

VICINITY MAP

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 DEDICATE PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 29th DAY OF April, A.D. 2013

ANDERSON GENEVA, LLC,
a Utah limited liability company
BY: ANDERSON HOLDINGS, LLC, a Utah
limited liability company, its Manager

BY: Gerald D. Anderson, Manager

ICE CASTLE RETIREMENT FUND, LLC
A Utah Limited Liability company, LLC
BY: Pro Management Utah, LLC, its Manager

BY: Glen R. Peritt, Manager

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF

ON THE 29th DAY OF April, A.D. 2013
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

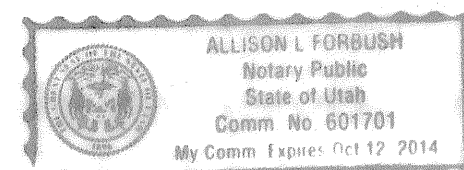
MY COMMISSION EXPIRES 10-12-14

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MILL ROAD SUBDIVISION PHASE 1

LOCATED IN SECTIONS 6, 7, 8 AND 17
T.6S., R.2E., S.L.B.&M.

MILL ROAD

S0°33'57"E 392.79'

15' PUE

10' PUE

LOT 1
522765 sq. ft.
12.00 ac.
125 NORTH

S10°50'25"E 77.92'

C1

C2

C3

C4

INCLUDES
PUE ENTRY # 34096-13

S66°34'46"W 361.36'
20' OFFSITE
EASEMENT
ENTRY # 64402-12

S59°59'38"W 56.71'

POB

EAST 4088.96'

N01°32'24"W 258.25'

WEST QUARTER CORNER SECTION 17
T.6S., R.2E., SLB&M

UNION PACIFIC RAILROAD
N30°04'07"W 1079.72'
COMBINED PUBLIC/PRIVATE CULINARY,
STORM DRAIN, AND CANAL EASEMENT 42.00'

0 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- SECTION LINE
- EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	199.27'	799.00'	198.75'	S7°42'37"E	14°17'21"
C2	6.10'	87.14'	6.10'	S12°50'57"E	4°00'41"
C3	22.81'	113.00'	22.77'	S16°37'25"E	11°33'54"
C4	84.86'	810.95'	84.82'	S25°24'16"E	5°59'45"

NOTE:
1. SURFACE USES OF COMBINED EASEMENT ALLOWED
THAT ARE COMPATIBLE WITH EASEMENT USES.

APPROVED AS TO FORM

THIS 13th DAY OF May, A.D. 2013

APPROVED David Church
TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

THIS 13th DAY OF May, A.D. 2013

APPROVED Pharmally
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM

THIS 14th DAY OF May, A.D. 2013

APPROVED David C. Robins
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

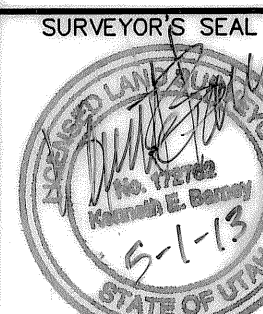
THIS 13th DAY OF May, A.D. 2013

APPROVED Don E. Smith
TOWN OF VINEYARD ENGINEER

APPROVED AS TO FORM

THIS 13th DAY OF May, A.D. 2013

APPROVED Douglas Ruggat
TOWN OF VINEYARD FIRE MARSHALL



NOTARY PUBLIC SEAL

CLERK-RECORDING SEAL



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE KNOWN AS MILL ROAD SUBDIVISION AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE May 1, 2013

KENNETH E. BARNEY, PLS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE N.01°32'24"W. ALONG THE SECTION LINE A DISTANCE OF 258.25 FEET; THENCE EAST A DISTANCE OF 4,088.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.30°04'07"W. A DISTANCE OF 1079.72 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE N.89°26'03"E. A DISTANCE OF 832.25 FEET; THENCE S.00°33'57"E. A DISTANCE OF 392.79 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 199.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°17'21" AND A CHORD THAT BEARS S.07°42'37"E. A DISTANCE OF 198.75 FEET TO A POINT OF CURVATURE OF A 87.14-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 4°00'41" AND A CHORD THAT BEARS S.12°50'57"E. A DISTANCE OF 6.10 FEET; THENCE S.10°50'25"E. A DISTANCE OF 77.92 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.81 FEET, SAID CURVE HAVING A CENTRAL ANGLE 11°33'54" AND A CHORD THAT BEARS S.16°37'25"E. A DISTANCE OF 22.77 FEET TO A POINT OF CURVATURE OF A 810.95-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 84.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE 5°59'45" AND A CHORD THAT BEARS S.25°24'16"E. A DISTANCE OF 84.82 FEET; THENCE S.66°34'46"W. A DISTANCE OF 361.36 FEET; THENCE S.59°59'38"W. A DISTANCE OF 56.71 FEET TO SAID POINT OF BEGINNING.

CONTAINING 12.00 ACRES OF LAND.

BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

MILL ROAD SUBDIVISION PHASE 1

LOCATED IN THE NE 1/4 OF SECTION 17
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

ENT 473712013 Map # 13901
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Map 15 10146 on Fee 31.00 BY EO
RECORDED FOR TOWN OF VINEYARD

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