

November 5, 2021

Attention: Public Hearing Notice

Contact Person: Cache Hancey, Planning Technician
125 South Main Street
Vineyard, UT 84059
(801) 226-1929

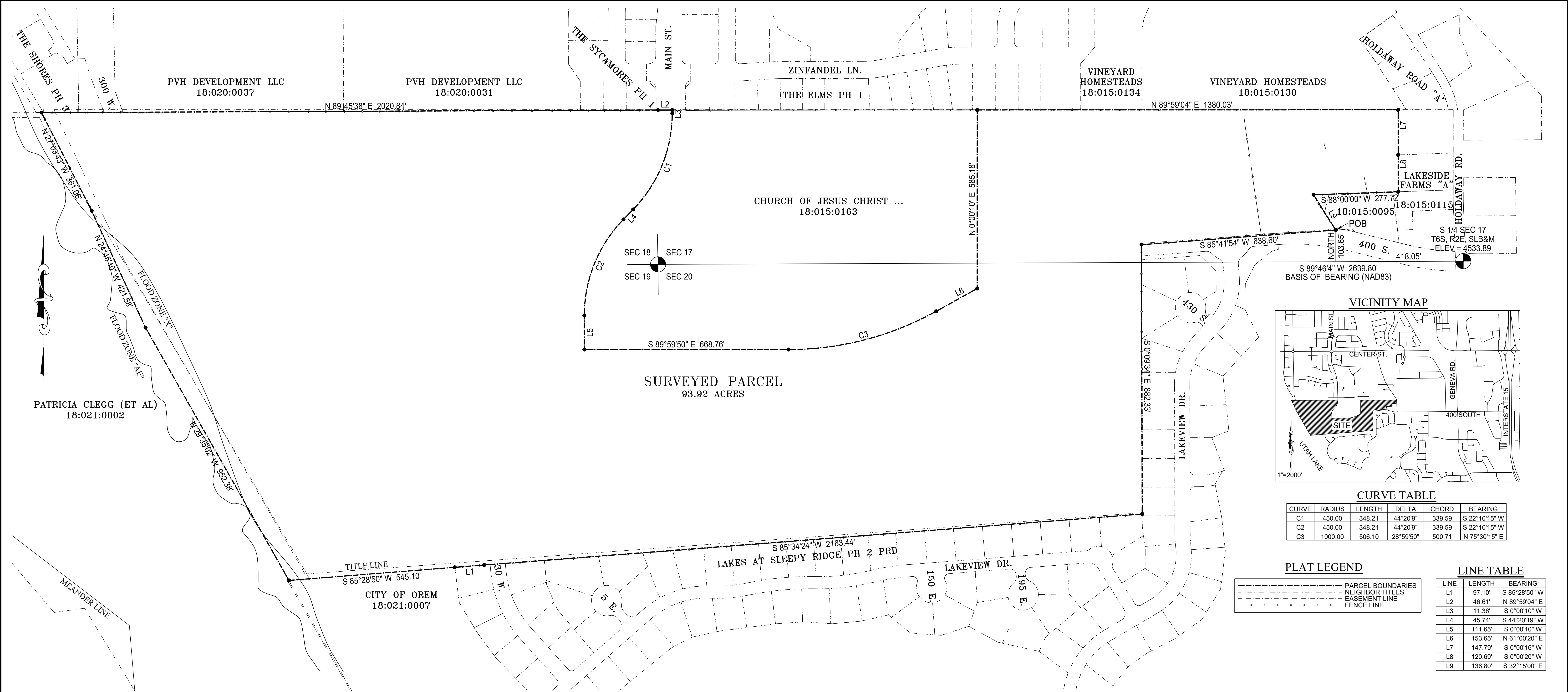
NOTICE is hereby given regarding public hearings before the Planning Commission and City Council for a proposed general plan land use map amendment, zoning text amendment, zoning map amendment, and neighborhood plan applications for the site known as Clegg Farm, located west of the current 400 South Main Street termination, Serial No. 18:021:0009 and 18:015:0163 as identified in the survey map on second page.

The Planning Commission hearing is scheduled for November 17, 2021 at 6 pm and the City Council hearing for December 8, 2021 at 6 P.M. held at 125 S. Main Street, Vineyard, Utah 84059. Ryan Bybee with Cadence Home is the applicant for each of these land use applications.

These applications seek to accommodate a new residential development known as Holdaway Farms containing approximately 102 acres of property. This development proposes a mix of age restricted homes, standard single family detached homes and two church parcels. The proposal seeks to change the general plan land use map from Low Density to Low/Medium Density and zoning map from A-1 Agriculture to Holdaway Farms: Special Purpose Zoning District, a new zoning district being proposed by the applicant.

Public comments, questions, and requests for copies of application materials are encouraged to be emailed to Cache Hancey at cacheh@vineyardutah.org prior to the meeting.

/s/ Cache Hancey, Planning Technician



LEGAL DESCRIPTIONS

Beginning 3.54 Chains North and 0.50 Chains West from the Southwest Quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 88°00'00" West 6.93 chains; thence South 32°15'00" East 2.02 chains; thence South 85°49'00" West 9.675 chains; thence South 13.375 chains; thence South 85°49'00" West 41.64 chains; thence North 30°00.00 West 17.95 chains; thence North 25°00'00" West 8.28 chains; thence East 69.50 chains; thence South 3.96 chains to the place of beginning.

Subject to and together with all land granted and subtracted by that certain Boundary Line Agreement Recorded November 14th, 2006 as Entry No. 1552258:2006 of Official records of the Utah County Recorders office:

Less and excepting there from the following Parcel:

A Parcel of land located in the Southwest Quarter of Section 17 and the Southeast Quarter of Section 19, Township 6 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the south line of The Elms Phase 1 Subdivision as recorded in the Office of the Utah County Recorder as Entry no. 3950:2015, said point being located North 89°38'03" East 1107.45 feet along the center section line, between the found Utah County brass cap monuments marking the West Quarter Corner of the East Quarter corner of Section 17, Township 6 South Range 2 East, Salt Lake Base and Meridian, and South 2157.57 feet from the west quarter corner of said section 17 and running thence South 585.80 feet; thence South 61°00'10" West 153.65 feet to a point of curvature; thence 506.10 feet along the arc of a 1,000.00 foot radius curve to the right through a central angle of 28°59'51" (along chord bears South 75°30'05" West 500.72 feet); thence West 668.76 feet; thence North 111.65 feet to a point of curvature; thence 348.22 feet along the arc of a 450 foot radius curve to the right through a central angle of 44°20'10" (long chord bears North 2201°05" East 339.59 feet); thence North 44°20'09" East 45.74 feet to a point of curvature; thence 348.22 feet along the arc of a 450.00 curve to the left through a central angel of 44°20'10" (long chord ears North 22°10'04" East 339.59 feet); thence North 11.96 feet to the south right of way line of Main Street as shown on the Homesteads Road Dedication Plat as recorded in the Office of the Utah County Record as Entry No. 137765:2007; thence North 89°58'02" East 45.19 feet along the said south right of way line of main street to the Southwest corner of Lot 1017, The Elms Phase 1 Subdivision; thence North 89°58'55" East 954.47 feet along the South line of said the Elms Phase 3 subdivision to the point of beginning.

Also Less and excepting there from the following parcel:

Commencing at a point located North 233.64 feet and West 33.00 feet from the south quarter corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°00'00" West 180.62 feet; thence North 120.67 feet; thence North 88°00'00" East 180.59 feet; thence South 00°00'50" East 120.67 feet to the point of beginning.

Also Less and excepting there from the following parcel:

Commencing at a point located North 89°45'48" West along the section line 213.51 feet and North 348.89 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 147.62 feet to a boundary line agreement Entry no. 152258-2006 recorded November 14, 2006; thence along said boundary line agreement North 89°59'05" East 27.19 feet; thence South 33°00'56" East 0.77 feet; thence East along the South boundary of Lot 4, within the Holdaway Road Subdivision Plat "A" 152.87 feet; thence South 140.69 feet; thence South 88°00'00" West 180.59 feet to the point of beginning.

AS-SURVEYED DESCRIPTION

Beginning at a point located South 89°46'04" West along section line 418.05 feet and North 103.65 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of The Lakes at Sleepy Ridge Phase 2 - P.R.D. the following four courses and distances: 1) South 85°41'54" West 638.60 feet, 2) South 0°09'34" East 882.33 feet, 3) South 85°34'24" West 2163.44 feet, and 4) South 85°28'50" West 97.10 feet; thence continuing South 85°28'50" West along remnants of a fence line 545.10 feet; thence along a fence line and fence remnants the following three courses and distances: 1) North 29°35'02" West 952.38 feet, 2) North 24°45'40" West 421.58 feet, and 3) North 27°03'43" West 361.06 feet; thence along a boundary line agreement recorded as Entry 152258:2006 the following two courses and distances: 1) North 89°45'38" East 2020.84 feet, and 2) North 89°59'04" East 46.61 feet; thence South 0°00'10" West 11.36 feet; thence along the arc of a 450.00 foot radius curve to the right 348.21 feet through a central angle of 44°20'09" (chord bears South 22°10'15" West 339.59 feet); thence South 44°20'19" West 45.74 feet; thence along the arc of a 450.00 foot radius curve to the left 348.21 feet through a central angle of 44°20'09" (chord bears South 22°10'15" West 339.59 feet); thence South 0°00'10" West 111.65 feet; thence South 89°59'50" East 668.76 feet; thence along the arc of a 1000.00 foot radius curve to the left 506.10 feet through a central angle of 28°59'50" (chord bears North 75°30'15" East 500.71 feet); thence North 61°00'20" East 153.65 feet; thence North 0°00'10" East 585.18 feet; thence North 89°59'04" East along a boundary line agreement recorded as Entry 152258:2006 a distance of 1380.03 feet; thence South 0°00'16" West 147.79 feet; thence South 0°00'20" West 120.69 feet; thence South 88°00'00" West 277.72 feet; thence South 32°15'00" East 136.80 feet to the point of beginning.
Area = 93.92 Acres

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is South 89°46'04" West along Section Line from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian to the Southwest Corner of said Section 17, said bearing being the record NAD83 bearing. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the purchase of the the subject property and the design of future improvements. Bearings of subdivisions lying north of the property use a local bearing that does not reference either NAD27 or NAD83 bearings. The boundary line agreement and deed to parcel 18:015:0163 also reference the same bearing. All bearings have been rotated to match the NAD83 coordinate system. The as-surveyed boundary follows the subdivision boundaries, the boundary line agreement and the deed to parcel 18:015:0163. Trust deed 55640:2021 removed a portion of the property but it is not shown as an exception on the title report Exhibit A. Surveyor has added the description as the final less and excepting description to the Legal Descriptions section. There is a title gap area near the southwest corner of the property which is being occupied by the current property owners. There are fence line remnants that follow the northerly boundary of parcel 18:021:0007. The as-surveyed description follows said fence line remnants near the Orem City title line. The westerly boundary has been adjusted to follow the existing fence line and fence remnants, however as both sides of the fence are owned by the owners of the subject parcel, no overlap should exist after the purchase. Final boundary markers are to be set with construction of the future development.

COMMITMENT FOR TITLE INSURANCE

A COMMITMENT FOR TITLE INSURANCE # 11886, ISSUED BY ARTISAN TITLE INSURANCE AGENCY, DATED MARCH 23, 2021.

SCHEDULE A:

ITEM 1-3 SURVEYOR MAKES NO COMMENT.
ITEM 4 SEE LEGAL DESCRIPTIONS.

SCHEDULE B-I:

ALL ITEMS - SURVEYOR MAKES NO COMMENT.

SCHEDULE B-II:

ITEM 1 TAXES - SURVEYOR MAKES NO COMMENT.
ITEM 2 FACTS - SEE MAP AND SURVEYOR'S NARRATIVE.
ITEM 3 EASEMENTS/ENCUMBRANCES - SEE MAP FOR LOCATION OF BUILDING ALONG NORTHERLY PROPERTY LINE. FENCE LINE OVERLAPS ARE MINIMAL (FALL WITHIN FENCE).
ITEM 4 DISCREPANCIES IN BOUNDARY - SEE SURVEYOR'S NARRATIVE.
ITEM 5-9 SURVEYOR MAKES NO COMMENT.
ITEM 10 POWER EASEMENT 17144:1978 - DOES NOT AFFECT PARCEL.
ITEM 11 SEE MAP FOR EASEMENT LOCATION.
ITEM 12 POWER EASEMENT 17147:1978 - SEE MAP FOR EASEMENT LOCATION.
ITEM 13 POWER EASEMENT 19906:1978 - SEE MAP FOR EASEMENT LOCATION.
ITEM 14 WATER EASEMENT 23386:1999 - SEE MAP FOR EASEMENT LOCATION.
ITEM 15 POWER EASEMENT 17862:2014 - SEE MAP FOR EASEMENT LOCATION.
ITEM 16 TEMPORARY FARMING AND ACCESS EASEMENT 81355:2020. APPLIES TO PARCEL 18:015:0163.
ITEM 17 ACCESS & UTILITY EASEMENT 81356:2020 - SEE MAP FOR EASEMENT LOCATION.
ITEM 18 TAXES ON FARM LAND - SURVEYOR MAKES NO COMMENT.
ITEM 19 BOUNDARY LINE AGREEMENT 152258:2006. ADJUSTED NORTHERLY BOUNDARY.
ITEM 20 SEE MAP FOR LOCATIONS.
ITEM 21 UNRECORDED EASEMENTS - SURVEYOR MAKES NO COMMENT.
ITEM 22 WELL/WATER RIGHTS - SURVEYOR MAKES NO COMMENT.
ITEM 23 MEANDER LINE - LOCATION PLOTS WESTERLY OF PARCELS, AS DEFINED IN ENTRY 94662:2001.
ITEM 24 PATENT DEED - SURVEYOR HAS NOT SEARCHED PATENT.
TRUST DEED 55640:2021 - THIS DESCRIPTION IS INTENDED TO BE EXCLUDED FROM OVERALL PURCHASE PARCEL.
ALTA SURVEY FROM 10/17/1992 NOT RECORDED WITH COUNTY.

ALTA / NSPS TABLE "A"

- FLOOD ZONE CLASSIFICATION** FEMA FIRM PANELS 49049C0340F & 49049C0320F EFFECTIVE JUNE 19, 2020.
ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE X - 0.2% ANNUAL CHANCE FLOOD, WEST EDGE OF PROPERTY, SEE MAP.
- GROSS LAND AREA** TOTAL AREA = 92.145 ACRES.
- VERTICAL RELIEF** S QTR COR. SEC. 17 = 4533.89'
- CURRENT ZONING CLASSIFICATION** A-1, AGRICULTURE
- LOCATION OF UTILITIES, VISIBLE & MARKED** SEE MAP. UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.
- NEAREST STREET INTERSECTION** SITE IS AT MULTIPLE INTERSECTIONS.
- PHOTOGRAMMETRIC MAPPING** CONTOURS GENERATED BY AERIAL MAPPING WITH GPS ENABLED DRONE.

SURVEYOR'S CERTIFICATION

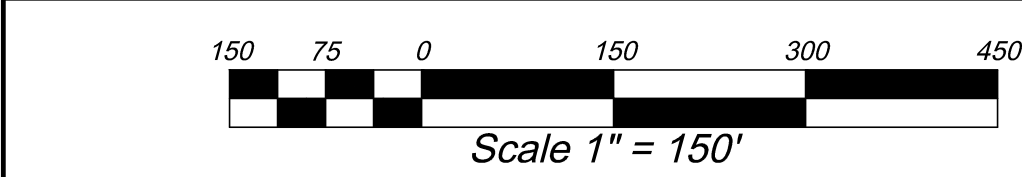
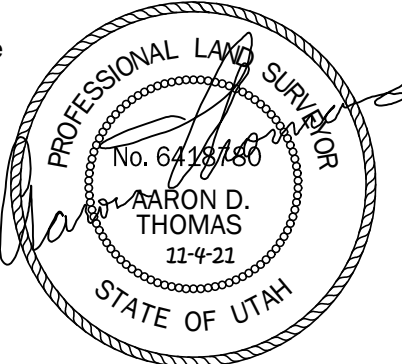
To Cadence Vineyard 400, LLC; Goodboro Vineyard Holdaway, LLC; Artisan Title Insurance Agency; and Attorneys Title Guaranty Fund, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 4, 5, 6a, 11, 14, and 15 of Table A thereof. The field work was completed in May 2021.

11-4-21

DATE

AARON D. THOMAS - PLS NO. 6418780



PROJECT NAME	HOLDAWAY FARM		
ADDRESS +/-	350 SOUTH MAIN STREET		
CITY:	VINEYARD	COUNTY:	UTAH
STATE:	UTAH		

SURVEYOR:  **AZTEC ENGINEERING INC.**
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CIVIL ENGINEER:  **EXCEL ENGINEERING**
David W. Peterson, P.E., License #27003
12 West 100 North, Suite 201, American Fork, UT 84003
P. (801) 756-4506; F. (801) 756-4511

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 17, 18, 19 & 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M

SHEET:	1 OF 1
DATE:	NOV. 4, 2021
SCALE:	1"=150'