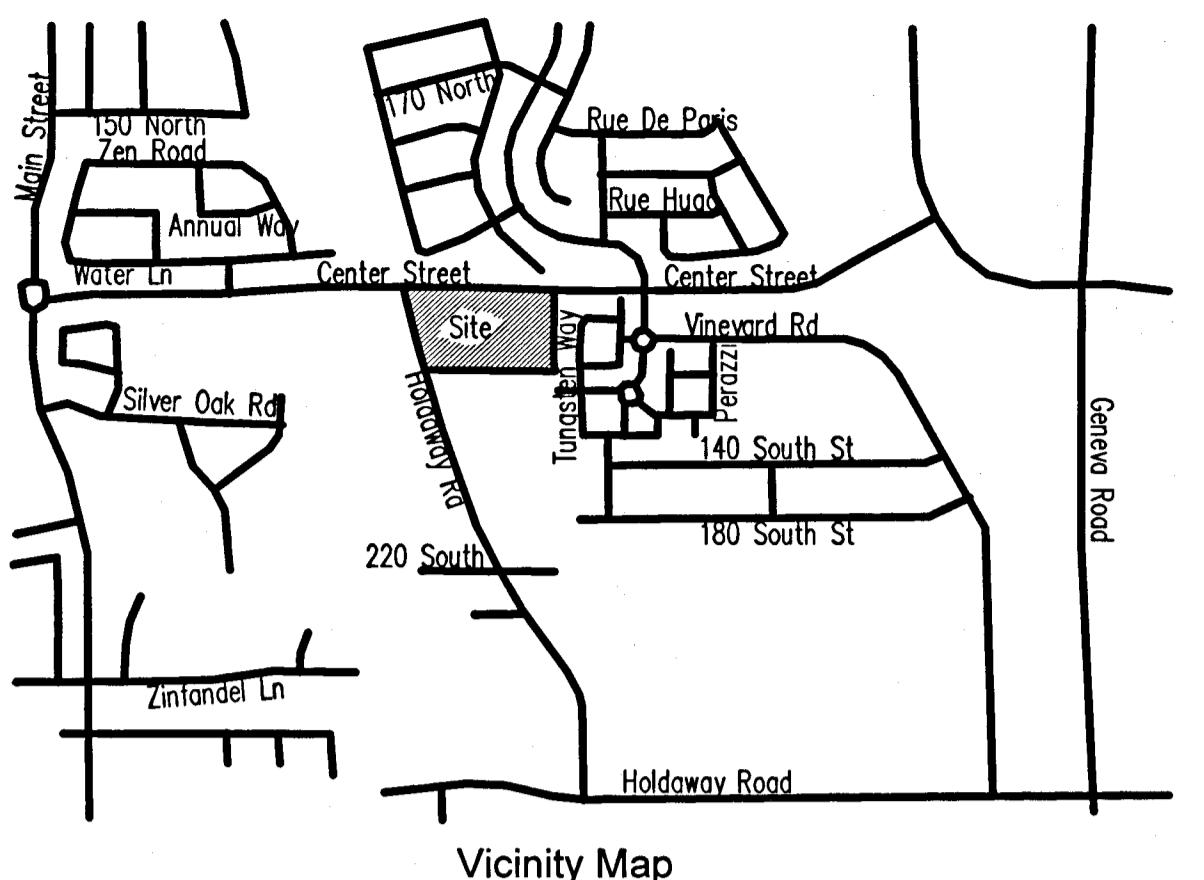


NORTH  
1" = 60'

# Franklin Discovery Academy Plat "A"

Located in the Southwest quarter of Section 17, Township 6  
South, Range 2 East, Salt Lake Base and Meridian  
Town of Vineyard, Utah County Utah



Vicinity Map

## Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 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

Commencing at a point located North 89°38'13" East along the Quarter Section line 1792.91 feet and South 28.67 feet from the West quarter corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along Center Street the following 4 courses: South 89°55'01" East 244.94 feet, South 85°24'56" East 148.11 feet, along the arc of a 2051.00 foot radius curve to the left 177.05 feet (chord bears South 87°53'21" East 177.05 feet); North 89°38'13" East 167.31 feet; thence South 00°00'19" West along Phase 1 Amended - the Orchards at Vineyard PUD 363.71 feet; thence South 89°39'57" West 657.77 feet; thence North 151°01' West 350.55 feet; thence North 76°34'20" East 16.79 feet; thence North 13°25'40" West 27.17 feet; thence along the arc of a 15.00 foot radius curve to the right 13.50 feet (chord bears North 121°53' East 13.05 feet) to the point of beginning.

AREA=256,374 sq. ft. or 5.886 acres  
Basis of Bearing North 89°38'13" East along the Quarter Section Line (NAD 83)

July 17, 2025  
Date

Surveyor  
(See Seal Below)

## 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 herein 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 herein for perpetual use of the public.

Three Twenty East Common Road LLC, a  
Utah limited liability company

FST Early Learning LLC  
by Jenn Price, Manager

July 21, 2025

## Acknowledgement

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

The foregoing instrument was acknowledged before me this 21 day of July 2025  
by Jenn Price who personally appeared before me, who being duly sworn or affirmed,  
did say that she is the Board Chair of Franklin Schools Foundation and that the  
within and foregoing instrument was signed in behalf of said LLC and Foundation.

My Commission Number 735349

Signed (a Notary Public Commissioned in Utah)

My Commission Expires 3/1/28

Roger D. Dudley 8/18/24  
Print name of Notary

RT 54-780-2025 MAP 144

ANDREW ALLEN  
UTAH COUNTY RECORDER  
2025 Jul 29 10:27 AM FEE \$4.00 BY RG  
RECORDED FOR VINEYARD CITY

## Acknowledgement

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

The foregoing instrument was acknowledged before me this 21 day of July 2025  
by Jenn Price who personally appeared before me, who being duly sworn or affirmed,  
did say that she is the Manager of FST Early Learning LLC and that the  
within and foregoing instrument was signed in behalf of said LLC.

My Commission Number 735349

Signed (a Notary Public Commissioned in Utah)

My Commission Expires 3/1/28

Roger D. Dudley 8/18/24  
Print name of Notary

## Acceptance by Legislative Body

The Legislative Body of Vineyard City of Utah County 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 17 day of July, A.D. 2025

Vineyard City Planner  
Date

7/21/25  
Clerk/Recorder (See Seal below)  
Date

Nathan  
Vineyard Engineer (See Seal below)  
Date

Eric Ellis  
Vineyard City Manager  
Date

Layne  
Vineyard Attorney  
Date

7/21/25  
Date

## Plat "A"

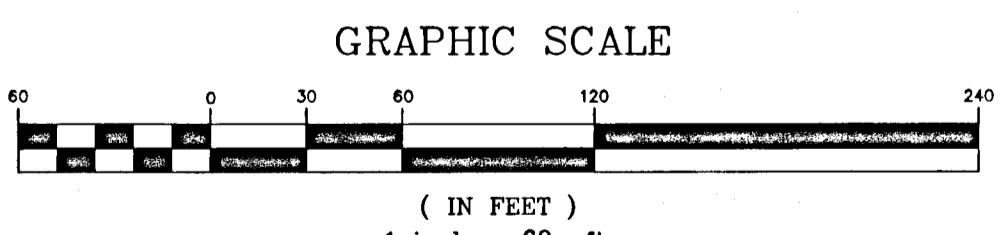
# Franklin Discovery Academy

Located in the Southwest quarter of Section 17, Township 6  
South, Range 2 East, Salt Lake Base and Meridian  
Town of Vineyard, Utah County  
ANDREW ALLEN  
UTAH COUNTY RECORDER  
2025 Jul 29 10:27 AM FEE \$4.00 BY RG  
RECORDED FOR VINEYARD CITY

Scale: 1" = 60 Feet

Prepared by:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



( IN FEET )

1 inch = 60 ft.

## Plat Notes

- Plat must be recorded within 12 Months of Final Plat Approval or for phased developments, within 24 month of recordation of most recent phase. the first final plat approval was granted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
- The installation of improvements shall conform to all city standards regulations, and ordinances.
- Building permits will not be issued until all improvements have been installed and accepted by the city in writing or bonded for.
- No building permits shall be issued until all impact and connection fees are paid in full per city regulations in effect at the time of building permit issuance.
- Driveways and Lot access shall be limited to interior local subdivision streets only.
- Drainage shall not cross property lines. Excess or concentrated drainage shall be contained on Site or directed to an approved drainage facility.
- Vineyard accepts no responsibility for any property damage caused by ground water flooding.
- All building and development shall be in conformance with the Vineyard Zoning Ordinance

## Line Table

Line	Length	Direction
T1	37.69'	S 00°00'00" E
T2	30.00'	N 89°59'57" W
T3	37.74'	S 00°00'00" E

