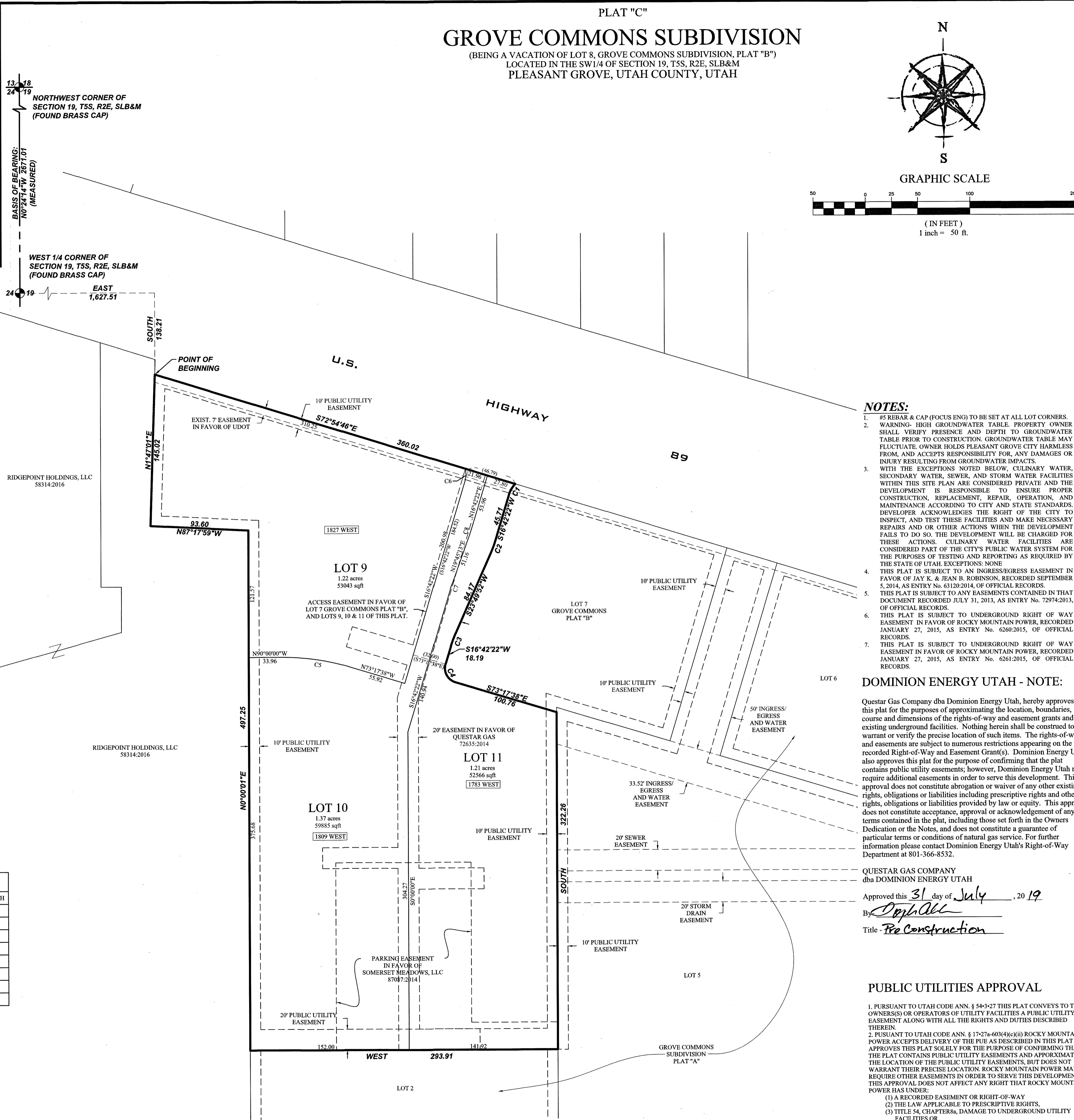
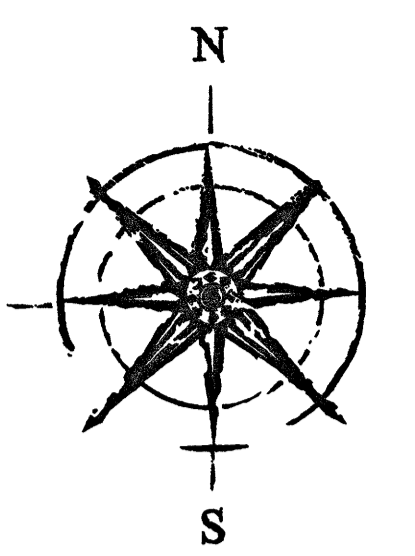


VICINITY MAP  
N.T.S.

PLAT "C"  
**GROVE COMMONS SUBDIVISION**  
(BEING A VACATION OF LOT 8, GROVE COMMONS SUBDIVISION, PLAT "B")  
LOCATED IN THE SW1/4 OF SECTION 19, T5S, R2E, SLB&M  
PLEASANT GROVE, UTAH COUNTY, UTAH



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	26.00	26°49'04"	12.17	S30°06'53"W	12.06
C2	102.00	7°07'30"	12.68	S20°16'07"W	12.68
C3	100.00	7°07'30"	12.44	S20°16'07"W	12.43
C4	14.00	90°00'00"	21.99	S28°17'38"E	19.80
C5	214.50	16°42'22"	62.54	N81°38'49"W	62.32
C6	26.00	27°38'11"	12.54	S02°53'16"W	12.42
C7	119.00	3°02'51"	6.33	S18°13'48"E	6.33
C8	77.00	3°02'51"	4.10	N18°13'48"E	4.10

**NOTES:**

- REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.
- 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.
- 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 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.
- THIS PLAT IS SUBJECT TO AN INGRESS/EGRESS EASEMENT IN FAVOR OF JAY K. & JEAN B. ROBINSON, RECORDED SEPTEMBER 5, 2014, AS ENTRY NO. 631202014, OF OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO ANY EASEMENTS CONTAINED IN THAT DOCUMENT RECORDED JULY 31, 2013, AS ENTRY NO. 729742013, OF OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, RECORDED JANUARY 27, 2015, AS ENTRY NO. 62602015, OF OFFICIAL RECORDS.
- THIS PLAT IS SUBJECT TO UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, RECORDED JANUARY 27, 2015, AS ENTRY NO. 62612015, OF OFFICIAL RECORDS.

**DOMINION ENERGY UTAH - NOTE:**

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this 31 day of July, 2019

By [Signature]  
Title Per Construction

**PUBLIC UTILITIES APPROVAL**

- PURSUANT TO UTAH CODE ANN. § 54-2-27 THIS PLAT CONVEYS TO THE OWNERS(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-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 8, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR.
  - ANY OTHER PROVISION OF LAW.

**SURVEYOR'S CERTIFICATE**  
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

[Signature] 07/29/19 Date  
Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**

All of Lot 8, GROVE COMMONS SUBDIVISION, PLAT "B", according to the Official Plat thereof recorded April 14, 2017 as Entry No. 35780:2017 in the Office of the Utah County Recorder, located in the SW1/4 of Section 19, T5S, R2E, SLB&M, Pleasant Grove, Utah, more particularly described as follows:  
Beginning at a point located East 1,627.51 feet and South 138.21 feet from the West 1/4 Corner of Section 19, T5S, R2E, SLB&M (Basis of Bearing: N0°24'14"W along the Section line between the West 1/4 Corner and Northwest Corner of said Section 19); thence S72°54'46"E 360.02 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 26.00 feet (radius bears: S46°28'35"E) a distance of 12.17 feet through a central angle of 26°49'04" Chord: S30°06'53"W 12.06 feet; thence S16°42'22"W 45.71 feet; thence along the arc of a curve to the right with a radius of 102.00 feet a distance of 12.68 feet through a central angle of 07°07'30" Chord: S20°16'07"W 12.68 feet; thence S23°49'52"W 84.17 feet; thence along the arc of a curve to the left with a radius of 100.00 feet a distance of 12.44 feet through a central angle of 07°07'30" Chord: S20°16'07"W 12.43 feet; thence S16°42'22"W 18.19 feet; thence along the arc of a curve to the left with a radius of 14.00 feet a distance of 21.99 feet through a central angle of 90°00'00" Chord: S28°17'38"E 19.80 feet; thence S73°17'38"E 100.76 feet; thence South 322.26 feet; thence West 293.91 feet; thence N00°00'01"E 497.25 feet; thence N87°17'59"W 93.60 feet; thence N01°47'01"E 145.02 feet to the point of beginning.

Contains: 3.80 acres +/-

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT 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 31 DAY OF July, A.D. 2019.

[Signature]  
SPENCER H. WRIGHT, MANAGER, GROVE VENTURES II LLC

**LIMITED LIABILITY ACKNOWLEDGEMENT**

STATE OF UTAH  
S.S.  
COUNTY OF Davis

ON THE 29 DAY OF July, A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Spencer H. Wright, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Grove Ventures II LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10-14-2019 [Signature]  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN Davis COUNTY

MY COMMISSION No. 685565 [Signature]  
PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY ENGINEER 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 16 DAY OF Aug, A.D. 2019.

[Signature] APPROVED BY ENGINEER (SEE SEAL BELOW)  
[Signature] ATTEST [Signature] CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 11 DAY OF July, A.D. 2019, BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

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

**CITY UTILITIES APPROVAL**

CULINARY WATER/PRESSURE IRRIGATION/SANITARY SEWER/STORM DRAIN

APPROVED THIS 7th DAY OF August, A.D. 2019, BY THE PUBLIC WORKS DIRECTOR.

[Signature] 8-7-19  
PUBLIC WORKS DIRECTOR 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.

PLAT "C"  
**GROVE COMMONS SUBDIVISION**  
(BEING A VACATION OF LOT 8, GROVE COMMONS SUBDIVISION, PLAT "B")  
LOCATED IN THE SW1/4 OF SECTION 19, T5S, R2E, SLB&M  
PLEASANT GROVE, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: [Signature] 8-1-19  
CITY-COUNTY ENGINEER SEAL: [Signature]  
CLERK-RECORDER SEAL: [Signature]

ENT 76303:2019 Map 11 650  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Aug 12 9:25 AM FEE 56.00 BY [Signature]  
RECORDED FOR PLEASANT GROVE CITY

16650

[Signature] 8-1-19  
ROCKY MOUNTAIN POWER DATE

SEC. 19, T5S, R2E 7U-070 687