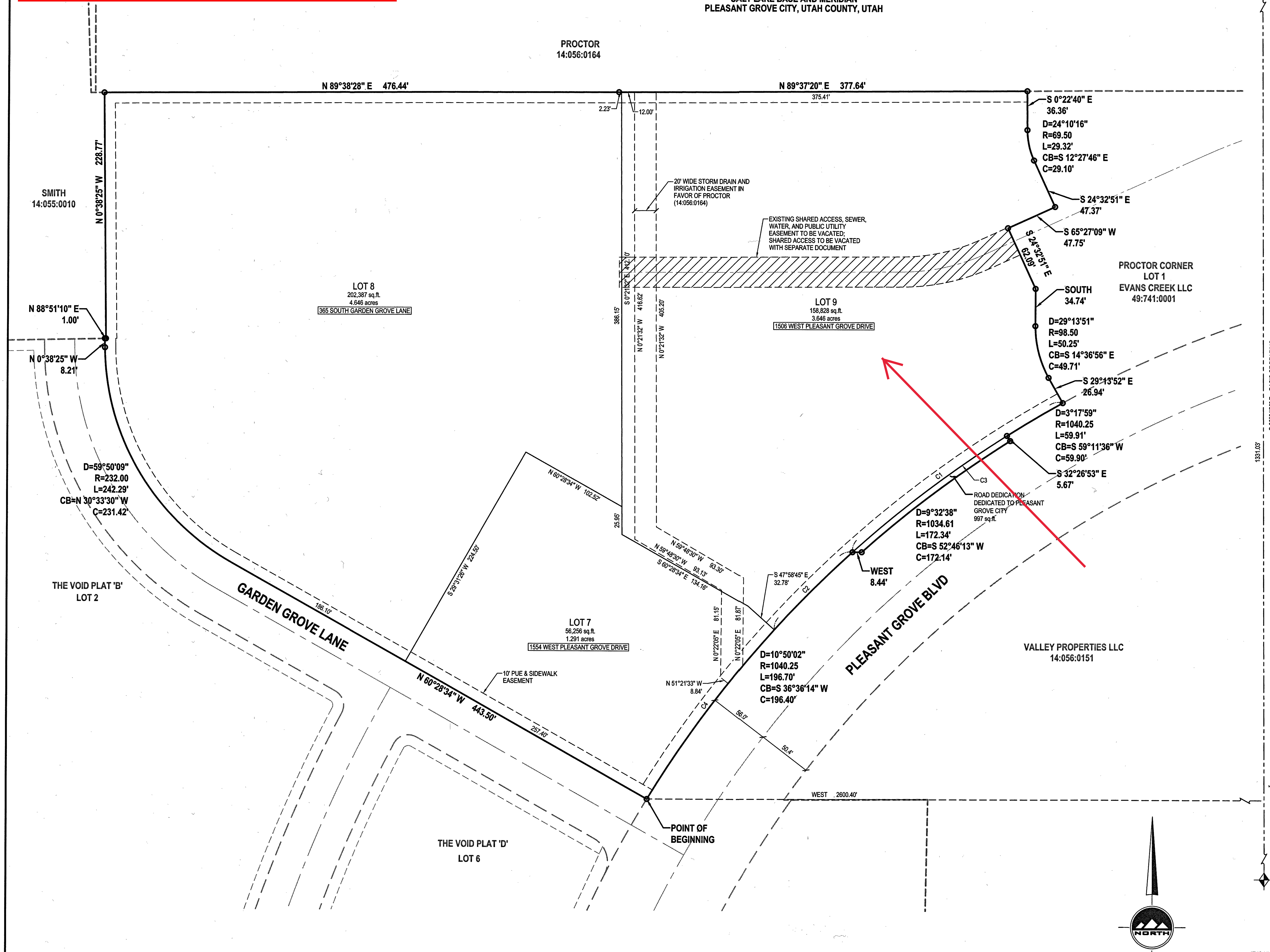
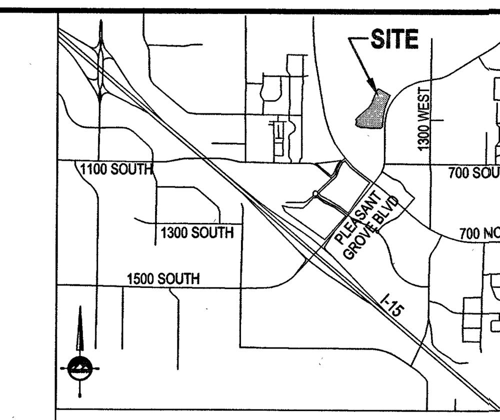
**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

# THE VOID PLAT 'D'

## VACATION OF LOT 3 OF THE VOID PLAT "B" SUBDIVISION AND VACATION OF LOTS 3 & 4 OF PROCTOR CORNER PLAT 'A' SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH




**VICINITY MAP**
NOT TO SCALE

NOTES:

1. WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM DRAIN WATER FACILITIES WITHIN THIS PLAT AND OUTSIDE THE PUBLIC RIGHT OF WAY ARE CONSIDERED PRIVATE AND 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 ACTION 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.
2. WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY THE PRESENCE OF HIGH WATER TABLE PRIOR TO NEW CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGE OR INJURY RESULTING FROM ANY GROUNDWATER IMPACTS.
3. THIS PLAT RELATES TO REAL PROPERTY THAT IS OR WILL BE SUBJECT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED ON OR ABOUT THE DATE THIS PLAT IS RECORDED, AND SUBSEQUENT AMENDMENTS THERETO ("DECLARATION"). THE DECLARATION SETS FORTH EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, DECLARANT RIGHTS, AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT AND INCLUDES PROVISIONS FOR THE MAINTENANCE OF PORTIONS OF THE PROPERTY AND ASSESSMENTS.

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 1040.25' | 239.47' | 13°11'22" | S54°14'54"W | 238.94' |
| C2 | 1040.25' | 102.27' | 5°37'58" | S44°50'14"W | 102.23' |
| C3 | 1040.25' | 179.56' | 9°53'23" | S52°35'55"W | 179.33' |
| C4 | 1040.25' | 196.70' | 10°50'02" | S36°36'14"W | 196.40' |

**LEGEND**

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG. LAND SURV.)
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY LINE
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

15873

**OCCUPANCY RESTRICTION NOTICE**

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

**CONDITIONS OF APPROVAL**

**HORIZONTAL GRAPHIC SCALE**
50 0 25 50 100
( IN FEET )
HORZ: 1 inch = 50 ft.

## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as THE VOID PLAT 'D', and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 3 of point The Void Plat 'B', recorded December 20, 2016 as Entry No. 127927:2016, Map No. 15345 in the Office of the Utah County Recorders, said point being located South 00°31'30" East 1,331.03 feet along section line and West 2,600.40 feet from the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 60°28'34" West 443.50 feet;
thence Northwesterly 242.29 feet along the arc of a 232.00 foot radius curve to the right (center bears North 29°31'26" East and the chord bears North 30°33'30" West 231.42 feet with a central angle of 59°50'09");
thence North 00°38'25" West 8.21 feet;
thence North 88°51'10" East 1.00 feet;
thence North 00°38'25" West 228.77 feet;
thence North 89°38'28" East 476.44 feet;
thence North 89°37'20" East 377.64 feet;
thence South 00°22'40" East 36.36 feet;
thence Southeasterly 29.32 feet along the arc of a 69.50 foot radius curve to the left (center bears North 89°37'22" East and the chord bears South 12°27'46" East 29.10 feet with a central angle of 24°10'16");
thence South 24°32'51" East 47.37 feet;
thence South 65°27'09" West 47.75 feet;
thence South 24°32'51" East 62.09 feet;
thence South 34.74 feet;
thence Southeasterly 50.25 feet along the arc of a 98.50 foot radius curve to the left (center bears North 89°59'59" East and the chord bears South 14°36'56" East 49.71 feet with a central angle of 29°13'51");
thence South 29°13'52" East 26.94 feet;
thence Southwesterly 59.91 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 29°09'24" East and the chord bears South 59°11'36" West 59.90 feet with a central angle of 03°17'59");
thence South 32°26'53" East 5.67 feet;
thence Southwesterly 172.34 feet along the arc of a 1,034.61 foot radius curve to the left (center bears South 32°27'28" East and the chord bears South 52°46'13" West 172.14 feet with a central angle of 09°32'38");
thence West 8.44 feet;
thence Southwesterly 298.96 feet along the arc of a 1,040.25 foot radius curve to the left (center bears South 42°20'47" East and the chord bears South 39°25'13" West 297.94 feet with a central angle of 16°28'00") to the point of beginning.

Contains 418,469 Square Feet or 9.607 Acres and 3 Lots

JAN. 16, 2018
Date

Patrick M. Harris
License no. 286882

## OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:


# THE VOID PLAT 'D'

VACATION OF LOT 3 OF THE VOID PLAT "B" SUBDIVISION AND VACATION OF LOTS 3 & 4 OF PROCTOR CORNER PLAT 'A' SUBDIVISION


The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I / we have hereunto set my / our hand this 16 day of JANUARY A.D., 2018.

BY: KEVIN BRADBURN, MANAGER
ELAN URBAN GROVE, LLC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah } S.S.

ON THE 16 DAY OF January A.D. 20 18, KEVIN BRADBURN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF ______, IN SAID STATE OF Utah, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE MANAGER OF ELAN URBAN GROVE, LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTED THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: 12/8/18
PRINTED NAME: Jane Follett
NO: 681396
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN Utah COUNTY

### 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 25 day of January, 20 18 A.D.

Approved Marty Beaumont
Engineer (see seal below)

Attest Kathy T. Kresser
Clerk-Recorder (see seal below)


# THE VOID PLAT 'D'

VACATION OF LOT 3 OF THE VOID PLAT "B" SUBDIVISION AND VACATION OF LOTS 3 & 4 OF PROCTOR CORNER PLAT 'A' SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH


SEC. 30, T5S, R2E TU-070 BM2
LOTS 3&4, PLAT A, PROCTOR CORNER ; LOT 3, PLAT B, PROCTOR CORNER

ROCKY MOUNTAIN POWER NOTES:

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 THEREIN.
2. 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:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
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 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 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 ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

### SHARED ACCESS, SEWER, WATER AND PUBLIC UTILITY EASEMENT VACATION

WE HEREBY APPROVE THE VACATION OF THE SEWER, WATER AND PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST, OR ARE TO REMAIN IN SERVICE WITHIN THE VACATED EASEMENT.

Valerie Yong — DOMINION ENERGY — DATE 1-18-2018

### SHARED ACCESS, SEWER, WATER AND PUBLIC UTILITY EASEMENT VACATION

WE HEREBY APPROVE THE VACATION OF THE SEWER, WATER AND PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST, OR ARE TO REMAIN IN SERVICE WITHIN THE VACATED EASEMENT.

Carolyn DeLaw — ROCKY MOUNTAIN POWER — DATE 1-17-18

**DEVELOPER**

### ROCKY MOUNTAIN POWER

APPROVED THIS 17th DAY OF January, 20 18, BY THE ROCKY MOUNTAIN POWER COMPANY

Carolyn DeLaw — SIGNATURE; Estimator — TITLE

### DOMINION ENERGY

APPROVED THIS 18 DAY OF January, 2018, BY THE DOMINION ENERGY.

Valerie Yong — SIGNATURE; Pre-Const. — TITLE

### CITY UTILITIES APPROVAL

CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN

Marty Beaumont — DIRECTOR OF PUBLIC WORKS — DATE 1-25-18

### PLANNING COMMISSION

APPROVED THIS 9th DAY OF November, 20 17, BY THE PLANNING COMMISSION.

Daniel Cardenas — DIRECTOR - SECRETARY; Peter Steele — CHAIR, PLANNING COMMISSION


ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983


SHEET 1 OF 1
PROJECT NUMBER : 6868F
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 1/16/18

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR 1-16-18 No. 286882 PATRICK M. HARRIS STATE OF UTAH

CITY ENGINEER'S SEAL — APPROVED BY THE PLEASANT GROVE CITY ENGINEER

CLERK-RECORDER SEAL — PLEASANT GROVE CITY, UTAH CORPORATE SEAL

COUNTY RECORDER

ENT 8256:2018 Map # 15873
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jan 26 9:28 am FEE 33.00 BY BA
RECORDED FOR PLEASANT GROVE CITY CORPORA