



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
August 7, 2025, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, August 7, 2025, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER

2. CONSENT ITEMS

2.1. Approval of the May 15th, 2025 Development Review Committee Meeting Minutes

3. BUSINESS ITEMS

3.1. Vacation of a Portion of 1600 North Road

Bronson Tatton with Flagborough is requesting approval of a vacation of a portion of 1600 Noth.

3.2. The Lochs at Waters Edge Plat "G"

Bret Tuttle with Dudley Engineering has Requested Approval of The Lochs at Waters Edge Plat "G".

4. WORK SESSION

No work items were submitted.

5. STAFF AND COMMISSION REPORTS

6. ADJOURNMENT

The next regularly scheduled meeting is August 21st, 2025.

This meeting may be held in a way that will allow a committee member to participate electronically.

The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard

Website, posted at Vineyard City Hall, delivered electronically to city staff and each member of the DRC

AGENDA NOTICING COMPLETED ON:

August 5th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



VINEYARD

STAY CONNECTED

**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING**

May 15, 2025, at 9:00 AM

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Chair Brian Vawdrey, Parks and Recreation Director; Vice-Chair Cris Johnson, Building Official; Naseem Ghandour, City Engineer and Public Works Director; Brandon Valley, Deputy Fire Marshall; Eric Ellis, City Manager; Morgan Brim, Community Development Director.

STAFF PRESENT: Patricia Abdullah (online), Plans Examiner; Rachel Stevens (online), Planner; Patrick James, Assistant City Engineer; Cache Hancey, Senior Planner; Madison Reed, Planning Technician

OTHERS PRESENT: Ted Didas, Steve Pruitt, Bronson Tatton, BJ Laterveer, Lafe Harris

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Brian Vawdrey called the meeting to order at 9:00am.

2. STAFF AND COMMISSION REPORTS

There were no reports.

3. CONSENT ITEMS

3.1. Approval of the April 3rd, 2025 Development Review Committee Meeting Minutes

 Motion: DEPUTY FIRE MARSHALL BRANDON VALLEY MOTIONED TO APPROVE THE APRIL 3RD DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:02AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: VAWDREY, JOHNSON, GHANDOUR, VALLEY, ELLIS. THE VOTE CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

46 **4.1. PLANPLAT25-0005 Final Plat Application- Orem UT YSA and Springwater**
47 **Plat**

48
49  Senior Planner Cache Hancey presented an introduction to the site.

50
51  Assistant City Engineer Patrick James added some of the feedback that was
52 addressed. He noted that it appeared that the applicant made all of the edits.

53
54 City Engineer and Public Works Director Naseem Ghandour asked about the additional
55 foot.

56
57 Engineer James responded in saying yes.

58
59  Senior Planner Hancey noted that it required a vote for approval.

60
61  **Motion:** DEPTY FIRE MARSHALL VALLEY MOTIONED TO APPROVE
62 ITEM 4.1. AS PRESENTED AT 9:06AM. BUILDING OFFICIAL JOHNSON
63 SECONDED. ALL IN FAVOR VOTED YES: VAWDREY JOHNSON, GHANDOUR,
64 VALLEY, AND ELLIS. THE MOTION CARRIED UNANIMOUSLY.

65
66
67 **5. WORK SESSION**

68
69 **5.1. PLAN24-0121 Site Plan with Conditional Use Permit - 10 Ward Church**
70 **Meetinghouse**

71
72  Senior Planner Hancey introduced Planner Rachel Stevens.

73
74  Planner Stevens provided the background and noted the requirements that were met.
75 She also provided the elevations.

76
77 Planner Stevens noted that if there were no questions, these applications will be sent to
78 Planning Commission the next week.

79
80  City Manager Eric Ellis entered in person.

81
82 **5.2. PLAN24-0127 Site Plan with Conditional Use Application- Springwater**
83 **Church Meetinghouse**

84
85  Senior Planner Hancey asked if this was reviewed in 5.1.

86
87 Planner Stevens noted yes.

88
89  Deputy Fire Marshall Valley brought up the traffic study.

90
91 Engineer James noted that they did receive the updated traffic study.

92
93 **5.3. PLAN25-0010 Site Plan Application - Commercial Outdoor Recreation**
94 **Facility**
95

96  Senior Planner Hancey provided an update on the Zoning Text Amendment.
97

98 Community Development Director Morgan Brim entered at 9:11am.
99

100  Senior Planner Hancey outlined what is included in this site. He mentioned the
101 request to extend the parking spaces from 18' to 20'.
102

103  Senior Planner Hancey asked about the isle width.
104

105 Deputy Fire Marshall Valley said that it complies with fire and city code.
106

107  Director Ghandour asked about the location of the fencing. He brought up a concern
108 for parking.
109

110 Senior Planner Hancey provided context and noted that it is privately owned.
111

112 Discussion ensued about ownership and fencing.
113

114  Bronson Tatton with Flagborough commented that he understands his intention.
115

116 Discussion ensued.
117

118  Director Brim noted that signage would be helpful.
119

120 Senior Planner Hancey added that they could shift the entrance to discourage street
121 parking.
122

123 Director Ghandour discussed his recommendation.
124

125  City Manager Ellis asked if they had any signage planned.
126

127 Mr. Tatton noted wayfinding signs.
128

129 Director Ghandour asked if they needed a sign permit.
130

131 Senior Planner Hancey noted that it is not needed currently, but that they could later.
132

133  Director Brim noted that keeping the primary parking in the lot is preferred.
134

135 Mr. Tatton noted adjustments and iterations.
136

137  Director Brim asked if they had a fencing plan.
138

139 Mr. Tatton noted that its shown where it is located.

140
141 Director Brim requested a fencing plan for planning commission.

142
143 Chair Vawdrey asked about the courts included. He expressed interest.

144
145 Director Brim asked about rotating the court.

146
147 Mr. Tatton noted that the space is tight.

148
149  Director Brim noted that he would appreciate another court.

150
151 Mr. Tatton noted that there is more basketball courts planned.

152
153  Director Vawdrey added that there will be trees as well to help with sun coverage.

154
155 Mr. Tatton noted the glass wall around the padel courts.

156
157  Director Brim asked if there was a lighting plan. He noted having the lights turned
158 off at a certain time.

159
160 City Manager Ellis added to consider setting hours of operation.

161
162 Director Brim agreed.

163
164  Director Ghandour asked when they expect to see it back. He would like to see the
165 signage.

166
167 Discussion ensued about scheduling.

168
169 Director Brim asked if Director Ghandour would feel comfortable if Mr. Tatton
170 scheduled a meeting with staff to review lighting and signage.

171
172 Director Ghandour noted yes.

173
174
175 **5.4. PLAN25-0013 Site Plan Amendment - Greenline Block 4 Retail Village**

176
177  Senior Planner Hancey introduced this application. He discussed what would be
178 included.

179
180 Mr. Tatton added more context on the Greenline.

181
182  Director Brim discussed the impact of the retail village. He made a suggestion for
183 angled parking.

Mr. Tatton said they can not modify the streets. He noted that he can include offsite parking as buildout progresses.

Discussion ensued.

 Director Brim noted he does not feel comfortable bringing this without parking more addressed.

Director Ghandour added logistics for angled parking.

 Deputy Fire Marshall Valley noted a concern for fire access.

Mr. Tatton noted that they could include designated emergency vehicle parking. He added that they could include a drop off spot.

Director Ghandour requested to see a reanalysis of the parking requirements.

 Bj Laterveer with Flagborough noted the surrounding sites and discussed fire access.

Discussion ensued.

 Deputy Fire Marshall Valley discouraged angle parking.

Director Brim provided next steps requests.

Deputy Fire Marshall Valley noted that he is not sure when that meeting needs to happen.

5.5. PLAN25-0009 Site Plan Amendment Application - Utah City Block 13c

 Senior Planner Hancey introduced the application.

Mr. Laterveer highlighted recent changes and briefed the site.

 Director Ghandour asked for clarification on the car travel. He asked about ADA access.

Discussion ensued about the orientation and the arcade.

 Director Brim clarified the status in city process.

Senior Planner Hancey briefed the site and edits made.

Director Brim asked how many floors there would be.

Discussion ensued about the status.

 Engineer James asked about the storm drain.

Mr. Laterveer gave context on the footings.

5.6. PLAN25-0014 Site Plan Amendment Application - Utah City Wellness Center and Resort Pool

 Senior Planner Hancey introduced the site and highlighted the changes requested.

Chair Vawdrey asked about the ownership of the facility.

Mr. Tatton discussed the ownership.

 Director Brim noted that it would be a good benefit for the community.

Mr. Tatton noted interest in providing swim lessons.

 Director Brim asked about the splash pad.

Mr. Tatton discussed the splash pad.

Director Brim asked if they would be operating the splash pad.

 Director Ghandour noted that the health department will need to get involved. He also added the need for water quality samples.

Senior Planner Hancey asked about the shading.

Mr. Tatton discussed the shade in the site.

Director Brim asked if they had those details.

 Mr. Laterveer noted that they have a plan where the shading is included.

Discussion ensued.

Mr. Laterveer also discussed changes to the pool shapes.

 Deputy Fire Marshall Valley requested the quantities of chlorine storage location and operational permit inspections.

Mr. Laterveer discussed the storage.

 Director Ghandour noted that the city will need to included in chemical usage understandings.

279 Discussion about inspections ensued.

280
281  Chair Vawdrey asked if there was fencing.

282
283 Mr. Laterveer noted that everything is fenced.

284
285 Director Brim asked for the fencing design.

286
287
288 **5.7. PLAN24-0116 Site Plan Application - Vineyard Gateway Phase 2B**

289
290  Senior Planner Hancey introduced Planner Stevens.

291
292 Planner Stevens introduced the site and provided locational context.

293
294 Director Brim clarified the materials and the developer.

295
296  Director Brim asked to see the landscaping plan.

297
298 Director Brim asked about utilities and other requirements.

299
300 Planner Stevens noted it is compliant with city code.

301
302  Engineer James discussed utility locations.

303
304 Director Brim asked about access.

305
306 Engineer James noted that there is no access easement.

307
308  Ted Didas with Hales Engineering noted that there is no separation of property.

309
310  Steve Pruitt, the applicant, noted that it is all one parcel.

311
312 Director Brim requested information on the businesses.

313
314 Mr. Pruitt noted that it will be similar to phase 1.

315
316  Deputy Fire Marshall Valley asked if this building is going to be sprinkled. He
317 discussed distance to a hydrant.

318
319 Engineer James noted hydrant locations nearby.

320
321 Mr. Pruitt added another location.

322
323  Engineer James asked about the grease trap.

324
325 Mr. Pruitt noted that they will have one for the building.

Engineer James noted that the parking stalls needs to be longer stalls.

Mr. Pruitt asked for clarification.

 Director Ghandour discussed the parking.

6. ADJOURNMENT

Chair Vawdrey adjourned the meeting at 10:17am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



STAFF REPORT

Meeting August 7, 2025
Date:
Agenda Vacation of a Portion of 1600 North Road
Item:
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Prior to the extension of 1600 North to the west, a turnaround area was constructed to accommodate truck maneuvering. When the roadway was later dedicated to the city, a portion of this turnaround, approximately 0.13 acres, was included in the dedication. With the extension now complete, this portion is no longer needed for public use and is proposed to be vacated by Vineyard City

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the vacation of property.

Sample Motion:

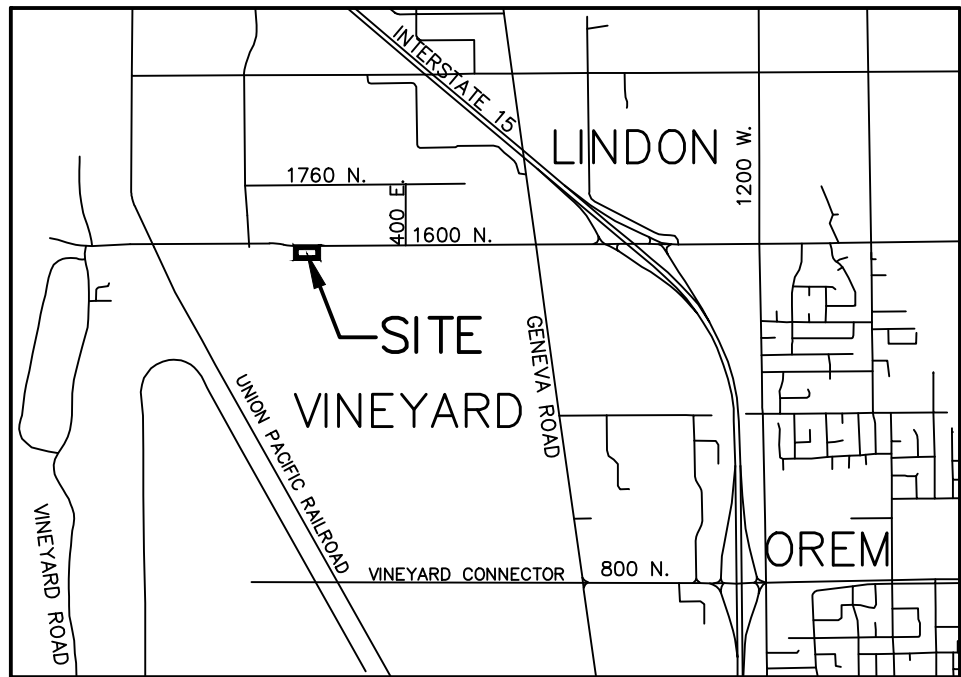
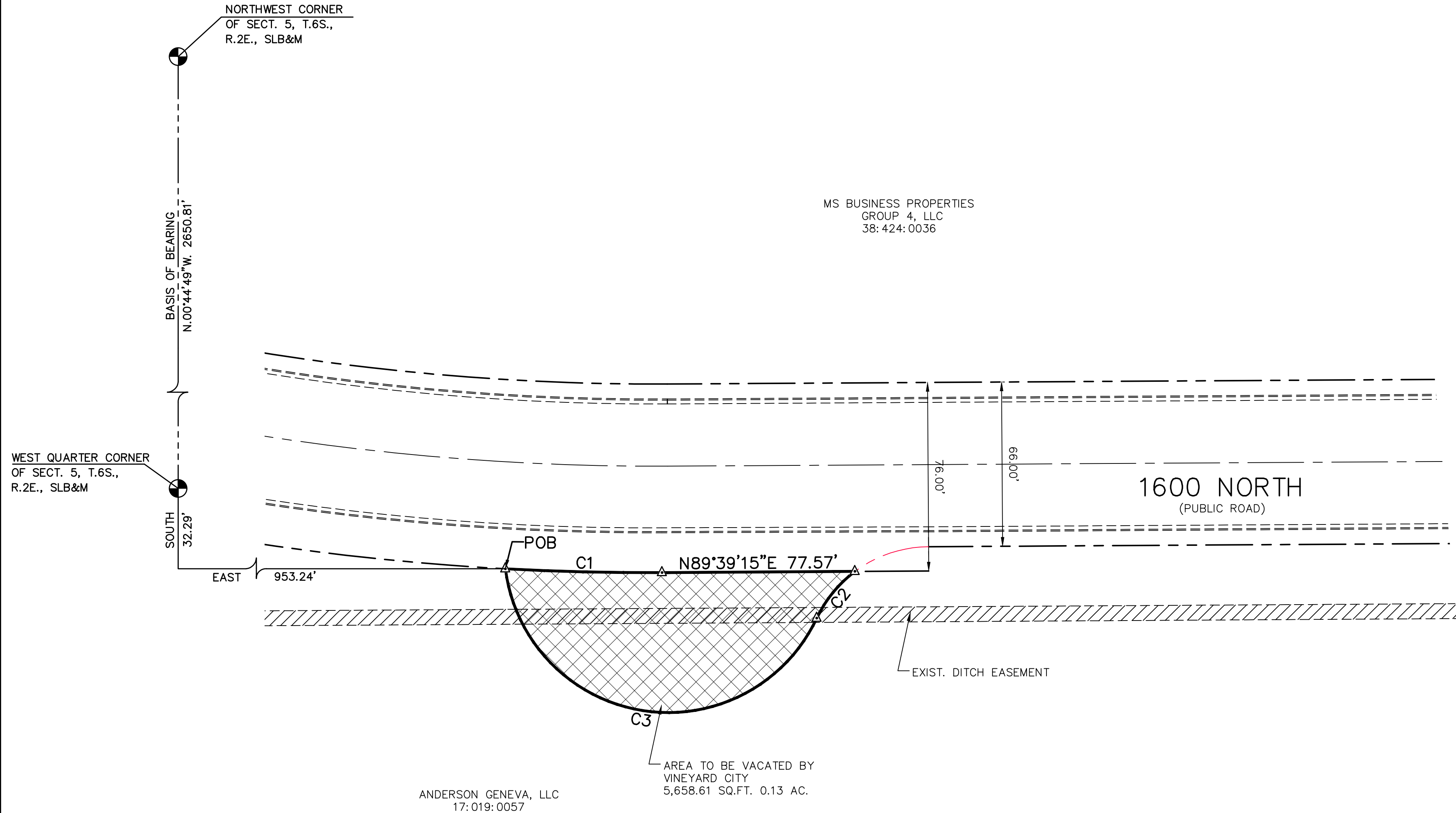
"I move to approve the Vacation of a Portion of 1600 North Road by Vineyard City"

Attachments:

1. 1600 North Vacation

VACATION OF A PORTION OF
1600 NORTH ROAD,
VINEYARD CITY

LOCATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH



VICINITY MAP

-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ROADWAY VACATION BOUNDARY
- CENTERLINE
- EXIST. RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING CURB AND GUTTER

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 PREPARED THE VACATION OF A PORTION OF 1600 NORTH ROAD, VINEYARD CITY PLAT 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.

KENNETH E. BARNEY

DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH A DISTANCE OF 32.29 FEET; THENCE EAST A DISTANCE OF 953.24 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 1600 NORTH STREET, AND A POINT OF CURVATURE OF A 1048.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.02 FEET ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 03°26'43" AND A CHORD THAT BEARS S.88°37'23"E. A DISTANCE OF 63.01 FEET; THENCE N.89°39'15"E. A DISTANCE OF 77.57 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY A DISTANCE OF 24.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°05'15" AND A CHORD THAT BEARS S.39°13'52"W. A DISTANCE OF 24.27 FEET TO A POINT OF CURVATURE OF A 66.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 170.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 147°38'08" AND A CHORD THAT BEARS N.80°59'42"W. A DISTANCE OF 126.77 FEET TO THE POINT OF BEGINNING, CONTAINING 5,659 SQ.FT. OR 0.13 ACRES OF LAND

ADMINISTRATIVE LAND USE AUTHORITY

THE ADMINISTRATIVE LAND USE AUTHORITY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS VACATION OF A PORTION OF 1600 NORTH ROAD
THIS ____ DAY OF _____ 20____.

VINEYARD ATTORNEY

DATE: ____/____/____

VINEYARD PLANNER

DATE: ____/____/____

CITY MANAGER

DATE: ____/____/____

VINEYARD ENGINEER

DATE: ____/____/____

CLERK/RECORDER

DATE: ____/____/____

VACATION OF A PORTION OF 1600
NORTH ROAD, VINEYARD CITY

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

ENGINEER'S SEAL

CLERK-RECORDER SEAL

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	63.02'	1048.00'	63.01'	S88°37'23"E	3°26'43"
C2	24.51'	50.00'	24.27'	S39°13'52"W	28°05'15"
C3	170.06'	66.00'	126.77'	N80°59'42"W	147°38'08"



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



VINEYARD



STAFF REPORT

Meeting August 7, 2025
Date:
Agenda The Lochs at Waters Edge Plat "G"
Item:
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

This final plat is to subdivide 4 existing town home lots within The Lochs at Waters Edge Plat "B", into 8 unique lots.

Fiscal Impact:

N/A

Recommendation:

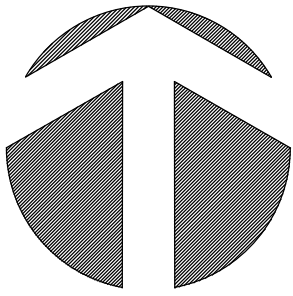
Staff recommends approval of the final plat application

Sample Motion:

"I move to approve The Lochs at Waters Edge Plat "G" as requested by Bret Tuttle

Attachments:

1. Lochs Plat G

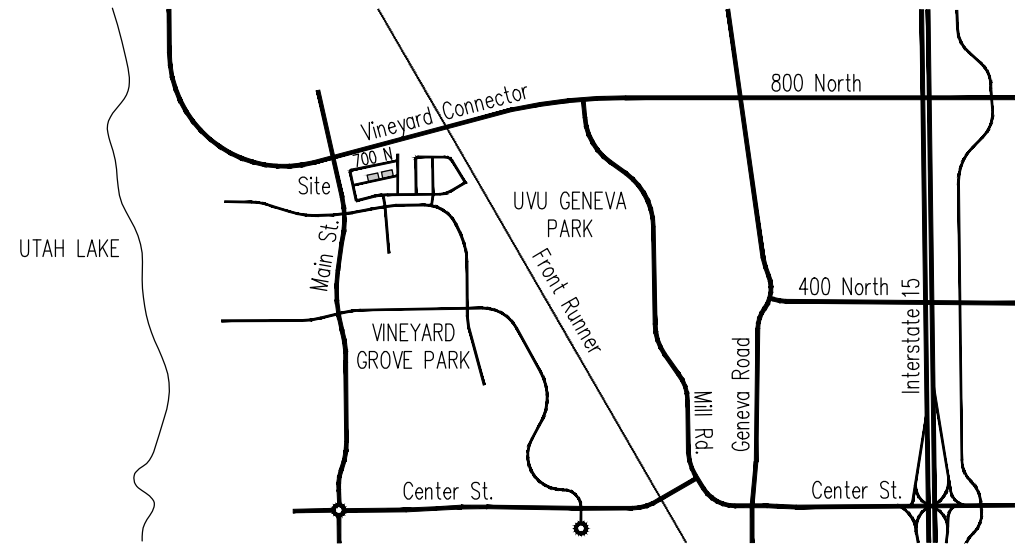


NORTH
1" = 20'

THE LOCHS AT WATERS EDGE PLAT "G"

INCLUDING AN AMENDMENT OF LOTS 72A, 72B, 73A & 73B,
PLAT B, THE LOCHS AT WATERS EDGE PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN



Vicinity Map

Surveyor's Certificate

I, BRODER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 142089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. 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. I 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 Utah Code Section 17-23-17, 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 Utah Code Section 54-8a-6, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

LOTS 72A-72D

Commencing at the Southwest corner of Lot 72, Plat "B", The Lochs at Waters Edge, Planned Unit Development, as shown on file in the office of the Utah County Recorder, said point being located North 89°25'01" East along the Section line 192.69 feet and North 1679.17 feet from the Southwest corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 10°52'37" West 48.00 feet; thence North 79°07'23" East 15.00 feet; thence South 10°52'37" East 2.00 feet; thence North 79°07'23" East 15.00 feet; thence North 10°52'37" West 2.00 feet; thence North 79°07'23" East 15.00 feet; South 10°52'37" East 2.00 feet; thence North 79°07'23" East 15.00 feet; thence South 10°52'37" East 46.00 feet; thence South 79°07'23" West 60.00 feet.

Area = 2,820 sq.ft. or 0.06 Acre

LOTS 73A-73D

Commencing at the Southwest corner of Lot 73, Plat "B", The Lochs at Waters Edge, Planned Unit Development, as shown on file in the office of the Utah County Recorder, said point being located North 89°25'01" East along the Section line 273.22 feet and North 1693.83 feet from the Southwest corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 10°52'37" West 48.00 feet; thence North 79°07'23" East 15.00 feet; thence South 10°52'37" East 2.00 feet; thence North 79°07'23" East 15.00 feet; thence North 10°52'37" West 2.00 feet; thence North 79°07'23" East 15.00 feet; South 10°52'37" East 2.00 feet; thence North 79°07'23" East 15.00 feet; thence South 10°52'37" East 46.00 feet; thence South 79°07'23" West 60.00 feet.

Area = 2,820 sq.ft. or 0.06 Acre

Basis of Bearing is North 89°25'01" East along the Section line from the Southwest to the South quarter corner of Section 8.

_____	_____
Date	Surveyor
	(See Seal Below)

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, Parcels, Streets, together with easements as set forth to be hereafter known as Plat "G", The Lochs at Waters Edge, and do hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right-of-way as shown and marked "Common Area", "Limited Common Area", and "Private Drive" on the within plat for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer and water lines and appurtenances together with the right of access thereto.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____

_____	_____
ASPEN INVESTMENT PROPERTIES, LLC (UNIT 72 A,B,C, & D)	VINEYARD 63-65, LLC (UNIT 73 C & D)

By: _____	By: _____
-----------	-----------

By: _____

Acceptance by the City of Vineyard

The City 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. Signed this _____ day of _____, A.D. 20____

Approved: _____	Approved: _____
City Manager	City Attorney
Date	Date
Approved: _____	Approved: _____
City Planner	City Engineer
Date	Date
	Attest: _____
	Clerk/Recorder
	Date

County Recorder

Plat " G "

THE LOCHS AT WATERS EDGE

INCLUDING AN AMENDMENT OF LOTS 72A, 72B, 73A & 73B,
PLAT B, THE LOCHS AT WATERS EDGE PLANNED UNIT DEVELOPMENT

Planned Unit Development

Vineyard City, _____ Utah County, Utah

Scale: 1" = 20 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

Owner's Acknowledgement (LLC)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of _____ Limited Liability Company.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Owner's Acknowledgement (LLC)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of _____ Limited Liability Company.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Owner's Acknowledgement (LLC)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of _____ Limited Liability Company.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Notes

- This area has historically had a high water table, and the City of Vineyard, will have no liability for any damages due to the high water table. A land drain for each lot will be required and maintained by the property owner.
- Property owners should be aware that this area is located in the vicinity of a Railroad system.
- All Roads and HOA Open Space are private and are to be maintained by the HOA.
- As a result of shallow sewer depths, the Developer/Contractor shall be responsible to verify all sewer laterals prior to construction of the buildings.



Private Ownership

ENBRIDGE GAS

Enbridge Gas approves this Plat solely for the purpose of confirming that the Plat contains public utility easements. Enbridge Gas 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 acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms and natural gas service for further information. Please contact Enbridge Gas's Right-of-Way department at 800-388-8832.

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann. 54-3-27, this plat conveys to the owners or operators of utility facilities of public utility easement along with all the rights and duties described therein.
- Pursuant to Utah code and period 17-27A60(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in the 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:

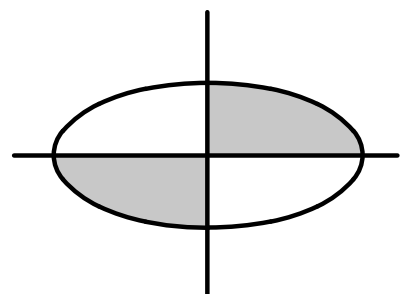
- A recorded easement or Right-of-Way.
- The law applicable to prescriptive rights.
- Title 54, chapter 8 A common damage to underground facilities or any other provision of law.
- any other provision of law.

PLAT NOTES:

- This plant must be recorded within 12 months of final plat approval. Or for phase development, within 24 months of recordation of most recent phase.
- 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 groundwater flooding.
- All building and development shall be in conformance with the Vineyard zoning ordinance.
- All previous dedications and easements are to remain unchanged.

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GRAPHIC SCALE

