



**NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING**  
**June 18, 2026, at 9:30 AM**

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PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, June 18, 2026, at 9:30 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

**1. CALL TO ORDER**

**2. STAFF AND COMMISSION REPORTS**

**3. CONSENT ITEMS**

**3.1. No Consent Items**

**4. BUSINESS ITEMS**

**4.1. PLANPLAT25-0011 Final Subdivision Application - The Maples Phase 4**

**5. ADJOURNMENT**

The next regularly scheduled meeting is \_\_\_\_\_ TBD \_\_\_\_\_

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 or emailing [planning@vineyardutah.gov](mailto:planning@vineyardutah.gov).

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:

06-17-2026

\_\_\_\_\_  
/s/ Anthony Fletcher

CERTIFIED (NOTICED) BY:

\_\_\_\_\_  
Anthony Fletcher, Long Range Planner





STAFF REPORT

Meeting Date: June 18, 2026

Date:

**Agenda Item:** PLANPLAT25-0011 Final Subdivision Application - The Maples Phase 4

**Item:**

**Department:** Planning

**Presenter:** Anthony Fletcher

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**Background/Discussion:**

This application is for Phase 4 of The Maples, a single-family residential subdivision. Phase 4 consists of 32 lots and represents a continuation of Phases 1, 2, and 3 of the Maples development.

The overall design, architectural standards, and builders will remain consistent with those established in the previous phases.

**Fiscal Impact:**

**Recommendation:**

Staff has reviewed and coordinated closely with the applicant to ensure compliance. Staff recommends approval of this final subdivision application in addition to any conditions that may be discussed.

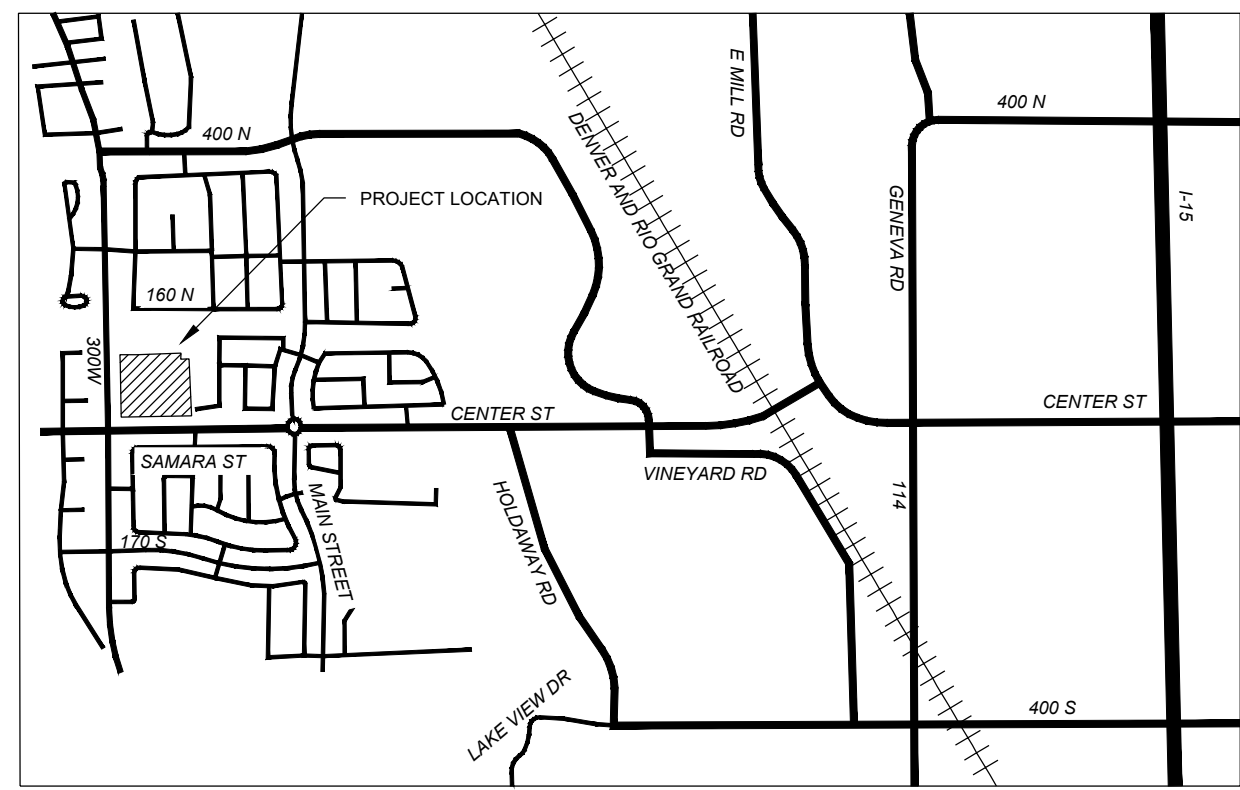
**Sample Motion:**

"I move to approve the application as presented and discussed..."

**Attachments:**

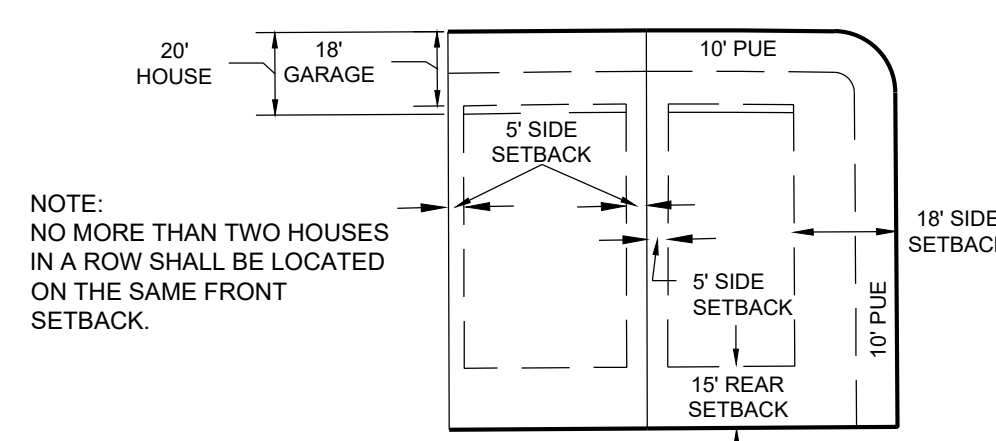
1. Maples Final Plat 06.18.2026
2. Title Report Maples\_Ph\_4
3. Property\_Owner\_Affidavit - Maple Ph 4

VICINITY MAP



**THE MAPLES PHASE 4**  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 18,  
 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
 VINEYARD CITY, UTAH COUNTY, UTAH

TYPICAL SETBACK & PUE DETAIL



NOTE:  
 NO MORE THAN TWO HOUSES  
 IN A ROW SHALL BE LOCATED  
 ON THE SAME FRONT  
 SETBACK.

**LEGEND**

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- PROPOSED STREET MONUMENT
- MONUMENT LINE
- TIE LINE
- ROW LINE
- EXTERIOR BOUNDARY
- LOT BOUNDARY
- STREET CENTERLINE
- EASEMENT/P.U.E.

**SURVEYOR'S CERTIFICATE**  
 I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS OR OWNERS AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504. HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MAPLES PHASE 4. HAVE OR WILL PLACE MONUMENTS AND OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN  
 LICENSE NO. 5152657

**BOUNDARY DESCRIPTION**

ALL THAT REAL PROPERTY LOCATED IN VINEYARD, UTAH COUNTY UTAH BEING A PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 6 SOUTH RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT POINT LOCATED SOUTH 89°38'03" WEST 1274.90' AND NORTH 45.60' FROM THE UTAH COUNTY BRASS CAP MONUMENT FOUND IN 2023 AND STAMPED "RESET 2013" REPRESENTING THE EAST 1/4 CORNER OF SAID SECTION 18. SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS LOCATED SOUTH 89°38'03" WEST 1274.22' AND NORTH 45.50' FROM THE HISTORIC (PER PREVIOUS PHASES OF MAPLES) POSITION OF THE EAST 1/4 CORNER OF SAID SECTION 18. THENCE SOUTH 89°38'03" WEST 387.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 557.11 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 0°37'27" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°39'00" AN ARC DISTANCE OF 83.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 73.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 9°27'35" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°21'08" AN ARC DISTANCE OF 19.56 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 15.00 FEET; THENCE NORTH-WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°02'26" AN ARC DISTANCE OF 21.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°04'01" WEST 537.81 FEET; THENCE NORTH 8°40'07" EAST 252.19 FEET; THENCE SOUTH 11°19'13" EAST 8.16 FEET; THENCE NORTH 86°28'55" EAST, 143.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 672.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 86°28'55" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°52'06" AN ARC DISTANCE OF 21.92 FEET; THENCE NORTH 89°44'08" EAST 102.58 FEET; THENCE SOUTH 0°35'42" EAST, 384.90 FEET; THENCE SOUTH 9°51'41" WEST, 56.89 FEET; THENCE SOUTH 0°09'38" EAST 85.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.17 ACRES

INCLUDES 32 LOTS AND PUBLIC ROAD DEDICATION

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**THE MAPLES PHASE 4**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

VINEYARD HOMESTEADS POD 4, LLC  
 BY PRO MANAGEMENT - UTAH, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY

BY: RYAN G PETTIT, MANAGER

**CORPORATE ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ ) S.S.  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_, PERSONALLY APPEARED BEFORE ME RYAN G PETTIT WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE VINEYARD HOMESTEADS POD 4, LLC BY PRO MANAGEMENT UTAH, LLC A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

COMMISSION # \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 FULL NAME PRINT \_\_\_\_\_

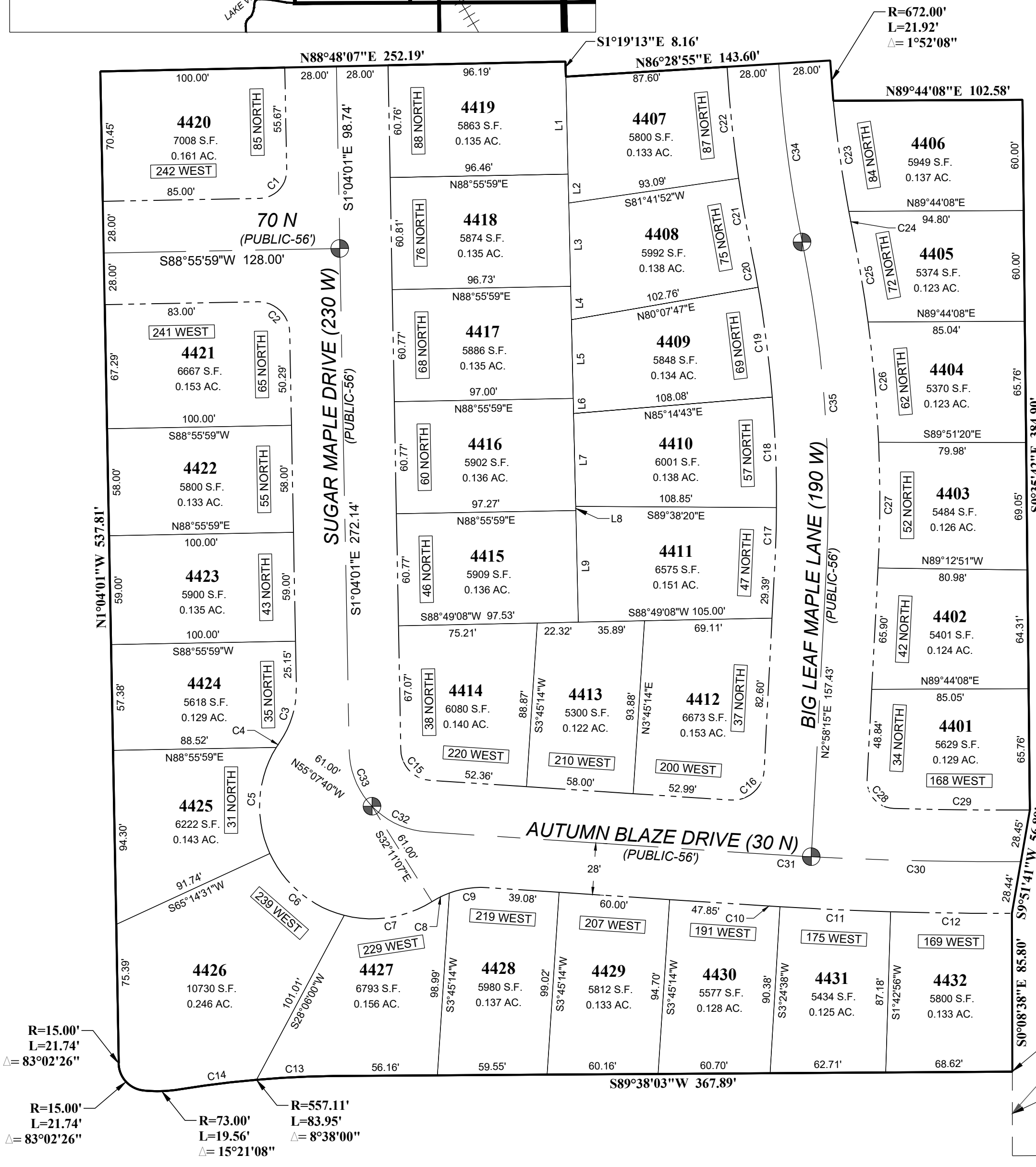
A NOTARY PUBLIC IN UTAH

**CURVE TABLE**

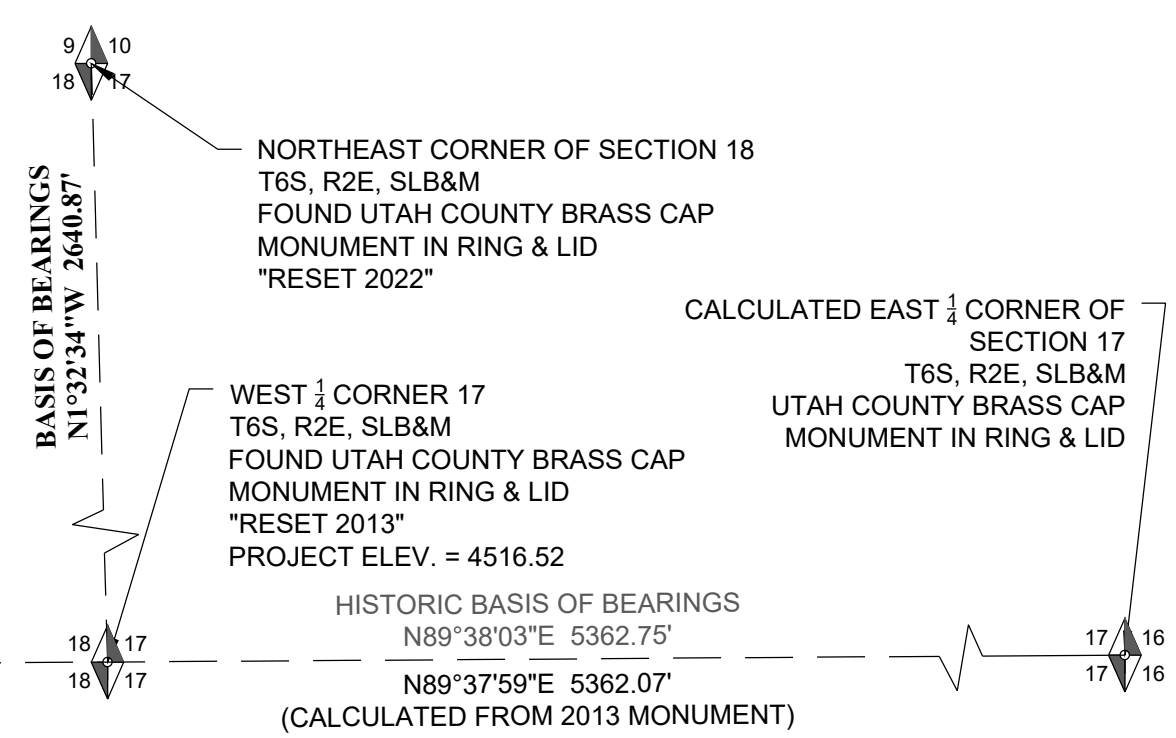
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	23.56'	15.00'	90°00'00"	15.00'	21.21'	S43°55'59"W
C2	26.70'	17.00'	90°00'00"	17.00'	24.04'	S46°04'01"E
C3	31.38'	50.00'	35°56'21"	16.22'	30.85'	S16°54'10"W
C4	3.49'	61.00'	3°16'26"	1.74'	3.48'	S33°14'07"W
C5	60.00'	61.00'	56°21'23"	32.68'	57.61'	S3°25'13"W
C6	54.17'	61.00'	50°52'45"	29.02'	52.41'	S50°11'52"E
C7	49.56'	61.00'	46°32'52"	26.24'	48.21'	N81°05'19"E
C8	10.44'	50.00'	11°57'59"	5.24'	10.42'	N63°47'53"E
C9	20.92'	50.00'	23°58'22"	10.62'	20.77'	N81°46'03"E
C10	12.15'	2028.00'	0°20'36"	6.08'	12.15'	S86°25'04"E
C11	60.00'	2028.00'	1°41'43"	30.00'	60.00'	S87°26'13"E
C12	65.81'	2028.00'	1°51'33"	32.91'	65.80'	S89°12'51"E
C13	41.97'	557.11'	4°19'00"	21.00'	41.96'	S87°13'03"W
C14	41.97'	557.11'	4°19'00"	21.00'	41.96'	S82°54'03"W
C15	25.27'	17.00'	85°10'45"	15.63'	23.01'	N43°39'23"W
C16	26.94'	17.00'	90°47'00"	17.23'	24.21'	S48°21'44"W
C17	30.61'	672.00'	2°36'35"	15.31'	30.60'	S1°39'57"W
C18	60.00'	672.00'	5°06'57"	30.02'	59.98'	N2°11'48"W
C19	60.00'	672.00'	5°06'57"	30.02'	59.98'	N7°18'45"W
C20	19.24'	672.00'	1°38'24"	9.62'	19.24'	N10°41'25"W
C21	40.76'	728.00'	3°12'30"	20.39'	40.76'	N9°54'23"W
C22	60.79'	728.00'	4°47'03"	30.41'	60.77'	S5°54'37"E
C23	60.57'	672.00'	5°09'51"	30.30'	60.55'	N7°58'09"W
C24	11.25'	672.00'	0°57'34"	5.63'	11.25'	N11°01'51"W
C25	49.61'	728.00'	3°54'15"	24.81'	49.60'	N9°33'30"W
C26	65.44'	728.00'	5°09'01"	32.74'	65.42'	N5°01'52"W
C27	68.17'	728.00'	5°21'54"	34.11'	68.14'	N0°13'36"E
C28	23.89'	15.00'	91°15'32"	15.33'	21.44'	S42°39'32"E
C29	73.74'	1972.00'	2°08'33"	36.88'	73.74'	S89°21'35"E
C30	113.66'	2000.00'	3°15'22"	56.84'	113.64'	S88°39'26"E
C31	27.34'	2000.00'	0°47'00"	13.67'	27.34'	S86°38'16"E
C32	33.45'	45.00'	42°35'22"	17.54'	32.68'	S64°57'05"E
C33	33.45'	45.00'	42°35'22"	17.54'	32.68'	S22°21'42"E
C34	97.64'	700.00'	7°59'32"	48.90'	97.57'	S7°30'51"E
C35	176.92'	700.00'	14°28'52"	88.93'	176.45'	N4°16'11"W

**Line Table**

LINE #	LENGTH	DIRECTION
L1	52.82'	N1°18'55"W
L2	15.71'	S1°20'11"E
L3	45.10'	S1°19'13"E
L4	18.14'	S1°19'13"E
L5	42.63'	S1°19'13"E
L6	8.22'	S1°19'13"E
L7	50.31'	S1°19'13"E
L8	2.24'	S1°19'13"E
L9	60.57'	S1°19'13"E



**THE MAPLES, PHASE 3**  
 UTAH COUNTY RECORDER ENTRY 114589:2025  
 MAP#19636



- LOT DRAINAGE:**  
 AS APPROVED AND REQUIRED BY THE CITY OF VINEYARD
- AT MINIMUM, 50% OF ROOF DRAINS SHALL DRAIN TOWARDS THE STREET.
  - ALL SIDE DOWNSPOUTS ARE TO BE DIVERTED TOWARD THE FRONT OR REAR OF THE LOT.
  - YARDS TO BE POSITIVELY GRADED AWAY FROM ALL WINDOW WELLS.
  - HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING LOT LINE DRAINAGE PATHWAYS THROUGH THEIR PROPERTIES PER DRAINAGE PLAN.
  - ALL LOT LINES ARE TO BE MAINTAINED AS DRAINAGE PATHWAYS FOR ACCUMULATING RUNOFF FROM ADJOINING LOTS.
  - ALL LOTS SHALL MEET THE INTERNATIONAL BUILDING CODE STANDARDS AND DRAIN AWAY FROM THE STRUCTURE.
  - SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

VINEYARD CITY PLANNER	VINEYARD ATTORNEY
DATE _____	DATE _____
VINEYARD ENGINEER	VINEYARD CITY MAYOR
DATE _____	DATE _____
CLERK/RECORDER	
DATE _____	

NOTE:  
 NO MORE THAN TWO HOUSES  
 IN A ROW SHALL BE LOCATED  
 ON THE SAME FRONT  
 SETBACK.

- 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)(C)(II) 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

REAR PROPERTY CORNERS ARE TO BE MONUMENTED WITH REBAR AND CAP  
 FRONT PROPERTY CORNERS ARE TO BE MONUMENTED WITH A LEAD PLUG ON EXTENSION

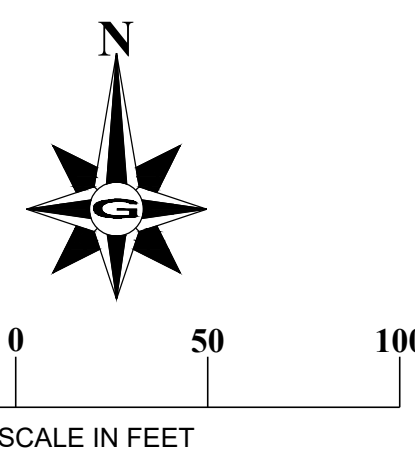
**ENBRIDGE GAS UTAH NOTE:**

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS, THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532. QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

**PLAT NOTES**

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE. THE FIRST FINAL PLAT 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.
- 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.

**GILSON ENGINEERING**  
 Consulting Engineers & Surveyors  
 12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020  
 PHONE: (801) 971-5414 FAX: (801) 971-5445





Property Address: Proposed THE MAPLES PH 4, Vineyard, UT 84057  
Tax ID Number: 18-019-0033  
File Number: 2596242JM

**Thank you for choosing Old Republic Title! We look forward to working with you.**

BUYER To Be Determined	SELLER Vineyard Homesteads Pod 4, LLC
BUYERS AGENT	LISTING AGENT
LENDER	

Your Escrow Officer Jarrod Mudrock and Escrow Assistant Tiffany Bowles are excited to be working with you, and look forward to helping you with all your closing needs. Please feel free to email them at [JMudrock@oldrepublictitle.com](mailto:JMudrock@oldrepublictitle.com) and [TBowles@oldrepublictitle.com](mailto:TBowles@oldrepublictitle.com) or call them at the number below with any questions.

Old Republic National Title Insurance Company  
11820 South State Street, Suite 330  
Draper, UT 84020  
Phone # 801-285-8733  
Fax # 801-285-8735





**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Old Republic National Title Insurance Company  
Issuing Office: 11820 South State Street, Suite 330 Draper, UT 84020  
Issuing Office's ALTA Registry ID: 1163247  
File Number: 2596242JM  
Loan ID Number:  
Property Address: as referenced herein, under Property Address

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

1. Commitment Date: August 20, 2025 at 8:00 AM
2. Policy or Policies to be issued:
  - (a) **2021 ALTA STANDARD OWNER'S POLICY**  
 Proposed Insured: To Be Determined  
 Amount of Insurance: To Be Determined  
 Premium: To Be Determined
  - (b) **2021 ALTA EXTENDED LOAN POLICY**  
 Proposed Insured: To Be Determined  
 Amount of Insurance: To Be Determined  
 Premium: To Be Determined  
 Endorsements: To Be Determined  
 Endorsement Amount: To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
  
**Vineyard Homesteads Pod 4, LLC**
5. The land referred to in this Commitment is described as follows:  
See Attached Exhibit "A"

**Property Address:**  
Proposed THE MAPLES PH 4  
Vineyard, Utah 84057  
Tax ID: 18-019-0033

COUNTERSIGNED

Old Republic National Title Insurance Company



**EXHIBIT "A"**

ALL THAT REAL PROPERTY LOCATED IN VINEYARD, UTAH COUNTY UTAH BEING A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS BEGINNING AT POINT LOCATED SOUTH 89°38'03" WEST 1274.90 FEET AND NORTH 45.60 FEET FROM THE UTAH COUNTY BRASS CAP MONUMENT FOUND IN 2023 AND STAMPED "RESET 2013" REPRESENTING THE EAST QUARTER CORNER OF SAID SECTION 18; SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS LOCATED SOUTH 89°38'03" WEST 1274.22 FEET AND NORTH 45.50 FEET FROM THE HISTORIC (PER PREVIOUS PHASES OF MAPLES) POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 89°38'03" WEST 367.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 557.11 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 00°37'27" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°38'00" AN ARC DISTANCE OF 83.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 73.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 09°27'35" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°21'08" AN ARC DISTANCE OF 19.56 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°02'26" AN ARC DISTANCE OF 21.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°04'01" WEST 537.81 FEET; THENCE NORTH 88°48'07" EAST 252.19 FEET; THENCE SOUTH 01°19'13" EAST 8.16 FEET; THENCE NORTH 86°28'55" EAST, 143.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 672.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 86°28'55" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'08" AN ARC DISTANCE OF 21.92 FEET; THENCE NORTH 89°44'08" EAST 102.58 FEET; THENCE SOUTH 00°35'42" EAST, 384.90 FEET; THENCE SOUTH 09°51'41" WEST, 56.89 FEET; THENCE SOUTH 00°08'38" EAST 85.80 FEET TO THE POINT OF BEGINNING.

(BEING THE PROPOSED PLAT OF THE MAPLES PHASE 4)



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**SCHEDULE B - I  
ALTA COMMITMENT**

**REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Obtain a copy of the Articles and/or Certificates of Organization, Incorporation, Bylaws, Operating Agreement or Partnership Agreement (whichever may apply) for: **Vineyard Homesteads Pod 4, LLC**
6. Delivery to the Company of a sufficient survey, certified to Old Republic National Title Insurance Company, and other certified parties by a registered Land Surveyor, and meeting the "Minimum Standard Detail Requirement" as jointly adopted by the ALTA and the ACSM.

NOTE: This commitment shall be subject to matters (including, but not limited to encroachments, overlaps, gaps, etc.) as they may become apparent after an evaluation of said survey.

7. The State Construction Registry must be searched prior to recording.

Constructions Loans - A Notice of Construction Loan must be filed with the SCR.

Recently Completed Construction - A Notice of Completion must be filed with the State Construction Registry.

Lien Waivers must be obtained from any Lien Claimant who has filed a Preliminary Notice and a Mechanic's Lien Indemnity Agreement (INDEM1) may be required before a Policy can be issued.

Upon receipt and review of the requested documentation, the Insurer may make additional exceptions or further requirements. Approval by the Company's Underwriter of the contents here of and satisfaction of any conditions or requirements imposed thereby.

8. Title is to vest in persons not yet revealed, and when so vested will then be subject to matters disclosed by a search of the record against their names.



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**SCHEDULE B - II  
ALTA COMMITMENT  
EXCEPTIONS**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

**General Exception**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

**Standard Exceptions**

2. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.
3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof.
4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water.
7. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**Note: General Exception 1 and Standard Exceptions 2 - 7 will be deleted on any extended coverage loan policy**



**Special Exceptions**

8. 2025 General Property Taxes are accruing as a lien and are not yet due and payable. 2024 General Property Taxes have been PAID in the amount of \$44,121.74. Tax ID No.: 18-019-0033
  
9. Said property is located within the boundaries of Vineyard, Utah County, and is subject to all assessments and service charges levied thereof. Tax District: 095
  
10. The terms, conditions, restrictions, reservations and limitations of that certain Certificate of Creation:  
Recorded: April 24, 2025  
Entry No.: [29610:2025](#), of the Official Records
  
11. The terms, conditions, restrictions, reservations and limitations of that certain Communications Easement Agreement:  
Recorded: June 11, 2015  
Entry No.: [51205:2015](#), of the Official Records
  
12. The terms, conditions, restrictions, reservations and limitations of that certain Development Agreement:  
Recorded: April 27, 2006  
Entry No.: [50956:2006](#), of the Official Records  
  
The terms, conditions, restrictions, reservations and limitations of that certain Resolution No. 2007-02:  
Recorded: May 10, 2007  
Entry No.: [69582:2007](#), of the Official Records  
  
The terms, conditions, restrictions, reservations and limitations of that certain Resolution No. 2012-4:  
Recorded: December 17, 2012  
Entry No.: [110954:2012](#), of the Official Records
  
13. The terms, conditions, restrictions, reservations and limitations of that certain First Amended and Restated Tenancy-In-Common Agreement:  
Recorded: March 7, 2007  
Entry No.: [33799:2007](#), of the Official Records  
  
The terms, conditions, restrictions, reservations and limitations of that certain Withdrawal Agreement:  
Recorded: July 29, 2008  
Entry No.: [84847:2008](#), of the Official Records
  
14. Covenants, Conditions and/or Restrictions, Easements, Assessments, Liens, Charges, Terms and Provisions contained within those certain Declarations and any amendments thereto.  
  
Said Declaration and/or Covenants, Conditions and/or Restrictions may provide for, among other things the formation of an Association, which has the power to assess charges for maintenance, and/or transfer fees.  
  
Recorded: May 29, 2014  
Entry No.: [36066:2014](#), of the Official Records
  
15. NOTE: No existing Deed of Trust appears of record under the CURRENT OWNER(S). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

File No. 2596242JM

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16. Notwithstanding those items described hereinabove, the land is also subject to, any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an A.L.T.A. Survey (made in accordance with "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys"), may disclose.
- 17. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. SUBJECT TO ANY PRELIMINARY NOTICE(S) THAT MAY APPEAR IN THE STATE CONSTRUCTION REGISTRY AND THE LIEN RIGHTS ASSOCIATED THEREIN.**  
This exception may be deleted from the policy when verification that all lien claimants who have filed a preliminary notice with the SCR have been paid.
18. The Company requires the name of the proposed purchaser(s) in order to secure a search for any applicable judgment, tax and/or other statutory liens and matters. The company may then make additional exceptions and requirements.

END OF SPECIAL EXCEPTIONS



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

File No. 2596242JM

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NOTE: The following name(s) have been checked for judgments and no unsatisfied judgments appear of record, except as shown herein:

Buyer(s)/Borrower(s): To Be Determined  
Seller(s): Vineyard Homesteads Pod 4, LLC  
Other Parties: NONE

NOTE: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is/are the last conveying instrument(s) filed for record within 24 months of the effective date OR the last recorded instrument vesting title to the land:

Special Warranty Deed

Grantor: Vineyard Homesteads Development 2012, LLC  
Grantee: Vineyard Homesteads Pod 4, LLC  
Recorded: June 24, 2013  
Entry No.: [61200:2013](#)

Property Tax Information: [TAXES](#)

For Escrow inquiries contact Jarrod Mudrock, 801-285-8733 or JMudrock@oldrepublictitle.com

If one of the Title Insurance Policies referenced in Schedule A is not purchased within six months of the Effective Date referenced in Schedule A, a cancellation charge will be assessed.

The policy to be issued contains an arbitration clause. Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action. Upon request, the company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

File No. 2596242JM

**Commitment for Title Insurance**

Issued By Old Republic National Title Insurance Company



**NOTICE**

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:

**Old Republic National Title Insurance Company**  
11820 South State Street, Suite 330  
Draper, UT 84020

Authorized Officer or Agent

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By  President

Attest  Secretary



**COMMITMENT CONDITIONS**

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.



3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I-Requirements; and
  - f. Schedule B, Part II-Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.



- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**


This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

 <p><b>OLD REPUBLIC TITLE</b></p>	<p><b>WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?</b></p>
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<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

	Go to <a href="http://www.oldrepublictitle.com">www.oldrepublictitle.com</a> ( <i>Contact Us</i> )
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Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a>
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>· Give us your contact information or show your driver's license</li> <li>· Show your government-issued ID or provide your mortgage information</li> <li>· Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>· Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>· Affiliates from using your information to market to you</li> <li>· Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</i></li> </ul>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>

## Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH }  
                          }ss  
COUNTY OF UTAH}

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT 2012, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, Michael Sprague, a Notary Public, on this 17 day of June, 2020.



My commission expires: when

\_\_\_\_\_  
(Notary Public)

**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT 2012, as owner(s) of the real property described in the attached application, do authorize the following:

AIMTEC GROUP, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 17 day of June, 2020, personally appeared before me, Glen R. Peltier, manager of HomeCenter Const. who is the manager, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary Public)

My commission expires: when

