

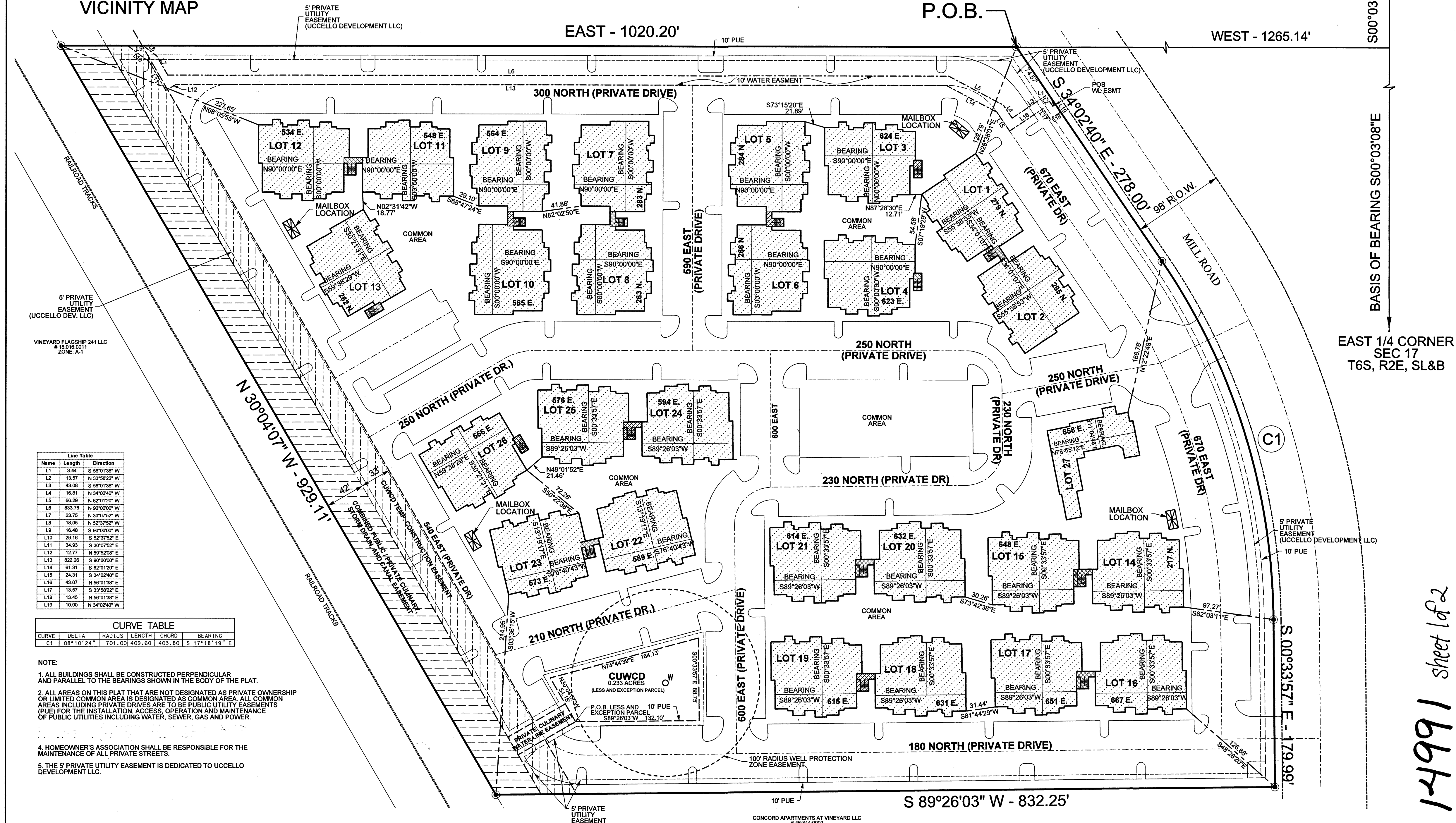
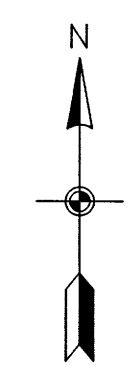
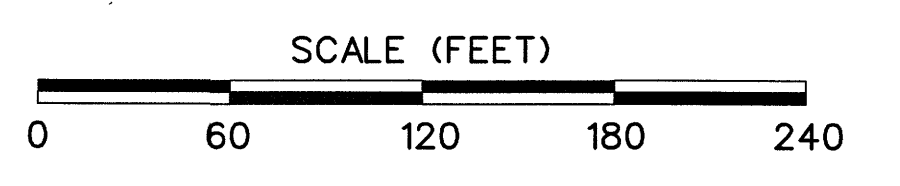
VICINITY MAP

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER
- SET 5/8" REBAR & CAP (BOUNDARY)
- CALCULATED POINT, NOT SET
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

THE VINE APARTMENTS PLAT

A PLANNED UNIT DEVELOPMENT
LOCATED IN SECTION 17
T6S, R2E, S.L.B. & M



Line Table

Name	Length	Direction
L1	3.44	S 56°01'38" W
L2	13.57	N 33°59'22" W
L3	43.08	S 89°01'58" W
L4	16.81	N 34°02'40" W
L5	66.29	N 62°01'20" W
L6	83.76	N 89°00'00" W
L7	23.75	N 30°07'52" W
L8	18.05	N 52°37'52" E
L9	18.48	S 90°00'00" W
L10	29.16	S 82°37'52" E
L11	34.93	S 30°07'52" E
L12	12.77	N 89°01'58" E
L13	62.28	S 89°00'00" E
L14	61.31	S 62°01'20" E
L15	24.31	S 34°02'40" E
L16	43.07	N 89°01'58" E
L17	13.57	S 33°59'22" E
L18	13.45	N 56°01'38" E
L19	10.00	N 34°02'40" W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	08°10'24"	701.00	409.60	403.80	S 17°18'19" E

NOTE:

- ALL BUILDINGS SHALL BE CONSTRUCTED PERPENDICULAR AND PARALLEL TO THE BEARINGS SHOWN IN THE BODY OF THE PLAT.
- ALL AREAS ON THIS PLAT THAT ARE NOT DESIGNATED AS PRIVATE OWNERSHIP OR LIMITED COMMON AREA IS DESIGNATED AS COMMON AREA. ALL COMMON AREAS INCLUDING PRIVATE DRIVES ARE TO BE PUBLIC UTILITY EASEMENTS (PUE) FOR THE INSTALLATION, ACCESS, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING WATER, SEWER, GAS AND POWER.
- HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS.
- THE 5" PRIVATE UTILITY EASEMENT IS DEDICATED TO UCCELLO DEVELOPMENT LLC.

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, 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

LOT 2 OF GENEVA PARK EAST, PHASE TWO SUBDIVISION, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS ON THE WEST RIGHT OF WAY LINE OF MILL ROAD SAID POINT ALSO BEING SOUTH 00°03'08" EAST ALONG THE SECTION LINE 697.80 FEET AND WEST 1265.14 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) CALLS:

- 1) S 34°02'40" E 278.00 FEET; 2) ALONG AN ARC 409.60 FEET TO THE RIGHT, HAVING A RADIUS OF 701.00 FEET, THE CHORD BEARS S 17°18'19" E 403.80 FEET; 3) THENCE S 07°33'57" E 179.99 FEET; THENCE S 89°26'03" W 832.25 FEET; THENCE N 30°04'07" W 929.11 FEET; THENCE EAST 1020.20 FEET TO THE POINT OF BEGINNING.

AREA = 18.157 ACRES (790,924 SQ. FT.)

LESS AND EXCEPTING:

BEGINNING AT A POINT WHICH IS SOUTH 00°03'08" EAST ALONG THE SECTION LINE 1423.42 FEET AND WEST 1735.34 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 30°04'07" WEST 54.15 FEET; THENCE NORTH 74°44'59" EAST 164.13 FEET; THENCE SOUTH 07°33'57" EAST 88.75 FEET; THENCE SOUTH 89°26'03" WEST 132.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.233 ACRES (10,158 SQ. FT.)

MARCH 9, 2016
DATE

Barry Anderson
BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN ADDITION, OWNER HEREBY RESERVES TO ITSELF A NON-EXCLUSIVE PERPETUAL BLANKET EASEMENT, TO ERECT, CONSTRUCT, IMPROVE, RECONSTRUCT, RELOCATE, REPAIR, USE, AND MAINTAIN COMMUNICATIONS AND/OR FIBER OPTIC LINES AND RELATED FACILITIES UNDER, ACROSS AND OVER THE PARCEL. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF March, 2016.

BY: Brian Bird, Authorized Agent
UCCELLO DEV. LLC

ACKNOWLEDGEMENT

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

NIKOL J STONE
NOTARY PUBLIC STATE OF UTAH
COMMISSION # 656788
COMM. EXP. 07-02-2016

ON THE 10th DAY OF March, A.D. 2016
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 7-2-16
NOTARY PUBLIC
(SEE SEAL BELOW)

THE VINE APARTMENTS PLAT

A PLANNED UNIT DEVELOPMENT
A REVISION AND VACATION OF LOT 2 OF GENEVA PARK EAST, PHASE TWO SUBDIVISION

LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 2
TOWN OF VINEYARD UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

MW BROWN ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

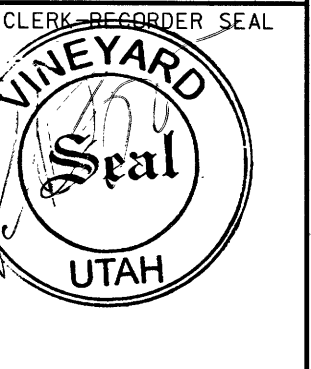
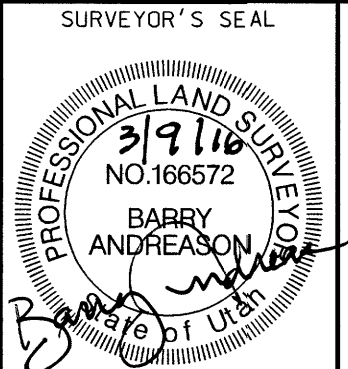
APPROVED AS TO FORM
THIS 11th DAY OF March, A.D. 2016
APPROVED: *[Signature]*
CENTRAL UTAH WATER CONSERVANCY DISTRICT

APPROVED AS TO FORM
THIS 22nd DAY OF March, A.D. 2016
APPROVED: *[Signature]*
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM
THIS 17th DAY OF March, A.D. 2016
APPROVED: *[Signature]*
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM
THIS 23rd DAY OF March, A.D. 2016
APPROVED: *[Signature]*
TOWN OF VINEYARD ENGINEER

APPROVED AS TO FORM
THIS 17th DAY OF March, A.D. 2016
APPROVED: *[Signature]*
TOWN OF VINEYARD ATTORNEY

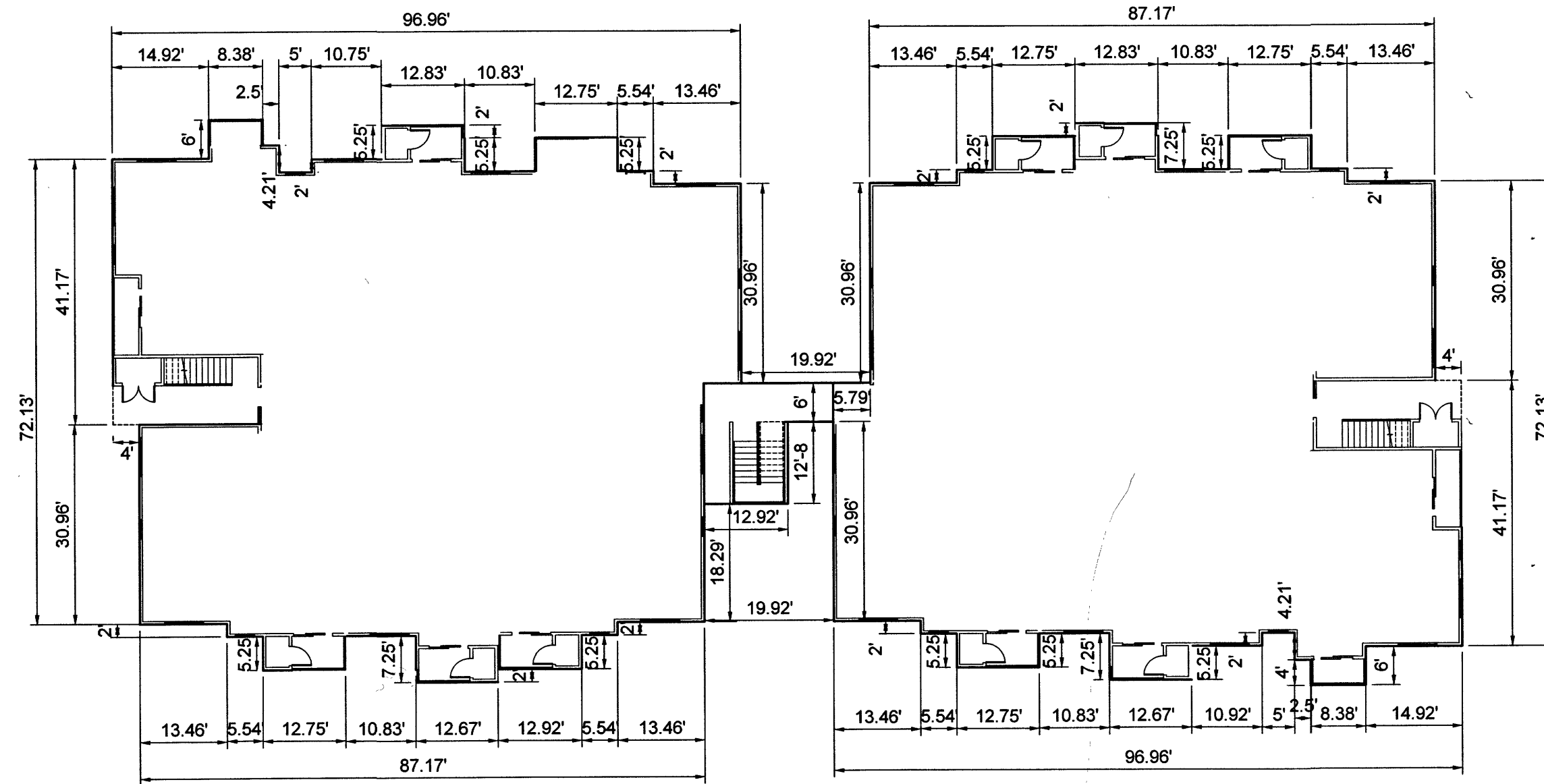


14991 sheet 1 of 2

SEC 17-T6S R2E S.L.B. & M LOT 2 GENEVA PARK EAST PH2

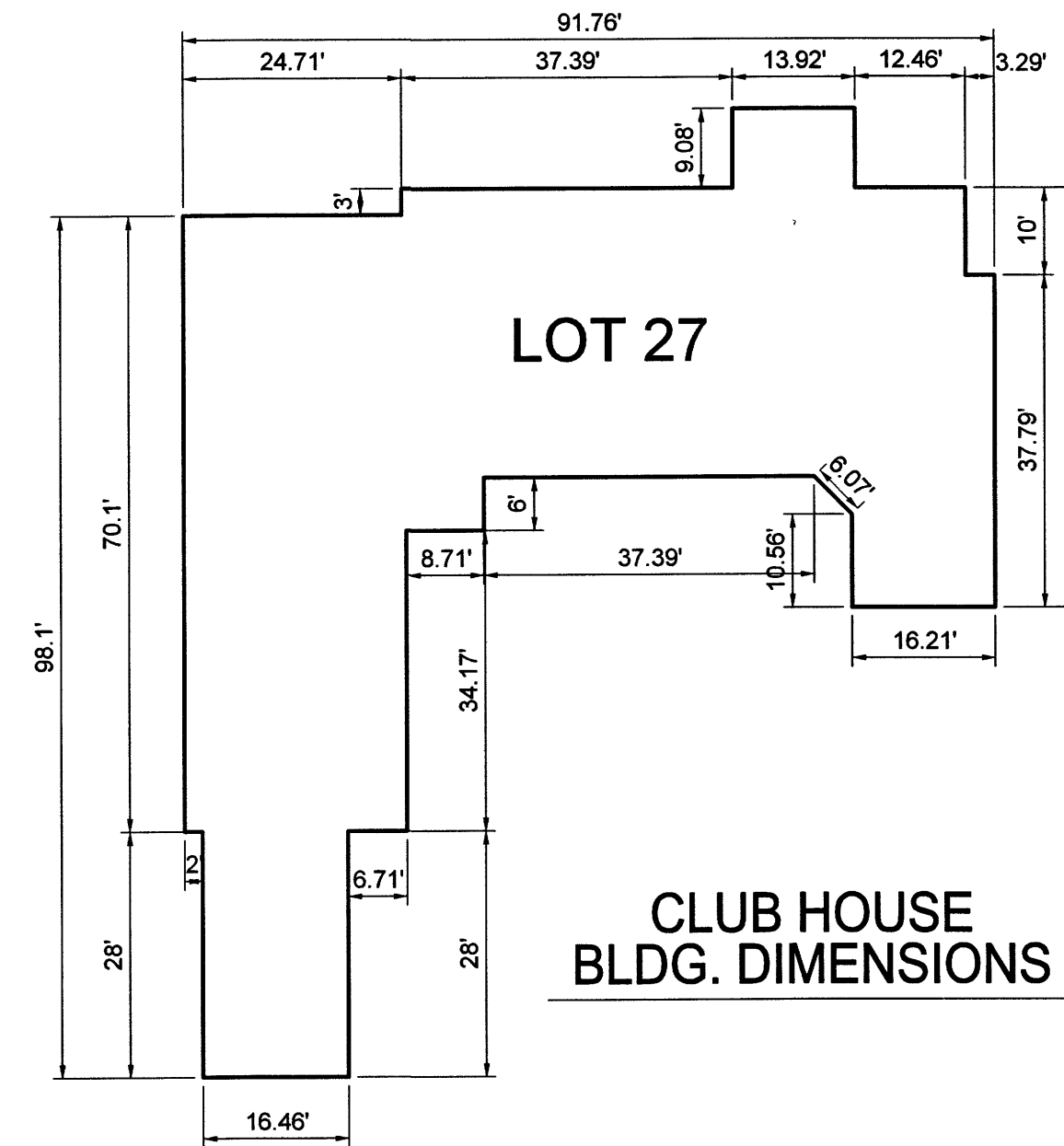
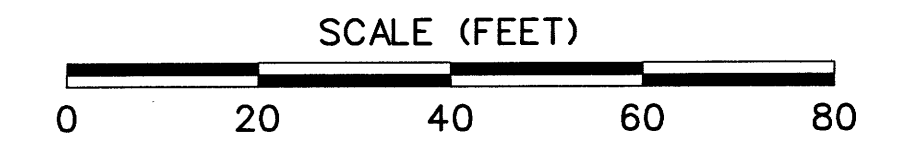
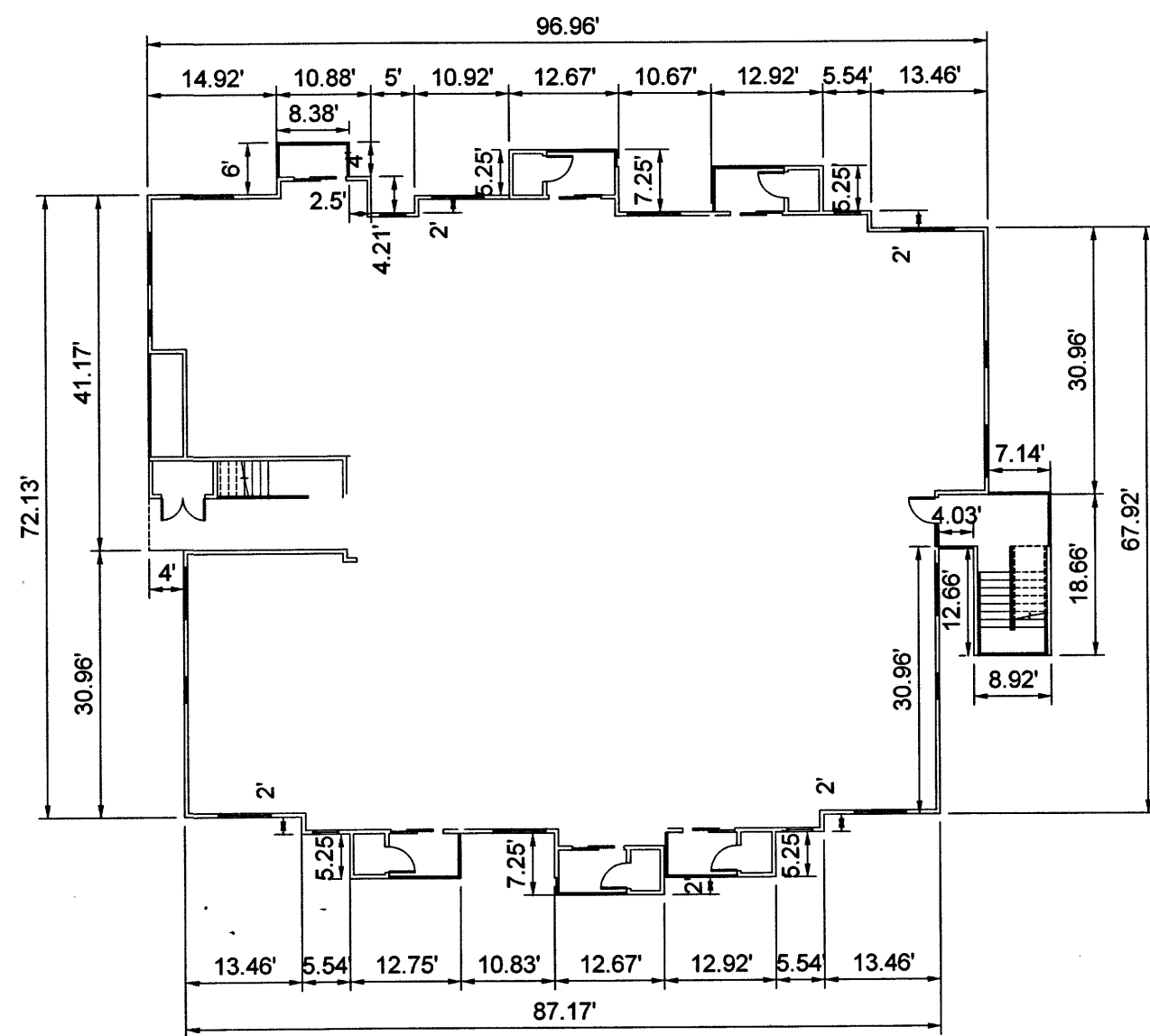
**TYPICAL 18-PLEX
BLDG. DIMENSIONS**

(LOTS 1,2,5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,22,23,24,25)



**TYPICAL 18-PLEX
BLDG. DIMENSIONS**

(LOTS 3,4,13,26)



SEC 17, TWP 6S, R2E, T14N, D15E
LOT 2, GENEVA PARK ESTATES PH 2

ENT 24514:2016 No. 14991
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Nov 23 4:19 pm FEE \$8.00 BY VM
RECORDED FOR TOWN OF VINEYARD

14991 sheet 2 of 2

**THE VINE APARTMENTS
PLAT**

A PLANNED UNIT DEVELOPMENT
A REVISION AND VACATION OF LOT 2 OF GENEVA PARK
EAST, PHASE TWO SUBDIVISION

LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SHEET 2 OF 2

TOWN OF VINEYARD, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

