

NORTHWEST CORNER OF SECTION 19 TOWNSHIP 5 SOUTH RANGE 2 EAST SLB&M (FOUND BRASS CAP)

BASIS OF BEARINGS: N00°24'14"W 2671.01' (MEASURED)

WEST QUARTER CORNER OF SECTION 19 TOWNSHIP 5 SOUTH RANGE 2 EAST SLB&M (FOUND BRASS CAP)

# GROVE COMMONS SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN PLEASANT GROVE, UTAH COUNTY, UTAH

EAST 1627.51' (TIE)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	510.37'	550.00'	053°10'01"	275.22'	S63°33'54"E	492.25'
C2	219.68'	585.00'	022°16'38"	111.24'	N48°07'13"W	218.30'
C3	115.44'	450.00'	014°41'55"	58.04'	S09°21'24"W	115.13'
C4	485.58'	515.00'	054°01'23"	262.54'	S63°08'14"E	467.79'
C5	466.71'	585.00'	045°42'37"	246.57'	S60°44'16"E	454.43'
C6	238.24'	622.00'	021°56'44"	120.60'	N47°05'55"W	236.79'
C7	196.03'	508.00'	022°06'35"	99.25'	N48°56'15"W	194.82'
C8	23.58'	15.00'	090°05'13"	15.02'	N44°48'29"E	21.23'
C9	124.42'	485.00'	014°41'55"	62.55'	S09°21'24"W	124.08'
C10	57.87'	515.00'	006°26'20"	28.97'	S86°55'46"E	57.84'
C11	427.71'	515.00'	047°36'03"	227.06'	S59°55'04"E	415.52'
C12	315.33'	585.00'	030°53'01"	161.59'	S68°09'04"E	311.52'
C13	110.15'	214.50'	029°25'20"	56.32'	S34°15'59"W	108.94'
C14	151.38'	585.00'	014°49'36"	76.12'	S45°17'45"E	150.96'

LINE	LENGTH	DIRECTION
L1	11.93'	N03°00'28"W
L2	11.52'	N03°00'28"W
L3	165.78'	N89°51'05"E
L4	45.35'	N00°13'01"E
L5	50.00'	S89°38'35"W

LINE	LENGTH	DIRECTION
L9	399.09'	S73°17'39"E
L10	34.99'	N00°00'00"E
L11	397.83'	N73°17'38"W
L12	21.51'	N02°00'26"E
L13	13.14'	N02°00'26"E

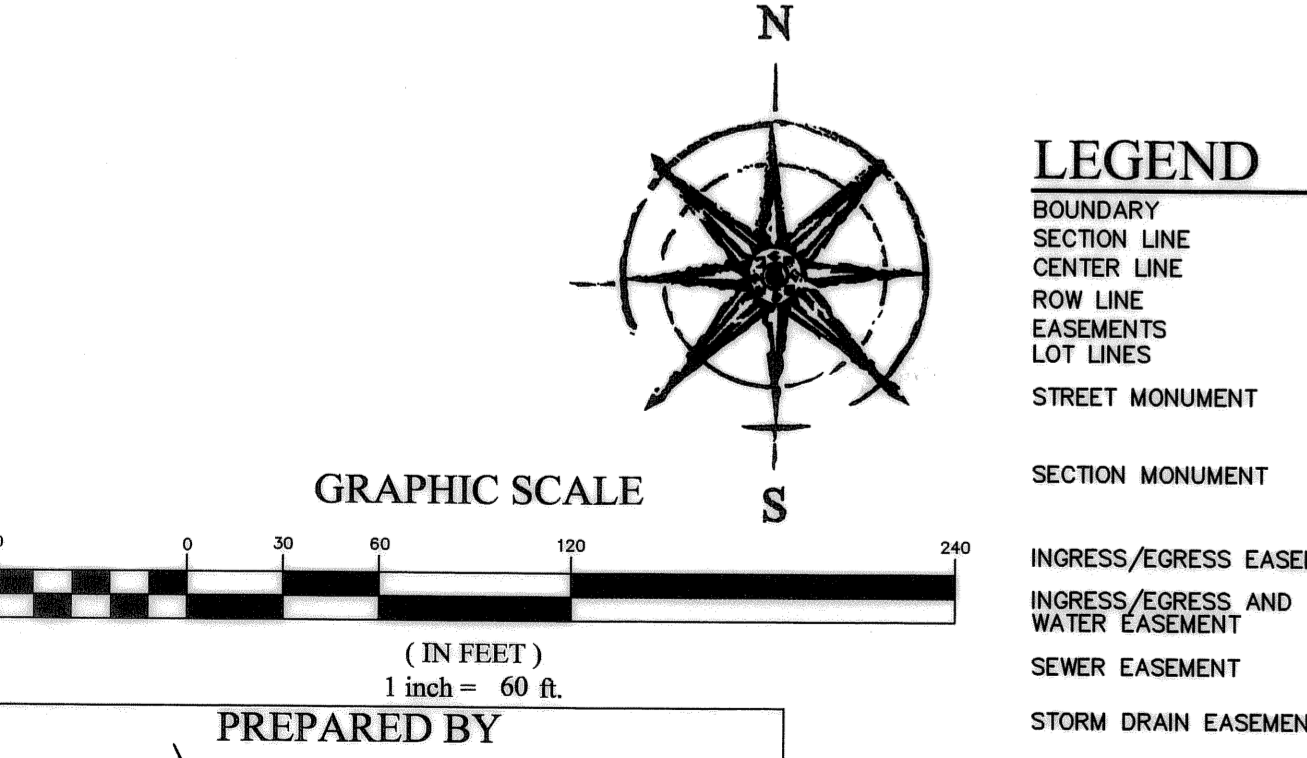
LINE	LENGTH	DIRECTION
L5	50.00'	S72°54'46"E
L6	192.30'	N16°42'21"E
L7	191.97'	S16°42'21"W
L8	50.00'	S73°17'39"E

LINE	LENGTH	DIRECTION
L13	6.87'	N02°00'26"E
L14	380.79'	S89°58'50"W
L15	20.00'	N00°00'00"E
L16	319.55'	S89°58'50"W
L17	40.34'	N00°00'00"E
L18	20.88'	S73°17'39"E
L19	34.33'	N00°00'00"E
L20	41.95'	S89°58'50"W
L35	13.14'	N02°00'26"E

**NOTES:**

- \*WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUND WATER TABLE PRIOR TO CONSTRUCTION. GROUND WATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM GROUND WATER 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 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. THE TOTAL PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 168,166 SQFT OR 3.86 ACRES.
- THE SEWER MAIN DOWNSTREAM FROM SEWER MANHOLE #08 (LOCATED AT THE INTERSECTION OF 1650 WEST AND 100 SOUTH) HEADS WEST TO NORTH COUNTY BLVD WHERE THE PROPOSED SEWER MAIN WILL CONNECT TO THE EXISTING SEWER MAIN LOCATED IN NORTH COUNTY BLVD (AS SHOWN ON THE GROVE COMMONS CONSTRUCTION DRAWINGS) WILL BECOME A PRIVATE LINE WHEN THE CITY ABANDONS ITS USE AT THE TIME A NEW CONNECTION SOUTH IS ADDED AT SAID MANHOLE #08.
- THE SLOUGH ALONG THE WESTERN PORTION OF THE PLAT IS A NATURAL CHANNEL DRAINING SPRINGS TO THE NORTH. THIS CHANNEL MUST REMAIN OPEN AS LONG AS ANY PROPERTY WITHIN THIS PLAT USE AS AN OPEN SPACE FEATURE TO COMPLY WITH THE ZONING REQUIREMENTS (CURRENT OR FUTURE) GOVERNING THEIR DEVELOPMENT.



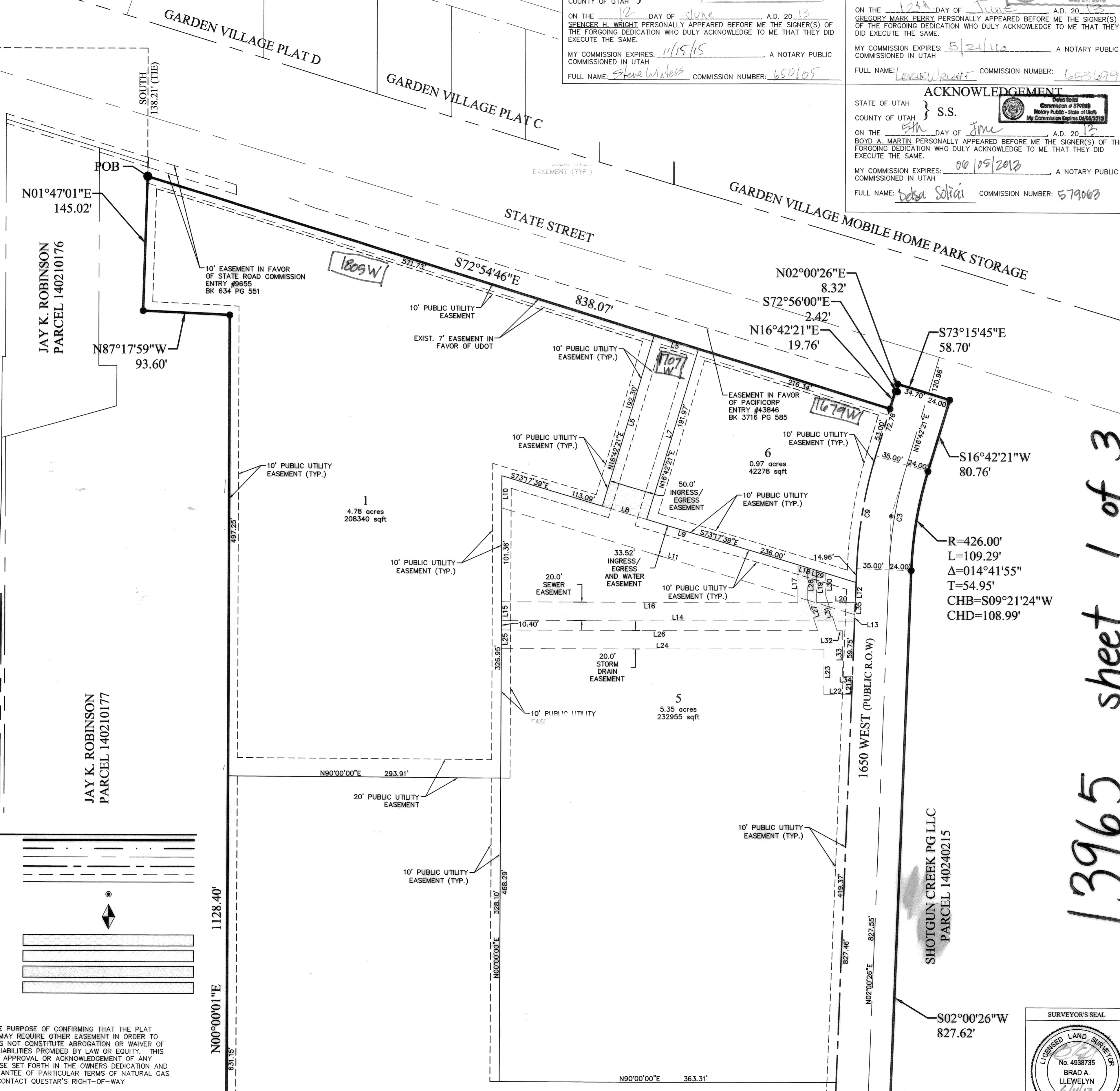
PREPARED BY

ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

**QUESTAR NOTE:**

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT. QUESTAR MAY REQUIRE OTHER EASEMENT 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 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

QUESTAR GAS DATE 6/6/13



**ACKNOWLEDGEMENT** *EE MORTENSEN*  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 657148  
COMM. EXP. 02-19-2017

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 6th DAY OF June A.D. 2013  
ALAN D. ROBINSON PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: Feb 19, 2017 A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: *Alan D. Robinson* COMMISSION NUMBER: 657146

**ACKNOWLEDGEMENT** *EE MORTENSEN*  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 657148  
COMM. EXP. 02-19-2017

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 6th DAY OF June A.D. 2013  
LESLIE R. ROBINSON PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: Feb 19, 2017 A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: *Leslie R. Robinson* COMMISSION NUMBER: 657146

**ACKNOWLEDGEMENT** *EE MORTENSEN*  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 657148  
COMM. EXP. 02-19-2017

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 12th DAY OF June A.D. 2013  
SPENCER H. WRIGHT PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: 11/5/15 A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: *Spencer H. Wright* COMMISSION NUMBER: 652105

**ACKNOWLEDGEMENT** *EE MORTENSEN*  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 657148  
COMM. EXP. 02-19-2017

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 12th DAY OF June A.D. 2013  
GREGORY MARK PERRY PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: 5/21/16 A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: *Gregory Mark Perry* COMMISSION NUMBER: 653189

**ACKNOWLEDGEMENT** *EE MORTENSEN*  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 657148  
COMM. EXP. 02-19-2017

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 5th DAY OF June A.D. 2013  
BOYD A. MARTIN PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: 06/05/2013 A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: *Boyd A. Martin* COMMISSION NUMBER: 579003

**ACKNOWLEDGEMENT** *EE MORTENSEN*  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 657148  
COMM. EXP. 02-19-2017

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE 5th DAY OF June A.D. 2013  
BOYD A. MARTIN PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: 06/05/2013 A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: *Boyd A. Martin* COMMISSION NUMBER: 579003

**SURVEYOR'S CERTIFICATE**

I, BRAD A. LLEWELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4938735 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS GROVE COMMONS SUBDIVISION PLAT 'A', AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET, SAID POINT ALSO BEING EAST 1627.51 FEET AND SOUTH 138.21 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE STREET SOUTH 72°54'46" EAST, 838.07 FEET; THENCE NORTH 16°42'21" EAST, 19.76 FEET; THENCE SOUTH 72°56'00" EAST, 2.42 FEET; THENCE NORTH 02°00'26" EAST, 8.32 FEET; THENCE SOUTH 73°15'45" EAST, 58.70 FEET; THENCE SOUTH 16°42'21" WEST, 80.76 FEET; THENCE 109.29 FEET ALONG A 426.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 09°21'24" WEST, 108.99 FEET); THENCE SOUTH 02°00'26" WEST, 827.62 FEET; THENCE SOUTH 02°19'56" WEST, 0.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE GABLES AT PLEASANT GROVE P.U.D.; THENCE ALONG SAID NORTH BOUNDARY OF THE GABLES AT PLEASANT GROVE P.U.D. THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°40'18" WEST, 6.66 FEET; 2) NORTH 86°13'35" WEST, 15.36 FEET TO THE NORTHWEST CORNER OF SAID THE GABLES AT PLEASANT GROVE P.U.D.; THENCE ALONG THE WEST BOUNDARY OF SAID THE GABLES AT PLEASANT GROVE P.U.D. AND TO ALONG THE WEST BOUNDARIES OF PEMBERLEY AT ROBINSON'S GROVE PHASE 3 AND ROCKWELL PHASE 2 CONDOMINIUMS THE FOLLOWING NINE (9) COURSES: 1) SOUTH 02°19'56" WEST, 159.93 FEET; 2) SOUTH 00°20'33" WEST, 72.58 FEET; 3) SOUTH 01°03'53" WEST, 148.24 FEET; 4) SOUTH 01°06'07" EAST, 301.84 FEET; 5) SOUTH 01°06'02" EAST, 3.70 FEET; 6) SOUTH 03°00'28" EAST, 11.95 FEET; 7) SOUTH 00°13'01" WEST, 45.38 FEET; 8) SOUTH 01°20'45" EAST, 90.24 FEET; 9) SOUTH 00°44'08" EAST, 427.23 FEET TO THE SOUTH WEST CORNER OF SAID ROCKWELL PHASE 2 CONDOMINIUMS AND THE SOUTH ROW OF 100 SOUTH; THENCE SOUTH 89°36'10" WEST, 919.20 FEET; THENCE NORTH 32°01'00" EAST, 233.79 FEET; THENCE NORTH 07°01'00" EAST, 198.00 FEET; THENCE NORTH 16°16'00" EAST, 50.96 FEET; THENCE NORTH 00°14'58" WEST, 71.24 FEET; THENCE NORTH 22°45'07" EAST, 208.38 FEET; THENCE NORTH 17°37'00" WEST, 220.74 FEET; THENCE NORTH 18°37'00" WEST, 227.97 FEET; THENCE NORTH 48°32'30" WEST, 151.12 FEET; THENCE NORTH 01°20'00" EAST, 5.31 FEET; THENCE SOUTH 89°59'59" EAST, 247.64 FEET; THENCE NORTH 00°00'01" EAST, 1128.40 FEET; THENCE NORTH 87°17'59" WEST, 93.60 FEET; THENCE NORTH 01°47'01" EAST, 145.02 FEET; TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: N00°24'14"W (UTAH COORDINATE SYSTEM, 1983 CENTRAL ZONE) ALONG SECTION LINE AS SHOWN HEREON.  
CONTAINS: 6 LOTS OVER 41.170 ACRES

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013

*Alan D. Robinson*  
ALAN D. ROBINSON, TRUSTEE,  
JPR INVESTMENTS, L.C.

*Leslie R. Robinson*  
LESLIE R. ROBINSON, TRUSTEE,  
JPR INVESTMENTS, L.C.

*Spencer H. Wright*  
SPENCER H. WRIGHT, MANAGER,  
GROVE VENTURES, LLC

*Gregory Mark Perry*  
GREGORY MARK PERRY, MANAGER,  
SHOTGUN CREEK PG, LLC

*Boyd A. Martin*  
BOYD A. MARTIN, DIVISION PRESIDENT,  
SOMERSET MEADOWS, LLC

**ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
FULL NAME: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013

APPROVED BY MAYOR: *[Signature]*  
APPROVED BY ENGINEER: *[Signature]*  
CLERK-RECORDER: *[Signature]*

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 23rd DAY OF March A.D. 2013  
BY THE PLEASANT GROVE CITY PLANNING COMMISSION

DIRECTOR - SECRETARY: *[Signature]* CHAIRMAN, PLANNING COMMISSION: *[Signature]*

**CITY UTILITIES APPROVAL**

CULINARY WATER/PRESURE IRRIGATION: *[Signature]* 6-25-2013  
SANITARY SEWER/STORM DRAIN: *[Signature]* 6-25-13  
DIRECTOR/PUBLIC WORKS DATE: \_\_\_\_\_ DIRECTOR PUBLIC WORKS DATE: \_\_\_\_\_

**PUBLIC UTILITIES APPROVAL**

ROCKY MOUNTAIN POWER: *[Signature]* 6-6-13  
CENTURY LINK: *[Signature]* 6/6/13  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**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.

**CONDITIONS OF APPROVAL**

**GROVE COMMONS SUBDIVISION PLAT 'A'**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN PLEASANT GROVE, UTAH COUNTY, UTAH

<b>SURVEYOR'S SEAL</b> BRAD A. LLEWELYN 4938735 6/13 STATE OF UTAH	<b>CITY ENGINEER SEAL</b> J. DEGEN LEWIS STATE OF UTAH	<b>COUNTY RECORDERS OFFICE</b> ENT 7236912013 Map # 13965 JEFFERY SHITH UTAH COUNTY RECORDER 2013 Jul 30 9:39 am FEE \$6.00 BY SS RECORDED FOR PLEASANT GROVE CITY CORPORA
--	---	---

13965 sheet 1 of 3

# GROVE COMMONS SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
PLEASANT GROVE, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

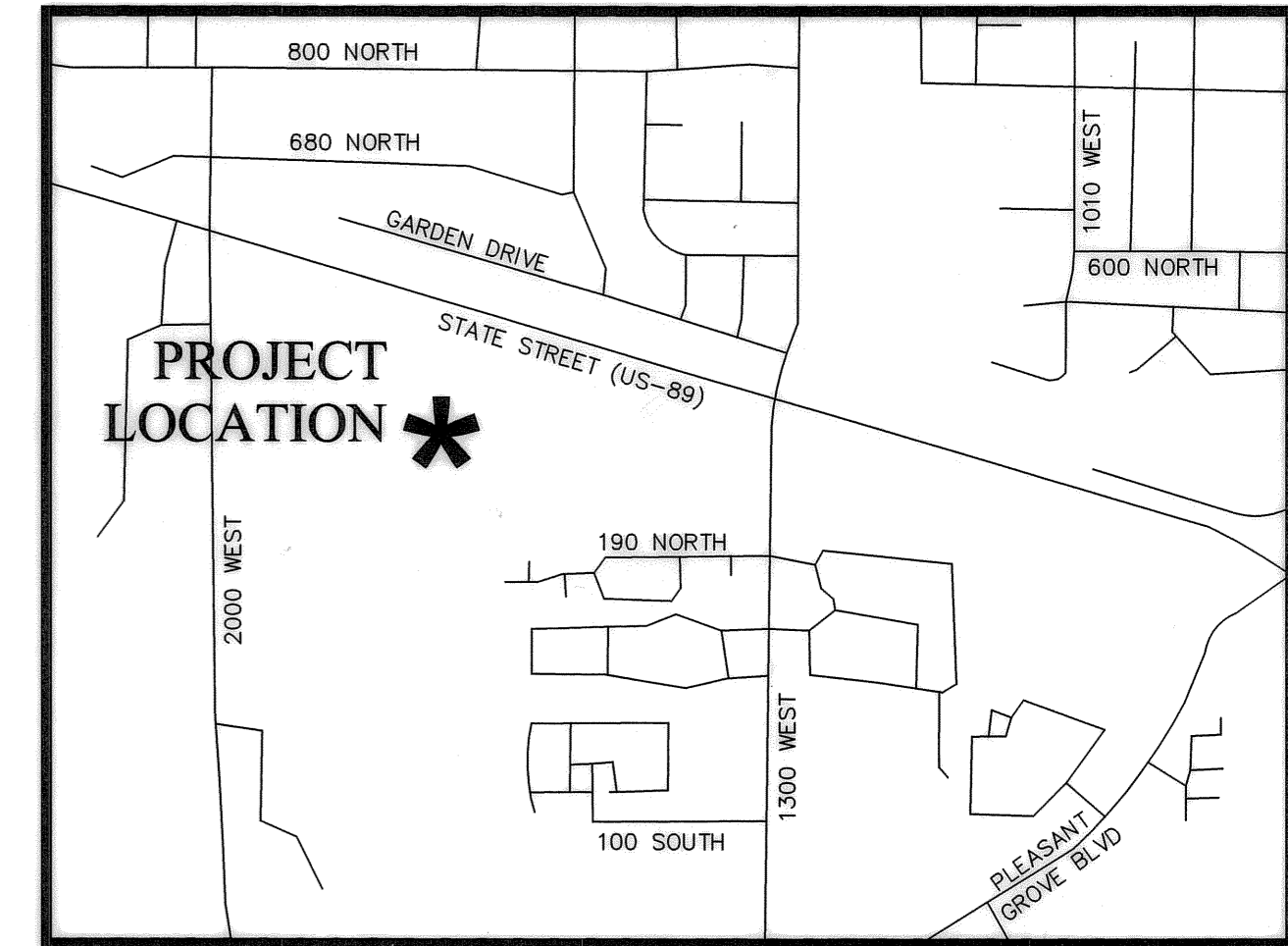
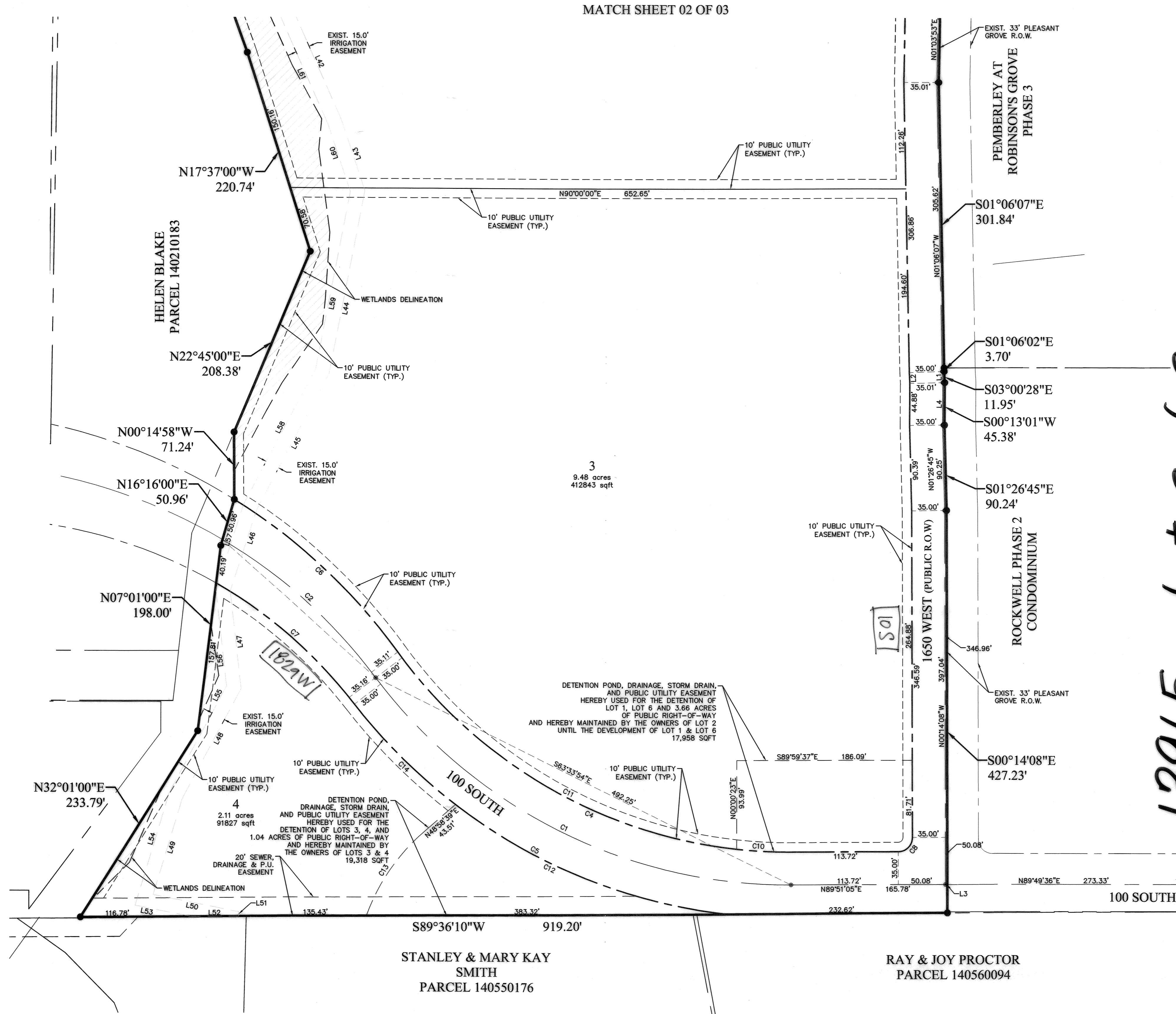
I, BRAD A. LLEWELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4938735 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS GROVE COMMONS SUBDIVISION PLAT 'A', AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**LEGEND**

BOUNDARY	—————
SECTION LINE	—————
CENTER LINE	—————
ROW LINE	—————
EASEMENTS	—————
LOT LINES	—————
STREET MONUMENT	⊙
SECTION MONUMENT	⊙
INGRESS/EGRESS EASEMENT	—————
INGRESS/EGRESS AND WATER EASEMENT	—————
SEWER EASEMENT	—————
STORM DRAIN EASEMENT	—————

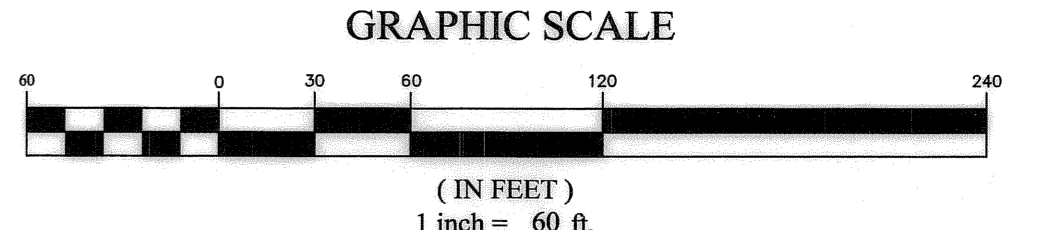
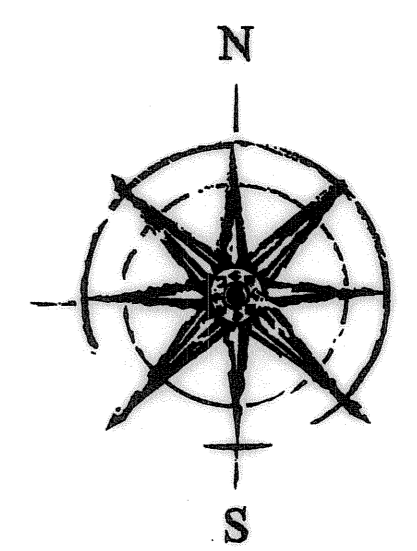
Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	510.37'	550.00'	053°10'01"	275.22'	S63°33'54"E	492.25'
C2	219.68'	565.00'	022°16'38"	111.24'	N48°07'13"W	218.30'
C3	115.44'	450.00'	014°41'55"	58.04'	S09°21'24"W	115.13'
C4	485.58'	515.00'	054°01'23"	262.54'	S63°08'14"E	467.79'
C5	466.71'	585.00'	045°42'37"	246.57'	S60°44'16"E	454.43'
C6	238.24'	622.00'	021°56'44"	120.60'	N47°05'55"W	236.79'
C7	196.03'	508.00'	022°06'35"	99.25'	N48°56'15"W	194.82'
C8	23.58'	15.00'	090°05'13"	15.02'	N44°48'29"E	21.23'
C9	124.42'	485.00'	014°41'55"	62.55'	S09°21'24"W	124.08'
C10	57.87'	515.00'	008°26'20"	28.97'	S86°55'46"E	57.84'
C11	427.71'	515.00'	047°35'03"	227.06'	S59°55'04"E	415.52'
C12	315.33'	585.00'	030°53'01"	161.59'	S68°09'04"E	311.52'
C13	110.15'	214.50'	029°25'20"	56.32'	S34°15'59"W	108.94'
C14	151.38'	585.00'	014°49'36"	76.12'	S45°17'45"E	150.96'

Line Table			Existing Irrigation Easement Line Table		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	11.93'	N03°00'28"W	L36	15.00'	N03°18'20"E
L2	11.52'	N03°00'28"W	L37	42.11'	S86°41'40"E
L3	165.78'	N89°51'05"E	L38	42.53'	S12°41'34"E
L4	45.35'	N00°13'01"E	L39	61.63'	S38°57'12"E
L5	51.05'	S89°38'35"W	L40	56.65'	S07°40'21"W
			L41	55.93'	S19°05'13"E
			L42	130.42'	S23°52'20"E
			L43	79.00'	S18°27'20"E
			L44	198.05'	S11°02'26"W
			L45	163.45'	S27°55'52"W
			L46	90.80'	S17°55'21"W
			L47	103.88'	S06°24'51"E
			L48	132.51'	S27°59'48"W
			L49	106.52'	S16°40'24"W
			L50	92.58'	S78°34'22"E
			L51	4.67'	S00°23'50"E
			L52	51.05'	S89°38'35"W
			L53	60.01'	N78°34'22"W
			L54	124.45'	N16°40'24"E
			L55	129.36'	N27°59'48"E
			L56	102.47'	N06°24'51"W
			L57	95.35'	N17°55'21"E
			L58	162.54'	N27°55'52"E
			L59	191.88'	N11°02'26"E
			L60	74.35'	N18°27'20"W
			L61	130.34'	N23°52'20"W
			L62	60.12'	N19°05'13"W
			L63	53.76'	N07°40'21"E
			L64	58.67'	N38°57'12"W
			L65	34.72'	N12°41'34"W
			L66	30.80'	N86°41'40"W



- NOTES:**
- "WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUND WATER TABLE PRIOR TO CONSTRUCTION. GROUND WATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM GROUND WATER IMPACTS."
  - 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 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.
  - THE TOTAL PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 168,166 SQFT OR 3.86 ACRES.
  - THE SEWER MAIN DOWNSTREAM FROM SEWER MANHOLE #18 (LOCATED AT THE INTERSECTION OF 1650 WEST AND 100 SOUTH) HEADING WEST TO NORTH COUNTY BLVD WHERE THE PROPOSED SEWER MAIN WILL CONNECT TO THE EXISTING SEWER MAIN LOCATED IN NORTH COUNTY BLVD (AS SHOWN ON THE GROVE COMMONS CONSTRUCTION DRAWINGS) WILL BECOME A PRIVATE LINE WHEN THE CITY ABANDONS ITS USE AT THE TIME A NEW CONNECTION SOUTH IS ADDED AT SAID MANHOLE #18.
  - THE SLOUGH ALONG THE WESTERN PORTION OF THE PLAT IS A NATURAL CHANNEL DRAINING SPRINGS TO THE NORTH. THIS CHANNEL MUST REMAIN OPEN AS LONG AS ANY PROPERTY WITHIN THIS PLAT USES THE SLOUGH AS AN OPEN SPACE FEATURE TO COMPLY WITH THE ZONING REQUIREMENTS (CURRENT OR FUTURE) GOVERNING THEIR DEVELOPMENT.

13965 sheet 3 of 3



**GROVE COMMONS SUBDIVISION PLAT 'A'**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19  
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
PLEASANT GROVE, UTAH COUNTY, UTAH

PREPARED BY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

SURVEYOR'S SEAL	COUNTY RECORDER'S OFFICE
	ENT 72369/2013 Exp 4/13/16 JEFFERY SMITH UTAH COUNTY RECORDER 2013 Jul 30 9:29 AM FEE \$6.00 BY 85 REQUIRED FOR PLEASANT GROVE CITY CORPORA

