

# PG BOULEVARD SUBDIVISION PLAT "A"

LOCATED WITHIN THE NORTHEAST QUARTER OF SEC 30  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN

## BOUNDARY DESCRIPTION (CONTINUED)

North along the east line of Lot 1 of said subdivision 141.65 feet to the north line of said subdivision; then east along said north line 302.50 feet; then north 00°26'03" East 189.42 feet to the Southeast corner of the Goodwin/Harr Boundary Agreement of official records as Entry No. 117334:2015; then along said boundary agreement line the following two (2) courses: (1) North 00°21'48" East 88.94 feet; (2) South 89°40'54" West 456.55 feet; then north 101.04 feet to the south line of Garden Grove subdivision, Plat "B" of official records; then east along said south line 641.01 feet; then south 89°59'47" East along the south line of Cambria Condominiums subdivision, Phase 15, of official records, 233.14 feet; then north 00°06'33" East along the east line of said subdivision 4.15 feet to the southwest corner of Pleasant Grove Town Center subdivision, Plat "B" of official records; then along said subdivision the following two (2) courses: (1) South 89°44'15" East 370.50 feet; (2) South 35°17'38" East 123.60 feet to the point of beginning.

Area = 11.618 Acres

## SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

## BOUNDARY DESCRIPTION

Beginning at a point on the northwesterly right of way line of Pleasant Grove Blvd in Pleasant Grove, Utah which point is South 89°44'08" West along the Section line 350.45 feet and South 96.84 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; then along said northwesterly right of way the following two (2) courses: (1) along the arc of a 1,261.98 foot radius curve to the right 106.45 feet through a central angle of 04°49'59", the chord bears South 55°57'32" West 106.42 feet; (2) South 58°22'32" West 249.25 feet; then leaving said right of way North 31°21'36" West 5.27 feet; then North 76°29'32" West 37.25 feet; then South 57°55'33" West 70.01 feet; then South 13°30'28" West 36.64 feet; then South 31°21'36" East 5.28 feet to said northwesterly right of way line; then along said right of way the following three (3) courses: (1) South 58°22'32" West 689.65 feet; (2) along the arc of a 605.82 foot radius curve to the right 231.29 feet through a central angle of 21°52'29", the chord bears South 69°18'44" West 229.89 feet; (3) South 80°14'56" West 96.52 feet; then North 49°59'22" West 36.76 feet; then North 00°13'44" West 121.42 feet; then North 89°22'40" East 14.55 feet; then North 147.49 feet to the south line of the Karma Holdings Subdivision, Plat "A" on file with the Utah County Recorder's Office; then North 89°42'00" East along said south line 152.03 feet;

5/7/2021

DATE

ROGER D. DUDLEY  
(SEE SEAL BELOW)

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 15th DAY OF May, A.D. 2021.

THE BOULEVARD DEVELOPMENT, LLC

MCKAY CHRISTENSEN - MANAGER

## OWNER'S ACKNOWLEDGEMENT (LLC)

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May 2021, BY McKay Christensen, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE owner OF The Boulevard Development A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS owner of The Boulevard Development LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER 713855

SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)  
Bradford Boyd  
PRINT NAME OF NOTARY

MY COMMISSION EXPIRES Aug 31, 2024

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF PLEASANT GROVE, 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 12th DAY OF December, A.D. 2019  
APPROVED BY ENGINEER  
(SEE SEAL BELOW)  
Kathy J. Treasurer  
ATTENDING CLERK-RECORDER  
(SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS 12th DAY OF December, A.D. 2019, BY THE PLEASANT GROVE PLANNING COMMISSION

DANIEL CARROLLS  
PLANNING DIRECTOR  
CITY OF PLEASANT GROVE  
PLANNING COMMISSION CHAIR  
COUNTY RECORDER

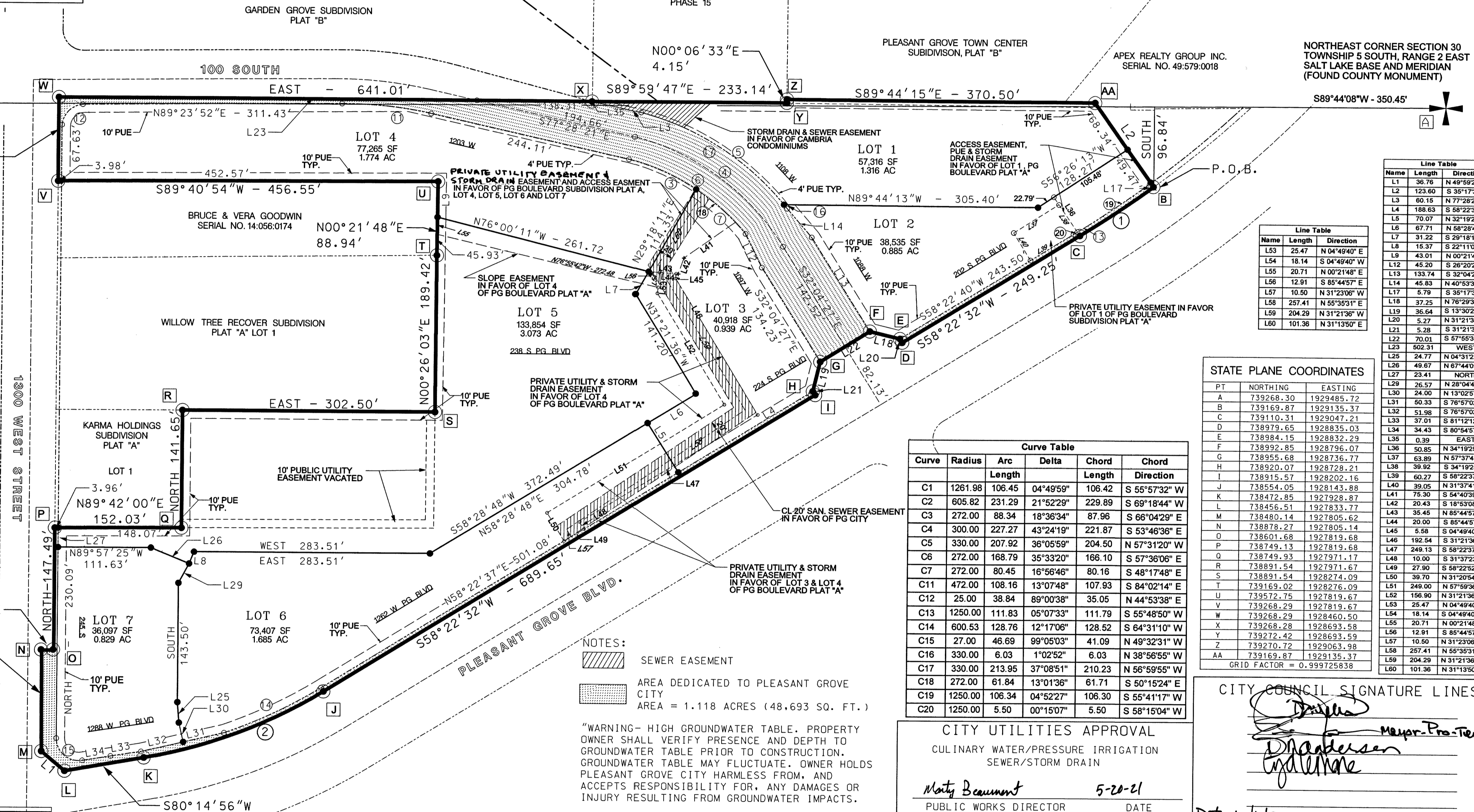
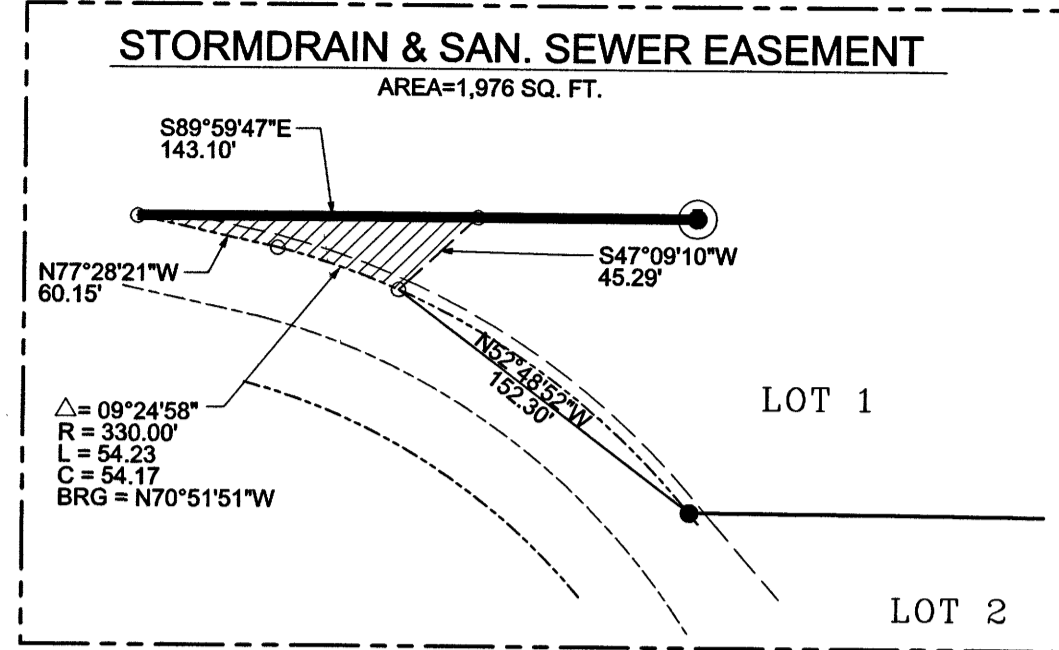
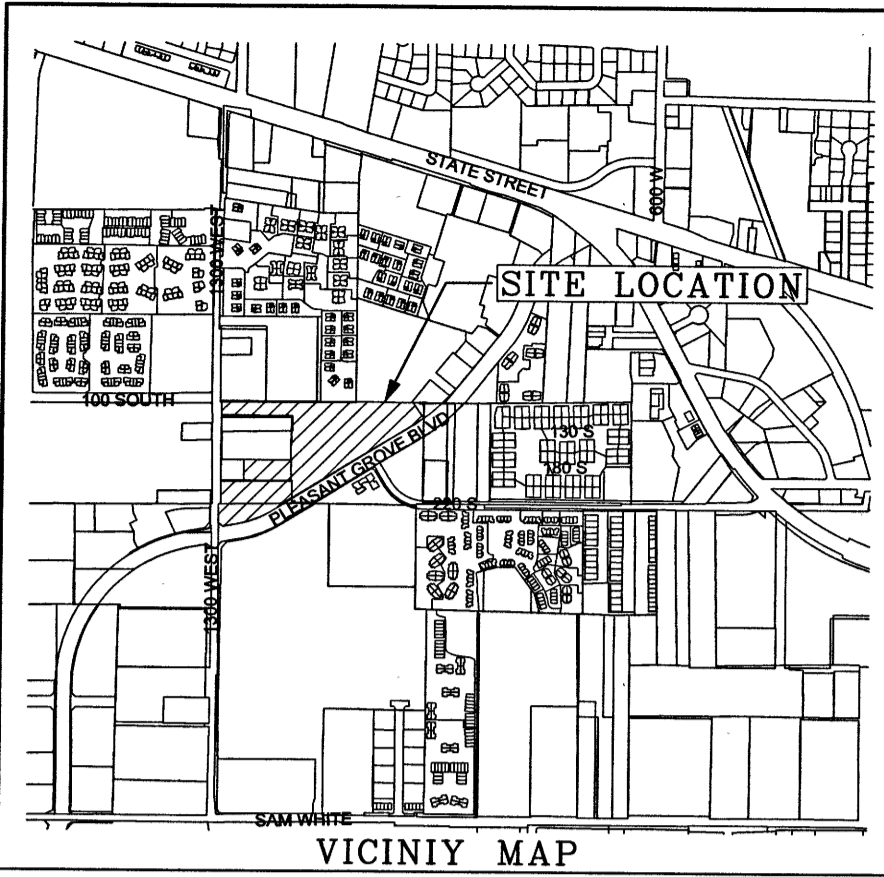
ENT 102684:2021 Map # 17706  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 03 15:00 PM FEE \$4.00 BY CS  
RECORDED FOR PLEASANT GROVE CITY

# PLAT "A" PG BOULEVARD SUBDIVISION

PLEASANT GROVE CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

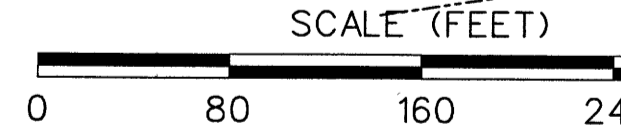
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



NORTH QUARTER CORNER SECTION 30  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

### LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- 10' PUE/ SIDEWALK EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER



ENGINEER/SURVEYOR:  
M.W. BROWN ENGINEERING  
MATT BROWN, P.E.  
578 EAST 770 NORTH  
OREM, UT 84097  
801-377-1790

OWNER/DEVELOPER:  
MCKAY CHRISTENSEN, MANAGER  
5532 W. PARKWAY WEST DR.  
HIGHLAND, UT 84003  
801-318-2345

### PUE VACATION

WE HEREBY APPROVE THE VACATION OF THE PUE SHOWN ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES CURRENTLY EXIST WITHIN THE VACATED PUE.

Rocky Mountain Power 5-10-21  
Comcast 5-10-21  
QWESTAR GAS 5-10-21

### 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.

Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

### ROCKY MOUNTAIN POWER

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. §17-270-603(4)(c)(i) 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 EASEMENT, 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:  
(1) A RECORDED EASEMENT OR RIGHT OF WAY.  
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.  
(3) TITLE 54, CHAPTER 80, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR.  
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS 7 DAY OF May, A.D. 2021, BY ROCKY MOUNTAIN POWER COMPANY

Nathan Sumic Estimator

### DOMINION ENERGY

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

APPROVED THIS 10 DAY OF May, 2021

BY: [Signature] Inspector  
TITLE: Inspector

### STATE PLANE COORDINATES

PT	NORTHING	EASTING
A	739268.30	1929495.72
B	739169.87	1929135.37
C	739110.31	1929047.21
D	738979.65	1928835.03
E	738984.15	1928832.29
F	738922.85	1928795.07
G	738955.68	1928736.77
H	738920.07	1928728.21
I	738915.57	1928202.16
J	738954.05	1928143.88
K	738472.85	1927928.87
L	738456.51	1927833.77
M	738480.14	1927805.62
N	738878.27	1927805.14
O	738601.60	1927819.68
P	739749.13	1928195.68
Q	738749.93	1927971.17
R	738891.54	1927971.67
S	738891.54	1928274.09
T	739169.02	1928276.09
U	739572.75	1927819.67
V	739268.29	1927819.67
W	739268.29	1928460.50
X	739268.28	1928693.58
Y	739272.42	1928693.59
Z	739270.72	1928063.99
AA	739169.87	1928135.37

GRID FACTOR = 0.999725938

### Curve Table

Curve	Radius	Arc Length	Delta	Chord Length	Chord Direction
C1	1261.98	106.45	04°49'59"	106.42	S 55°57'32" W
C2	605.82	231.29	21°52'29"	229.89	S 69°18'44" W
C3	272.00	88.34	18°36'34"	87.96	S 66°04'29" E
C4	300.00	227.27	43°24'19"	221.87	S 53°46'36" E
C5	330.00	207.92	36°05'59"	204.50	N 57°31'20" W
C6	272.00	168.79	35°33'20"	166.10	S 57°36'06" E
C7	272.00	80.45	16°56'46"	80.16	S 48°17'48" E
C11	472.00	108.18	13°07'48"	107.93	S 84°21'14" E
C12	25.00	38.84	89°00'38"	35.05	N 44°53'38" E
C13	1250.00	111.83	05°07'33"	111.79	S 55°48'50" W
C14	600.53	128.76	12°17'06"	128.52	S 64°31'10" W
C15	27.00	46.69	99°05'03"	41.09	N 49°32'31" W
C16	330.00	6.03	1°02'52"	6.03	N 38°56'55" W
C17	330.00	213.95	37°08'51"	210.23	N 56°59'55" W
C18	272.00	61.84	13°01'36"	61.71	S 50°15'24" E
C19	1250.00	106.34	04°52'27"	106.30	S 55°41'17" W
C20	1250.00	5.50	00°15'07"	5.50	S 58°15'04" W

### CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION  
SEWER/STORM DRAIN

Matt Beaumont 5-20-21  
PUBLIC WORKS DIRECTOR DATE

### CITY COUNCIL SIGNATURE LINES

[Signatures of City Council Members]

Date: 5/7/2021