

NORTH  
1" = 30'

# UVHBA Condominiums Amended

Located in the Southeast quarter of Section 17,  
Township 6 South, Range 2 East, Salt Lake Base and Meridian  
Vineyard City, Utah County, Utah

ANDERSON GENEVA LLC  
18:017:0016

RNFH LLC  
46:906:0001

LOT 4, GENEVA GATEWAY SUBDIVISION  
PINNACLE VINEYARD SPE LLC  
40:469:0004

LOT 1, PLAT E, GENEVA GATEWAY  
SUBDIVISION  
AMERICA FIRST FEDERAL  
CREDIT UNION  
40:514:0001

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	931.08'	307.20'	305.81'	N 48°01'18" W	18°54'15"
C2	614.00'	290.00'	287.31'	S 43°35'57" E	27°03'41"

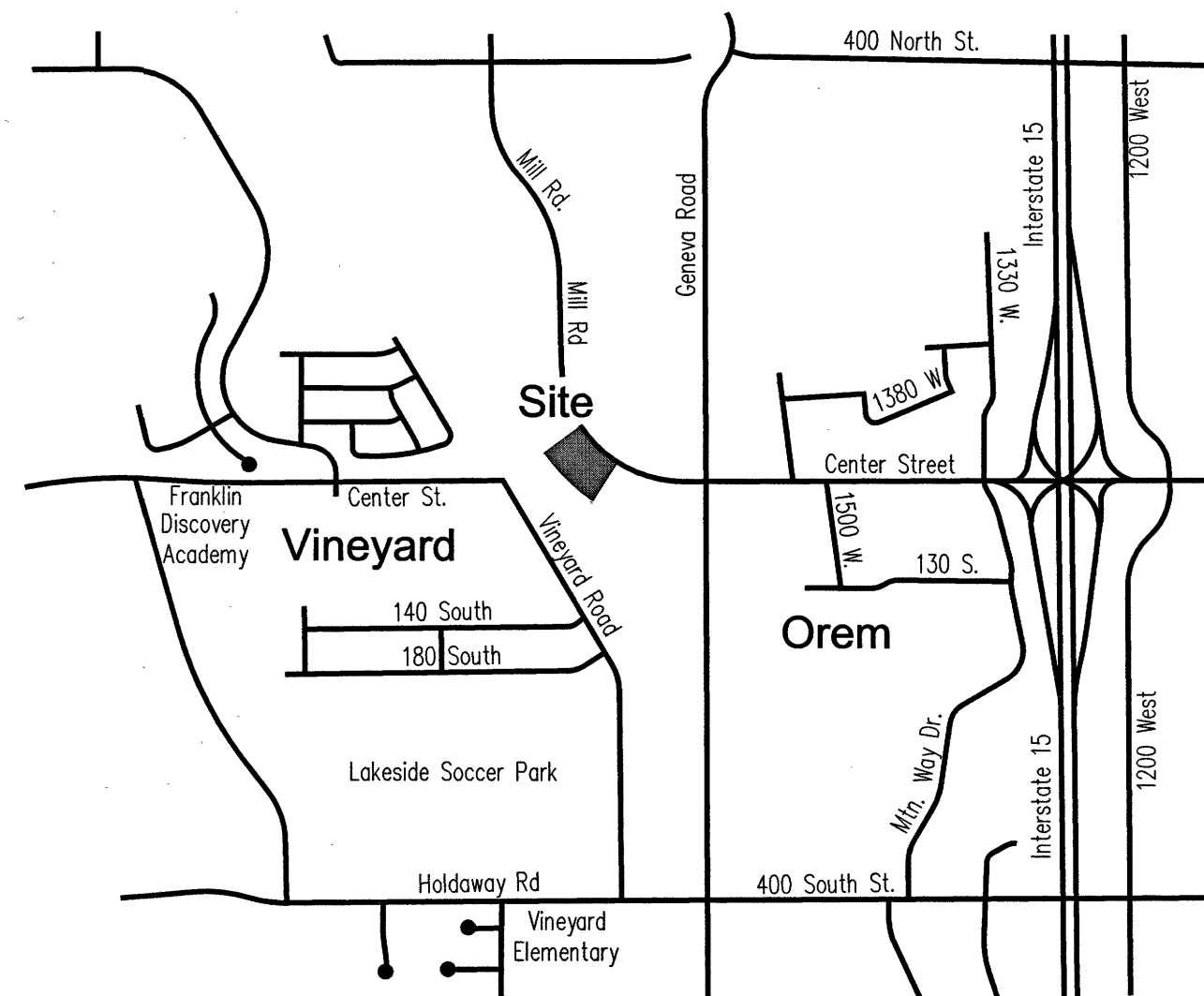
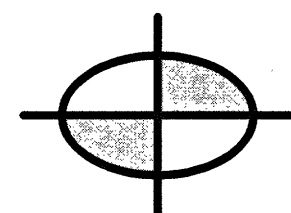
Questar Gas Company

Rocky Mountain Power

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. Includes 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.

- 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)(B) 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 the 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 the prescriptive rights.
  - Title 54, Chapter 8A, Damage to underground facilities or
  - Any other provision of law.

**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252



Vicinity Map

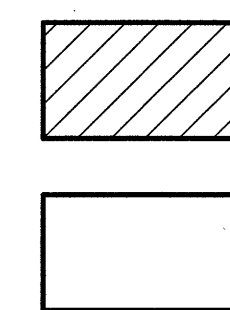
Address Block

Building Address: 707 East Mill Road  
Vineyard, Utah 84059

Unit 101: 707 East Mill Road Unit 101  
Unit 102: 707 East Mill Road Unit 102  
Unit 103: 707 East Mill Road Unit 103  
Unit 201: 707 East Mill Road Unit 201  
Unit 202: 707 East Mill Road Unit 202  
Unit 301: 707 East Mill Road Unit 301  
Unit 302: 707 East Mill Road Unit 302  
Unit 303: 707 East Mill Road Unit 303

Plot Notes:

- Plot must be recorded within 12 months of final plot approval or for phased developments within 24 months of recordation of most recent phase. The first final plot approval was granted on the \_\_\_ day of \_\_\_ 20\_\_.
- 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.



Private Area

Common Area

16561 SHEET 1 OF 4

Conditions of Approval

Occupancy Restriction Notice

The City of Vineyard has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Plat Vacation Notice

The City of Vineyard is satisfied that neither the public nor any person will be materially injured by the Vacation of UVHBA Condominiums. UVHBA Condominiums is hereby Vacated.

Planning Commission Approval

Approved this \_\_\_ day of \_\_\_, A.D. 20\_\_\_, by the Vineyard City Planning Commission.

Director - Secretary      Chairman, Planning Commission      Resolution No.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land; that the boundary description below correctly describes the land surface upon which will be constructed UVHBA Condominiums Project, that the record of survey map for said Condominium Project, consisting of four (4) page(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act; and that the reference markers shown on said map are located as shown and are sufficient to readily retraced or reestablish this survey.

Date 4/18/19

*Roger D. Dudley*  
(Registered Land Surveyor (see seal below))

Boundary Description

Commencing at a point located North 00°03'08" West along the Section line 56.28 feet and West 611.98 feet from the East quarter corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 37°53'08" West 218.57 feet; thence along the arc of a 614.00 foot radius curve to the right 307.20 feet (chord bears North 48°01'18" West 305.81 feet); thence North 35°35'41" West 120.24 feet; thence North 53°24'27" East 236.91 feet; thence South 30°04'07" East 58.58 feet; thence along the arc of a 614.00 foot radius curve to the left 290.00 feet (chord bears South 43°35'57" East 287.31 feet) to the point of beginning.

Area = 86,962 sq.ft. or 2.00 Acres

BASIS OF BEARING IS North 00°03'08" West along the Section line from the East quarter to the Northeast corner of said Section 17.

Date 4/18/19

*Roger D. Dudley*  
(See Seal Below)

Owner's Certificate and Dedication

The Undersigned owner ("owner", without regard to number of gender) of the above-described Land hereby certifies that: owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for UVHBA Condominium Project (the "Project"); owner hereby consents to the current recordation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act; owner hereby dedicates any public streets reflected on the map for the use by the General Public and Declares all other driveways or private streets reflected on the Map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the Declaration.

*Amended*

County Recorder #

Utility Dedication

The undersigned owner hereby offers and conveys to all Public Utility Agencies, their successors and assigns, a permanent easement and Right of way in and to those areas reflected on the map as "Common Areas" (including private streets and private driveways) for the construction and maintenance of approved public utilities and appurtenances, together with the right of access thereto.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Date: May 3, 2018

*Chris*  
Christopher Lynn  
(Units 101,102 Building C)

*Elizabeth Payne*  
Elizabeth Payne  
(Units 101,102 Building C)

*Michael Dibble*  
Michael Dibble  
(Units 101,102 Building C)

*Cheri Dibble*  
Cheri Dibble  
(Units 101,102 Building C)

*Steve Caldwell*  
Steve Caldwell  
Utah Valley Home Builders Association  
By: *Steve Caldwell*, President  
(Units 103,201,202,301,302)

*Shaughn Peck*  
Shaughn Peck  
Vineyard View LLC  
By: *Shaughn Peck*, Manager  
(Units 101,102 Building C)

*Larry Walker*  
Larry Walker  
Apri Ridge Holdings LLC  
By: *Larry Walker*, Manager  
(Units 101,102 Building C)

*Spencer Co*  
Spencer Co  
(Units 101,102 Building C)

ENT 45169-2019 Map # 16561  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 May 21 2:55 PM PEE 216.00 BY HG  
RECORDED FOR VINEYARD CITY

STATE OF UTAH )  
                          ) S.S.  
COUNTY OF UTAH)

Acknowledgment

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2018, by \_\_\_\_\_, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Expires 04-30-2022

*Jeffery Smith*  
Notary Public Commissioned in Utah

Acceptance by the City of Vineyard

Approved this \_\_\_ day of \_\_\_, 2018, by Vineyard City, I approve this subdivision and hereby accept the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the perpetual use of the public. The City recognizes that this plat clarifies ownership of property with the dedication shown herein.

*Chris* 5/15/2019 *Steve Caldwell* 5/15/2019  
City Planning Commission Date Vineyard Attorney Date

*Roger D. Dudley* 5/14/2019 *Jeffery Smith* 5/14/2019  
Vineyard Engineer Date City Recorder Date

*Roger D. Dudley* 5/21/2019  
Clerk / Recorder Date

SHEET 1 OF 4 SHEET(S)

**UVHBA Condominiums Amended**

Including a Vacation of UVHBA Condominiums  
Located in the Southeast quarter of Section 17,  
Township 6 South, Range 2 East, Salt Lake Base and Meridian  
Vineyard City, Utah County, Utah

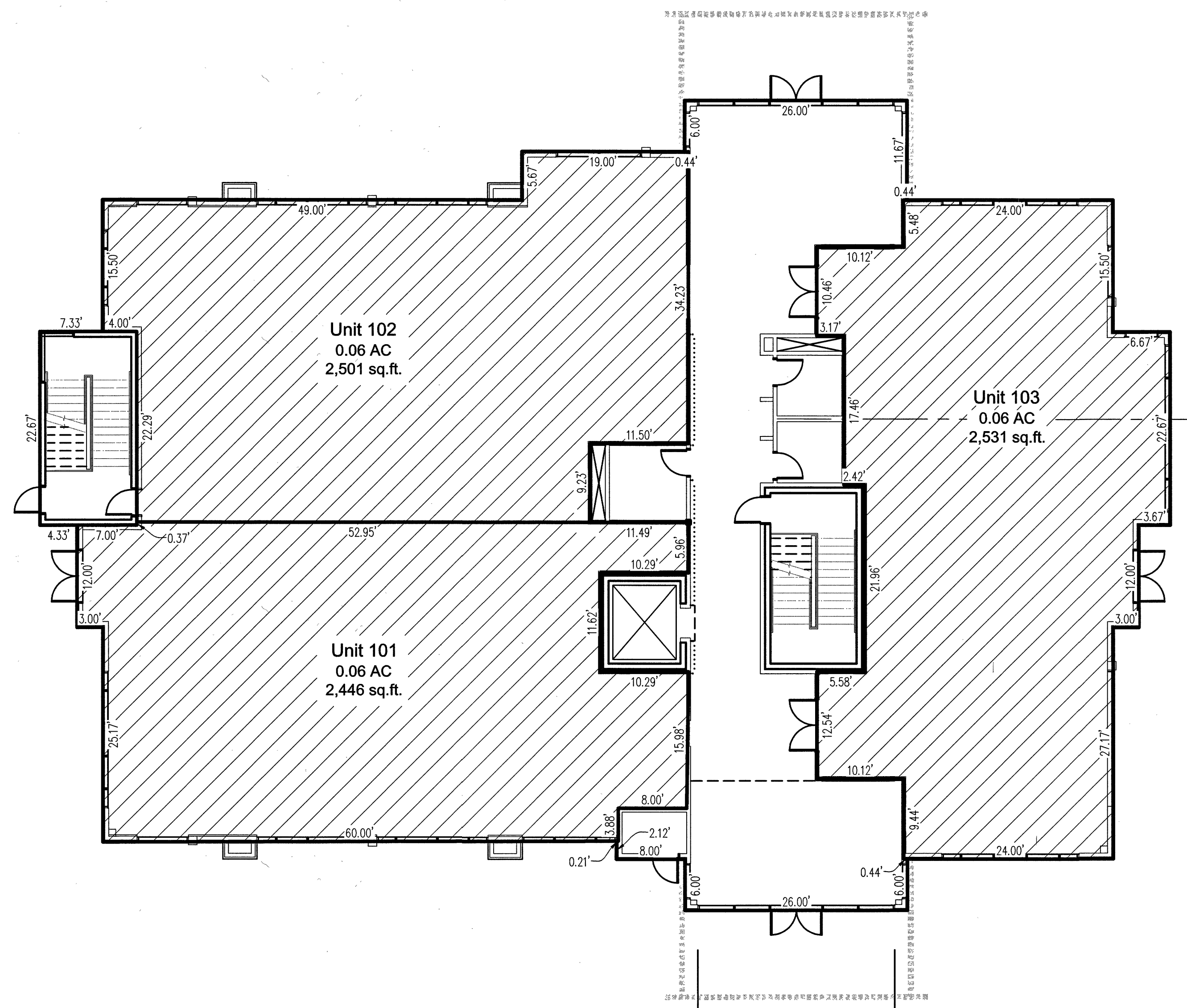
Vineyard City, \_\_\_\_\_ Utah County, Utah

Scale: 1" = 30 Feet

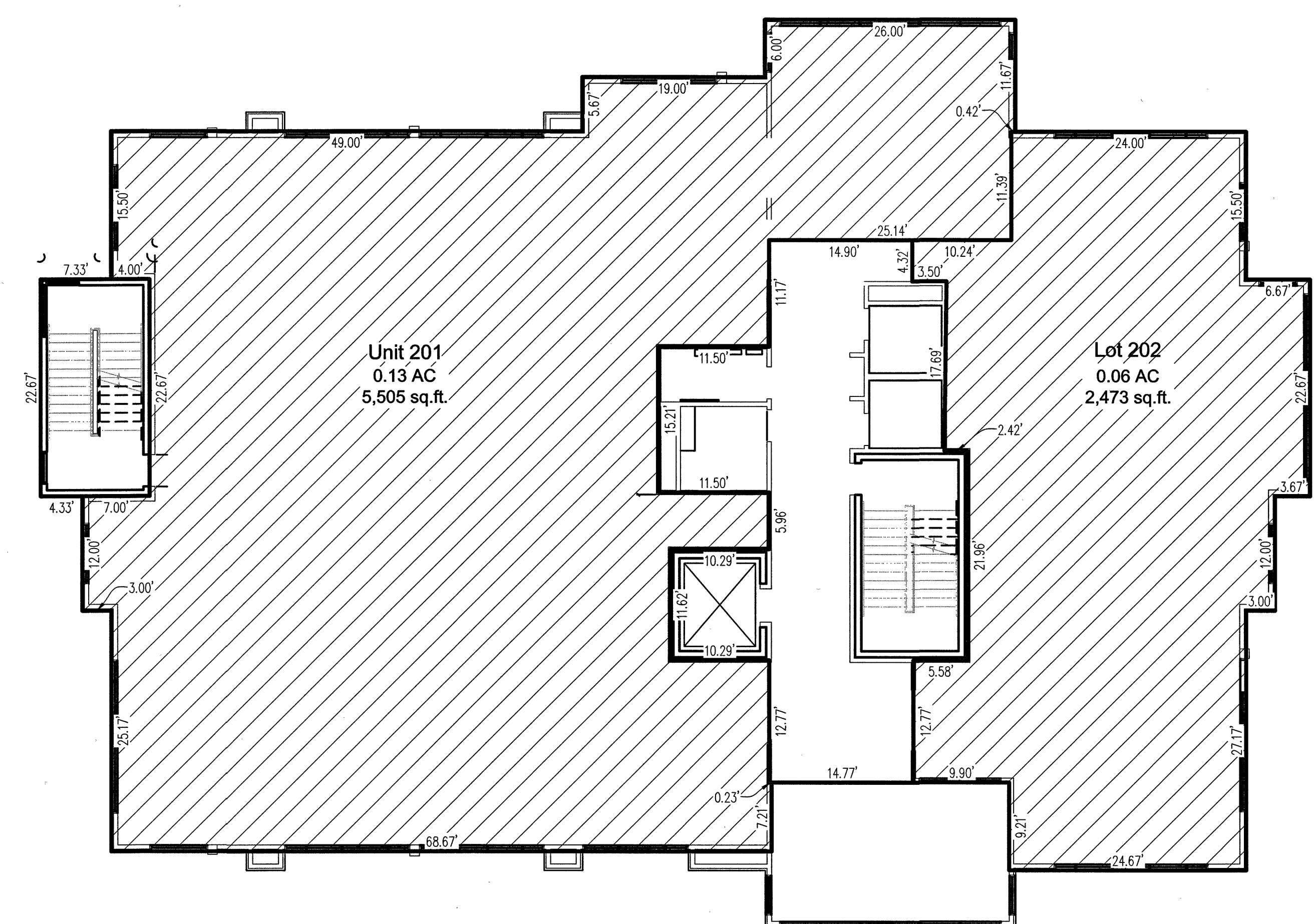
SURVEYOR'S SEAL <i>Roger D. Dudley</i> 4/18/19	NOTARY PUBLIC SEAL <i>Jeffery Smith</i> 2019	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL <i>Roger D. Dudley</i> 4/18/19
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VINEYARD SEAL  
UTAH

Sec. 17-6-2E 7A 095 WJW  
(Vacating UVHBA Condoms)



**MAIN FLOOR**

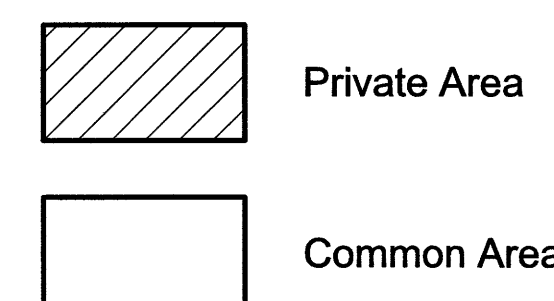


**2ND FLOOR**

**BUILDING DIMENSION NOTES:**

Building dimensions shown are to exterior face of exterior walls and centerline of interior separation walls.

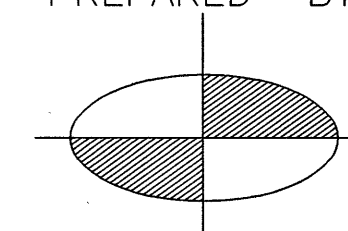
All walls unless otherwise specified are 90° or parallel.



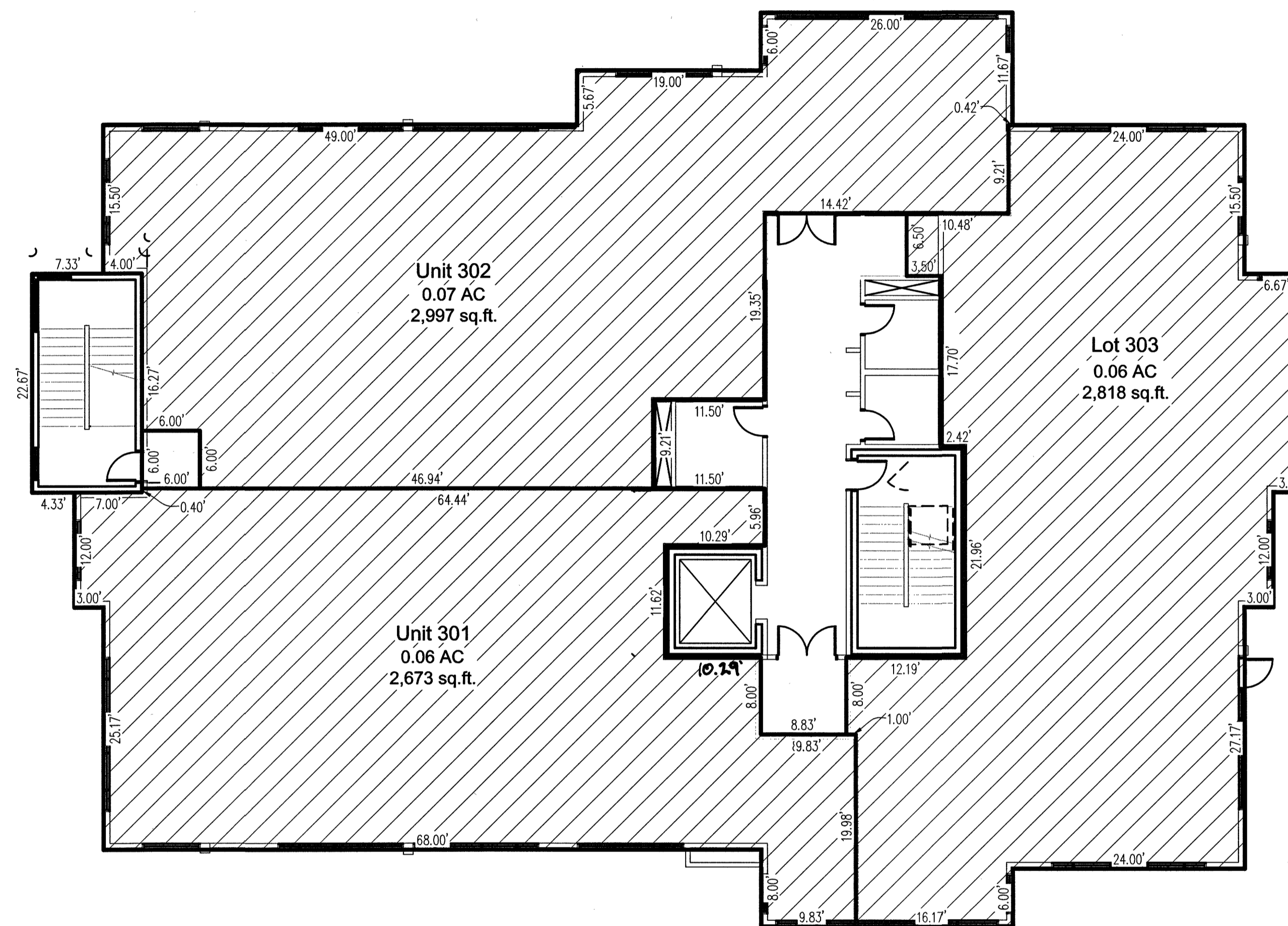
16561 SHEET 2 OF 4

**UVHBA Condominiums Amended**

SHEET 2 OF 4 SHEET(S)

PREPARED BY  DUDLEY AND ASSOCIATES INC.	ENTRY No. _____ STATE OF UTAH COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____
	DATE _____ TIME _____ MAP _____ Fee _____ COUNTY RECORDER _____

ENT. 45169-2019 Map # 16561  
 JEFFERY SHITH  
 UTAH COUNTY RECORDER  
 2019 Nov 21 2:56 pm FEE 216.00 BY HG  
 RECORDED FOR VINEYARD CITY



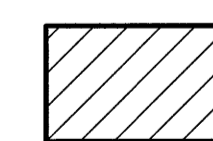
ENT 45169-2019 Map # 16561  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2019 May 21 2:56 pm FEE 216.00 BY MG  
 RECORDED FOR VINEYARD CITY

### 3RD FLOOR

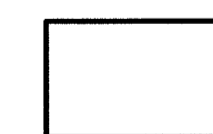
**BUILDING DIMENSION NOTES:**

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Private Area

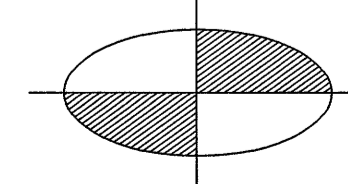


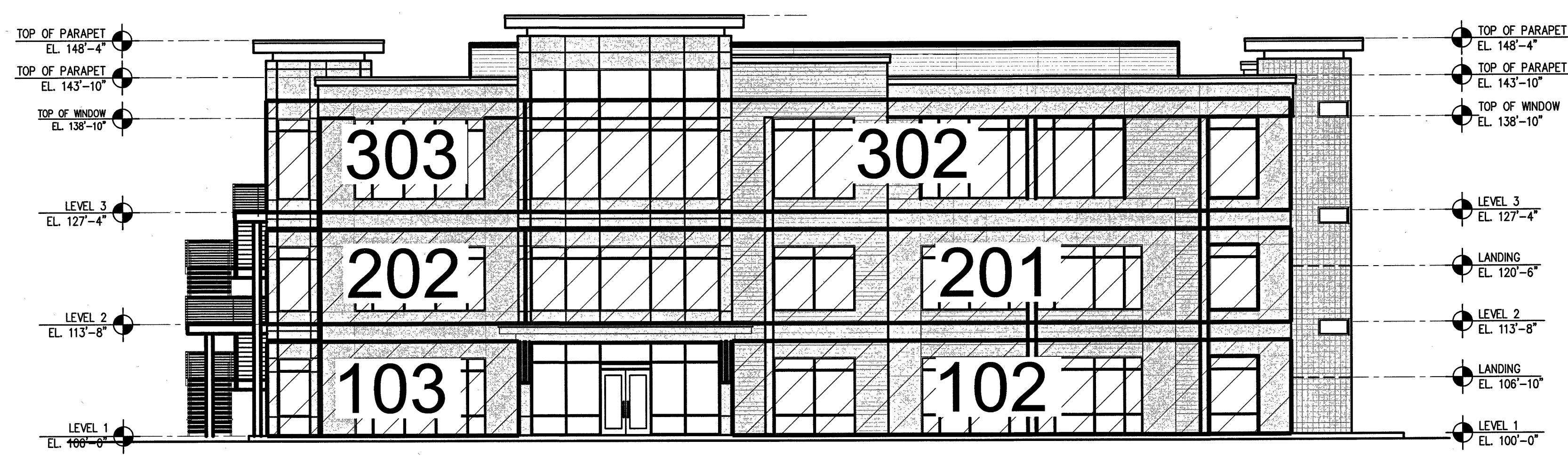
Common Area

16561 SHEET 3 OF 4

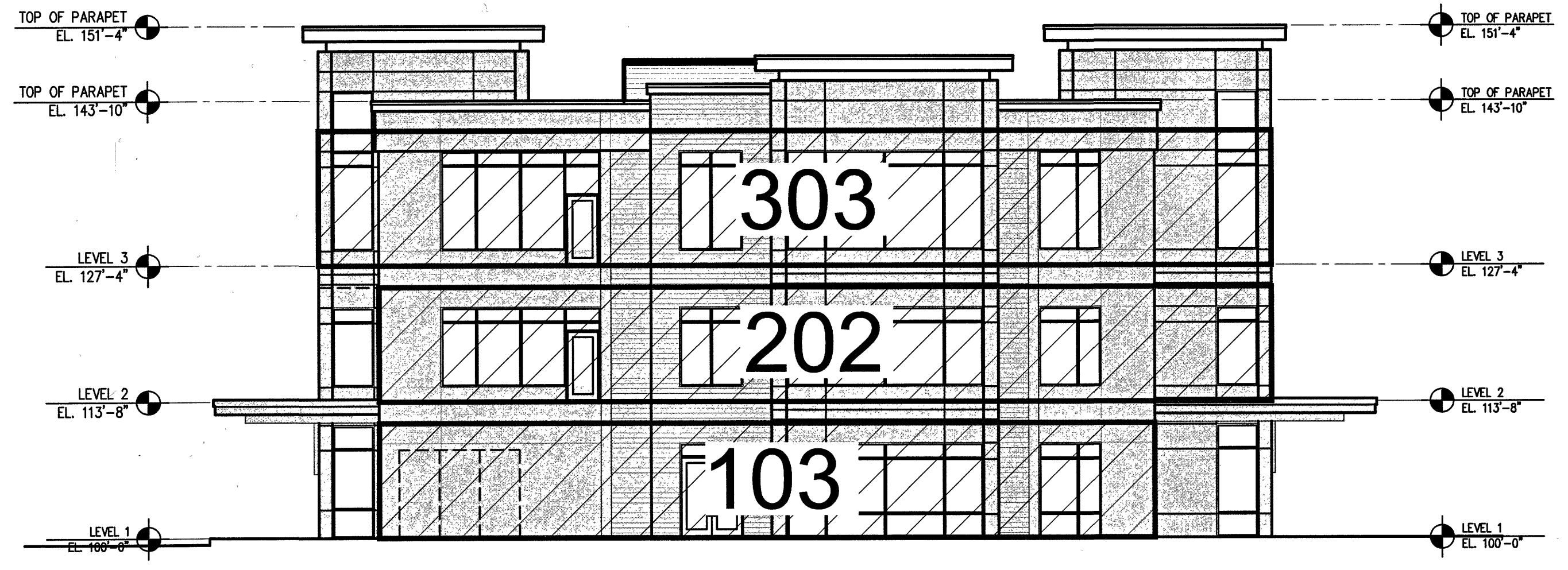
### UVHBA Condominiums Amended

SHEET 3 OF 4 SHEET(S)

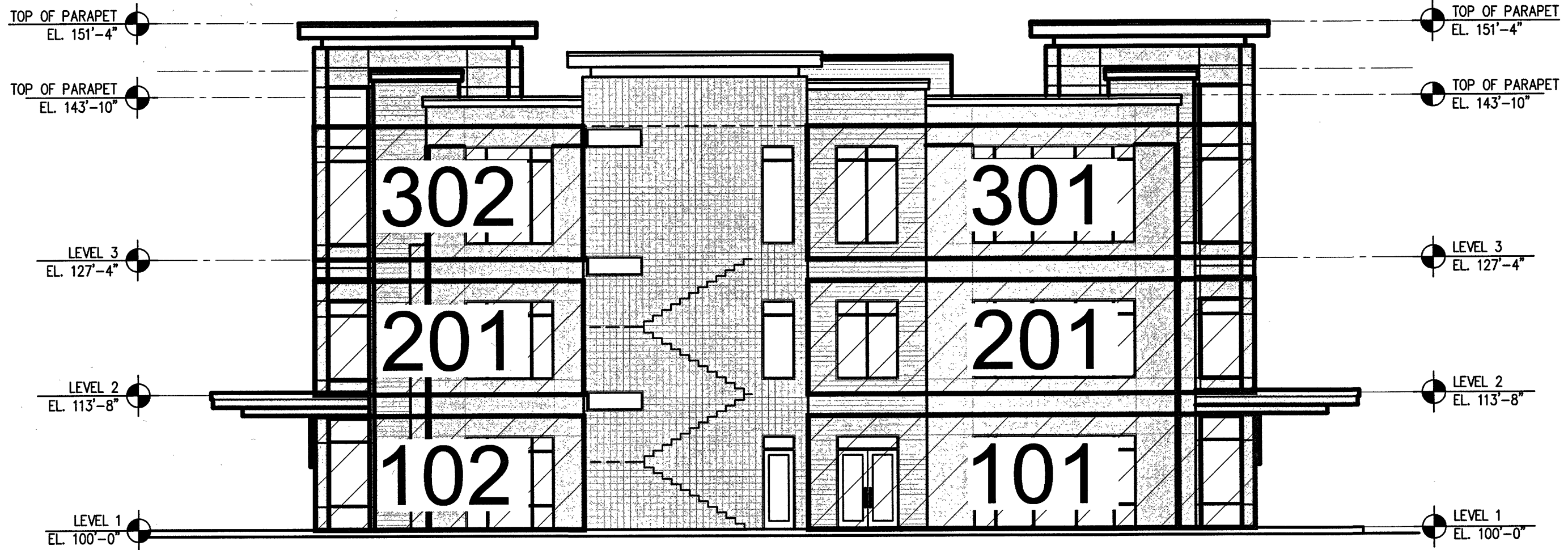
PREPARED BY  DUDLEY AND ASSOCIATES INC.	ENTRY No. _____ STATE OF UTAH COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ MAP _____ Fee _____ COUNTY RECORDER _____
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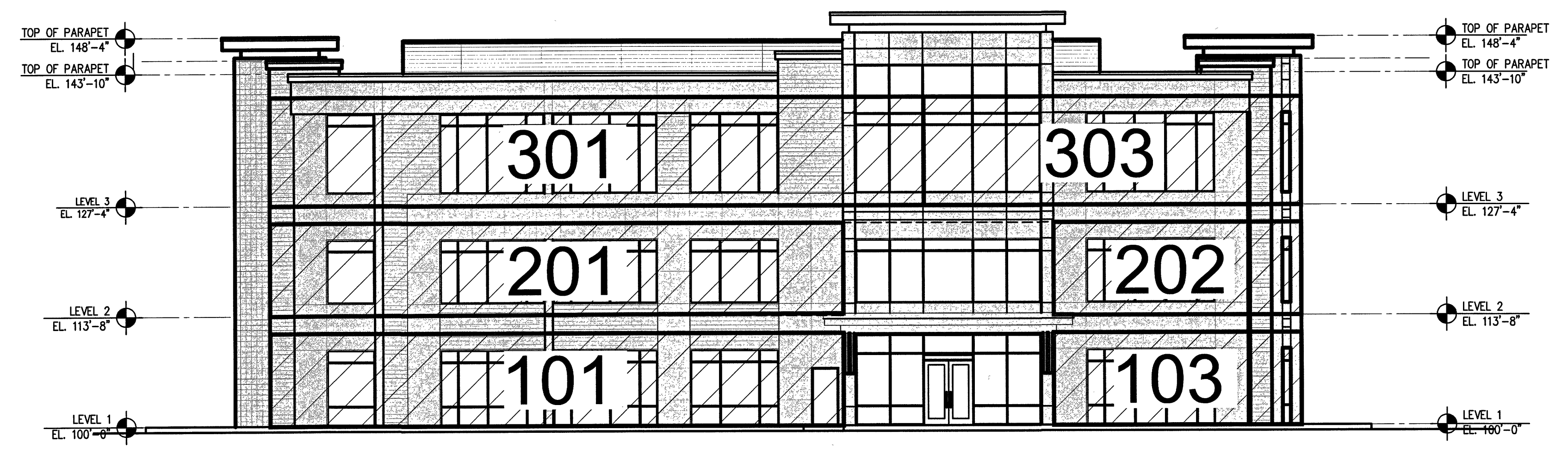
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



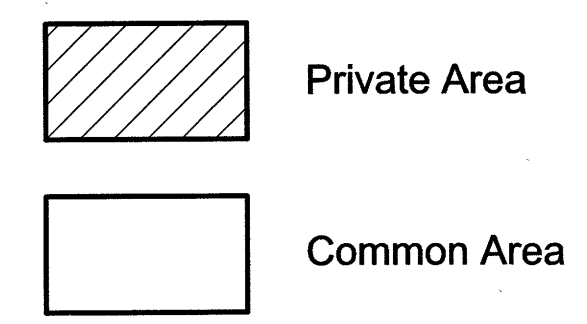
SOUTH ELEVATION

ENT 45169-2019 Map 8 16561  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 May 21 2:56 pm FEE 216.00 BY NG  
RECORDED FOR VINEYARD CITY

BUILDING DIMENSION NOTES:

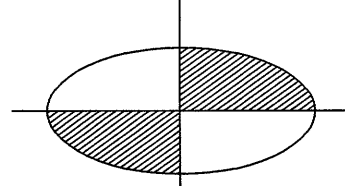
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UVHBA Condominiums Amended

SHEET 4 OF 4 SHEET(S)

PREPARED BY  DUDLEY AND ASSOCIATES INC.	ENTRY No.	COUNTY OF
	STATE OF UTAH	
RECORDED AND FILED AT THE REQUEST OF		
DATE	TIME	MAP
Fee		COUNTY RECORDER

16561 SHEET 4 of 4