

NORTH
1" = 20'

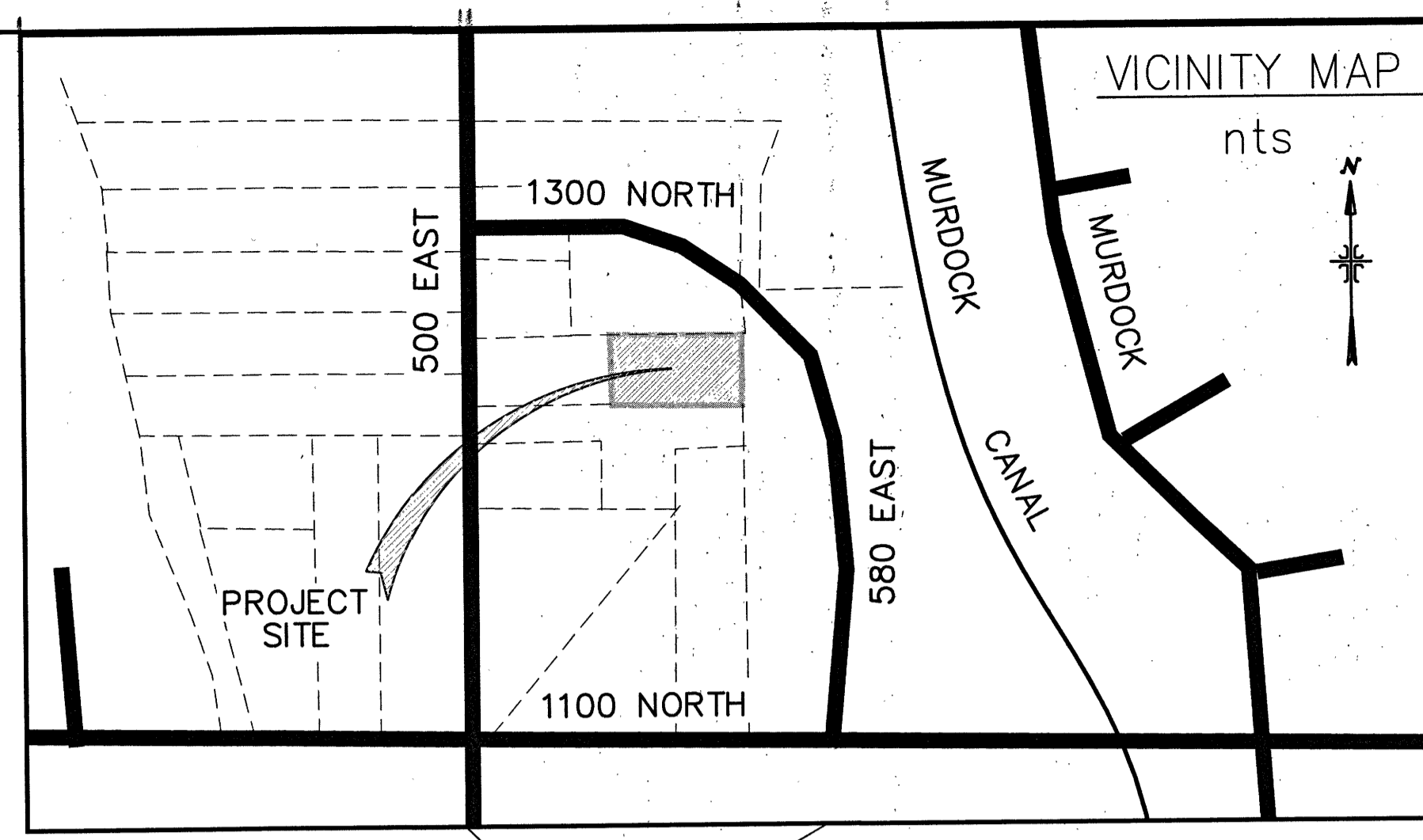
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ATWOOD ESTATES PLAT 'A'

Located in a Portion of the Northwest
Quarter of Section 21, Township 5 South, Range
2 East, Salt Lake Base and Meridian
Pleasant Grove City, Utah County Utah



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING $N89^{\circ}31'37''E$, 1441.05' ALONG THE SECTION LINE AND SOUTH 74.19' FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, $S89^{\circ}28'25''E$ FOR A DISTANCE OF 203.69 FEET TO A POINT ON A LINE;

THENCE, $S00^{\circ}25'25''E$ FOR A DISTANCE OF 116.59 FEET TO A POINT ON A LINE;

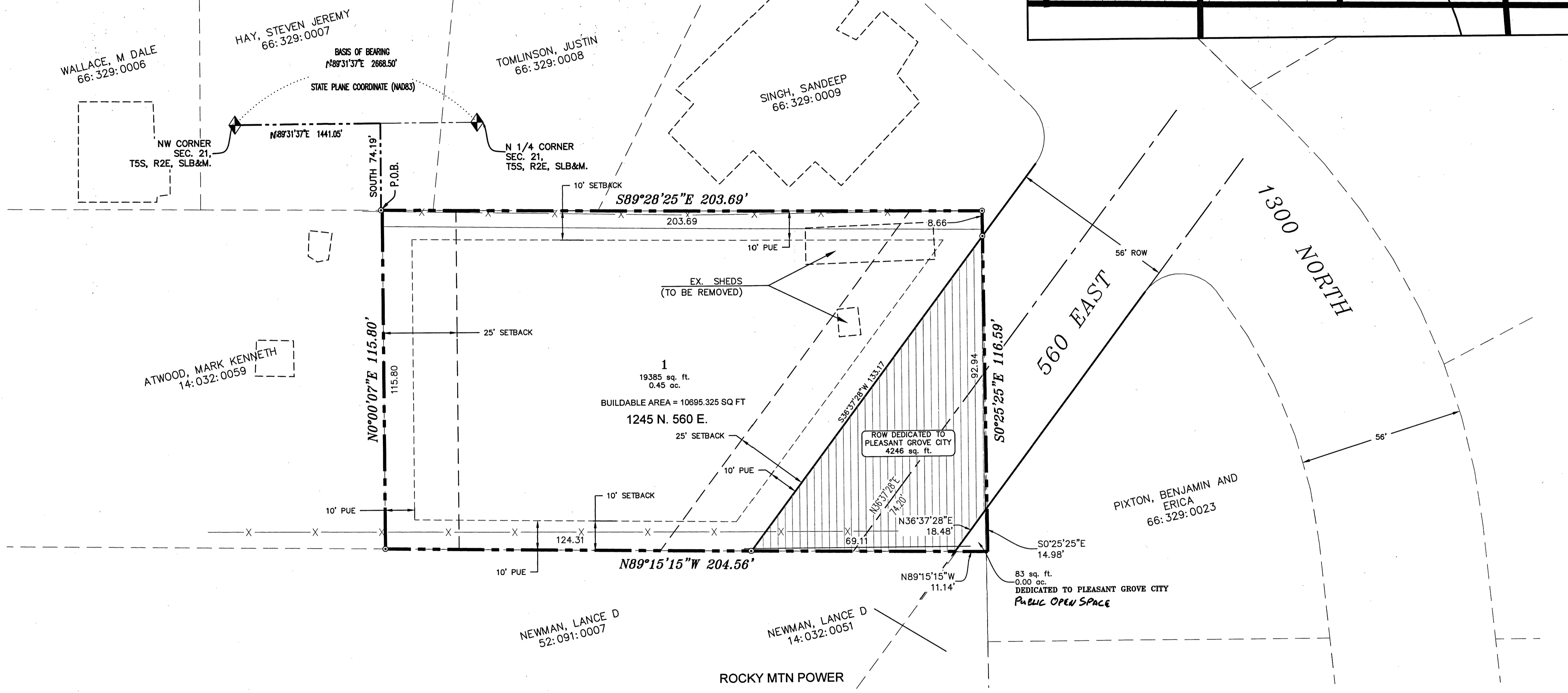
THENCE, $N89^{\circ}15'15''W$ FOR A DISTANCE OF 204.56 FEET TO A POINT ON A LINE;

THENCE $N00^{\circ}00'07''E$ A DISTANCE OF 115.80 FEET TO THE POINT OF BEGINNING;

CONTAINING 23715.28 SQ FT OR 0.54 ACRES OF LAND.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Date: 10-21-2021
Surveyor: [Signature]



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 hereof we have hereunto set our hands this 24 day of January, A.D. 2022

[Signature]
PATTERSON HOMES, LLC
SCOTT DUNN, MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah

ON THIS 24 DAY OF January, 2022 Scott Dunn PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO HAS DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF PATTERSON HOMES, LLC LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE

NOTARY PUBLIC
MY COMMISSION No. 709876
MY COMMISSION EXPIRES 01-08-2024

[Signature]
NOTARY PRINTED NAME: Julie Ann Allen

Acceptance by the City of Pleasant Grove

THE MAYOR OF PLEASANT GROVE CITY, 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 13th DAY OF Jan 2022.

[Signature]
Mayer

[Signature]
City Engineer (See Seal below)

[Signature]
Clerk/Recorder (See Seal below)

Planning Commission Approval

Approved this 13 day of September, 2021 by Pleasant Grove City Planning Commission.

[Signature]
Director

[Signature]
Chairman, Planning Commission

**ATWOOD ESTATES
PLAT 'A'**

Pleasant Grove, City _____ Utah County, Utah

Scale: 1" = 20 Feet

- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN
 - TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - FOUND CLASS II STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)

Dominion Energy Approval

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 acknowledgement of any terms contained in the Plat, including those set forth in the owner's 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 1-800-366-6532.

[Signature]
Dominion Energy

Date: 11/03/2021

- 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.
- PURSUANT TO UTAH CODE ANN. 17.27a-603(4)(c)(ii) ROCKY MTN 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 MTN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MTN 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.

[Signature]
ROCKY MOUNTAIN POWER

Date: 11-3-2021

PROJECT ENGINEER & SURVEYOR
SCOTT DUNN
PATERSON HOMES
SSDUNN@PATERSONCONSTRUCTION.COM

PROJECT DEVELOPER
SCOTT DUNN
PATERSON HOMES
SSDUNN@PATERSONCONSTRUCTION.COM

Occupancy Restriction Notice

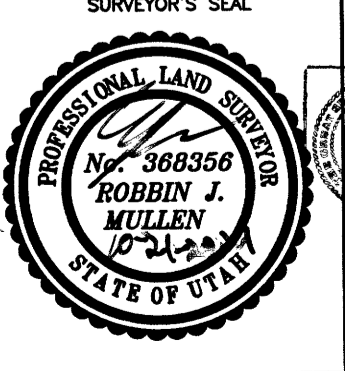
The City of Pleasant Grove has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

City Utilities Approval

Culinary Water / Pressurized Irrigation / Sanitary Sewer / Storm Drain

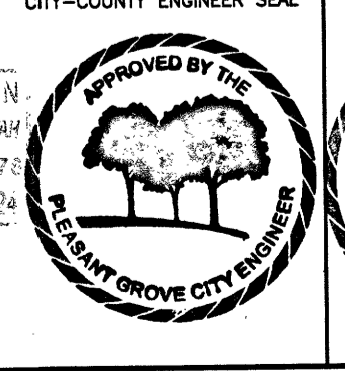
[Signature]
Public Works Director

Date: 1-20-22



NOTARY PUBLIC SEAL

JULIE ANN ALLEN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 709876
COMM. EXP. 01-08-2024



ENT. #2981-2022 Reg # 18262
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Nov 09 11:51 AM FEE \$2.00 BY IP
RECORDED FOR PLEASANT GROVE CITY CORPORA

Section 21, T5S, R2E TU-070 B1