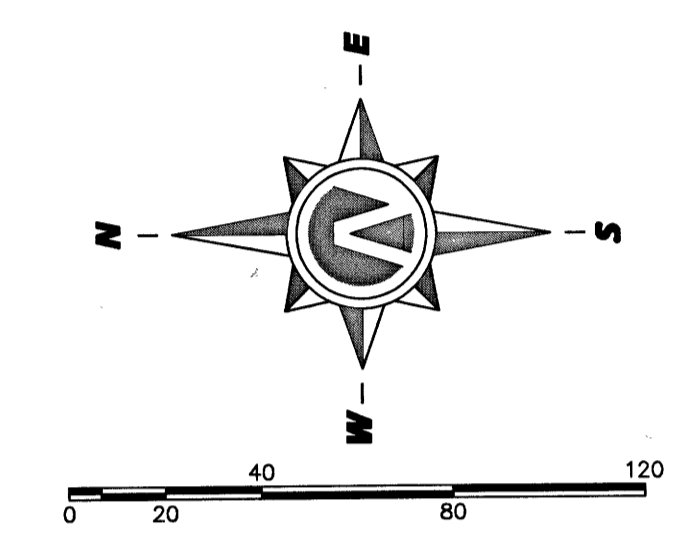
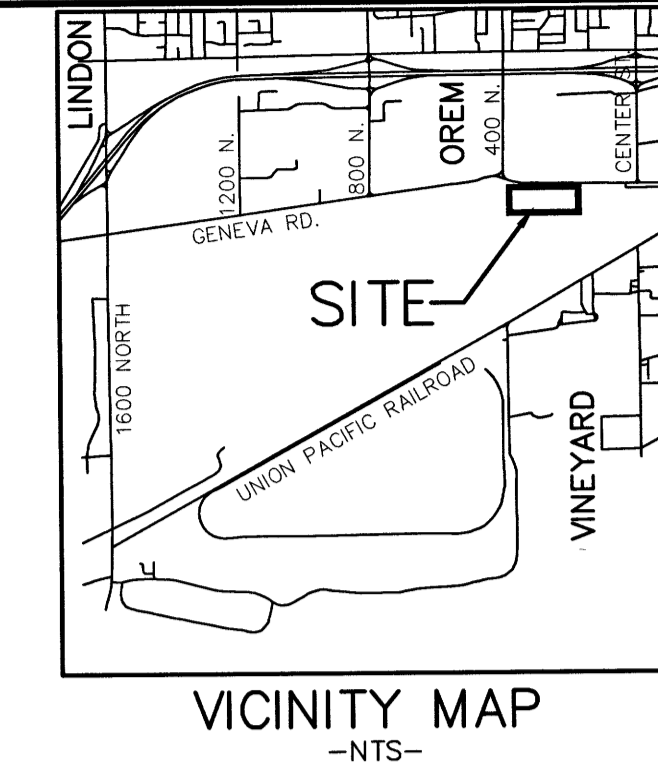
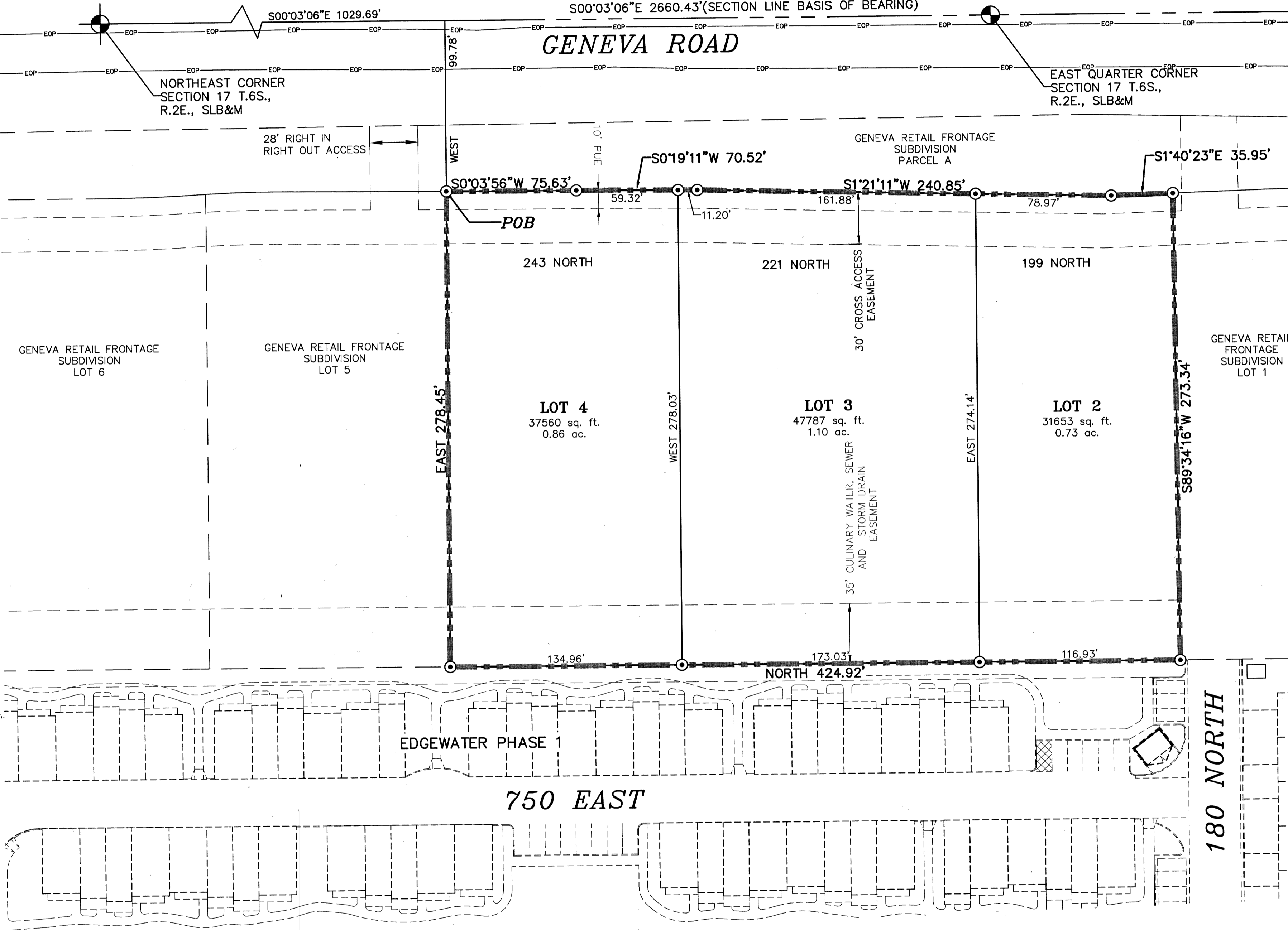


GENEVA RETAIL FRONTAGE SUBDIVISION PLAT C
AMENDING LOTS 2, 3 & 4 OF
GENEVA RETAIL FRONTAGE SUBDIVISION
 LOCATED IN NORTHEAST QUARTER OF SECTION 17
 T.6S., R.2E., S.L.B.&M.



- 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

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

VINEYARD

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 10 DAY OF October 2022.

 VINEYARD ATTORNEY DATE: 11 / 09 / 2022	 VINEYARD CITY PLANNER DATE: 11 / 07 / 22
 VINEYARD ENGINEER DATE: 11 / 07 / 2022	 VINEYARD CITY MANAGER DATE: 11 / 07 / 22
 CLERK/RECORDER DATE: 11 / 10 / 2022	

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 54-80-2, 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.
 DATE: Oct 25, 2022
 KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. A DISTANCE OF 1029.69 FEET; THENCE WEST A DISTANCE OF 99.78 FEET TO THE REAL POINT OF BEGINNING;
 THENCE S.00°03'56"W. A DISTANCE OF 75.63 FEET; THENCE S.00°19'11"W. A DISTANCE OF 70.52 FEET; THENCE S.01°21'11"W. A DISTANCE OF 240.85 FEET; THENCE S.01°40'23"E. A DISTANCE OF 35.95 FEET; THENCE S.89°34'16"W. A DISTANCE OF 273.34 FEET; THENCE NORTH A DISTANCE OF 424.92 FEET; THENCE EAST A DISTANCE OF 278.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.69 ACRES OF LAND.
 BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 25th DAY OF October, A.D. 2022.

X DEVELOPMENT, LLC
 a Utah limited liability company
 BY: ERIC TOWNER, MANAGER

ACKNOWLEDGMENT-X DEVELOPMENT, LLC
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 25th DAY OF October, A.D. 2022, I, KARLA R. MATA, A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT I AM A MANAGER OF X DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FORGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY AND DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
 FULL NAME SIGNATURE:
 FULL NAME PRINT: Karla R. Mata
 COMMISSION NO.: 712741
 EXPIRATION DATE: 6-23-2024
 KARLA R. MATA
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION # 712741
 COMM. EXPI. 06-23-2024

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF THE ABOVE INFORMATION IS FILLED IN)
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26th DAY OF October, A.D. 2022.
 TFC GENEVA RD, LLC
 a Utah limited liability company
 BY: Elliott B. Smith, manager

ACKNOWLEDGMENT-TFC GENEVA RD, LLC
 STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 ON THE 26th DAY OF October, A.D. 2022, I, ELLIOTT B. SMITH, A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT I AM A MANAGER OF TFC GENEVA RD, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FORGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY AND DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
 FULL NAME SIGNATURE:
 FULL NAME PRINT: Elliott B. Smith
 COMMISSION NO.: 712741
 EXPIRATION DATE: 6-23-2024
 ELLIOTT B. SMITH
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION # 712741
 COMM. EXPI. 06-23-2024

- REQUIRED PLAT NOTES**
- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE 20th DAY OF October, 2022.
 - 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.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - 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.

- ROCKY MOUNTAIN POWER**
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. 17-27A603(4)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

Sec. 17, T.6S, R.2E, S.L.B.&M. Vineyard Retail Frontage Lots 2-4, Geneva Retail Frontage