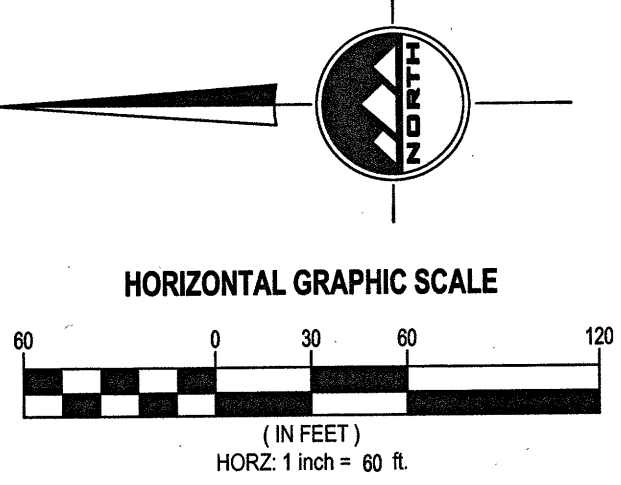
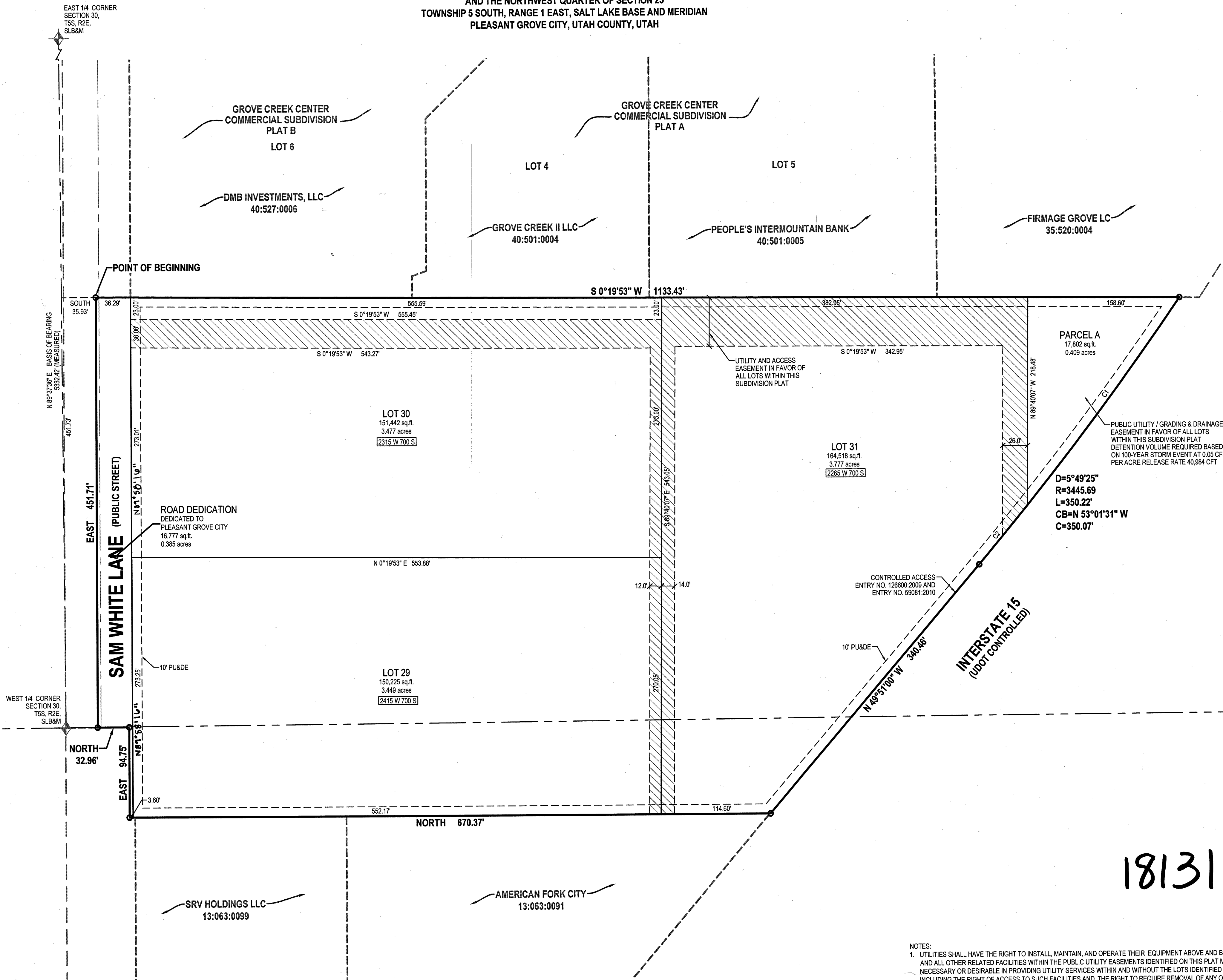


VALLEY GROVE BUSINESS PARK PLAT 'O'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
AND THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3445.69'	270.09'	4°22'29"	S53°41'31"E	269.98'
C2	3445.69'	80.17'	1°19'52"	S50°46'48"E	80.17'

- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - PROPERTY LINE
 - SECTION LINE
 - ROAD CENTER LINE
 - EASEMENT LINE



ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-2 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.
- PURSUANT TO UTAH CODE ANN. § 17-27A-903(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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.

Domination Energy Utah - Note:
Questar Gas Company, dba Domination Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Domination 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 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 Owner's Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 800-368-8532.

WARNING - HIGH GROUND WATER 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, DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.

- NOTES:**
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
 - THE SEWER EASEMENT LOCATED ACROSS LOTS 29, 30, AND 31 IS A PRIVATE SEWER EASEMENT.
 - ALL SEWER AND STORM DRAIN FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
 - WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM DRAIN WATER FACILITIES WITHIN THIS PLAT 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 DEVELOPER 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.
 - COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD83 CENTRAL ZONE.
 - THE SETBACKS REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE SETBACKS COULD BE MODIFIED IF A REZONE IS APPROVED.

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 28682 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 VALLEY GROVE BUSINESS PARK PLAT 'O', 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 a point being North 69°37'39" East 451.73 feet along the section line and South 35.93 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 0°19'53" West 1,133.43 feet along the Western boundary line of the Grove Creek Center Commercial Subdivision Plat 'B' and Grove Creek Center Commercial Subdivision Plat 'A' and its extension to the Northern Right-of-Way Line of Interstate 15; thence along said Northern Right-of-Way Line the following two (2) courses:
(1) Northwesterly 350.22 feet along the arc of a 3,445.69 foot radius curve to the right (center bears North 34°03'47" East and the chord bears North 53°01'31" West 350.22 feet with a central angle of 05°49'25");
(2) North 49°51'00" West 340.46 feet;
thence North 670.37 feet;
thence East 94.75 feet;
thence North 32.96 feet;
thence East 451.71 feet to the point of beginning.

Contains 500,764 Square Feet or 11.496 Acres and 3 Lots and 1 Parcel

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 be divided into lots and streets together with easements as set forth hereafter to be known as:

VALLEY GROVE BUSINESS PARK PLAT 'O'

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 10th day of January, A.D., 2022.

Daniel Thomas
BY DANIEL THOMAS, REGIONAL PARTNER
VALLEY GROVE, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah) S.S.

ON THE 10th DAY OF January, A.D. 2022, DANIEL THOMAS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF Utah, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE REGIONAL PARTNER OF VALLEY GROVE, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: December 23, 2024
PRINTED NAME: Shauna Taggart
NO. 715915
A NOTARY PUBLIC COMMISSION IN UTAH

Shauna Taggart
NOTARY PUBLIC
RESIDING IN Utah COUNTY

APPROVAL BY LEGISLATIVE BODY

THE Pleasant Grove City Council OF Utah COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10th DAY OF January, A.D. 2022.

W. Brent Bullock MAYOR
W. Brent Bullock CITY COUNCIL MEMBER
D. Anderson CITY COUNCIL MEMBER
... CITY COUNCIL MEMBER
... CITY COUNCIL MEMBER
... CITY COUNCIL MEMBER
ATTEST: Patrick M. Harris CITY ENGINEER (SEE SEAL BELOW)

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.

VALLEY GROVE BUSINESS PARK PLAT 'O'
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
AND THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

DEVELOPER
ST. JOHN PROPERTIES
1982 WEST PLEASANT GROVE BLVD. STE D
PLEASANT GROVE, UTAH 84062
801-535-4644

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0629
Fax: 801.255.4449
WWW.ENSGNENG.COM

SHEET 1 OF 1
PROJECT NUMBER: 64050Q
MANAGER: PMH
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 1/6/22

ROCKY MOUNTAIN POWER
APPROVED THIS 10 DAY OF January, 2022
BY THE ROCKY MOUNTAIN POWER COMPANY.
Brend Kild Estimator
SIGNATURE TITLE

DOMINION ENERGY UTAH
APPROVED THIS 10 DAY OF January, 2022
BY THE DOMINION ENERGY UTAH.
...
SIGNATURE TITLE

PLANNING COMMISSION APPROVAL
APPROVED THIS 10 DAY OF January, 2022
BY THE PLEASANT GROVE CITY PLANNING COMMISSION.
Bill ...
SIGNATURE DIRECTOR-SECRETARY

CULINARY WATER / PRESSURE IRRIGATION SEWER / STORM DRAIN
APPROVED THIS 20 DAY OF January, 2022
BY THE DIRECTOR OF PUBLIC WORKS
Marty Beaumont
SIGNATURE DIRECTOR OF PUBLIC WORKS

SEALS AND RECORDING INFORMATION:

- SURVEYOR'S SEAL: PATRICK M. HARRIS, No. 28682, STATE OF UTAH
- CLERK-RECORDERS SEAL: PLEASANT GROVE CITY
- CITY ENGINEER'S SEAL: PLEASANT GROVE CITY
- COUNTY RECORDER: ANDREA ALLEN, UTAH COUNTY RECORDER, 2022 Jan 21 9:34 am FEE \$8.00 BY LT, RECORDED FOR PLEASANT GROVE CITY CORPORA

Section 25, T5S, R1E, TU 070
Section 30, T5S, R2E, BM