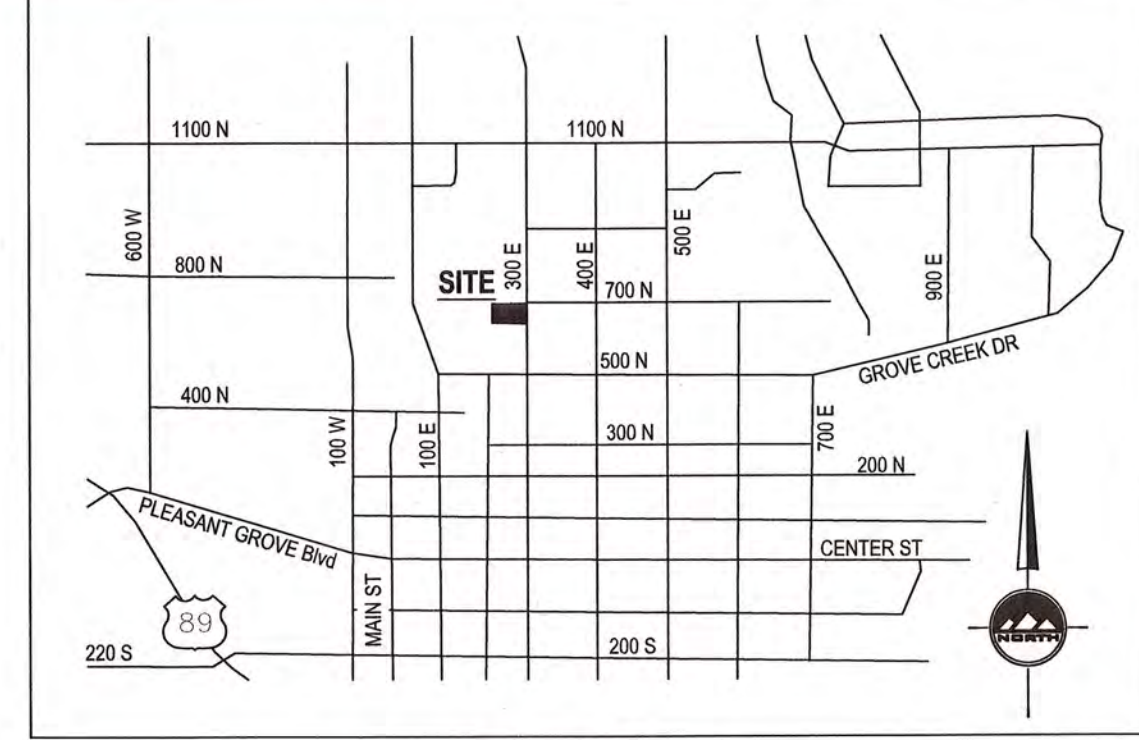
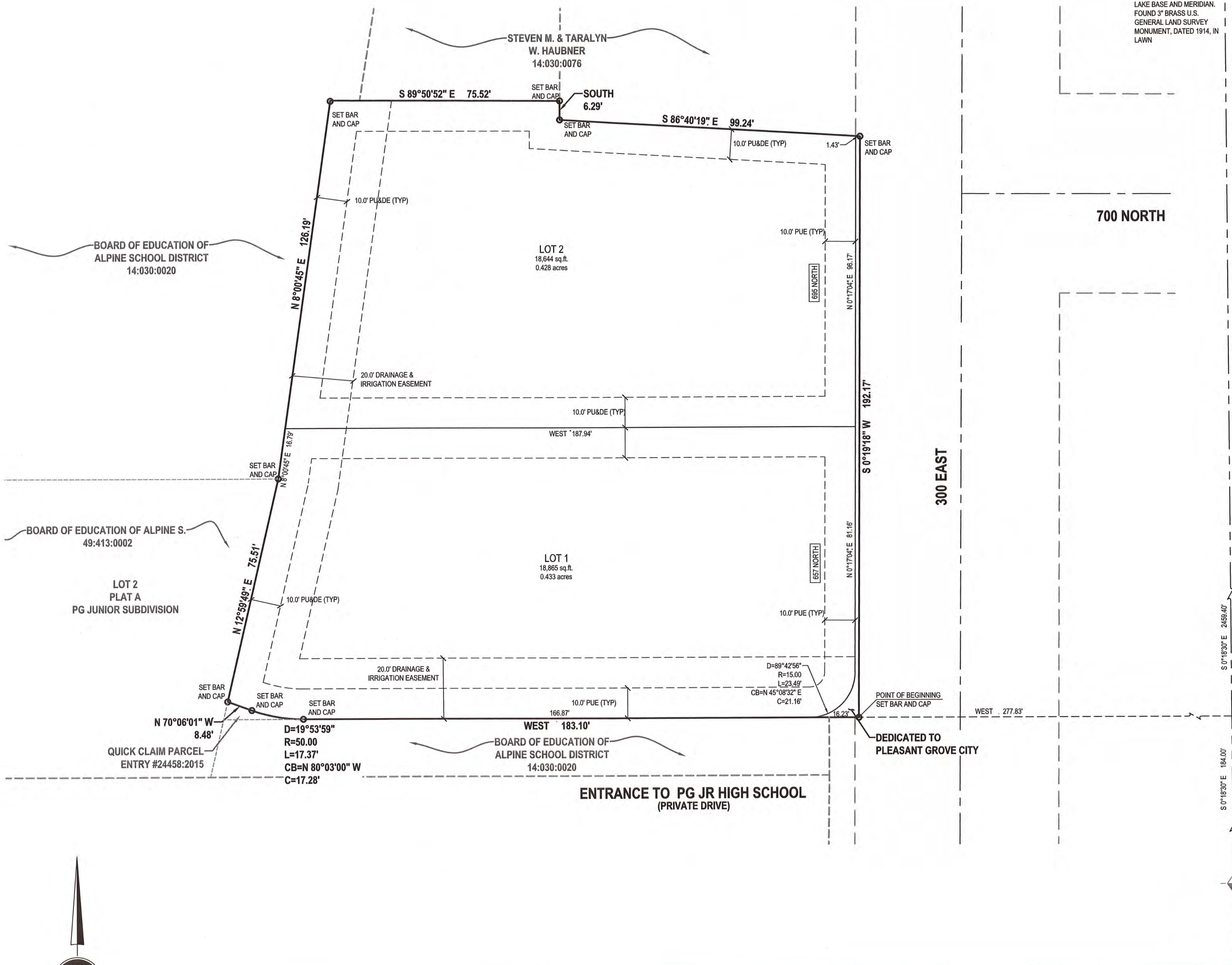


CASSIE ESTATES PLAT A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, PLEASANT GROVE CITY, UTAH COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 200'



NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. FOUND 3" BRASS U.S. GENERAL LAND SURVEY MONUMENT, DATED 1914, IN LAWN

NOTES

- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
- SEWER SERVICE FOR LOTS ARE AT MINIMUM DEPTH. BUILDING DESIGNER SHOULD VERIFY LATERAL LOCATION AND DEPTH TO INCORPORATE IN TO BUILDING DESIGN PRIOR TO CONSTRUCTION.

NOTE: 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 OWNERS EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS 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.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE

OCCUPANCY RESTRICTION NOTICE

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

ACCEPTANCE 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 _____ day of _____, 2011 A.D.

Mayor _____ Date _____

Approved _____ Attest _____
Engineer Clerk-Recorder

SURVEYOR'S CERTIFICATE
I, Douglas J. Kinsman do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 334575 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, hereinafter to be known as CASSIE ESTATES PLAT A, 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
A parcel of land, situated in the Northeast Quarter of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said parcel also located in Pleasant Grove City, Utah county, Utah, more particularly described as follows:
Beginning at a point which is located North 0°18'30" West 184.00 feet along the Section line and West 277.83 feet from the East Quarter Corner of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:

- thence West 183.10 feet along the north line of an existing private drive;
- thence Northwest 17.37 feet along the arc of a 50.00 foot radius curve to the right (center bears North and the long chord bears North 80°03'00" West 17.28 feet through a central angle of 19°53'59") along the north line of said private drive and a Quit Claim parcel to Alpine School District, recorded on March 26, 2015 as Entry #24458:2015;
- thence North 70°06'01" West 8.48 feet along said north line to the east line of PG Junior Subdivision Plat "A" recorded on June 5, 2001 as Entry #54621:2001;
- thence North 12°59'49" East 75.51 feet along the east line of said subdivision to the Northeast corner thereof;
- thence North 8°00'45" East 126.19 feet to and along that certain Warranty Deed to Alpine School District recorded as Entry #16705, Book #1251 Page #463;
- thence South 80°50'52" East 75.52 feet along the south line of the Haubner deed said line also being an existing fence line;
- thence South 6.29 feet along said deed and fence line;
- thence South 86°40'19" East 99.24 feet along said deed and fence line to the west line of 300 East Street;
- thence South 0°19'18" West 192.17 feet, along said west line to the Point of Beginning.

Parcel contains: 37,818 square feet or 0.87 acres.
Date: Oct 20, 2011
Douglas J. Kinsman
License No. 334575

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, hereinafter known as the

CASSIE ESTATES PLAT A

do hereby dedicate for 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 _____ day of _____ A.D., 20____.

By: _____
By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH County of UTAH
On the _____ day of _____ A.D., 20____.

personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH County of UTAH
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of UTAH
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She 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 Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

CASSIE ESTATES PLAT A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, PLEASANT GROVE CITY, UTAH COUNTY, UTAH



LAYTON Phone: 801.541.1100
SALT LAKE CITY Phone: 801.255.0529
Cedar City Phone: 435.865.1653
RICHFIELD Phone: 435.590.0187
WWW.ENSIGNUTAH.COM

SHEET 1 OF 1
PROJECT NUMBER : 6360
MANAGER : D.KINSMAN
DRAWN BY : C.CLEGG
CHECKED BY : J.CLEGG
DATE : 10/20/2015

QUESTAR GAS COMPANY
QUESTAR APPROVED THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532

APPROVED THIS _____ DAY OF _____, 20____ BY THE QUESTAR GAS COMPANY

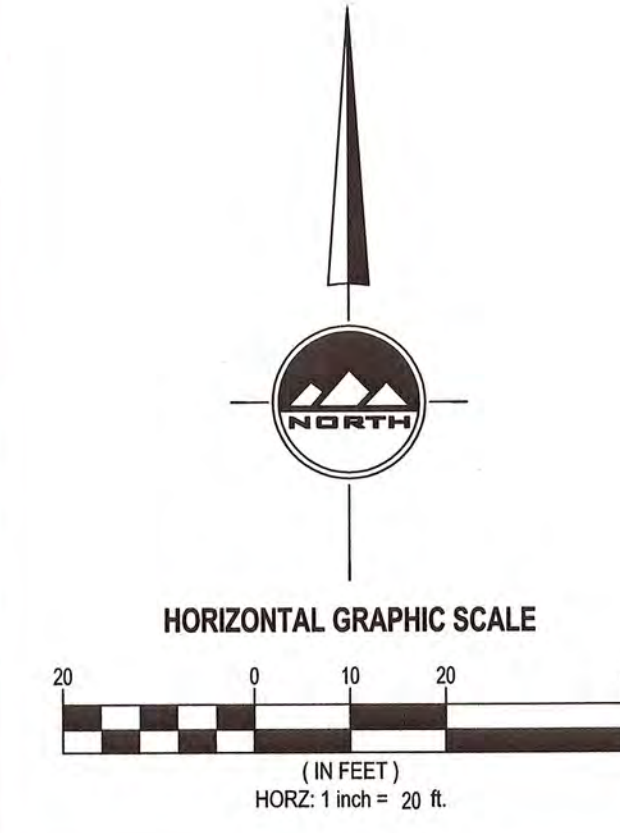
SIGNATURE _____ TITLE _____

ROCKY MOUNTAIN POWER COMPANY
PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN 17-27a-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 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 _____ DAY OF _____, 20____ BY THE ROCKY MOUNTAIN POWER COMPANY

SIGNATURE _____ TITLE _____

DEVELOPER
LIGHTYEAR CONSTRUCTION
9775 SOUTH EVENSEN CIRCLE
SOUTH JORDAN, UTAH 84095
TERRY GEORGE
801-554-6401



PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____ BY THE PLEASANT GROVE PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIR-PLANNING COMMISSION _____

CENTURY LINK
APPROVED THIS _____ DAY OF _____, 20____ BY THE CENTURY LINK

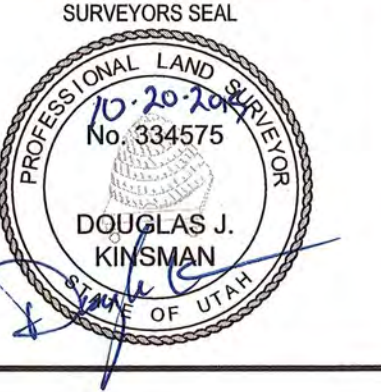
SIGNATURE _____ TITLE _____

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION
PUBLIC WORKS DIRECTOR _____ DATE _____

SEWER/STORM DRAIN
PUBLIC WORKS DIRECTOR _____ DATE _____

SURVEY RECORDING DATA
DATE: _____
DRAWING No. _____



NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDERS OFFICE