COVE
A CONDOMINIUM PLAT**

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.M.. PLEASANT GROVE, UTAH COUNTY, UTAH.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. 534-3-27 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:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW.

APPROVED THIS 4 DAY OF Aug, 2023

ROCKY MOUNTAIN POWER
BY: Brent Kuhl
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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, 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' DEDICATION 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 1-800-366-8532.

APPROVED THIS 8th DAY OF August, 2023

DOMINION ENERGY
BY: Jeremy Littoral
TITLE: Pre-Construction

APPROVED THIS ___ DAY OF ___, 20__

REPRESENTATIVE TITLE

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 15 DAY OF Aug, A.D. 2023

MAYOR, CITY OF PLEASANT GROVE

DIANNE ANDERSON
KATHY J. STAVEN
APPROVED - CITY ENGINEER
(ATTEST) CLERK - RECORDER

SEWER / STORM DRAIN / CULINARY WATER

APPROVED THIS 13th DAY OF August, 2023

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.

UTAPIA
DATE: 8/7/23

PLANNING COMMISSION

APPROVED THIS 11th DAY OF May, 2023 A.D., BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

DANIEL CARDENAS
KATHY KPA
DIRECTOR SECRETARY
CHAIR - PLANNING COMMISSION

RECORD OF SURVEY NO.: 23-256 R.O.S. NO.

CLIENT / OWNER INFORMATION:
NORTH COUNTY BLVD PLAZA, LLC.
DREW PARCELL
427 W 19950 S, #201
DRAPER, UTAH
801-884-6474

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]

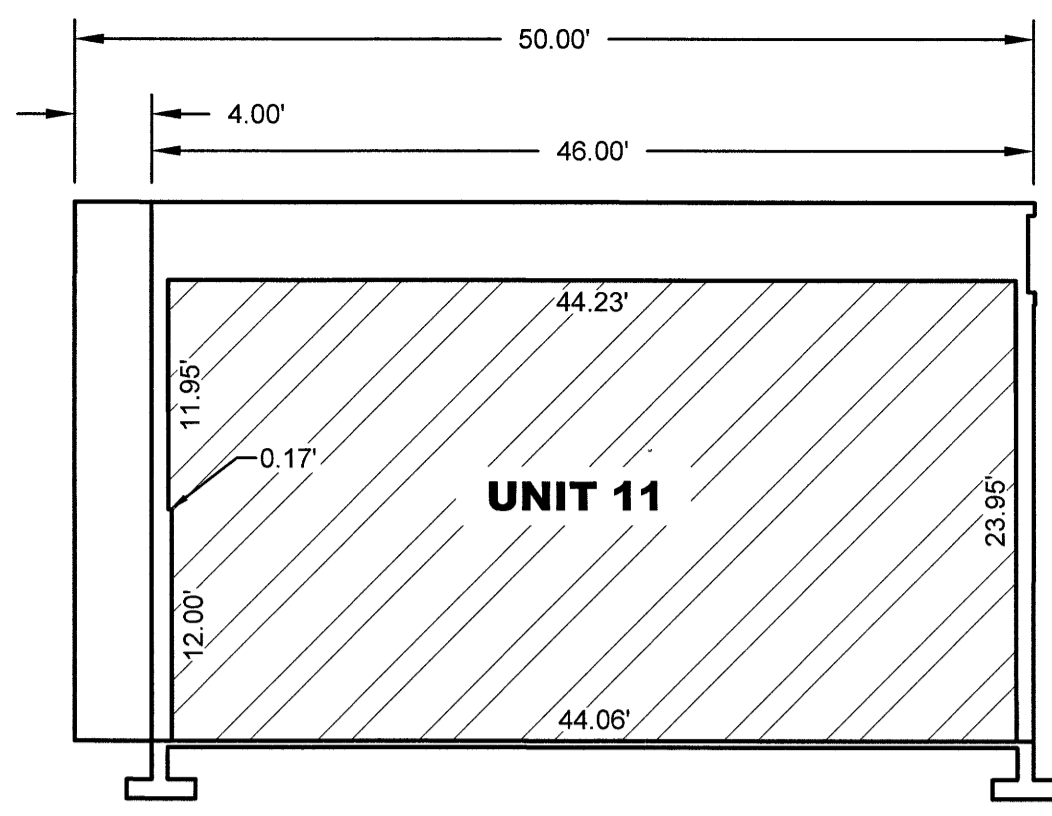
CITY CLERK/RECORDER: [Signature]

SURVEYOR: DAVID B. JOHNSON, No. 5338869, 08/01/23, STATE OF UTAH

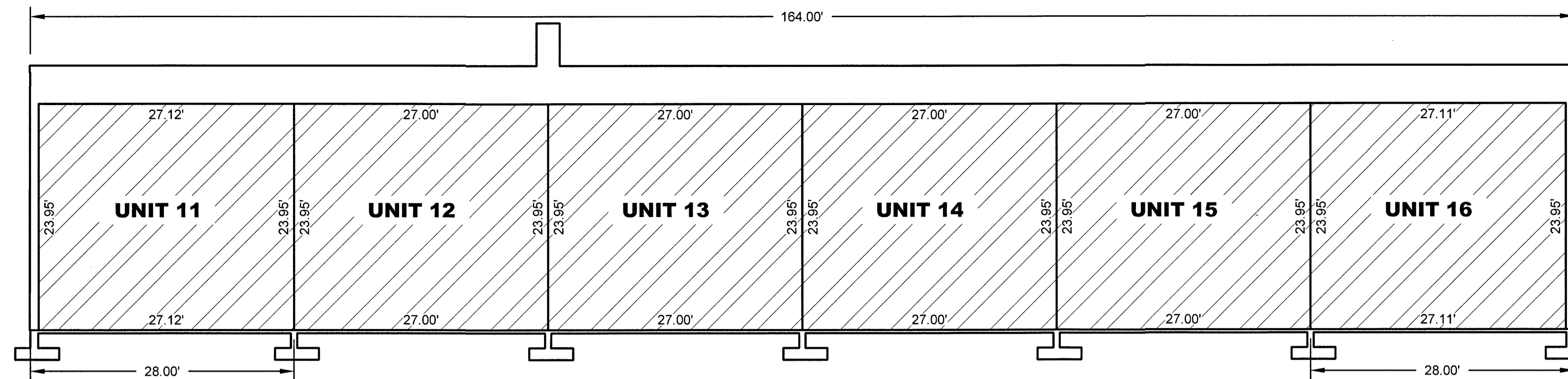
ENT 67458-2023 MAP# 18947
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 12 02:54 PM FEE 194.00 BY CS
RECORDED FOR PLEASANT GROVE CITY

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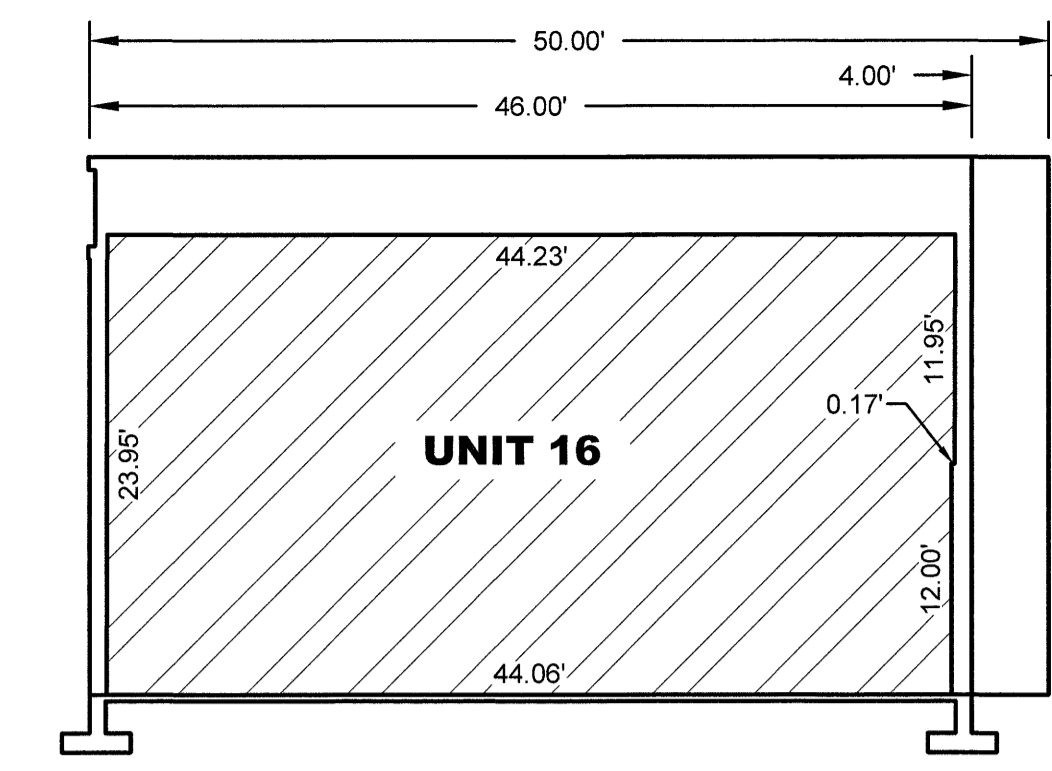
Sec. 30, T5S, R2E, S.L.B.M. TU 070 S.W.



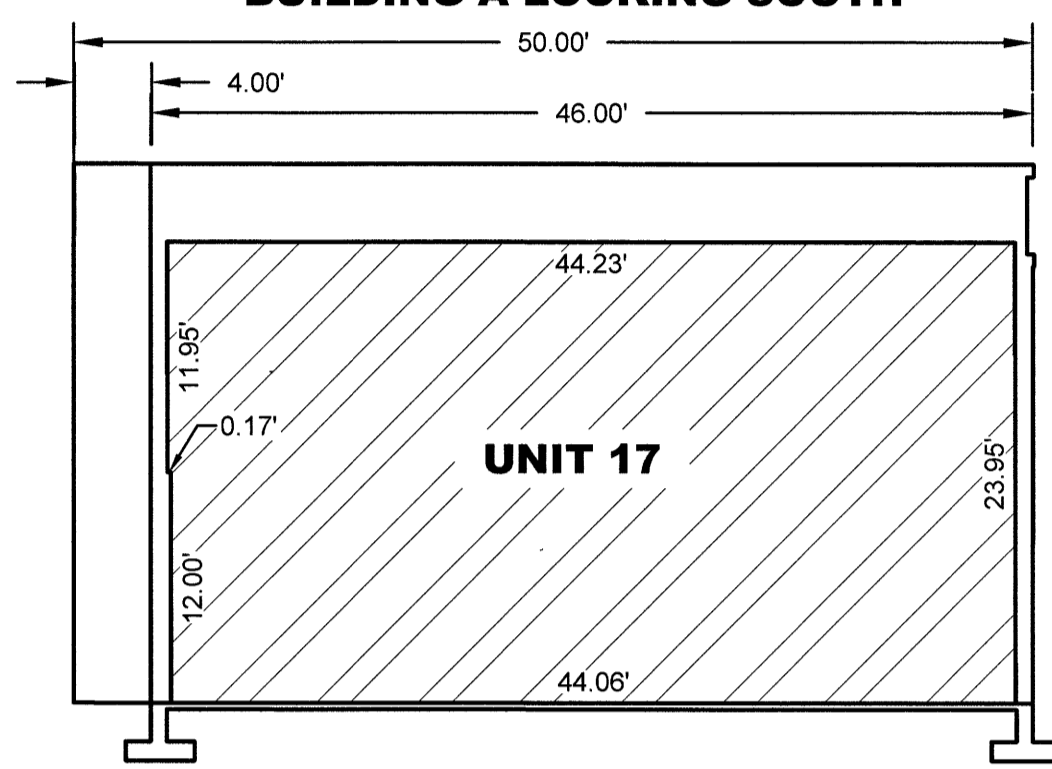
BUILDING A LOOKING SOUTH



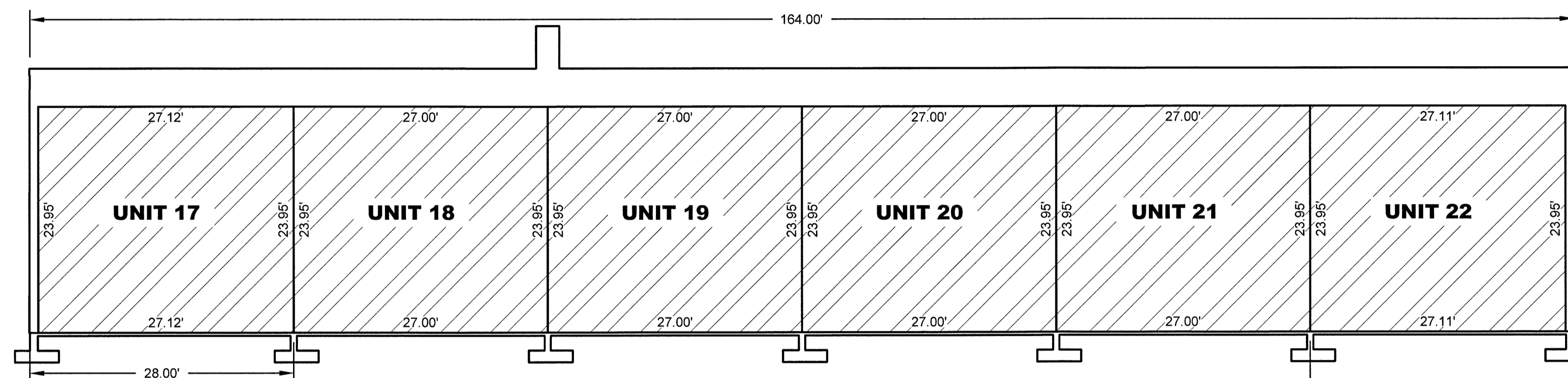
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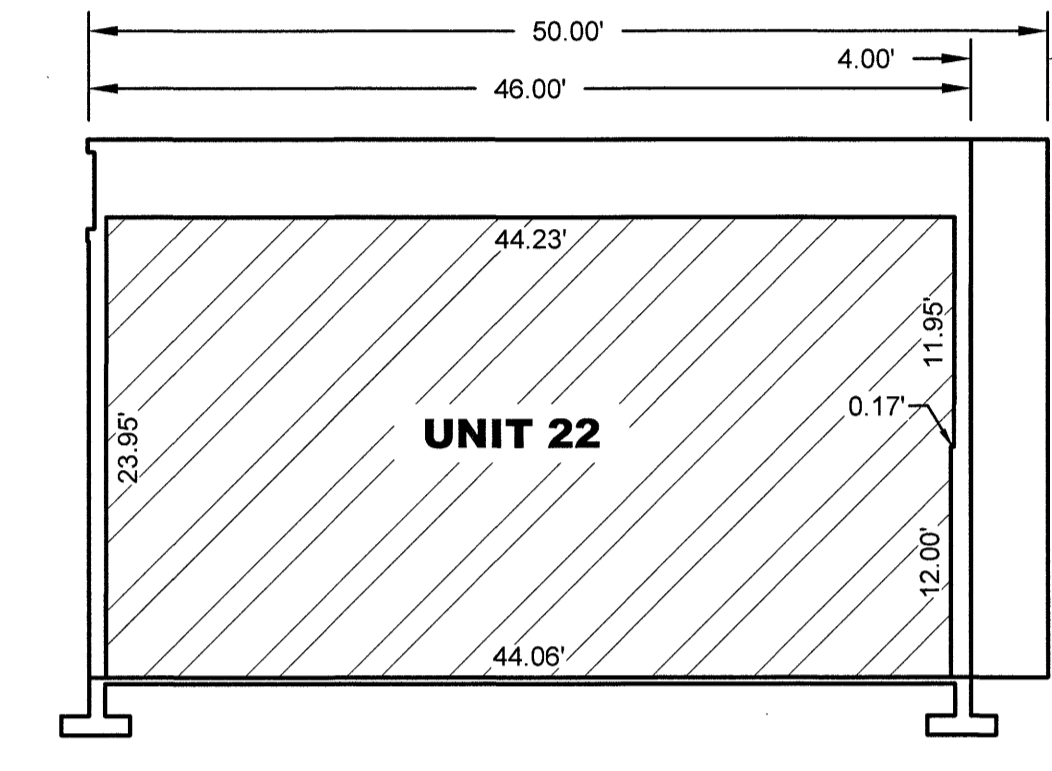
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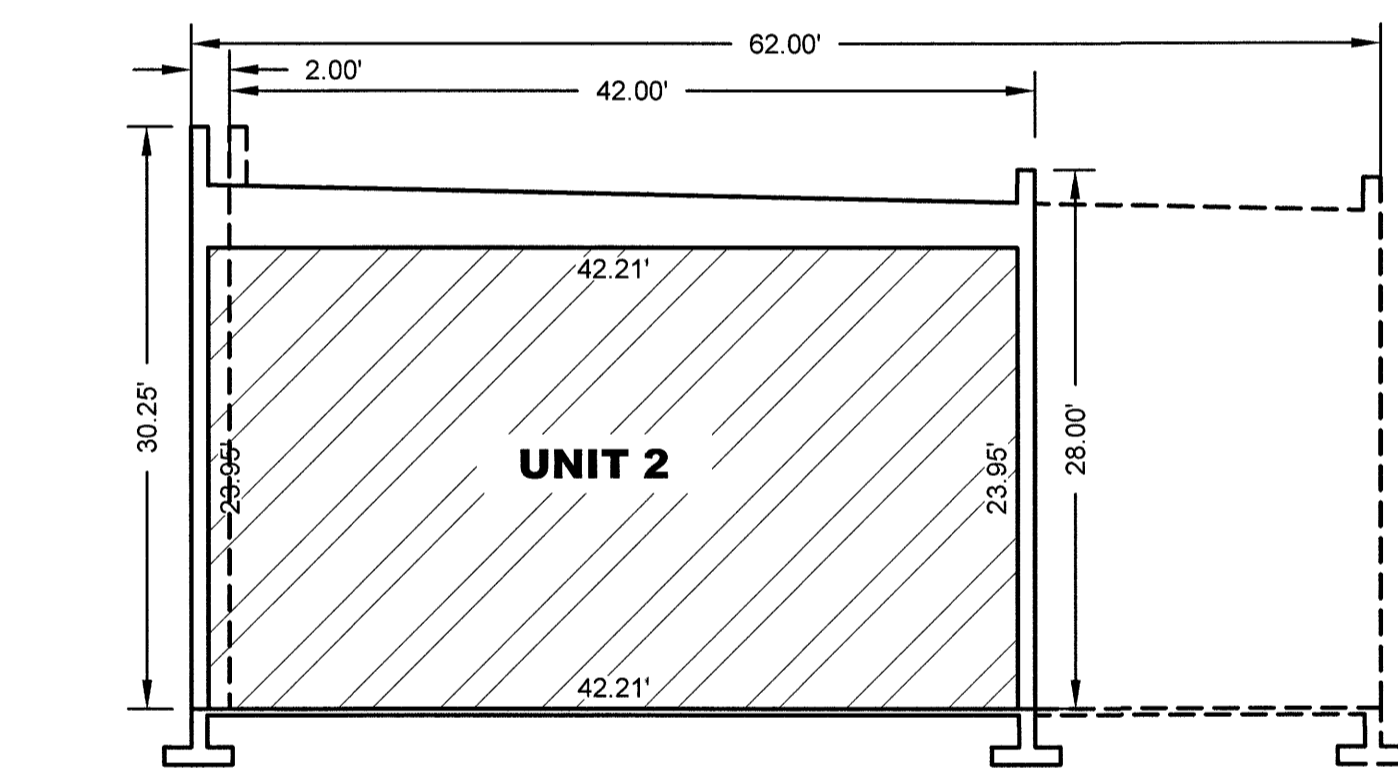
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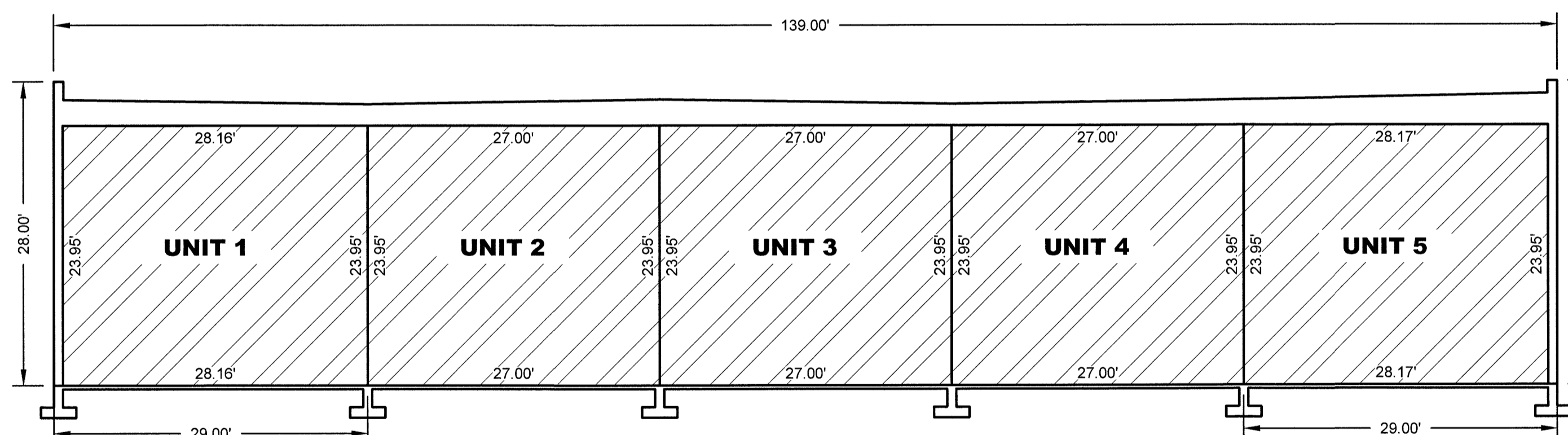
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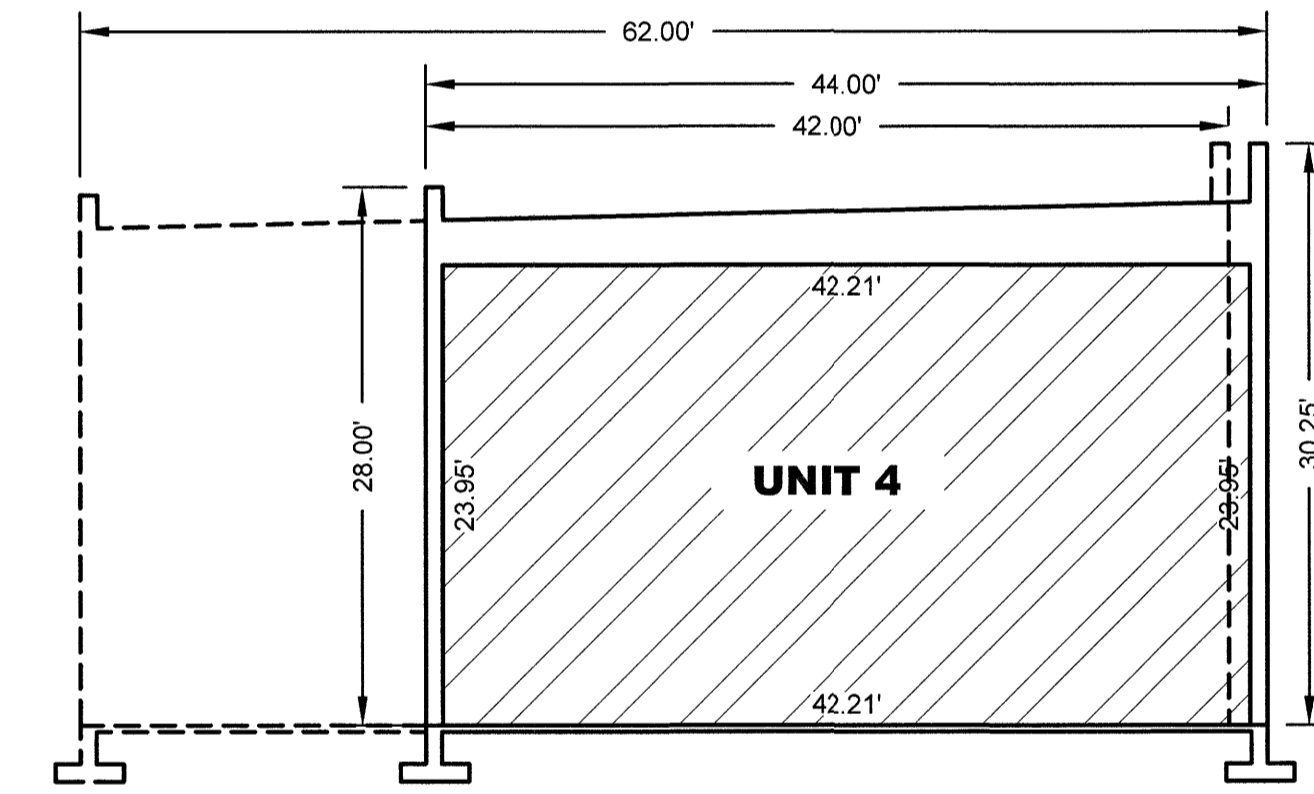
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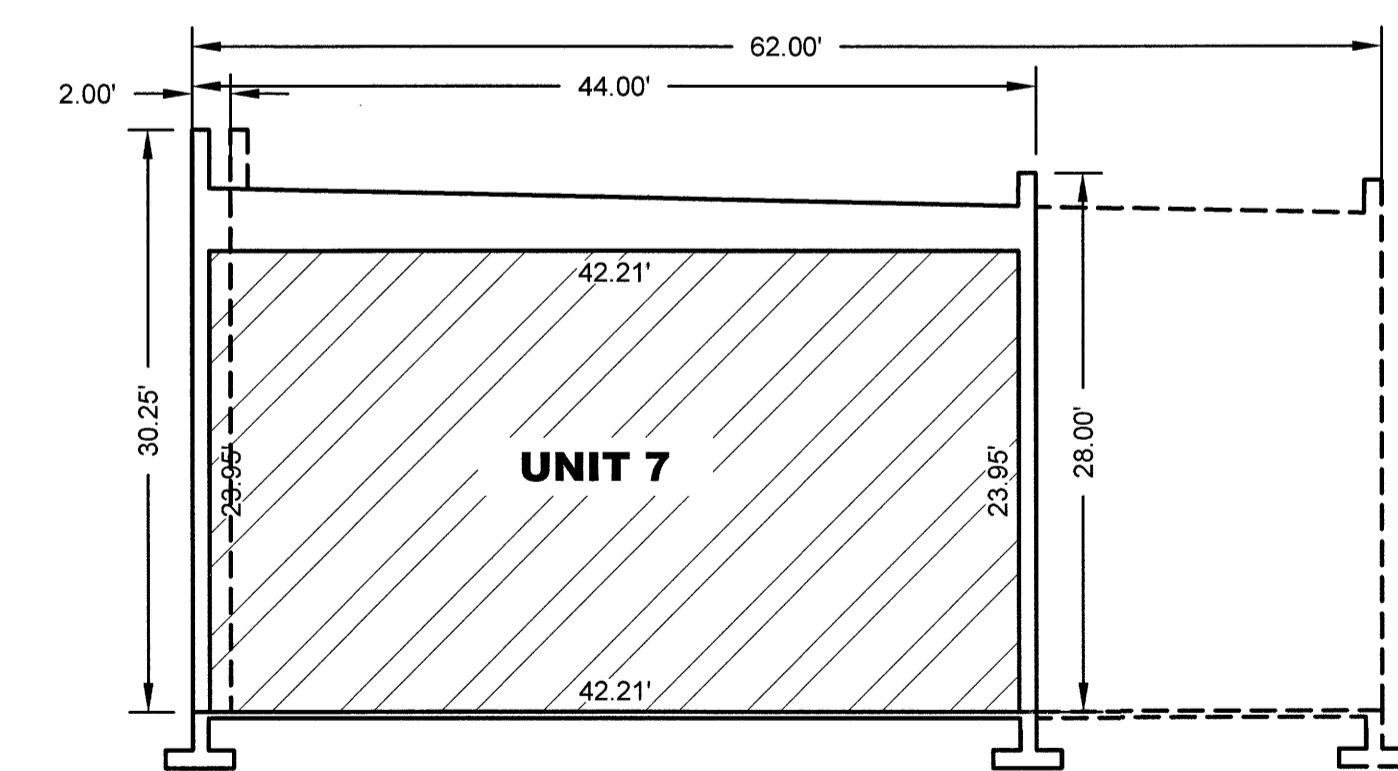
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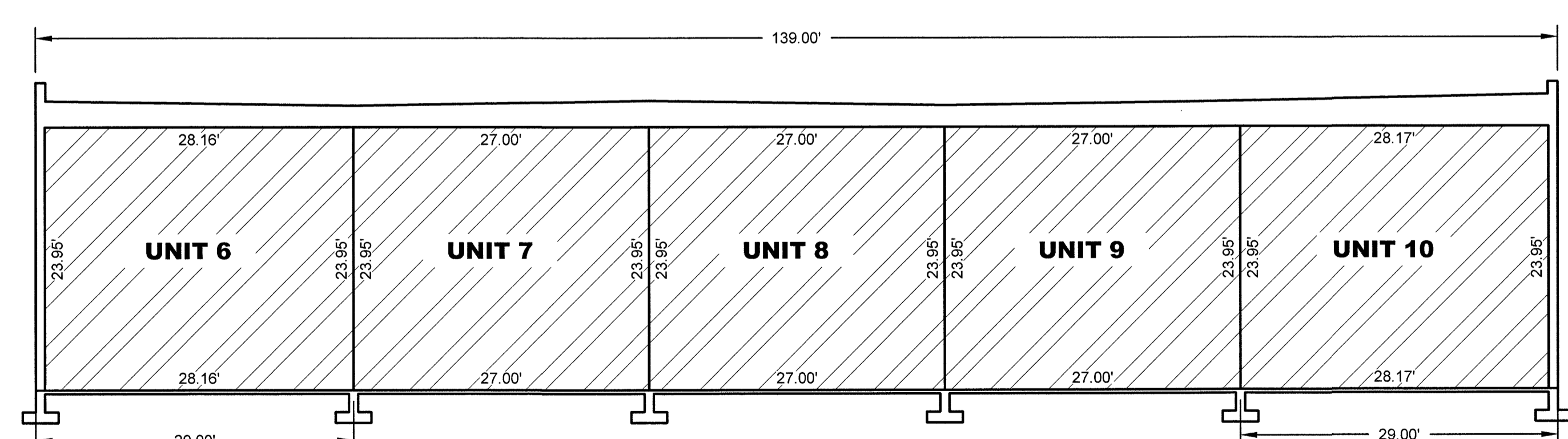
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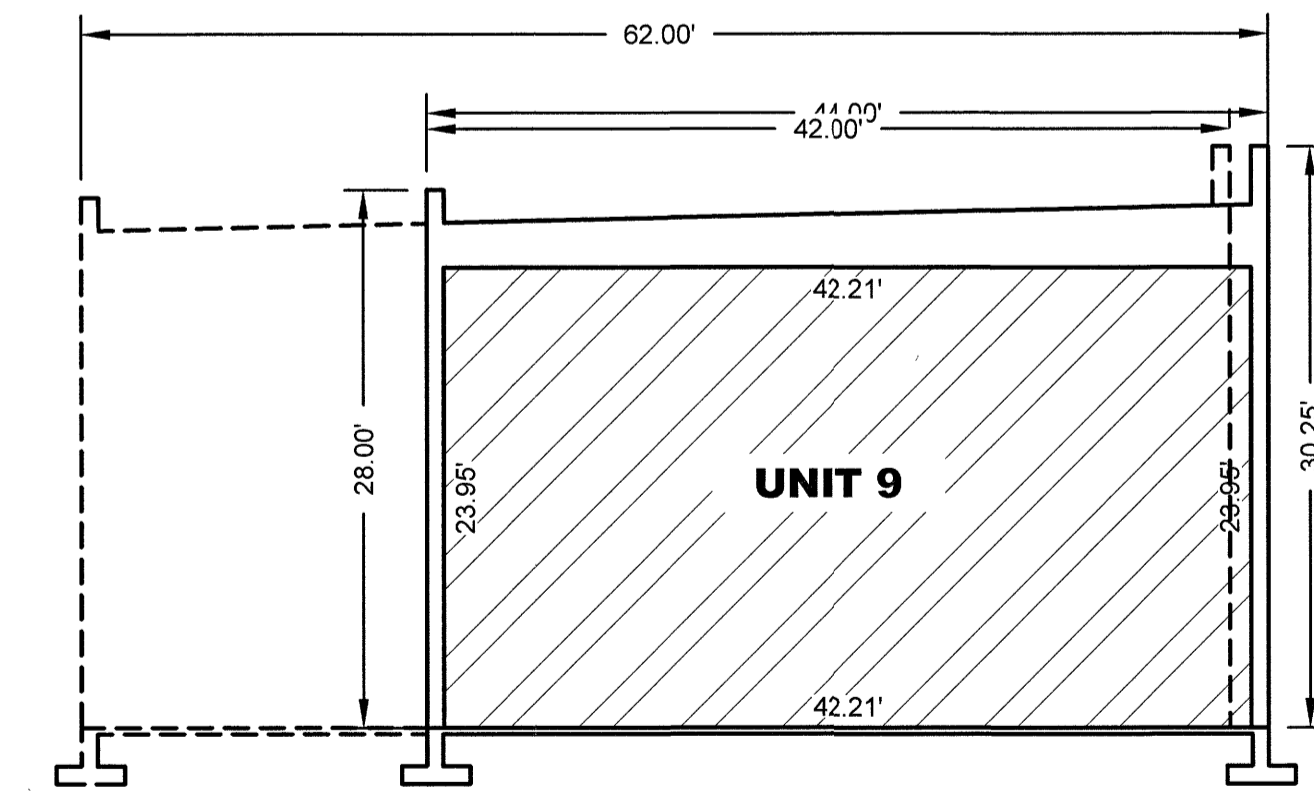
BUILDING C LOOKING NORTH



BUILDING D LOOKING WEST



BUILDING D LOOKING SOUTH



BUILDING D LOOKING EAST

18947
Sheet 2 of 3

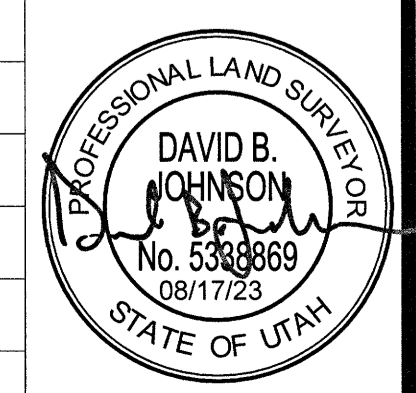
- NOTES:**
- VERTICAL INDIVIDUAL OWNERSHIP FOR BUILDINGS SHALL BE FROM THE FINISHED FLOOR TO THE BOTTOM HEIGHTS OF ROOF STRUCTURES. ROOFTOP STRUCTURES SHALL BE LIMITED COMMON AREA MAINTAINED BY THE OWNERS ASSOCIATION.
 - HORIZONTAL INDIVIDUAL UNIT OWNERSHIP WILL EXTEND FROM THE INTERIOR FACE OF THE PERIMETER BUILDING WALL TO THE FACE OF ANY INTERIOR DEMISING WALL.
 - ALL WALLS SHALL BE COMMON AREA MAINTAINED BY THE OWNERS ASSOCIATION.

ENT 67458-2023 MAP 18947
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 OCT 12 02:54 PM FEE 194.00 BY CS
RECORDED FOR PLEASANT GROVE CITY

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

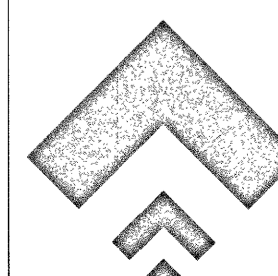
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NO.	DATE	REVISION
14	08/17/23	FINAL
13	08/09/23	FINAL
12	08/01/23	FINAL
11	07/27/23	FINAL
10	07/11/23	FINAL



CLIENT / OWNER INFORMATION:
NORTH COUNTY BLVD PLAZA, LLC.
DREW PARCELL
427 W 19950 S, #201
DRAPER, UTAH
801-884-6474

ENGINEER / SURVEYOR INFORMATION:



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

SHEET INFORMATION:

BUILDING CROSS SECTIONS
THE GROVE COVE
PLEASANT GROVE, UTAH COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	VP-104
PROJECT NO:	22-004		02 OF 03
DATE:	08/09/23		
SCALE:	AS SHOWN		

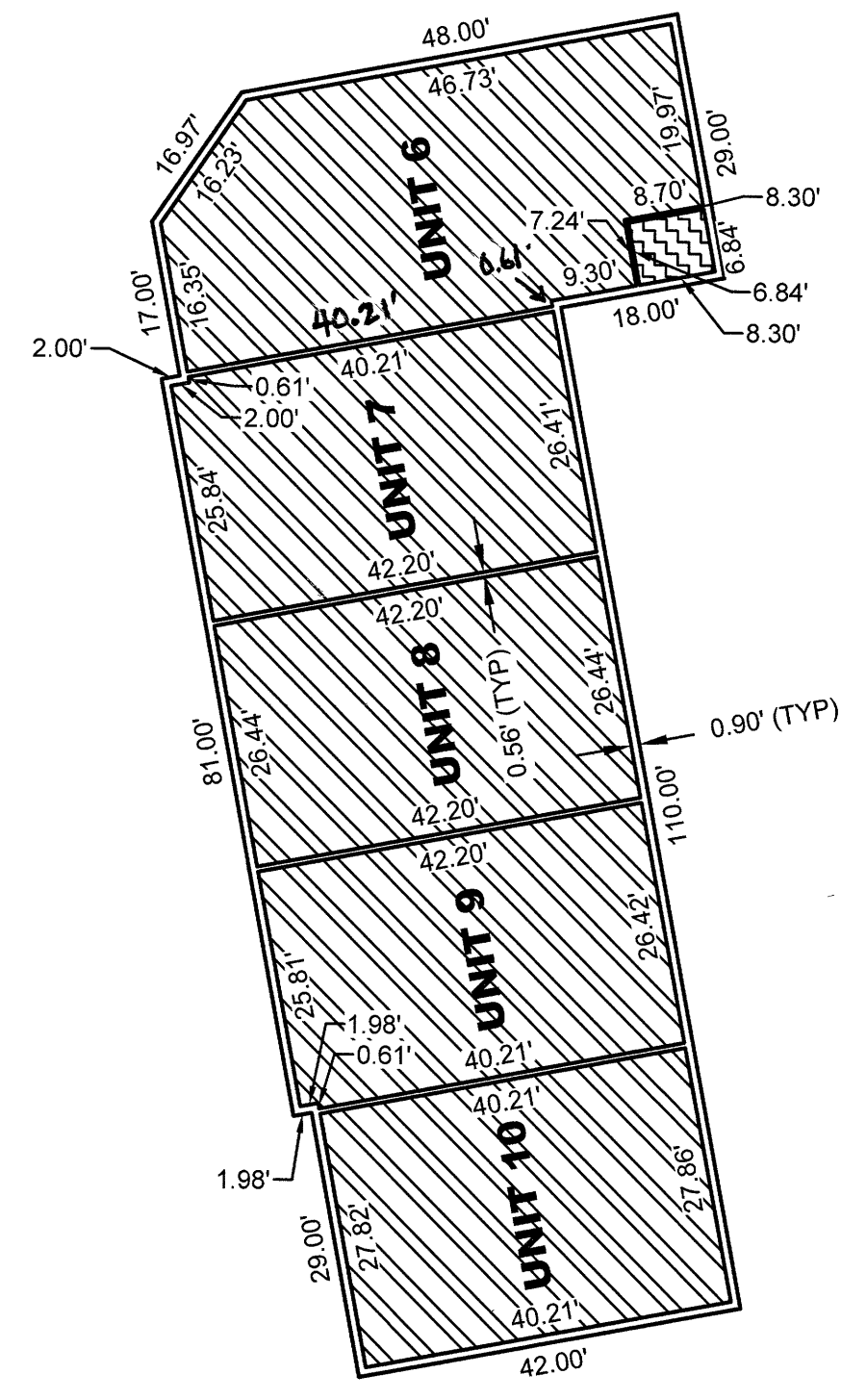
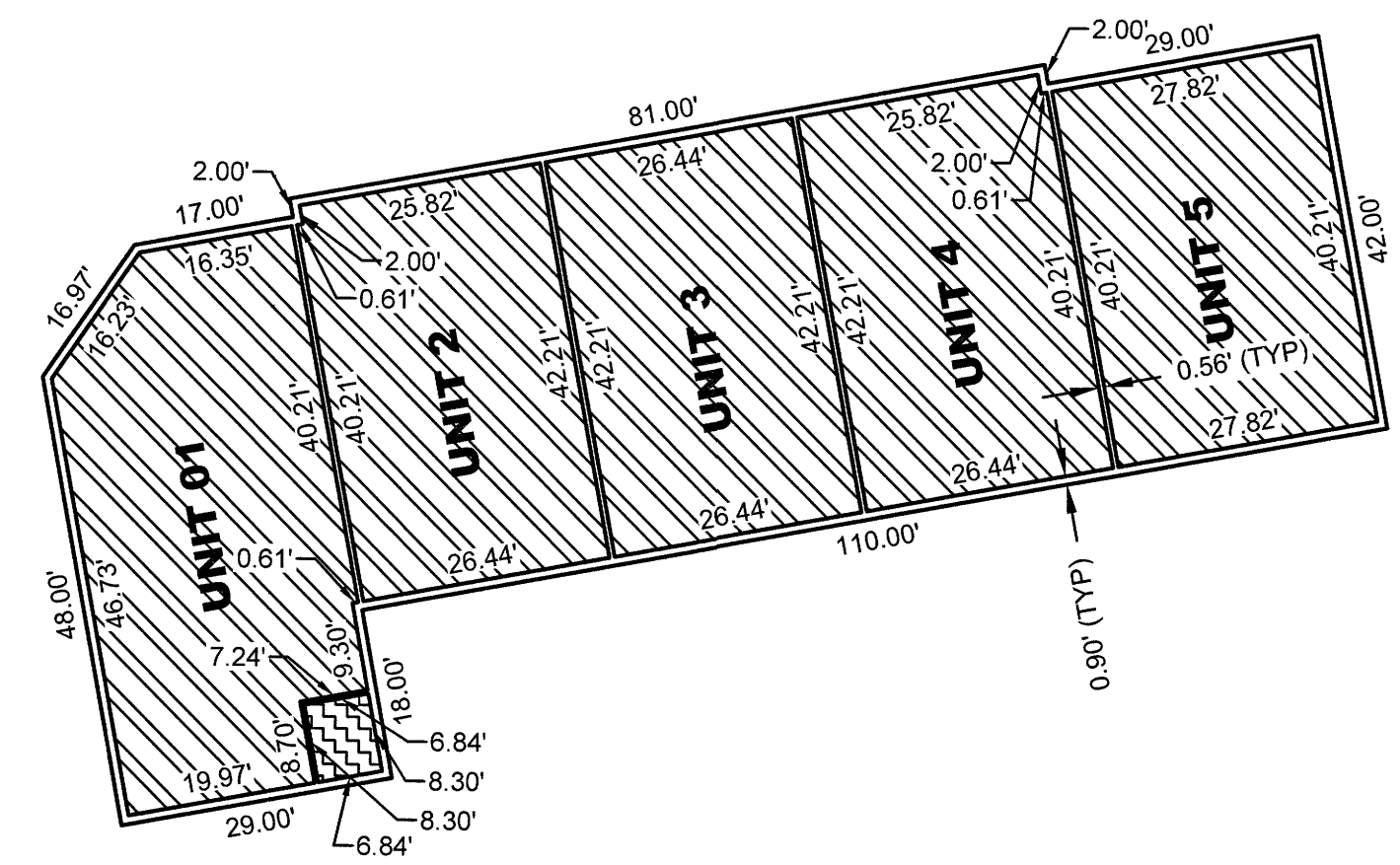
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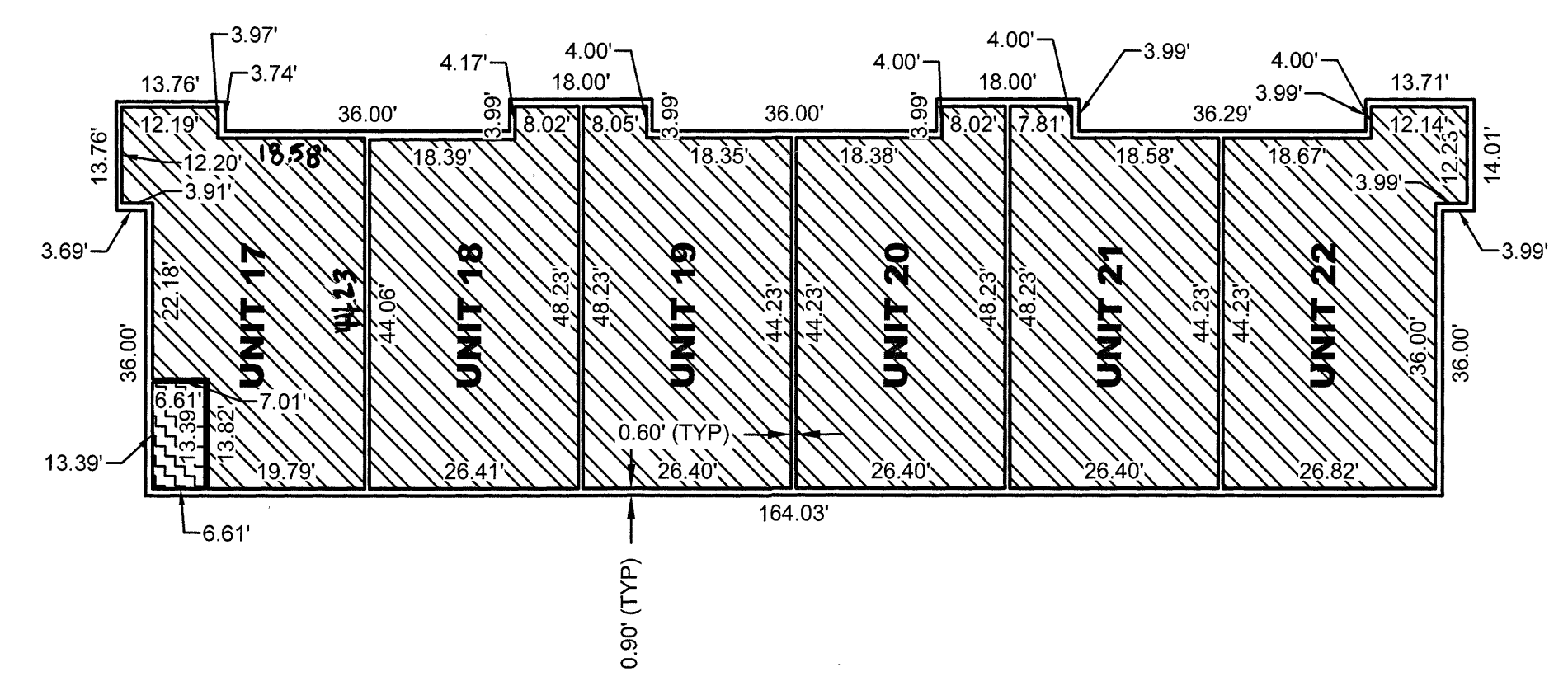
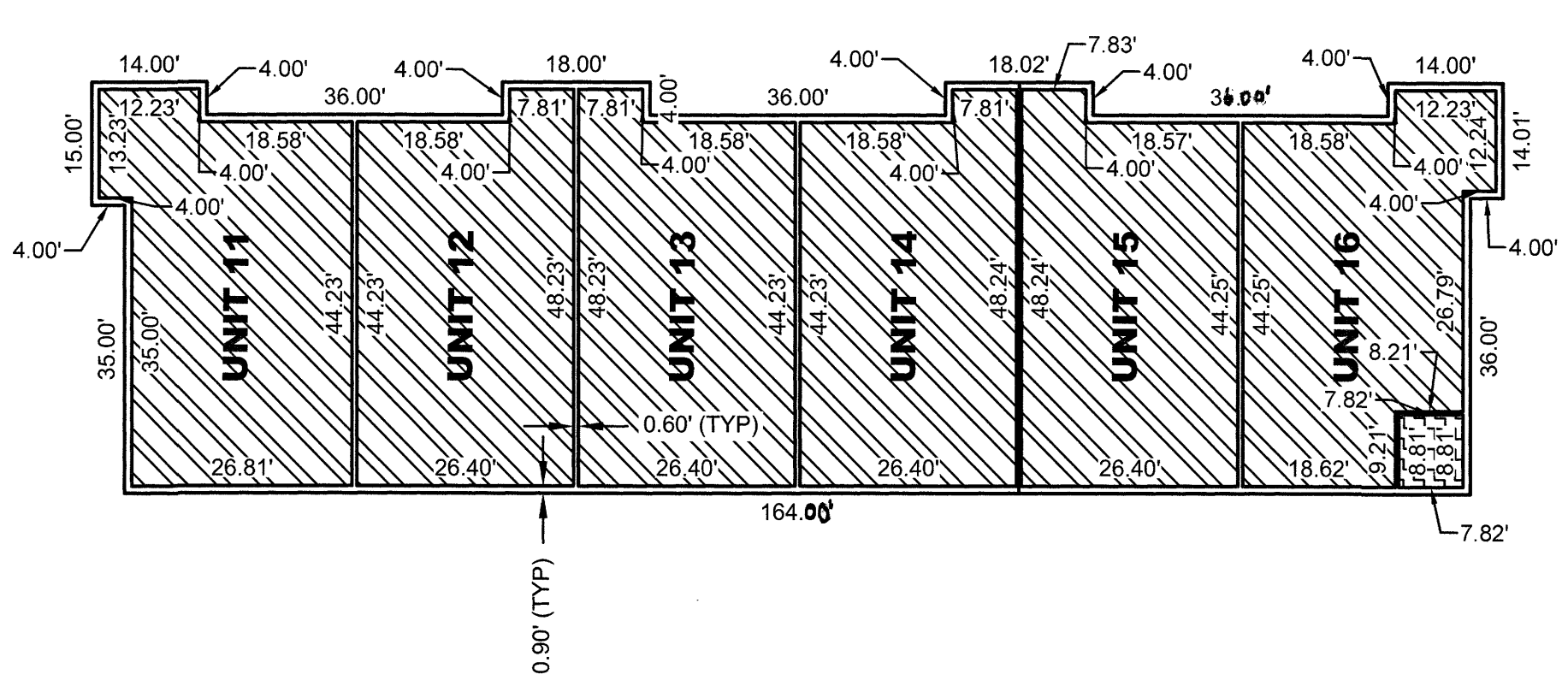
PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L1	16.97	N55° 37' 08"W
L2	17.00	N10° 37' 06"W
L3	2.00	S79° 22' 54"W
L4	81.00	N10° 37' 06"W
L5	2.00	N79° 22' 54"E
L6	29.00	N10° 37' 06"W
L7	42.00	N79° 22' 54"E
L8	110.00	S10° 37' 06"E
L9	18.00	N79° 22' 54"E
L10	29.00	S10° 37' 06"E
L11	48.00	S79° 22' 54"W
L12	48.00	N10° 46' 04"W
L13	29.00	N79° 13' 56"E
L14	110.00	N79° 13' 56"E
L15	42.00	S10° 46' 04"E
L16	29.00	S79° 13' 56"W
L17	1.98	S10° 42' 52"E
L18	81.00	S79° 13' 15"W
L19	2.00	N10° 46' 03"W
L20	17.00	S79° 13' 56"W

PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L21	16.97	N55° 46' 04"W
L22	15.00	S89° 28' 00"W
L23	14.00	N00° 32' 00"W
L24	4.00	N89° 28' 00"E
L25	36.00	N00° 32' 00"W
L26	4.00	S89° 28' 00"W
L27	18.00	N00° 32' 00"W
L28	4.00	N89° 28' 00"E
L29	36.00	N00° 32' 00"W
L30	4.00	S89° 28' 00"W
L31	18.00	N00° 32' 00"W
L32	4.00	N89° 28' 00"E
L33	36.00	N00° 32' 00"W
L34	4.00	S89° 28' 00"W
L35	14.00	N00° 32' 00"W
L36	14.01	N89° 28' 00"E
L37	35.99	N89° 30' 09"E
L38	16.00	S00° 32' 00"E
L39	35.00	S89° 28' 00"W
L40	4.00	S00° 32' 00"E

PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L41	13.76	S89° 15' 58"W
L42	13.76	N00° 32' 00"W
L43	3.74	N89° 28' 00"E
L44	36.00	N00° 32' 00"W
L45	3.99	S89° 28' 00"W
L46	18.00	N00° 32' 00"W
L47	3.99	N89° 28' 00"E
L48	36.00	N00° 32' 00"W
L49	3.99	S89° 28' 00"W
L50	18.00	N00° 32' 00"W
L51	3.99	N89° 28' 00"E
L52	36.29	N00° 32' 00"W
L53	3.99	N89° 53' 02"W
L54	13.71	N00° 32' 00"W
L55	14.01	N89° 28' 00"E
L56	3.99	S00° 32' 00"E
L57	36.00	N89° 28' 00"E
L58	16.03	S00° 32' 00"E
L59	36.00	S89° 28' 00"W
L60	3.89	S00° 32' 00"E
L61	3.98	S00° 32' 00"E

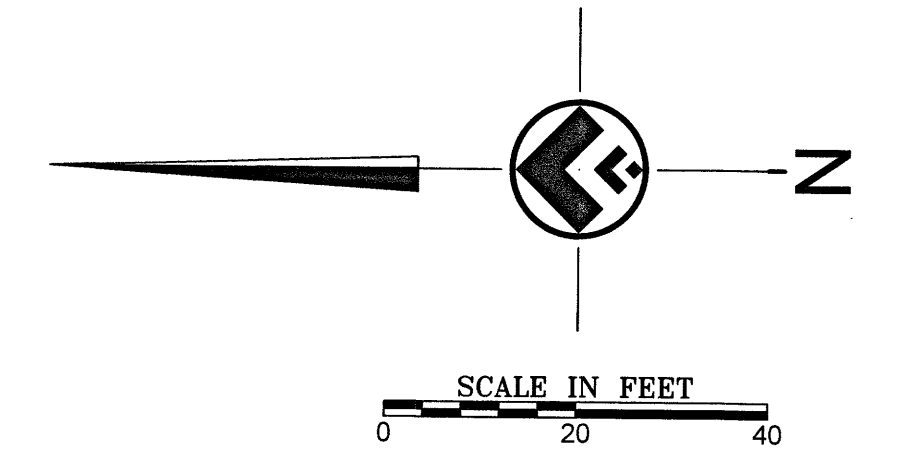
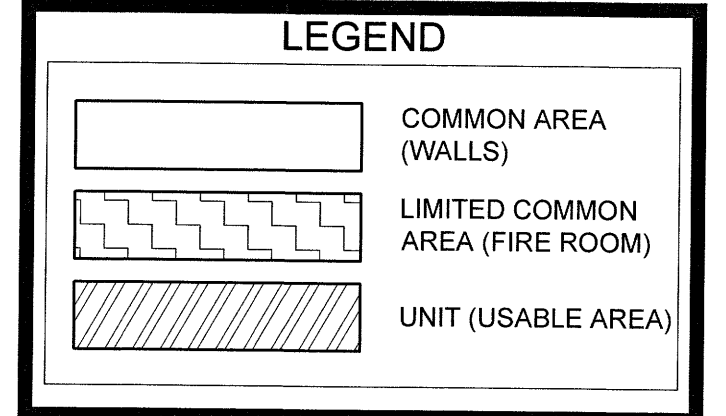


UNIT	COMMON AREA (WALLS)	USABLE AREA	LIMITED COMMON AREA (FIRE ROOM)	TOTAL AREA
1	131.53	1479.66	56.81	1668
2	73.35	1114.65	0	1188
3	72.12	1115.88	0	1188
4	73.35	1114.65	0	1188
5	69.29	1118.71	0	1188
6	131.51	1479.67	56.82	1668
7	73.36	1114.41	0	1187.77
8	72.1	1115.67	0	1187.77
9	74.03	1113.74	0	1187.77
10	99.31	1119.44	0	1218.75
11	116.14	1271.86	0	1388
12	79.16	1198.84	0	1278
13	79.12	1198.88	0	1278
14	79.05	1198.95	0	1278
15	78.7	1199.3	0	1278
16	121.88	1193.66	68.91	1384.45
17	119.81	1169.31	88.54	1377.66
18	81.97	1196.92	0	1278.89
19	78.75	1199.72	0	1278.47
20	78.9	1199.57	0	1278.47
21	79.71	1198.7	0	1278.41
22	116.19	1267.67	0	1383.86



18947
Sheet 3 of 3

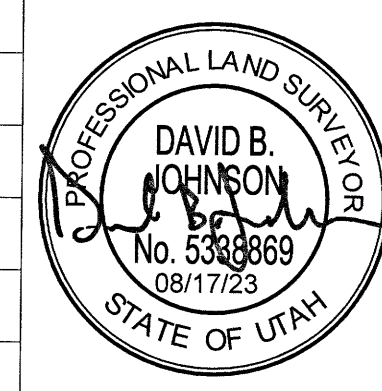
ENT 67458-2023 MAP# 18947
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UTAH COUNTY RECORDER
2023 Oct 12 02:54 PM FEE 194.00 BY CS
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CLIENT / OWNER INFORMATION:
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4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:
LOT LINE TABLES
THE GROVE COVE
PLEASANT GROVE, UTAH COUNTY, UTAH

DRAWN BY: DBJ
CHECKED BY: DBJ
APPROVED BY: DBJ
PROJECT NO: 22-004
DATE: 08/09/23
SCALE: AS SHOWN

SHEET: VP-105
03 OF 03