



ENT 64403:2012 PG 1 of 6  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2012 Aug 02 12:14 pm FEE 0.00 BY ED  
 RECORDED FOR VINEYARD TOWN

When recorded return to:  
 Vineyard town  
 240 East Gammon Rd.  
 Vineyard, UT 84058

**DEDICATION OF RIGHT OF WAY**

Anderson Geneva, LLC and Ice Castle Retirement Fund LLC ( Grantors), of the County of Salt Lake and State of Utah, limited liability companies organized and existing under and by virtue of the laws of the State of Utah and duly authorized to do business under the Statutes of the State of Utah, (Grantors), of the County of Salt Lake and State of Utah, for and in consideration of ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, grants, conveys, and dedicates to the Town of Vineyard, a Utah Municipal Corporation, (Grantee), a perpetual easement over the property described below for the purpose of a highway right of way:

See attached legal description.

situated in the County of Utah, State of Utah. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantors further grant to Grantee, the right to permit others to use or operate, install, maintain, alter, repair, replace, renew, improve and remove other facilities and structures, including but not limited to, underground water and sewer lines, communication lines, fiber optics, wire, or other means of electricity, voice data, video, digitized information, pipes and conduits, upon and beneath the surface of the said premises, and overhead wires, cables, and poles of other structures for the support of such facilities and structures on said premises.

This deed of dedication is made, executed and delivered pursuant to a resolution duly adopted at a meeting of the members of the said limited liability companies held on the day of \_\_\_\_\_, 2012.

Grantors, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of Grantors caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantors' remaining property.

IN WITNESS WHEREOF, said Grantors, Anderson Geneva, LLC and Ice Castle Retirement Fund LLC has cause this instrument to be executed by its proper officer thereunto duly authorized, this 12 day of JUNE, 2012.



**Anderson Geneva, LLC Mill Road R-O-W Boundary Description (Parcel 17-019-0027)**

A portion of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which portion thereof is situate in the NE1/4SE1/4, the SE1/4NE1/4, the NE1/4NE1/4 and the NW1/4NE1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which portion thereof is also situate in the SE1/4SE1/4, the SW1/4SE1/4 and the NW1/4SE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which portion is described as follows:

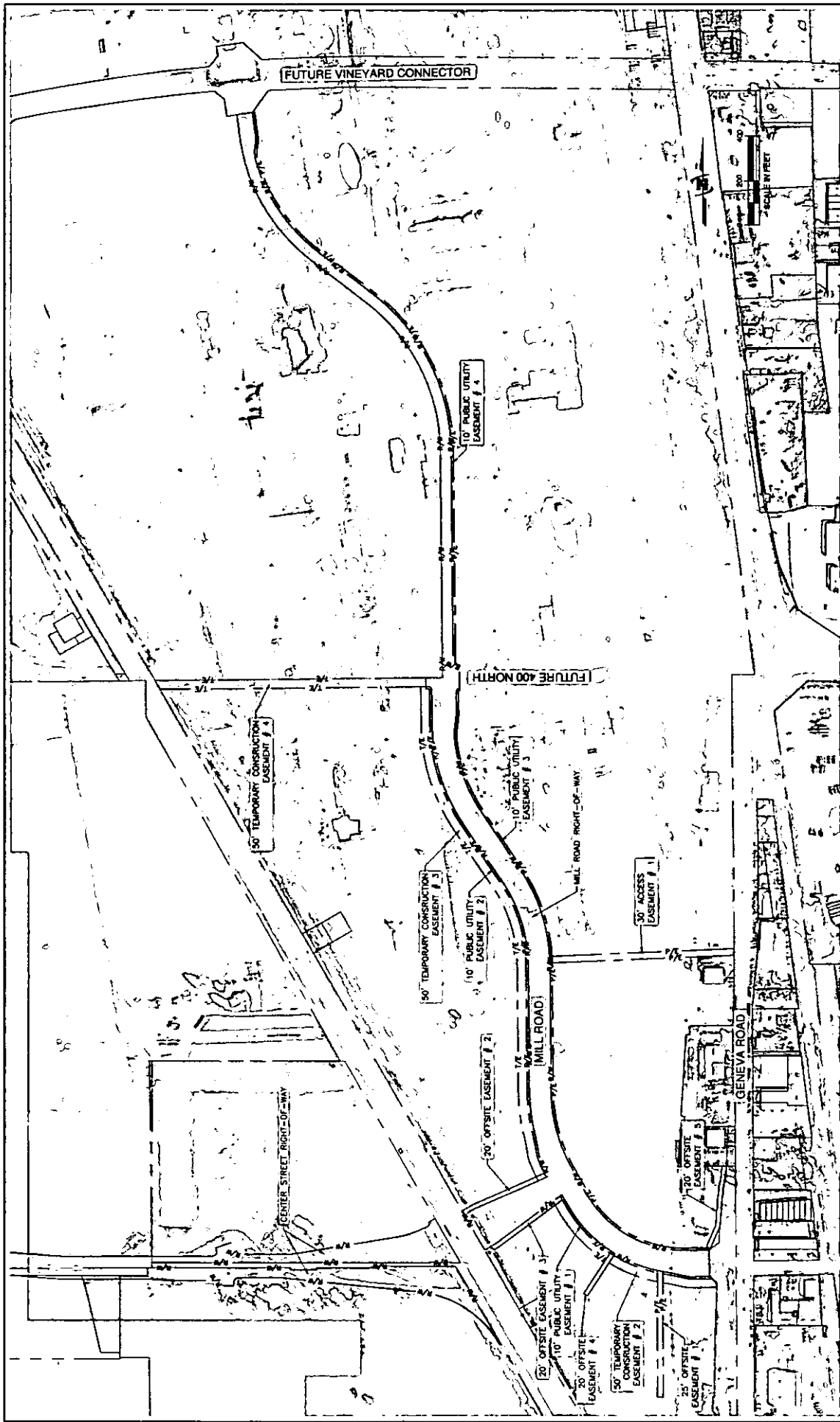
Beginning at a point on the westerly boundary of said entire tract, which point is also on the easterly boundary of the Union Pacific Railroad, which point is North 01°32'27" West 148.30 feet along the section line and North 88°27'33" East 4,087.62 feet from the West Quarter Corner of said Section 17; thence North 59°55'53" East 56.58 feet; thence North 66°34'46" East 361.36 feet to a point of non-tangent curvature; thence northwesterly 84.87 feet along the arc of a 811.00 foot radius curve to the right, through a central angle of 05°59'46", the chord of which bears North 25°24'17" West 84.83 feet to a point of compound curvature; thence northerly 22.81 feet along the arc of a 113.00 foot radius curve to the right, through a central angle of 11°33'59", the chord of which bears North 16°37'25" West 22.77 feet; thence North 10°50'25" West 77.92 feet to a point of curvature; thence northerly 6.10 feet along the arc of a 87.00 foot radius curve to the left, through a central angle of 04°01'04", the chord of which bears North 12°50'57" West 6.10 feet to a point of reverse curvature; thence northerly 199.26 feet along the arc of a 799.00 foot radius curve to the right, through a central angle of 14°17'21", the chord of which bears North 07°42'37" West 198.75 feet; thence North 00°33'57" West 572.78 feet to a point of curvature; thence northerly 409.60 feet along the arc of a 701.00 foot radius curve to the left, through a central angle of 33°28'43", the chord of which bears North 17°18'18" West 403.80 feet; thence North 34°02'40" West 315.42 feet to a point of curvature; thence northerly 466.87 feet along the arc of a 799.00 foot radius curve to the right through a central angle of 33°28'43", the chord of which bears North 17°18'18" West 460.25 feet; thence North 00°33'57" West 159.05 feet to a point of curvature; thence northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 89°59'49", the chord of which bears North 45°33'51" West 21.21 feet; thence South 89°26'14" West 12.01 feet; thence North 00°33'46" West 39.21 feet to a point on the south boundary of Lot 1, Geneva Anchor Record of Survey Map as shown on the official plat thereof on file at the office of the Utah County Recorder, which boundary is also on the south line of the SE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°26'03" East 76.00 feet along said boundary and section line per Geneva Anchor Record of Survey Map (*section line bears North 89°25'56" East per the Utah County State Coordinate and Dependent Resurvey Plat for Township 6 South, Range 2 East on file at the office of the Utah County Surveyor*); thence the following five (5) courses which are along said Lot 1, Geneva Anchor Record of Survey Map: (1) North 00°33'57" West 1,025.98 feet to a point of curvature; (2) northwesterly 767.03 feet along the arc of a 850.00 foot radius curve to the left, through a central angle of 51°42'11", the chord of which bears North 26°25'03" West 741.27 feet; (3) North 52°16'08" West 320.41

feet to a point of curvature; (4) northwesterly 656.74 feet along the arc of a 850.00 foot radius curve to the right, through a central angle of  $44^{\circ}16'08''$ , the chord of which bears North  $30^{\circ}08'04''$  West 640.53 feet; (5) North  $08^{\circ}00'00''$  West 100.00 feet to a point on the southerly right-of-way of the Utah Department of Transportation Vineyard Connector Road as described in that certain Warranty Deed recorded as Entry 130279:2009 on the records of the Utah County Recorder; thence North  $82^{\circ}00'00''$  East 71.00 feet along said right-of-way; thence South  $08^{\circ}00'00''$  East 121.05 feet; thence South  $07^{\circ}32'34''$  West 48.47 feet to a point of curvature; thence southerly 34.73 feet along the arc of a 87.00 foot radius curve to the left, through a central angle of  $22^{\circ}52'11''$ , the chord of which bears South  $03^{\circ}53'31''$  East 34.50 feet to a point of compound curvature; thence southeasterly 516.45 feet along the arc of a 801.00 foot radius curve to the left, through a central angle of  $36^{\circ}56'31''$ , the chord of which bears South  $33^{\circ}47'52''$  East 507.55 feet; thence South  $52^{\circ}16'08''$  East 320.41 feet to a point of curvature; thence southeasterly 811.25 feet along the arc of a 899.00 foot radius curve to the right, through a central angle of  $51^{\circ}42'11''$ , the chord of which bears South  $26^{\circ}25'02''$  East 784.00 feet; thence South  $00^{\circ}33'57''$  East 961.70 feet to a point of curvature; thence southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of  $89^{\circ}59'49''$ , the chord of which bears South  $45^{\circ}33'52''$  East 21.21 feet; thence North  $89^{\circ}26'14''$  East 12.01 feet; thence South  $00^{\circ}33'46''$  East 98.00 feet to a point of non-tangent curvature; thence southwestly 23.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of  $90^{\circ}00'11''$ , the chord of which bears South  $44^{\circ}26'08''$  West 21.21 feet; thence South  $00^{\circ}33'57''$  East 93.19 feet to a point of curvature; thence southerly 13.61 feet along the arc of a 113.00 foot radius curve to the right, through a central angle of  $06^{\circ}53'58''$ , the chord of which bears South  $02^{\circ}53'02''$  West 13.60 feet; thence South  $06^{\circ}20'01''$  West 75.50 feet to a point of curvature; thence southerly 16.52 feet along the arc of a 87.00 foot radius curve to the left, through a central angle of  $10^{\circ}52'51''$ , the chord of which bears South  $00^{\circ}53'36''$  West 16.50 feet to a point of compound curvature; thence southerly 360.89 feet along the arc of a 701.00 foot radius curve to the left, through a central angle of  $29^{\circ}29'51''$ , the chord of which bears South  $19^{\circ}17'45''$  East 356.92 feet; thence South  $34^{\circ}02'40''$  East 315.42 feet to a point of curvature; thence southerly 466.87 feet along the arc of a 799.00 foot radius curve to the right, through a central angle of  $33^{\circ}28'43''$ , the chord of which bears South  $17^{\circ}18'18''$  East 460.25 feet; thence South  $00^{\circ}33'57''$  East 572.78 feet to a point of curvature; thence southerly 360.96 feet along the arc of a 701.00 foot radius curve to the left, through a central angle of  $29^{\circ}30'10''$ , the chord of which bears South  $15^{\circ}19'02''$  East 356.98 feet; thence South  $30^{\circ}04'07''$  East 127.42 feet to a point of curvature; thence southeasterly 545.84 feet along the arc of a 516.00 foot radius curve to the left, through a central angle of  $60^{\circ}36'34''$ , the chord of which bears South  $60^{\circ}22'24''$  East 520.75 feet; thence North  $89^{\circ}19'19''$  East 104.03 feet to a point on the westerly right-of-way of the Utah Department of Transportation State Route 114 (Geneva Road) as described in that certain Warranty Deed recorded as Entry 79772:2010 on the records of the Utah County Recorder; thence the following two (2) courses which are along said right-of-way: (1) South  $00^{\circ}40'41''$  East 113.70 feet; (2) South  $38^{\circ}15'04''$  East 7.94 feet; thence South  $89^{\circ}19'19''$  West 84.25 feet to a point of curvature; thence westerly 25.25 feet along the arc of a 113.00 foot radius curve to the right, through a central angle of  $12^{\circ}48'18''$ , the chord of which bears North  $84^{\circ}16'32''$  West 25.20 feet; thence North  $77^{\circ}52'23''$  West 76.38 feet to a point of curvature; thence westerly 7.23 feet along the arc of a 87.00 foot

radius curve to the left, through a central angle of  $04^{\circ}45'31''$ , the chord of which bears North  $80^{\circ}15'09''$  West 7.22 feet to a point of reverse curvature; thence northwesterly 563.28 feet along the arc of a 614.00 foot radius curve to the right, through a central angle of  $52^{\circ}33'47''$ , the chord of which bears North  $56^{\circ}21'01''$  West 543.74 feet; thence North  $30^{\circ}04'07''$  West 58.58 feet; thence South  $53^{\circ}24'27''$  West 373.02 feet; thence South  $59^{\circ}55'53''$  West 56.56 feet to a point on the westerly boundary of said entire tract, which point is also on the easterly boundary of the Union Pacific Railroad; thence North  $30^{\circ}04'07''$  West 184.66 feet along said boundary to the point of beginning.

The above described parcel of land contains 532,736 square feet or 12.230 acre in area, more or less.

Basis of bearings: The line between the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1820) and the Witness Corner for the Southwest Corner of said section (Utah County GIS Monument No. 80121) bears South  $01^{\circ}18'03''$  East.



<p>REDEVELOPMENT AGENCY OF THE TOWN OF VINEYARD ANDERSON GENEVA PROPERTY</p>		<p>C-101</p>
<p>RIGHT-OF-WAY / EASEMENTS</p>		<p>SCALE IN FEET 1" = 40'</p>
<p><b>JUB</b> J-U-B ENGINEERS, INC.</p>		
<p>J-U-B ENGINEERS, INC. 240 W. Center St. Suite 200 Oram, UT 84057 Phone: 801.223.0283 Fax: 801.223.0284 www.jub.com</p>		
<p>THESE EASEMENTS ARE SHOWN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN HEREON.</p>		