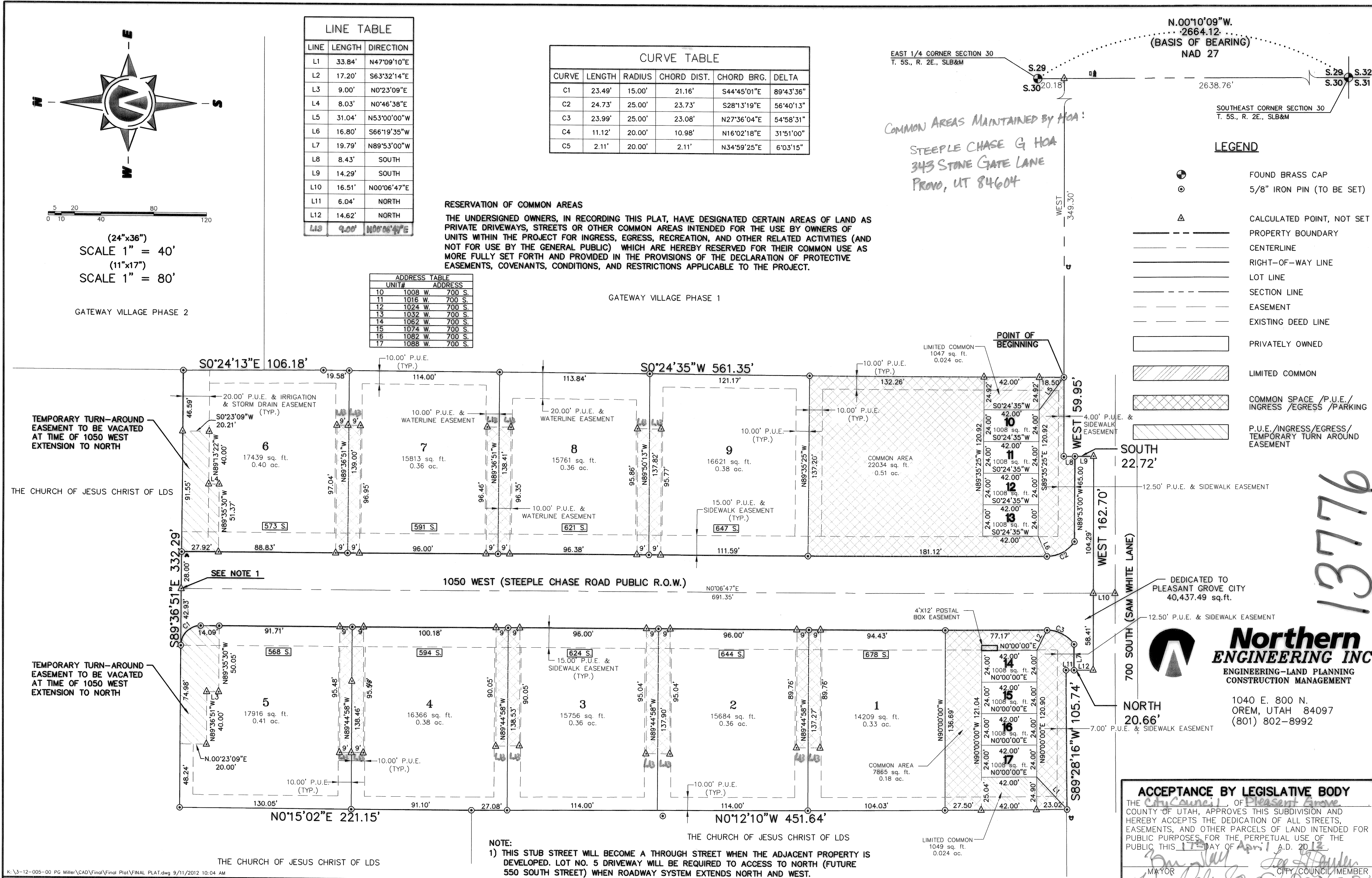




LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.84'	N47°09'10"E
L2	17.20'	S63°32'14"E
L3	9.00'	N0°23'09"E
L4	8.03'	N0°46'38"E
L5	31.04'	N53°00'00"W
L6	16.80'	S66°19'35"W
L7	19.79'	N89°53'00"W
L8	8.43'	SOUTH
L9	14.29'	SOUTH
L10	16.51'	N00°06'47"E
L11	6.04'	NORTH
L12	14.62'	NORTH
L13	9.00'	N0°06'47"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.49'	15.00'	21.16'	S44°45'01"E	89°43'36"
C2	24.73'	25.00'	23.73'	S28°13'19"E	56°40'13"
C3	23.99'	25.00'	23.08'	N27°36'04"E	54°58'31"
C4	11.12'	20.00'	10.98'	N16°02'18"E	31°51'00"
C5	2.11'	20.00'	2.11'	N34°59'25"E	6°03'15"

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNERS, IN RECORDING THIS PLAT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS INTENDED FOR THE USE BY OWNERS OF UNITS WITHIN THE PROJECT FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES (AND NOT FOR USE BY THE GENERAL PUBLIC) WHICH ARE HEREBY RESERVED FOR THEIR COMMON USE AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE PROJECT.

ADDRESS TABLE	ADDRESS
UNIT#	ADDRESS
10	1008 W. 700 S.
11	1016 W. 700 S.
12	1024 W. 700 S.
13	1032 W. 700 S.
14	1062 W. 700 S.
15	1074 W. 700 S.
16	1082 W. 700 S.
17	1088 W. 700 S.

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8g-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: 09-18-12
KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 30, THENCE S. 00°10'09" E. ALONG THE SECTION LINE A DISTANCE OF 20.18 FEET; THENCE WEST A DISTANCE OF 349.30 FEET TO REAL POINT OF BEGINNING.

THENCE WEST A DISTANCE OF 59.95 FEET; THENCE SOUTH A DISTANCE OF 22.72 FEET; THENCE WEST A DISTANCE OF 162.70 FEET; THENCE NORTH A DISTANCE OF 20.66 FEET; THENCE S. 89°28'16" W. A DISTANCE OF 105.74 FEET; THENCE N. 00°12'10" W. A DISTANCE OF 451.64 FEET; THENCE N. 00°15'02" E. A DISTANCE OF 221.15 FEET; THENCE S. 89°36'51" E. A DISTANCE OF 332.29 FEET TO A POINT ON THE WEST BOUNDARY LINE OF GATEWAY VILLAGE PHASE 2; THENCE S. 00°24'13" E. ALONG SAID BOUNDARY A DISTANCE OF 106.18 FEET TO THE NORTHWEST CORNER OF GATEWAY VILLAGE PHASE 1; THENCE S. 00°24'35" W. ALONG WEST BOUNDARY LINE OF GATEWAY VILLAGE PHASE 1 A DISTANCE OF 561.35 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 225,658 SQ.FT. OR 5.18 ACRES OF LAND MORE OR LESS.

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, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF September 13, A.D. 2012.

(SIGNATURE) Randy Jacobus

RANDY JACOBUS, PRESIDENT, OCCOM OPPORTUNITY PARTNERS, LLC, (undivided 67%)

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF Summit

ON THIS 13th DAY OF September, A.D. 2012, PERSONALLY APPEARED BEFORE ME, Randy Jacobus [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE Member [TITLE] OF OCCOM Opportunity Partners, LLC [NAME OF LLC] LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Mike Miller
NOTARY FULL NAME Mike Miller A NOTARY COMMISSIONED IN Utah
COMMISSION NUMBER 6145726 MY COMMISSION EXPIRES 1-31-2017

(SIGNATURE) Mike Miller

MIKE MILLER, MEMBER, VOLKKOMMEN CONSTRUCTION, LLC, (undivided 19%)

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF Utah

ON THIS 12 DAY OF September, A.D. 2012, PERSONALLY APPEARED BEFORE ME, Mike Miller [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE Member [TITLE] OF Volkommen Construction, LLC [NAME OF LLC] LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Karen Weeks
NOTARY FULL NAME Karen Weeks A NOTARY COMMISSIONED IN Utah
COMMISSION NUMBER 611815 MY COMMISSION EXPIRES 3-1-2015

(SIGNATURE) Ron Kadziel

RON KADZIEL, MEMBER, RK FINANCIAL, LLC, (undivided 14%)

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF Summit

ON THIS 19th DAY OF September, A.D. 2012, PERSONALLY APPEARED BEFORE ME, Ron Kadziel [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE Member [TITLE] OF RK Financial LLC [NAME OF LLC] LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC William Max Moncrief
NOTARY FULL NAME William Max Moncrief A NOTARY COMMISSIONED IN Utah
COMMISSION NUMBER 606326 MY COMMISSION EXPIRES Apr 14, 2015

(SIGNATURE) William Max Moncrief

STEEPLE CHASE G

LOCATED IN THE EAST HALF OF SECTION 30, T.5S., R.2E., S.L.B.M.

PLEASANT GROVE, UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

UTAH COUNTY RECORDER

ENT 1027121201
JEFFERY SPT
UTAH COUNTY RECORDER
2012 Nov 26 10:13 am
RECORDED FOR PLEASANT GROVE CITY CORPORA

QUESTAR

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. QUESTAR 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 RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE 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 INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS 18 DAY OF September, 2012

QUESTAR GAS COMPANY
BY: Valerie Yang
TITLE: President/Engineer

NOTE:

1) THIS STUB STREET WILL BECOME A THROUGH STREET WHEN THE ADJACENT PROPERTY IS DEVELOPED. LOT NO. 5 DRIVEWAY WILL BE REQUIRED TO ACCESS TO NORTH (FUTURE 550 SOUTH STREET) WHEN ROADWAY SYSTEM EXTENDS NORTH AND WEST.

2) SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTHS AND SET FOUNDATIONS ELEVATIONS TO PROVIDE ADEQUATE FALL INTO SEWER LATERALS.

3) WARNING: HIGH GROUND WATER TABLE. PROPERTY OWNERS SHALL VERIFY PRESENCE AND DEPTH TO GROUND WATER 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.

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.

PLANNING COMMISSION APPROVAL

APPROVED THIS 12 DAY OF April, A.D. 2012, BY THE AMERICAN FORK CITY CITY PLANNING COMMISSION.

PLANNER: Frank Long PLANNING COMMISSION CHAIRMAN: Frank Long

ROCKY MNT. POWER

APPROVED THIS 9/18 DAY OF 2012 A.D. BY ROCKY MNT. POWER

Charles Deane 9/18/2012
ROCKY MNT. POWER DATE

CENTURY LINK

APPROVED THIS 09/18 DAY OF 2012 A.D. BY CENTURY LINK

Dawn Keller 09/18/2012
CENTURY LINK DATE

CITY UTILITIES APPROVAL

CULINARY WATER/ PRESSURE IRRIGATION/ SEWER/ STORM DRAIN

APPROVED THIS 20th DAY OF 2012 A.D. BY PUBLIC WORKS DIRECTOR

Don Shaffer 9-20-2012
PUBLIC WORKS DIRECTOR DATE

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council of Pleasant Grove, 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 17th DAY OF April, A.D. 2012.

MAYOR: Don Shaffer CITY COUNCIL MEMBER: Lee St. Paulsen
CITY COUNCIL MEMBER: Jim Bolander CITY COUNCIL MEMBER: Chris Jones
CITY COUNCIL MEMBER: Andy Boyd CITY COUNCIL MEMBER: Joe Smith

APPROVED: Frank Long (SEE SEAL)
ATTEST: Kathy Johnson CITY RECORDER (SEE SEAL)

UTAH COUNTY RECORDER

9/21/12
353634
J. DEGEN
LEWIS

9/18/12
KIM WAYNE LUNDEBERG
STATE OF UTAH

9/20/12
DON SHAFFER
PUBLIC WORKS DIRECTOR