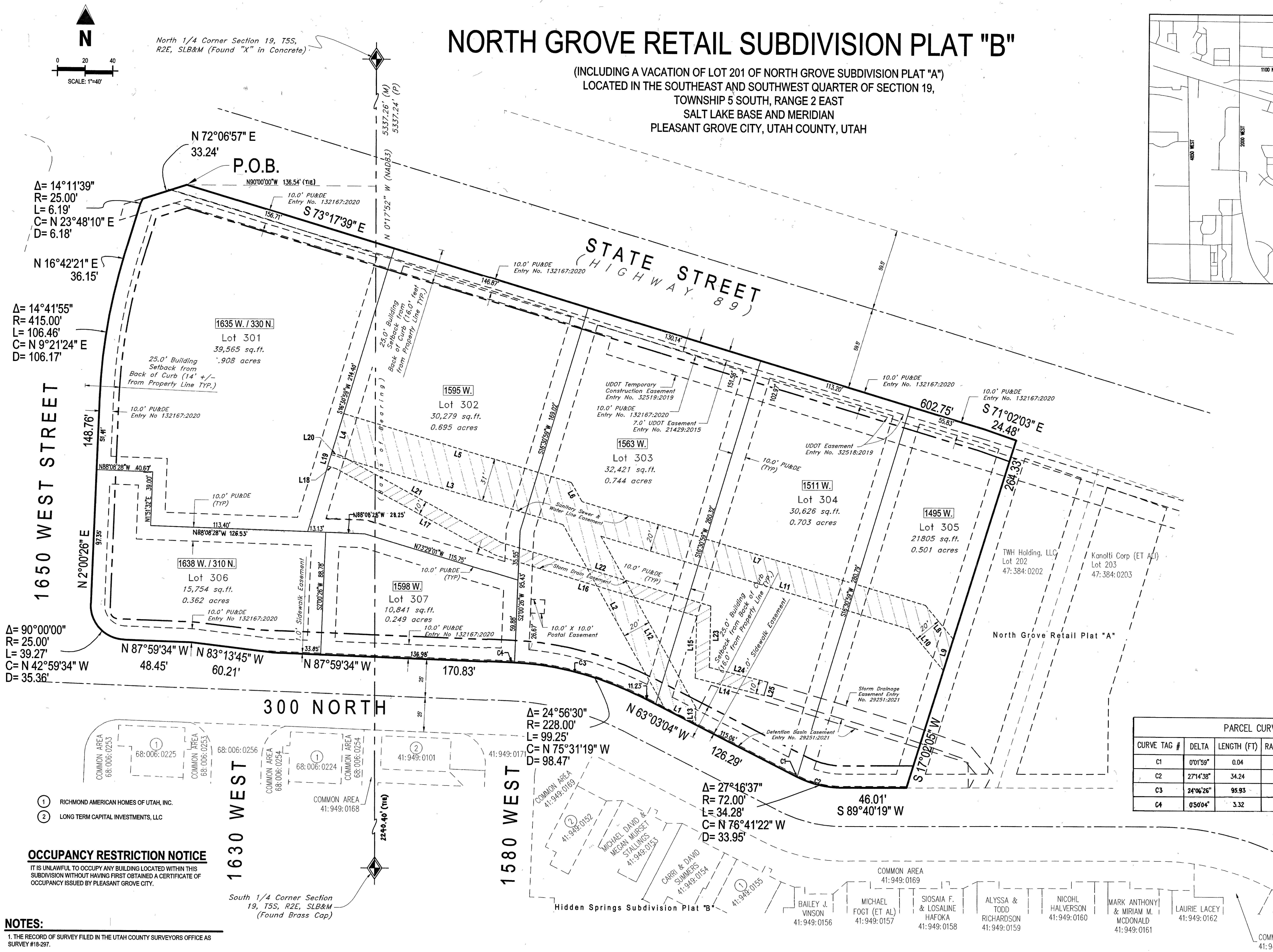
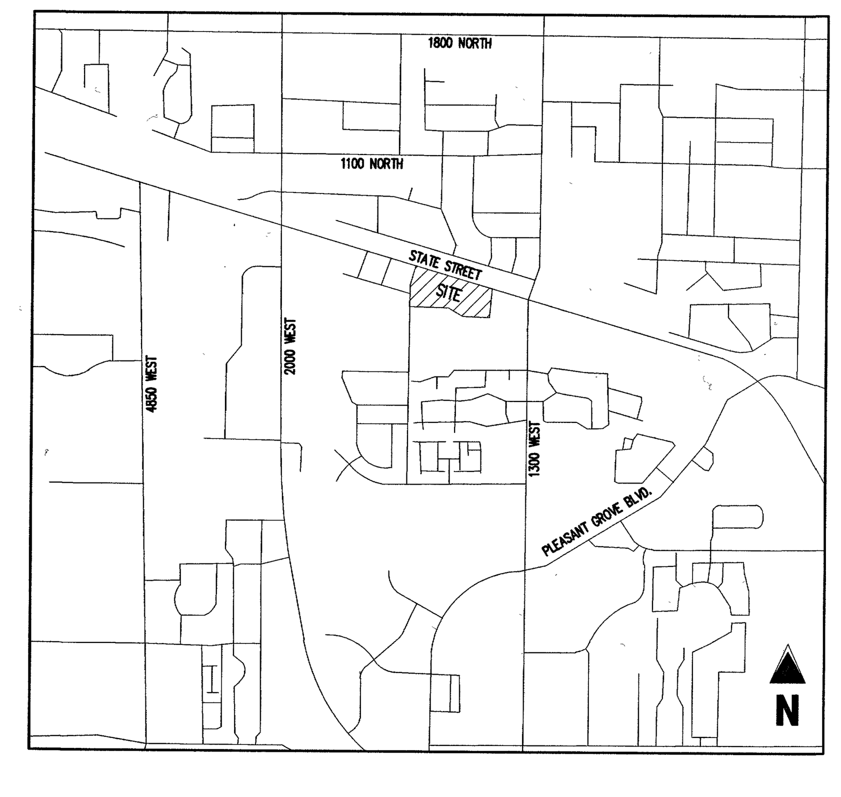
NORTH GROVE RETAIL SUBDIVISION PLAT "B"

(INCLUDING A VACATION OF LOT 201 OF NORTH GROVE SUBDIVISION PLAT "A")
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH





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.

NOTES:

1. THE RECORD OF SURVEY FILED IN THE UTAH COUNTY SURVEYORS OFFICE AS SURVEY #18-297.

2. "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."

3. "WITH THE EXCEPTIONS NOTED BELOW, 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.

EXCEPTIONS: CULINARY METER(S).

4. PARKWAYS ARE REQUIRED ON ALL COLLECTOR AND LARGER STREETS AS DESIGNATED IN THE PLEASANT GROVE CITY GENERAL PLAN. ALL PARKWAYS SHALL BE AT LEAST 4 FEET WIDE. FOR THIS PROJECT THE PARKWAYS ALONG STATE STREET WILL BE INSTALLED WITH THE UDOT WIDENING PROJECT WITH THE PARKWAY IMPROVEMENTS INSTALLED AS COORDINATED BETWEEN THE CITY AND UDOT.

5. ALL FOUND SECTION CORNERS AND STREET MONUMENTS FOUND ARE DEPICTED ON THIS PLAT.

6. THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THIS TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED.

LEGEND

- EXISTING RIGHT OF WAY
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTERLINE
- FENCE LINE
- LOT LINE
- SECTION LINE
- TIE LINE
- ● FOUND MONUMENT (AS DESCRIBED)
- ○ SET MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "GALLOWAY, PLS 259684" UNLESS OTHERWISE NOTED
- SECTION CORNER (AS DESCRIBED)
- (C) CALCULATED
- (M) MEASURED
- (TYP.) TYPICAL

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S63°03'04"E	24.78
L2	S29°11'20"E	152.66
L3	S73°29'01"E	175.24
L4	S16°30'59"W	31.00
L5	N73°29'01"W	172.10
L6	N29°11'20"W	15.75
L7	N73°29'01"W	259.25
L8	N39°44'01"W	31.88
L9	N17°02'05"E	23.91
L10	S39°44'01"E	38.91
L11	S73°29'01"E	232.68
L12	N29°11'20"W	141.66
L13	N0°00'00"E	12.69
L14	N76°10'25"W	51.16
L15	N0°54'28"E	45.04
L16	N73°29'01"W	151.83
L17	N61°44'18"W	131.41
L18	N73°29'01"W	6.23
L19	N16°30'59"E	10.00
L20	S73°29'01"E	7.25
L21	S61°44'18"E	131.41
L22	S73°29'01"E	158.39
L23	S0°54'28"W	44.68
L24	S76°10'25"E	43.66
L25	S16°30'59"W	10.00

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	0°01'59"	0.04	72.00	S63°04'03"E	0.04
C2	27°14'38"	34.24	72.00	S76°42'22"E	33.91
C3	24°06'26"	95.93	228.00	N75°06'17"W	95.23
C4	0°50'04"	3.32	228.00	N87°34'32"W	3.32

18552

SURVEYOR'S CERTIFICATE

I, Todd W. Osborn, do hereby certify that i am a Professional Land Surveyor and that I hold License No. 4938746 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 in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as NORTH GROVE RETAIL SUBDIVISION PLAT "B" 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.

Date of Plat: August 24, 2022

Signature: [signature]

License No.: 4938746

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast and Southwest Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the south line of State Street which is 2240.40 North 0°17'52" West along the section line and 136.54 feet WEST from the South 1/4 corner of said Section 19;
running thence along said south line two (2) courses as follows: South 73°17'39" East 602.75 feet and
South 71°02'03" East 24.48 feet to the northwest corner of Lot 202 of the North Grove Retail Subdivision Plat "A" as recorded at the Utah County Recorders Office as Entry No. 29251 at Page 2021, Map # 17546;
thence South 17°02'05" West 264.33 feet along the west line of said Lot 202 to the north right of way line of 300 North Street;
thence along said right of way line seven (7) courses as follows: South 89°40'19" West 46.01 feet,
northwesterly 34.28 feet along the arc of a 72.00 Foot radius curve to the right (center bears North 0°19'41" West and the long chord bears North 76°41'22" West 33.95 feet through a central angle of 27°16'37"),
North 63°03'04" West 126.29 feet along said road,
northwesterly 99.25 feet along the arc of a 228.00 foot radius curve to the left (center bears South 26°56'56" West and the long chord bears North 75°31'19" West 98.47 feet through a central angle of 24°56'30"),
North 87°59'34" West 170.83 feet,
North 83°13'45" West 60.21 feet and
North 87°59'34" West 48.45 feet;
thence northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the right (center bears North 02°00'26" East and the long chord bears North 42°59'34" West 35.36 feet through a central angle of 90°00'00") to the east right of way line of 1650 West Street;
thence along said right of way line four (4) courses as follows: North 02°00'26" East 148.76 feet,
northeasterly 106.46 feet along the arc of a 415.00 foot radius curve to the right (center bears South 87°59'34" East and the long chord bears North 09°21'24" East 106.17 feet through a central angle of 14°41'55"),
North 16°42'21" East 36.15 feet, and northeasterly 6.19 feet along the arc of a 25.00 foot radius curve to the right (center bears South 73°17'39" East and the long chord bears North 23°48'10" East 6.18 feet through a central angle of 14°11'39");
North 72°06'57" East 33.24 feet to the Point of Beginning.

Parcel contains: 181,290 square feet, or 4.162 acres.

Basis of Bearings: All bearings are grid bearings of the Utah State Plane Coordinate System, Central Zone, North American Datum 1983. The monumented South Quarter Corner of Section 19 to the monumented North Quarter Corner of said section bears North 00°17'32" West as shown hereon.

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

NORTH GROVE RETAIL SUBDIVISION PLAT "B"

Do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this 25TH day of AUGUST A.D., 2022

Limited Liability Company
[signature]
~~(LARRY MYLER)~~, (Owner) DAVID RUNNELLS (PLEASANT GROVE MIXED USE LLC)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH ss

On this 25th day of AUGUST A.D., 2022, DAVID RUNNELLS ~~Larry Myler~~ personally appeared before me, the undersigned Notary Public, in and for said County of Utah in the State of Utah, who after being duly sworn, acknowledge to me that He is the Manager, of Pleasant Grove Mixed Use a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

Notary's Full Name & Commission
Name: Kara Kresser, No: 713973
09-03-2024 — My Commission Expires
[signature] — A Notary Public Commissioned in Utah

NORTH GROVE RETAIL SUBDIVISION PLAT "B"

(INCLUDING A VACATION OF LOT 201 OF NORTH GROVE SUBDIVISION PLAT "A")
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SUBDIVIDER
PLEASANT GROVE MIXED USE, LLC
DAVID RUNNELLS
464 W KWANZAN CIRCLE
OREM, UTAH 84058
(801) 427-1511

ENGINEER/SURVEYOR
GALLOWAY & COMPANY
2015 W. GROVE PARKWAY, STE H
PLEASANT GROVE, UTAH 84062
(385) 248-0460

ROCKY MOUNTAIN POWER COMPANY

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:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS 25 DAY OF August, 2022

ROCKY MOUNTAIN POWER
BY - [signature]
TITLE - Estimator

DOMINION ENERGY

DOMINION 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 ACKNOWLEDGMENT 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 RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 25 DAY OF August, 2022 DOMINION ENERGY
BY - [signature]
TITLE - Pre-Con

SEWER / STORM DRAIN
CULINARY WATER / PRESSURIZED IRRIGATION

APPROVED THIS 22ND DAY OF SEPTEMBER, 2022, BY THE DIRECTOR OF PUBLIC WORKS.

[signature]
DIRECTOR OF PUBLIC WORKS

PLANNING COMMISSION APPROVAL

APPROVED THIS 13 DAY OF January, 2022, BY THE PLEASANT GROVE CITY PLANNING COMMISSION.

DANIEL CARDENAS
DIRECTOR SECRETARY

[signature]
PLEASANT GROVE CITY PLANNING COMMISSION CHAIRMAN

APPROVAL BY LEGISLATIVE BODY

The City 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 16th, day of Aug, 2022, A.D.

[signature]
MAYOR
[signatures] Dnandersen
Approved [signature] Engineer
W. Brent Bulker [signature]
Clerk - Recorder
Attest [signature]

SURVEYORS SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDERS OFFICE
PROFESSIONAL LAND SURVEYOR No. 4938746 TODD W. OSBORN 24 Aug 2022 STATE OF UTAH	[seal]	[seal]	ENT 113776:2022 Map # 18552 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Oct 28 10:38 am FEE 64.00 BY CH RECORDED FOR PLEASANT GROVE CITY CORPORA

Sec 19, T5S, R2E SLB&M TU070
Including Vacation of Lot 201 of North Grove Plat A. DT.