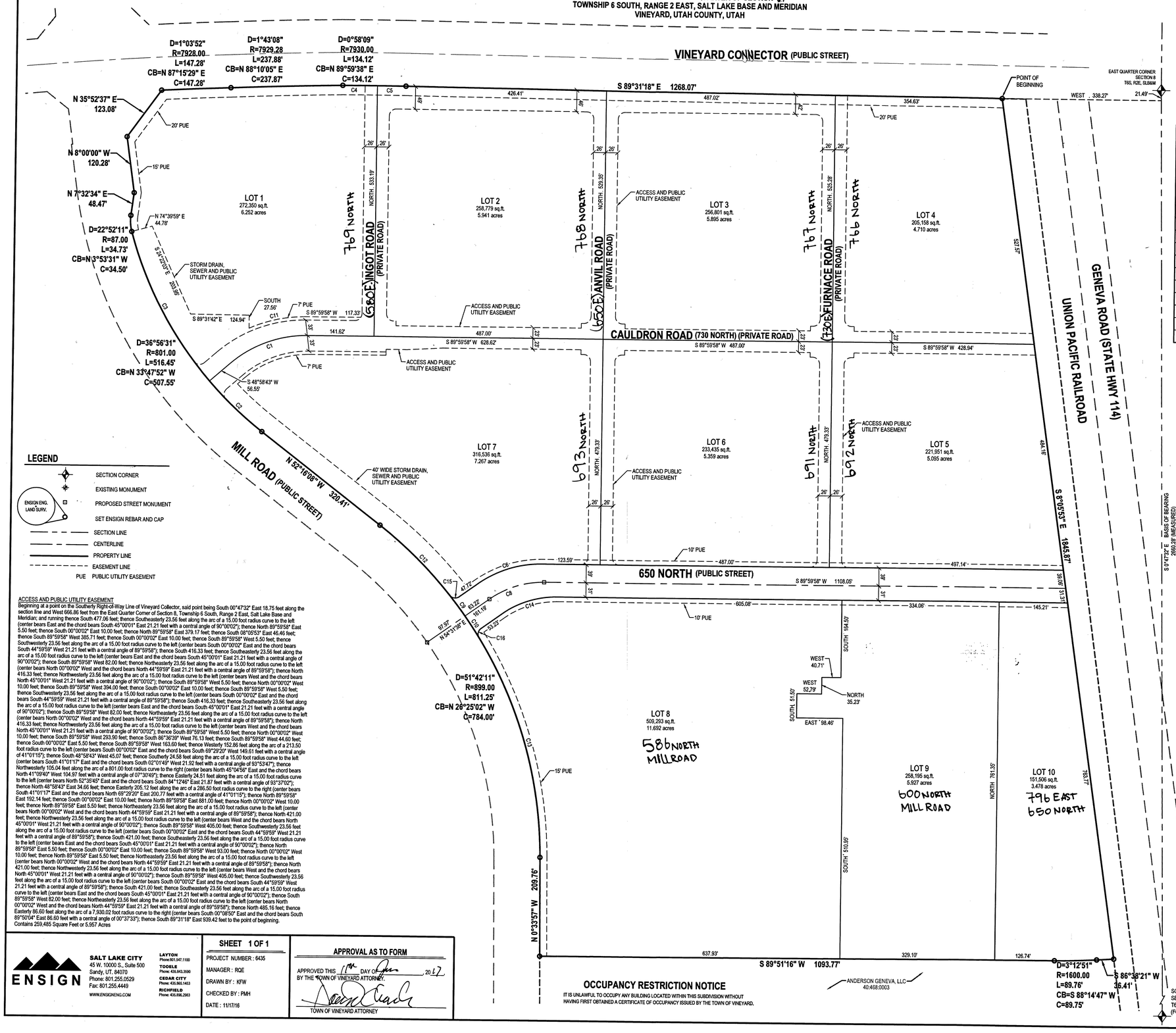
THE FORGE PLAT 'A'

VACATING ALL OF LOTS 1 AND 2 OF GENEVA PARK EAST - PHASE ONE MEGAPLEX

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH COUNTY, UTAH



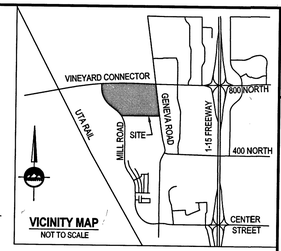
LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT

ENSIGN ENG. LAND SURV.

ACCESS AND PUBLIC UTILITY EASEMENT

Beginning at a point on the Southerly Right-of-Way Line of Vineyard Collector, said point being South 00°47'32" East 18.75 feet along the section line and West 696.86 feet from the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 477.06 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence North 89°59'58" East 5.50 feet; thence South 00°00'02" East 10.00 feet; thence North 89°59'58" East 379.17 feet; thence South 08°05'53" East 46.46 feet; thence South 89°59'58" West 385.71 feet; thence South 00°00'02" East 10.00 feet; thence South 89°59'58" West 5.50 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 44°59'59" West 21.21 feet with a central angle of 89°59'58"); thence South 416.33 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 82.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58"); thence North 416.33 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00'01" West 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 5.50 feet; thence North 00°00'02" West 10.00 feet; thence South 89°59'58" West 394.00 feet; thence South 00°00'02" East 10.00 feet; thence South 89°59'58" West 5.50 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 44°59'59" West 21.21 feet with a central angle of 89°59'58"); thence South 416.33 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 82.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58"); thence North 416.33 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°59'58" West 5.50 feet; thence North 00°00'02" West 10.00 feet; thence South 89°59'58" West 293.90 feet; thence South 86°36'39" West 76.13 feet; thence South 89°59'58" West 44.60 feet; thence South 00°00'02" East 5.50 feet; thence South 89°59'58" West 163.60 feet; thence Westerly 152.86 feet along the arc of a 213.50 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 69°29'20" West 149.61 feet with a central angle of 41°01'15"); thence South 48°58'43" West 45.07 feet; thence Southerly 24.58 feet along the arc of a 15.00 foot radius curve to the left (center bears South 41°01'17" East and the chord bears South 02°01'49" West 21.92 feet with a central angle of 93°53'47"); thence Northwesterly 105.04 feet along the arc of a 801.00 foot radius curve to the right (center bears North 45°04'56" East and the chord bears North 41°09'40" West 104.97 feet with a central angle of 07°30'49"); thence Easterly 24.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 52°35'45" East and the chord bears South 84°12'46" East 21.87 feet with a central angle of 93°37'02"); thence North 48°58'43" East 34.66 feet; thence Easterly 205.12 feet along the arc of a 286.50 foot radius curve to the right (center bears South 41°01'17" East and the chord bears North 69°29'20" East 200.77 feet with a central angle of 41°01'15"); thence North 89°59'58" East 152.14 feet; thence South 00°00'02" East 10.00 feet; thence North 89°59'58" East 881.00 feet; thence North 00°00'02" West 10.00 feet; thence North 89°59'58" East 5.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58"); thence North 421.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00'01" West 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 405.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 44°59'59" West 21.21 feet with a central angle of 89°59'58"); thence South 421.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence North 89°59'58" East 5.50 feet; thence South 00°00'02" East 10.00 feet; thence South 89°59'58" West 93.00 feet; thence North 00°00'02" West 10.00 feet; thence North 89°59'58" East 5.50 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58"); thence North 421.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears West and the chord bears North 45°00'01" West 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 405.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°00'02" East and the chord bears South 44°59'59" West 21.21 feet with a central angle of 89°59'58"); thence South 421.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'01" East 21.21 feet with a central angle of 90°00'02"); thence South 89°59'58" West 82.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'02" West and the chord bears North 44°59'59" East 21.21 feet with a central angle of 89°59'58"); thence North 485.16 feet; thence Easterly 86.60 feet along the arc of a 7,930.02 foot radius curve to the right (center bears South 00°08'50" East and the chord bears South 89°50'04" East 86.60 feet with a central angle of 00°37'33"); thence South 89°31'18" East 939.42 feet to the point of beginning.
Contains 259,485 Square Feet or 5.957 Acres



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00'	178.99'	41°01'15"	S69°29'20"W	175.19'
C2	801.00'	155.33'	11°06'38"	S46°42'46"E	155.08'
C3	801.00'	361.12'	25°49'53"	S28°14'33"E	358.07'
C4	7930.00'	73.54'	0°31'53"	S89°46'30"W	73.54'
C5	7930.00'	60.60'	0°26'16"	N89°44'26"W	60.60'
C6	235.00'	145.49'	35°28'20"	S72°15'48"W	143.18'
C8	200.00'	123.82'	35°28'20"	S72°15'48"W	121.85'
C9	899.00'	58.14'	3°42'42"	N37°06'47"W	58.14'
C10	899.00'	58.08'	3°42'39"	N33°25'26"W	58.08'
C11	293.50'	123.48'	24°06'17"	S77°56'50"W	122.57'
C12	899.00'	210.34'	13°24'21"	N45°33'58"W	209.86'
C13	899.00'	490.67'	31°16'19"	N16°12'07"W	484.61'
C14	203.00'	125.68'	35°28'20"	S72°15'48"W	123.68'
C15	15.00'	22.67'	86°36'34"	S82°10'05"E	20.58'
C16	15.00'	22.61'	86°21'54"	S11°20'41"W	20.53'

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. 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, and have subdivided said tract of land into lots and streets, hereafter to be known as THE FORGE PLAT 'A', and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lots 1 and 2, Geneva Park East - Phase One Megaplex, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:

A parcel of land located in the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way Line of Vineyard Collector, said point being South 00°47'32" East 21.49 feet along the section line and West 338.27 feet from the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running
thence South 08°05'53" East 1,845.87 feet;
thence South 86°38'21" West 36.41 feet;
thence Southwesterly 89.76 feet along the arc of a 1,600.00 foot radius curve to the right (center bears North 03°21'39" West and the chord bears South 88°14'47" West 89.74 feet with a central angle of 03°12'51");
thence South 89°51'16" West 1093.77 feet to the Easterly Right-of-Way Line of Mill Road;
thence North 00°33'57" West 209.76 feet along the Easterly Right-of-Way Line of Mill Road;
thence Northwesterly 811.25 feet along the arc of a 899.00 foot radius curve to the left (center bears South 89°26'03" West and the chord bears North 26°25'02" West 784.00 feet with a central angle of 51°42'11") along the Easterly Right-of-Way Line of Mill Road;
thence North 52°16'08" West 320.41 feet along the Easterly Right-of-Way Line of Mill Road;
thence Northwesterly 516.45 feet along the arc of a 801.00 foot radius curve to the right (center bears North 37°43'53" East and the chord bears North 33°47'52" West 507.55 feet with a central angle of 36°56'31") along the Easterly Right-of-Way Line of Mill Road;
thence Northwesterly 34.73 feet along the arc of a 87.00 foot radius curve to the right (center bears North 74°40'23" East and the chord bears North 03°53'31" West 34.50 feet with a central angle of 22°52'11") along the Easterly Right-of-Way Line of Mill Road;
thence North 07°32'34" East 48.47 feet along the Easterly Right-of-Way Line of Mill Road;
thence North 08°00'00" West 120.28 feet along the Easterly Right-of-Way Line of Mill Road;
thence North 35°52'37" East 123.08 feet along the Easterly Right-of-Way Line of Mill Road to the Southerly Right-of-Way Line of Vineyard Collector;
thence Northeasterly 147.28 feet along the arc of a 7,928.00 foot radius curve to the right (center bears South 03°16'27" East and the chord bears North 87°15'29" East 147.28 feet with a central angle of 01°03'52") along the Southerly Right-of-Way Line of Vineyard Collector;
thence Northeasterly 237.88 feet along the arc of a 7,929.28 foot radius curve to the right (center bears South 02°41'25" East and the chord bears North 88°10'05" East 237.87 feet with a central angle of 01°43'08") along the Southerly Right-of-Way Line of Vineyard Collector;
thence Northeasterly 134.12 feet along the arc of a 7,930.00 foot radius curve to the right (center bears South 00°29'26" East and the chord bears North 89°59'38" East 134.12 feet with a central angle of 00°58'09") along the Southerly Right-of-Way Line of Vineyard Collector;
thence South 89°31'18" East 1,268.07 feet along the Southerly Right-of-Way Line of Vineyard Collector to the point of beginning.

Contains 2,776,178 Square Feet or 63.732 Acres and 10 Lots

MAY 17, 2016
DATE

Karen F. White
KAREN F. WHITE
LICENSE NO. 191326

OWNERS' DEDICATION

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:

THE FORGE PLAT 'A'

VACATING ALL OF LOTS 1 AND 2 OF GENEVA PARK EAST - PHASE ONE MEGAPLEX

The undersigned owner(s) hereby dedicate to the Town of Vineyard all those parts or portions of said tract of land on said plat designated hereon as public streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities; provided that, in accordance with Utah Code, Section 54-3-27(2b), use of the public utility easements as shown hereon will require, at each utility provider's sole cost and expense, the repair of any facilities or surface improvements damaged or displaced by the utility provider, public or private, from the exercise of the easement rights and/or use of any such public utility easements; provided further that, except as and to the extent any utility components need to be above-ground or at surface level in order for any utilities to function, all utility improvements, facilities and components (including existing utility improvements, facilities and components improved, modified, replaced or relocated) shall be located underground; and provided that the Owners, or their respective designees, successors or assigns, shall have the right to relocate any public utility as shown hereon, including any related or affected utility improvements, facilities and components, subject to the applicable requirements and procedures of the Town of Vinyard.

In witness whereof I / we have hereunto set my / our hand this 18 day of November A.D., 20 16

By: Johnny L. Jackson, ATTORNEY-IN-FACT REPRESENTATIVE
COTTONWOOD GENEVA, LLC

By: Chad Christofferson, Manager
MTLH COMMERCIAL, LLC

By: Karen Chris, MANAGER
WILDER SAGE ENTERPRISE PROPERTIES, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah } S.S.

ON THE 18 DAY OF November A.D. 20 16 Chad Christofferson PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah IN SAID STATE OF Utah WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE Manager OF MTLH, LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTED THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: Apr. 6 2020
PRINTED NAME: Cheryl Barclay
NO: 687000
A NOTARY PUBLIC COMMISSION IN Utah COUNTY
Notary Public
NOTARY PUBLIC RESIDING IN Orem COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THE 5th DAY OF December A.D. 20 16 Karen Chris PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF Utah WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE Manager OF Wilder Sage Enterprise Properties, LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTED THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: [illegible]
PRINTED NAME: [illegible]
NO: [illegible]
A NOTARY PUBLIC COMMISSION IN [illegible] COUNTY
NOTARY PUBLIC RESIDING IN [illegible] COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THE 15th DAY OF December A.D. 20 16 Jeffrey L. Gochnour PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF Utah WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE Authorized Representative OF Cottonwood Geneva A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTED THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: August 8, 2018
PRINTED NAME: Leyla Anthony
NO: 676648
A NOTARY PUBLIC COMMISSION IN Utah COUNTY
LEYLA ANTHONY NOTARY PUBLIC - STATE of UTAH COMMISSION NO. 676648 COMM. EXP. 08/08/2018

ACCEPTANCE BY THE TOWN OF VINEYARD

THE TOWN OF VINEYARD, COUNTY OF UTAH, 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 11 DAY OF January A.D. 2017

CITY ENGINEER

MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS 11 DAY OF Jan A.D. 2017 BY THE TOWN OF VINEYARD PLANNING COMMISSION

DIRECTOR - SECRETARY

CHAIR, PLANNING COMMISSION

THE FORGE PLAT 'A'

VACATING ALL OF LOTS 1 AND 2 OF GENEVA PARK EAST - PHASE ONE MEGAPLEX

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
TOWN OF VINEYARD, UTAH COUNTY, UTAH

15378

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 6435
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/17/16

APPROVAL AS TO FORM
APPROVED THIS 11th DAY OF Jan 2017
BY THE TOWN OF VINEYARD ATTORNEY.
TOWN OF VINEYARD ATTORNEY

SURVEYOR'S SEAL
LICENSED PROFESSIONAL LAND SURVEYOR
KAREN F. WHITE
191326
State of Utah

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL
VINEYARD TOWN
Utah
UTAH

COUNTY RECORDER
ENT 5688:2017 Map # 15378
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jan 20 1:12 pm FEE 40.00 BY CS
RECORDED FOR VINEYARD TOWN