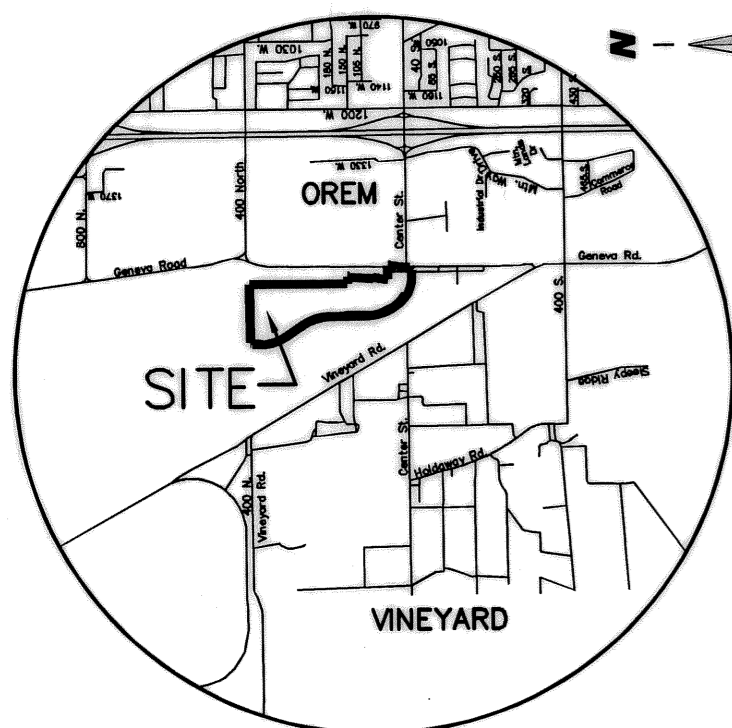


SEC 17 T.6S. R.2E. S.L.B.&M

MILL ROAD EAST SUBDIVISION

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



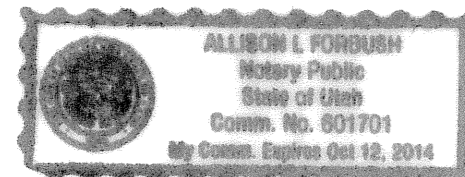
VICINITY MAP

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 HERETO SET OUR HANDS THIS 23rd DAY OF September, 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: GERALD D. ANDERSON, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF }

ON THE 23rd DAY OF September, 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

Allison L. Edwards
NOTARY PUBLIC
(SEE SEAL)

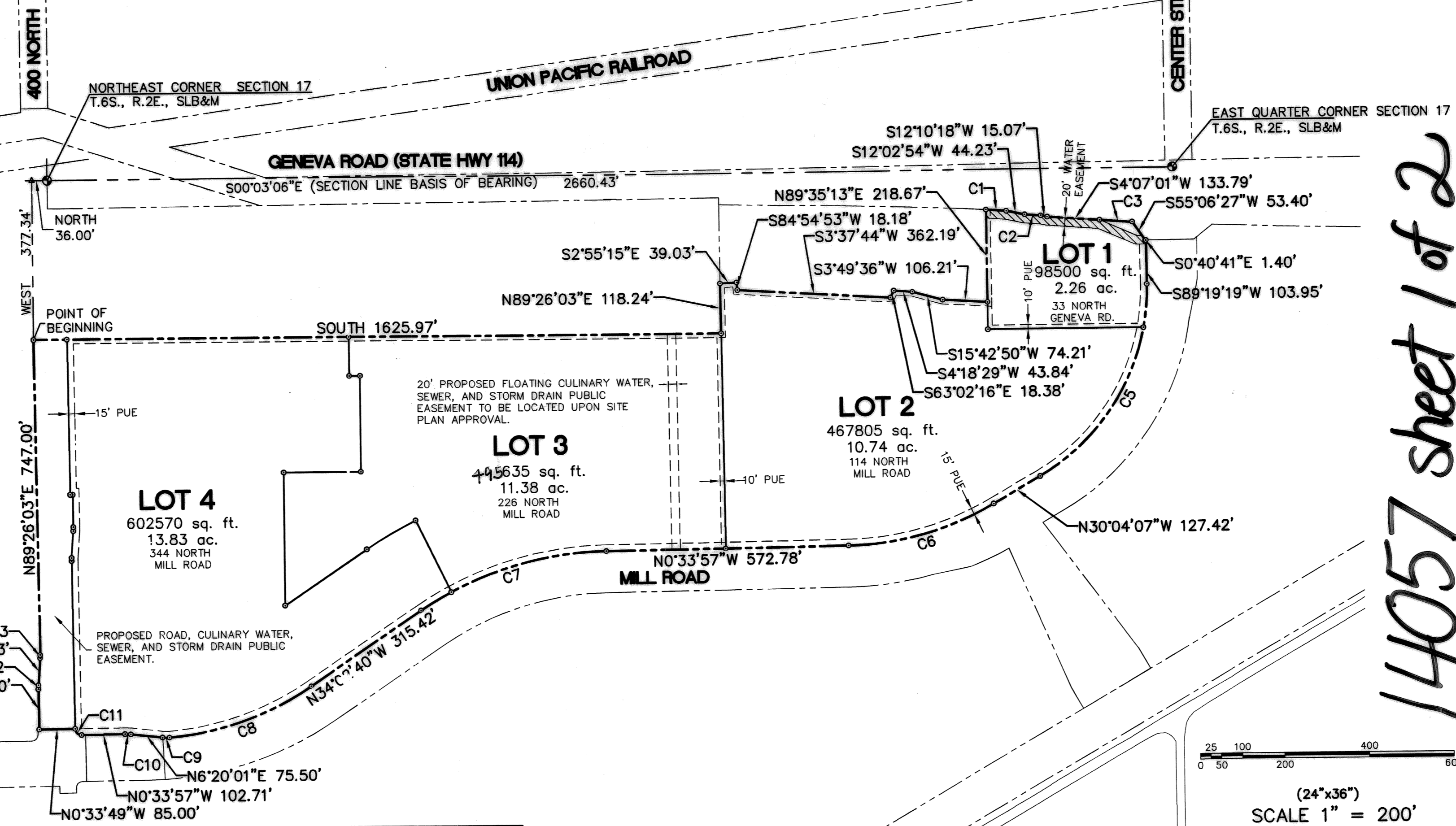
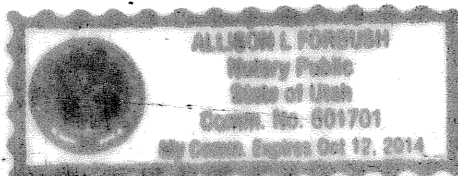
ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF }

ON THE 24th DAY OF September, 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

Allison L. Edwards
NOTARY PUBLIC
(SEE SEAL)



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	48.14'	12022.16'	48.14'	S4°01'57"W	013°46'
C2	38.78'	12016.62'	38.78'	S4°26'55"W	011°06'
C3	67.61'	10060.00'	67.61'	S3°55'28"W	023°06'
C5	545.84'	516.00'	520.75'	N60°22'24"W	60°36'34"
C6	360.92'	704.61'	356.98'	N15°19'02"W	29°20'54"
C7	466.87'	799.00'	460.25'	N17°18'19"W	33°28'43"
C8	360.89'	701.00'	356.92'	N19°17'45"W	29°29'51"
C9	16.52'	87.02'	16.50'	N0°53'38"E	10°52'46"
C10	13.61'	113.00'	13.60'	N2°53'02"E	6°53'58"
C11	23.56'	15.00'	21.21'	N44°26'03"E	90°00'00"
C12	9.40'	113.00'	9.39'	S88°11'02"E	4°45'49"
C13	7.23'	87.00'	7.23'	S88°11'02"E	4°45'49"

LEGEND

- ⊙ FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING STREET LIGHT
- ⊕ EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

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, HERINAFTER TO BE KNOWN AS **MILL ROAD EAST 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 Sept. 20, 2013

Kenneth E. Barney
KENNETH E. BARNEY, PLS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTH 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 NORTH A DISTANCE OF 36.00 FEET AND WEST A DISTANCE OF 377.34 FEET TO THE REAL POINT OF BEGINNING;
THENCE SOUTH A DISTANCE OF 1625.97 FEET; THENCE N.89°26'03"E. A DISTANCE OF 118.24 FEET; THENCE S.02°56'15"E. A DISTANCE OF 39.03 FEET; THENCE S.84°54'53"W. A DISTANCE OF 18.18 FEET; THENCE S.03°37'44"W. A DISTANCE OF 362.19 FEET; THENCE S.63°02'16"E. A DISTANCE OF 18.38 FEET; THENCE S.04°18'29"W. A DISTANCE OF 43.84 FEET; THENCE S.15°42'50"W. A DISTANCE OF 74.21 FEET; THENCE S.03°49'36"W. A DISTANCE OF 106.21 FEET; THENCE N.89°35'13"E. A DISTANCE OF 218.67 FEET TO A POINT OF CURVATURE OF A 12022.16-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.14 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°13'46" AND A CHORD THAT BEARS S.04°01'57"W. A DISTANCE OF 48.14 FEET; THENCE S.12°02'54"W. A DISTANCE OF 44.23 FEET TO A POINT OF CURVATURE OF A 12016.62-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.78 FEET; THENCE S.04°26'55"W. A DISTANCE OF 38.78 FEET; THENCE S.12°10'18"W. A DISTANCE OF 15.07 FEET; THENCE S.04°07'01"W. A DISTANCE OF 133.79 FEET TO A POINT OF CURVATURE OF A 10060.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°23'06" AND A CHORD THAT BEARS S.03°55'28"W. A DISTANCE OF 67.61 FEET; THENCE S.55°06'27"W. A DISTANCE OF 53.40 FEET; THENCE S.00°40'41"E. A DISTANCE OF 1.40 FEET; THENCE S.89°19'19"W. A DISTANCE OF 103.95 FEET TO A POINT OF CURVATURE OF A 516.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 545.84 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 60°36'34" AND A CHORD THAT BEARS N.60°22'24"W. A DISTANCE OF 520.75 FEET; THENCE N.30°04'07"W. A DISTANCE OF 127.42 FEET TO A POINT OF CURVATURE OF A 704.61-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 360.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°20'54" AND A CHORD THAT BEARS N.15°19'02"W. A DISTANCE OF 356.98 FEET; THENCE N.00°33'57"W. A DISTANCE OF 572.78 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 466.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°28'43" AND A CHORD THAT BEARS N.17°18'19"W. A DISTANCE OF 460.25 FEET; THENCE N.34°02'40"W. A DISTANCE OF 315.42 FEET TO A POINT OF CURVATURE OF A 701.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 360.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°29'51" AND A CHORD THAT BEARS N.19°17'45"W. A DISTANCE OF 356.92 FEET TO A POINT OF CURVATURE OF A 704.61-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°52'46" AND A CHORD THAT BEARS N.00°53'38"E. A DISTANCE OF 16.50 FEET; THENCE N.06°20'01"E. A DISTANCE OF 75.50 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°53'58" AND A CHORD THAT BEARS N.02°53'02"E. A DISTANCE OF 13.60 FEET; THENCE N.00°33'57"W. A DISTANCE OF 102.71 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.44°26'03"E. A DISTANCE OF 21.21 FEET; THENCE N.00°33'49"W. A DISTANCE OF 85.00 FEET; THENCE N.89°26'03"E. A DISTANCE OF 95.30 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04°45'49" AND A CHORD THAT BEARS S.88°11'02"E. A DISTANCE OF 9.39 FEET; THENCE S.85°48'08"E. A DISTANCE OF 63.93 FEET TO A POINT OF CURVATURE OF A 87.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04°45'49" AND A CHORD THAT BEARS S.88°11'02"E. A DISTANCE OF 7.23 FEET; THENCE N.89°26'03"E. A DISTANCE OF 747.00 FEET TO THE POINT OF BEGINNING. CONTAINING 39.92 ACRES OF LAND

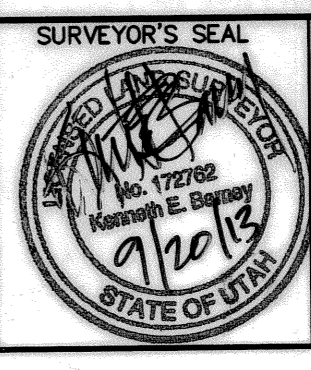
14057 sheet 1 of 2

MILL ROAD EAST SUBDIVISION

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

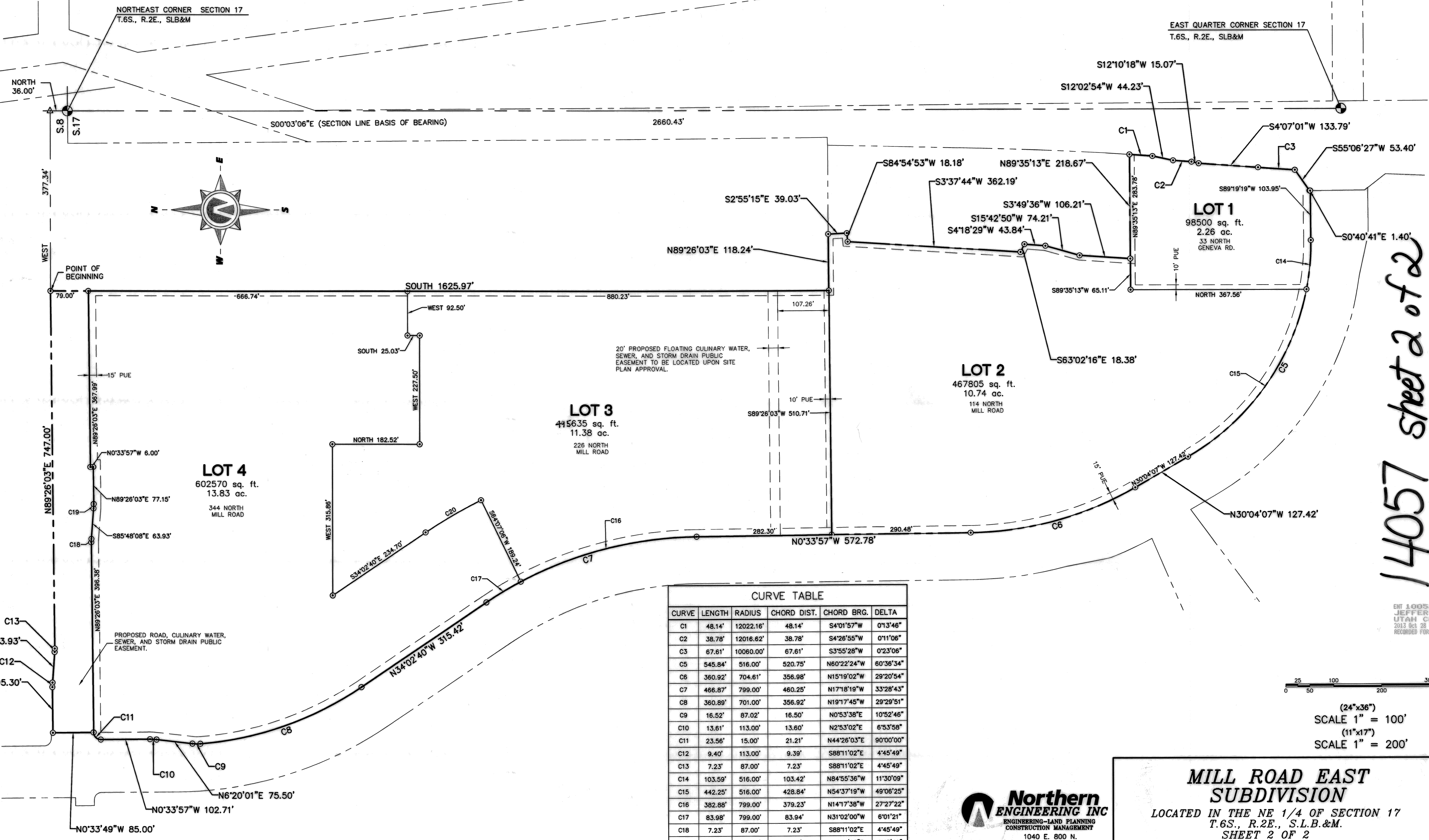
TOWN OF VINEYARD, UTAH COUNTY, UTAH
SCALE: 1" = 200 FEET

APPROVED AS TO FORM THIS 28 th DAY OF Sept, A.D. 2013 APPROVED: [Signature] TOWN OF VINEYARD ATTORNEY	APPROVED AS TO FORM THIS 25 th DAY OF Sept, A.D. 2013 APPROVED: [Signature] TOWN OF VINEYARD MAYOR	APPROVED AS TO FORM THIS 25 th DAY OF September, A.D. 2013 APPROVED: [Signature] TOWN OF VINEYARD PLANNING COMMISSION CHAIR	APPROVED AS TO FORM THIS 25 th DAY OF Sept, A.D. 2013 APPROVED: [Signature] TOWN OF VINEYARD ENGINEER	APPROVED AS TO FORM THIS 25 th DAY OF Sept, A.D. 2013 APPROVED: [Signature] TOWN OF VINEYARD FIRE MARSHALL
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**MILL ROAD EAST
SUBDIVISION**
LOCATED IN SECTION 17
T.6S., R.2E., S.L.B.&M.

C:\DWG\MILL ROAD\mill road east final 2 09-04-13.dwg 9/5/2013 10:30 AM



14057 sheet 2 of 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	48.14'	12022.16'	48.14'	S4°01'57\"W	0°13'46\"
C2	38.78'	12016.62'	38.78'	S4°26'55\"W	0°11'06\"
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C6	360.92'	704.61'	356.98'	N15°19'02\"W	29°20'54\"
C7	466.87'	799.00'	460.25'	N17°18'19\"W	33°28'43\"
C8	360.89'	701.00'	356.92'	N19°17'45\"W	29°29'51\"
C9	16.52'	87.02'	16.50'	N0°53'38\"E	10°52'46\"
C10	13.61'	113.00'	13.60'	N2°53'02\"E	6°53'58\"
C11	23.56'	15.00'	21.21'	N44°26'03\"E	90°00'00\"
C12	9.40'	113.00'	9.39'	S88°11'02\"E	4°45'49\"
C13	7.23'	87.00'	7.23'	S88°11'02\"E	4°45'49\"
C14	103.59'	516.00'	103.42'	N84°55'36\"W	11°30'09\"
C15	442.25'	516.00'	428.84'	N54°37'19\"W	49°06'25\"
C16	362.88'	799.00'	379.23'	N14°17'38\"W	27°27'22\"
C17	83.98'	799.00'	83.94'	N31°02'00\"W	6°01'21\"
C18	7.23'	87.00'	7.23'	S88°11'02\"E	4°45'49\"
C19	9.39'	113.00'	9.39'	S88°11'02\"E	4°45'49\"
C20	134.29'	1017.00'	134.19'	S30°15'42\"E	7°33'56\"

0 50 100 200 300
 (24"x36")
 SCALE 1" = 100'
 (11"x17")
 SCALE 1" = 200'

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

**MILL ROAD EAST
SUBDIVISION**
 LOCATED IN THE NE 1/4 OF SECTION 17
 T.6S., R.2E., S.L.B.&M.
 SHEET 2 OF 2
 TOWN OF VINEYARD UTAH COUNTY, UTAH
 SCALE: 1" = 100 FEET

ENT 100534 2013 Rev # 14057
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2013 Oct 29 4:53 PM FEE \$4.00 BY CLS
 RECORDED FOR VINEYARD