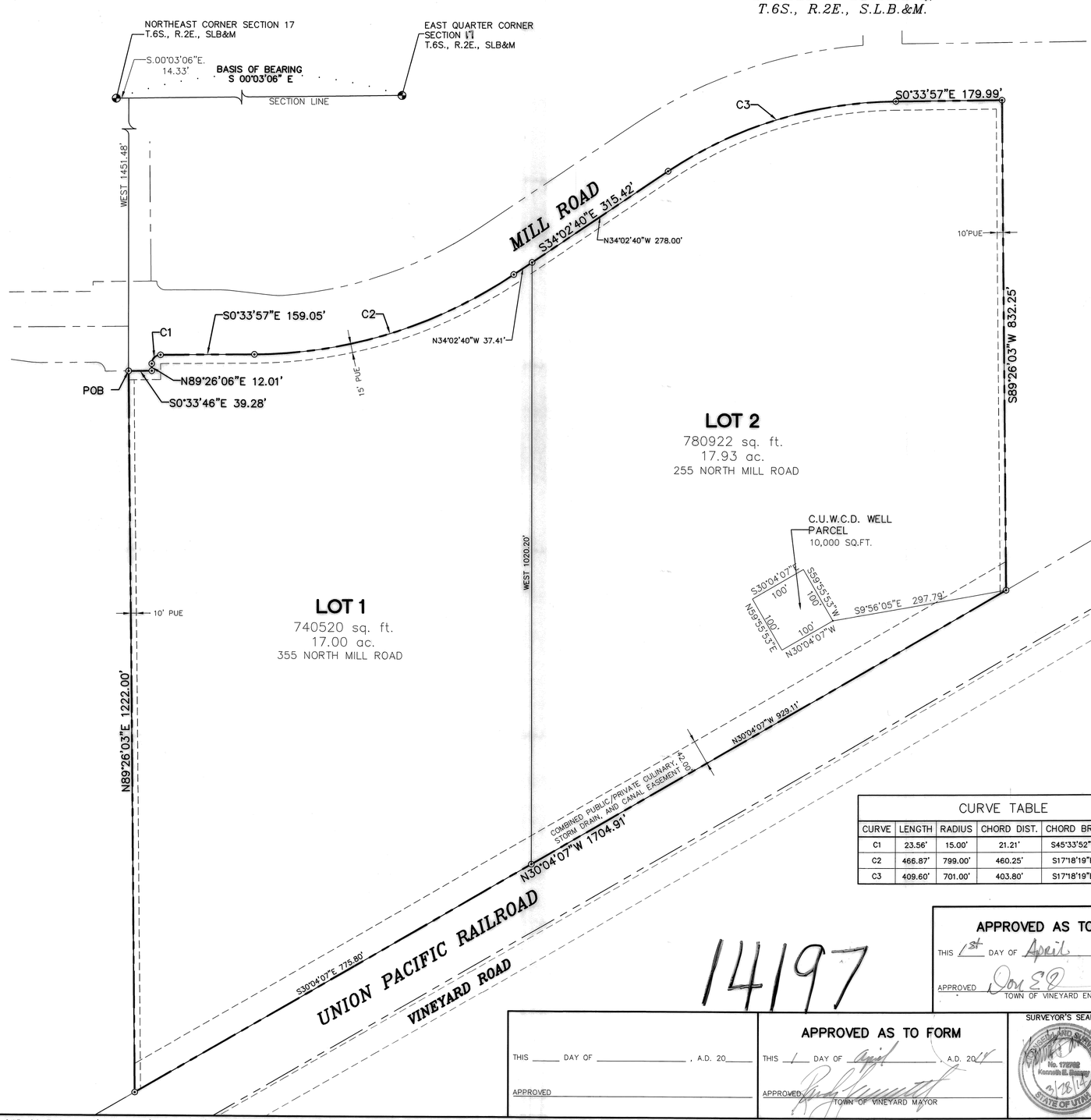
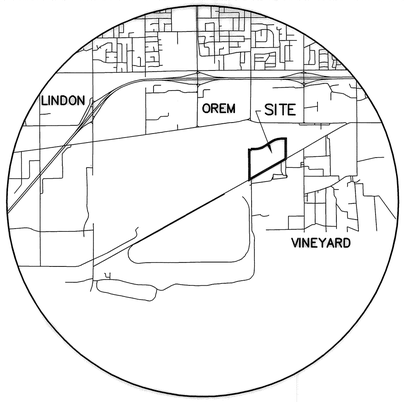
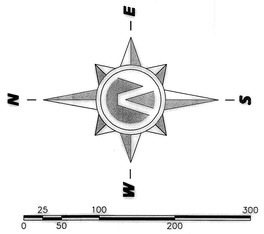
GENEVA PARK EAST–PHASE TWO
RECORD OF SURVEY MAP

LOCATED IN SECTION 17,
T.6S., R.2E., S.L.B.&M.





VICINITY MAP



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- SECTION LINE
- EASEMENT
- ADJOINERS PROPERTY LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°33'52"E	89°59'49"
C2	466.87'	799.00'	460.25'	S17°18'19"E	33°28'43"
C3	409.60'	701.00'	403.80'	S17°18'19"E	33°28'43"

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17–23–17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT–OF–WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54–8a–2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

March 28, 2014
DATE

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 14.33 FEET; THENCE WEST A DISTANCE OF 1451.48 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.00°33'46"E. A DISTANCE OF 39.28 FEET; THENCE N.89°26'06"E. A DISTANCE OF 12.01 FEET TO A POINT OF CURVATURE OF A 15.00–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'49" AND A CHORD THAT BEARS S.45°33'52"E. A DISTANCE OF 21.21 FEET; THENCE S.00°33'57"E. A DISTANCE OF 159.05 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 466.87 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°28'43" AND A CHORD THAT BEARS S.17°18'19"E. A DISTANCE OF 460.25 FEET; THENCE S.34°02'40"E. A DISTANCE OF 315.42 FEET TO A POINT OF CURVATURE OF A 701.00–FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 409.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°28'43" AND A CHORD THAT BEARS S.17°18'19"E. A DISTANCE OF 403.80 FEET; THENCE S.00°33'57"E. A DISTANCE OF 179.99 FEET; THENCE S.89°26'03"W. A DISTANCE OF 832.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE N.30°04'07"W. A DISTANCE OF 1704.91 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE N.89°26'06"E. A DISTANCE OF 1222.00 FEET TO THE POINT OF BEGINNING

CONTAINING 35.16 ACRES

BASIS OF BEARING: UTAH STATE PLANE CENTRAL ZONE NAD 83

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 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 31st DAY OF March, A.D. 2014

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 L.L.C.
a Utah limited liability company
BY: PRO MANAGEMENT–UTAH, LLC,
a Utah Limited Liability Company, It's Manager

BY: _____
GLENN R. PETTIT, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

ON THE 31st DAY OF March, A.D. 2014 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

NOTARY PUBLIC
(SEE SEAL)

ALLISON L FORBUSH
Notary Public
State of Utah
Comm No. 601701
My Comm. Expires Oct 12, 2014

ENT 23191:2014 Map # 14197
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Apr 08 11:34 am FEE 32.00 BY EO
RECORDED FOR TOWN OF VINEYARD

CENTRAL UTAH CONSERVANCY DISTRICT

BY: _____
David D. Pitcher
Assistant Gen. Chief Engineer

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF } S.S.

ON THE 8th DAY OF April, A.D. 2014 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11-05-2017

NOTARY PUBLIC
(SEE SEAL)

JOANNE DUBOIS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 684 [illegible]
COMM. EXP. 11/05/2017

14197

APPROVED AS TO FORM

THIS 2nd DAY OF April, A.D. 2014

APPROVED _____
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

THIS 1st DAY OF April, A.D. 2014

APPROVED _____
TOWN OF VINEYARD ENGINEER

APPROVED AS TO FORM

THIS 2 DAY OF April, A.D. 2014

_____
TOWN OF VINEYARD ATTORNEY

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____

APPROVED AS TO FORM

THIS 1 DAY OF April, A.D. 2014

APPROVED _____
TOWN OF VINEYARD MAYOR

SURVEYOR'S SEAL

REGISTERED LAND SURVEYOR
No. 172762
Kenneth E. Barney
03/28/14
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK–RECORDER SEAL

VINEYARD
Seal
UTAH

GENEVA PARK EAST–PHASE TWO
RECORD OF SURVEY MAP

LOCATED IN SECTION 17,
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD — UTAH COUNTY, UTAH
SCALE: 1" = 200' FEET

K:\3-07-045-00 EAST LAKE\DRAWINGS\MILL ROAD\GENEVA PARK EAST 2 ROS.DWG 3/28/2014 2:20 PM

SEC. 17-T6S-R2E SLB&M