



**NOTICE OF A WORK SESSION AND REGULAR
MEETING OF THE VINEYARD CITY COUNCIL
December 13, 2017 at 6:00 PM**

Public Notice is hereby given that the Vineyard City Council will hold a Work Session, and Regular meeting on Wednesday, December 13, 2017, at 6:00 pm in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

WORK SESSION

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

3. OPEN SESSION – Citizens’ Comments

(15 minutes)

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

**4. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE
COUNCIL – Planning Commission Chair Chris Judd**

5. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

Mayor Farnworth – Amazon’s second headquarters request for proposal

6. STAFF REPORTS

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- City Attorney – David Church
- Utah County Sheriff’s Department – Sergeant Holden Rockwell
- Community Development Director – Morgan Brim
- City Recorder – Pamela Spencer
- Building Official – George Reid – Monthly Report
- Water/Sewer Operator Sullivan Love - Timpanogos Special Service District - Board Member

7. DISCUSSION ITEMS
No items were submitted.

REGULAR SESSION

8. MAYOR'S APPOINTMENTS

Heritage Commission.....2 vacancies

9. CONSENT ITEMS

- a) Approval of the November 8, 2017 City Council Meeting Minutes
- b) Approval of the November 21, 2017 City Council Special Session Minutes
- c) Approval of the Geneva Retail Frontage Final Plat
- d) Approval of The Lochs at Waters Edge Final Plat C and D
- e) Approval of Purchases

10. BUSINESS ITEMS

10.1 DISCUSSION AND ACTION – Preliminary and Final Approval of the 575 South Subdivision Plat C *(15 minutes)*

Telos Properties LLC is requesting approval of the preliminary and final 575 South Subdivision Plat C. The mayor and City Council will take appropriate action.

10.2 DISCUSSION AND ACTION – Preliminary and Final Plat for the Eastlake at Geneva Industrial Business Park Phase 11 *(15 minutes)*

Robert Tubman, MS Properties, is requesting approval for a preliminary and final plat for the property located on the west end of 1750 North. The mayor and City Council will take appropriate action.

11. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

12. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is January 10, 2018.

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

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted at the Vineyard City Hall, the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: December 12, 2017

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Date: 12.13.2017

Agenda Item: 8 - Mayor's Appointments

From: Tim Blackburn

Department: Heritage Commission

Subject: New members

Recommendation: Tim Blackburn is recommending the appointment of Curt James and Briana Glanzer as members of the Vineyard Heritage Commission.



VINEYARD CITY COUNCIL STAFF REPORT

Date: December 13, 2017

Agenda Item:

From: Elizabeth Hart

Department: Community Development

Subject: Preliminary and Final Plat - 575 South Subdivision Plat C

Background/Discussion:

The proposed application is for a preliminary and final subdivision plat for the 575 South property. The subject property is located on 575 South Street, adjacent north of the current Telos facility in Orem. The applicant is proposing two lots which are located within the Residential Agricultural (RA-5) zoning district, as well as the Regional Commercial (RC) zoning district.

Recommendation:

On November 15, 2017, the Planning Commission voted to recommend approval of the preliminary plat for 575 South Subdivision Plat C to the City Council with the proposed conditions.

1. The applicant is subject to all local, state and federal laws.
2. The applicant pays and outstanding fees and make any redline corrections.
3. The final plat is in conformance with the preliminary plat.

Staff recommends the City Council grant approval of the preliminary and final plat of the 575 South Subdivision Plat C subject to the three stipulations by the planning commission.

Attachments:

Preliminary Plat Application

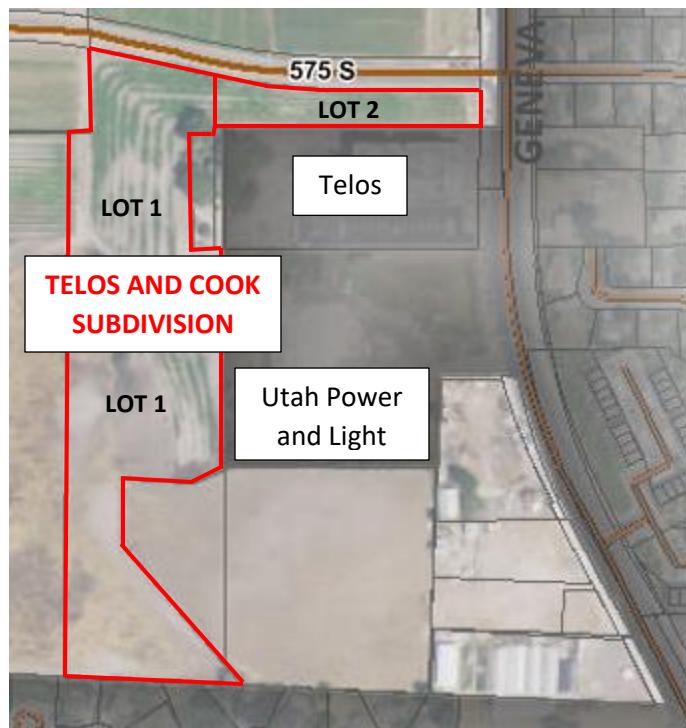
Preliminary Plat

Final Plat Application

Final Plat

Community Development

Date: December 13, 2017
From: Elizabeth Hart, Planner
To: City Council
Item: Preliminary and Final Plat – 575 South Subdivision Plat C
Address: 575 South
Applicant: Telos Properties LLC



INTRODUCTION:

The proposed application is for a preliminary and final subdivision plat for the 575 South property. The subject property is located on 575 South Street, adjacent north of the current Telos facility in Orem. The applicant is proposing two lots which are located within the Residential Agricultural (RA-5) zoning district, as well as the Regional Commercial (RC) zoning district.

ANALYSIS:

The subject property is a split zoned lot, meaning that the two proposed lots are within two zoning districts. The proposed lots have been split appropriately to where each lot is within one zoning district. Lot 1 is part of the RA-5 zoning district, while Lot 2 is part of the RC zoning district.

The RA-5 zoning district requires that the minimum lot size needs to be 5 acres, and requires that minimum lot width to lot length ratio is not less than 1:3. The length of Lot 1 is approximately 1353.1 feet, and the lot width, which is measured from the front setback, is 281.7 feet. The land uses allowed within the RA-5 district are small farms, single family dwellings, and associated and compatible accessory uses.

The RC zoning district does not have minimum lot size or minimum lot width standards. The proposed depth of lot 2 is approximately 81 feet. The current setback requirements for the RC district create a narrow building pad and may pose difficult to support a standard retail use. Attached to this report is a concept plan for a building on lot 2. Staff is working with the applicant on reducing the setbacks for the RC district, specifically for parcels that are not adjacent to residential areas. The RC District currently requires a minimum setback of 20 feet on the front property line, 25 feet on the corner side, 20 feet on the internal side yard and 25 feet from the rear property line.

LOT NUMBER	LOT SIZE
Lot 1	8.46 acres
Lot 2	1.07 acres
TOTAL	9.53 acres

FINDINGS:

With the proposed conditions, the plat meets the following findings:

- It is in conformance with the zoning and subdivision ordinances.

RECOMMENDATION:

On November 15, 2017, the Planning Commission voted to recommend approval of the preliminary plat for 575 South Subdivision Plat C to the City Council with the proposed conditions.

1. The applicant is subject to all local, state and federal laws.
2. The applicant pays and outstanding fees and make any redline corrections.
3. The final plat is in conformance with the preliminary plat.

Staff recommends the City Council grant approval of the preliminary and final plat of the 575 South Subdivision Plat C subject to the three stipulations by the planning commission.

PROPOSED MOTION:

"I move to approve the preliminary and final plat for the 575 South Subdivision Plat C with the proposed conditions."

Attachments:

Preliminary Plat Application
Preliminary Plat
Final Plat Application
Final Plat



PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: _____

APPLICANT(S): Telos Properties, LLC

ADDRESS OF APPLICANT: 870 West Center St. Orem, UT, 84057

BUSINESS PHONE #: _____ CELL PHONE #: 801-671-9349

EMAIL ADDRESS: Jeremy@ensigndevelopmentgroup.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Regional Commercial

NUMBER OF PROPOSED NEW LOTS: 2

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 700 East 575 South
Vineyard, UT 84058

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 1.066 + 8.454 = 9.52 Total

NAME OF PROPERTY OWNER(S): Coolis Land and Investment LLC

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☐	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Applicant Signature Date

Co-Applicant Signature Date

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

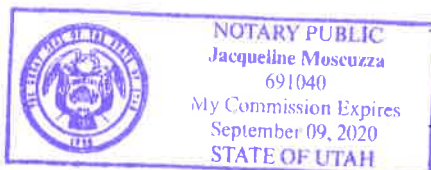
Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }

COUNTY OF UTAH} }ss

I, the undersigned, Cook's land & Investment, 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.



[Signature]
Tony Cook

(Property Owner)

(Property Owner)

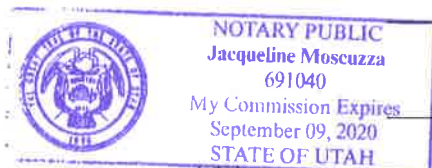
Subscribed and sworn before me, Jacqueline Moscuzza, a Notary Public, on this 10th day of August, 2017.

[Signature]
Sept 09 2020

(Notary Public)

AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, Cook's land & Investment, as owner(s) of the real property described in the attached application, do authorize the following: Jeremy Terry, 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.



[Signature]
Tony Cook

(Property Owner)

(Property Owner)

Dated this 10th day of August, 2017, personally appeared before me, Robert Tony Cook, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]
Sept 09 2020

(Notary Public)

PRELIMINARY SUBDIVISION APPLICATION REQUIREMENTS

1. **Application Form.** A Preliminary Subdivision Application form completed and signed by the owner(s) of the Subject Property, as identified on the property assessment rolls of Utah County, or authorized agent of the owner(s), of the lands proposed to be subdivided. If the Application form is signed by an agent of the owner(s), the Application form shall be accompanied by an affidavit identifying the agent as being duly authorized to represent the owner(s) in all matters related to the Preliminary Subdivision Application. All persons with a fee interest in the Subject Property shall be required to join in and sign the Preliminary Subdivision Application.
2. **Preliminary Subdivision Application Fees.** The Preliminary Subdivision Application shall include the payment of all Preliminary Subdivision Application fees, as established by the Council, and any total amount or deposit amount required to provide the services of the Town Engineer, as provided and required by Section 303, herein.
3. **Legal Description.** A complete and accurate legal description of the entire Subject Property proposed to be subdivided.
4. **Preliminary Subdivision Plat.** A Preliminary Subdivision Plat shall be prepared by a licensed land surveyor or engineer, as required by the Act, and drawn at a scale of not less than one inch equals one hundred feet (1" = 100'), or as recommended by the Town Engineer. The Preliminary Subdivision Plat shall be prepared in pen and all sheets shall be numbered. The following shall be included and accompany the Preliminary Subdivision Application form:

_____ **Two (2) 11" x 17" size and one (1) 24" x 36" size paper copies**

_____ **A digital copy of the Preliminary Plat** in a format acceptable to the Town's Geographic Information System (GIS) standards

The Preliminary Subdivision Plat shall show the following:

- a. A vicinity map, at a minimum scale of one inch equals one thousand feet (1" = 1000'), clearly identifying the boundaries of the entire Subject Property, accesses, adjoining subdivision outlines and names, as applicable, and other relevant information within one-half (1/2) mile of the boundary of the Subject Property. The location of the Subject Property with respect to surrounding property and roads, and the names of all adjoining property owners of record shall be shown.
- b. A map of the boundary of the Subject Property, accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument. The map shall have an error of closure of not greater than 1:10,000. Survey tie to the State grid or other permanent marker established by the Utah County surveyor is required, if practical.
- c. Located at the top-center and lower right-hand corner of the Preliminary Plat, the proposed name of the subdivision that is distinct from any other plat already recorded in the Utah County Recorder's Office. The basis of bearings used, graphic and written scale, true north point, township, range, section, quarter section, block, lot number, and total area of the Subject Property shall be shown.
- d. Proposed lot and street layout. All existing and proposed street names shall be shown.
- e. The lot or unit reference, block or building reference, street or site address, the street name or coordinate address, boundaries, course, dimensions, acreage or square footage for all parcels, units or lots, and length and width of the blocks and lots proposed to be created. All parcels, units, lots, or blocks created shall be numbered consecutively.

- f. The boundaries, course, and dimensions of all of the parcels of ground divided by their boundaries, course, and extent. This is whether the owner proposes that any parcel of ground is intended to be used as a street or for any other public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- g. The location of any common space or open space areas, including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of such set asides and conditions, if any, of the dedication or reservation.
- h. All existing and proposed right-of-way and easement grants of record for underground utility facilities, as defined by Section 54-8a-2 of the Code, and for all other utility facilities within the proposed rights-of-way.
- i. Each proposed lot shall identify required setback lines identifying the required front, side, and rear yard areas, as required by the Zoning District in which the Subject Property is located.
- j. A title block placed on the lower right-hand corner of the Plat showing:
 - (i) Proposed name or designation of the subdivision that is distinct from any other plat already recorded in the Office of the Utah County Recorder;
 - (ii) Name and address of the owner of record and the name, address and license number of the licensed surveyor or engineer responsible for preparing the Preliminary Plat;
 - (iii) Date of preparation of the Preliminary Plat, and all revision dates, as applicable; and
 - (iv) Signature blocks for the dated signatures of the Town Planner, Planning Commission Chair, Mayor, and Town Engineer.

5. **Required Subject Property Information.** The following information is required and shall be provided on separate sheets at the same scale as the Preliminary Subdivision Plat:

- a. The identification of known natural features including, but not limited to, jurisdictional wetlands as identified by the United States Army Corps of Engineers, flood plains and flood channels as identified by a Federal or State Agency, all water courses, areas where ground water is located within three (3) feet of the ground surface, water bodies, marshy or swampy areas, drainage ways, and any other natural features as required by the Town Planner or Town Engineer for the Subject Property, including the total area of each.
- b. All trees over six (6) inches in diameter, measured four (4) feet above the ground. In cases of heavily wooded areas, indication of the outline of wooded area and location of trees which are to remain.
- c. Existing site contours, at intervals of no greater than two (2) feet, overlaid with the proposed subdivision layout. Elevations shall be based on national Geodetic Survey sea level data. In cases of predominately-level topography, one (1) foot interval contours may be required.
- d. The location of any known man-made features on, or contiguous to the Subject Property, including existing platted lots, all utility easements, railroads, power lines and power poles, telephone and other telecommunication lines and facilities, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, and well or spring protection areas. Indicate which features will remain and which will be removed.

- e. The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout.
 - f. The layout of existing power lines, including the source and connection to the existing power supply.
 - g. All existing and proposed roadway locations and dimensions, with cross sections and profiles of all new streets and roads proposed to be dedicated to the Town. This shall show the grades of all proposed streets and roads, including direction of slope and all proposed cuts and fills exceeding three (3) feet. The proposed radius of all centerline curves shall be shown.
 - h. The location and size of existing and proposed culinary water and sanitary sewer lines, the location of all wells and springs, if any, and the location of all secondary water locations as required by the Town Engineer. As applicable, this shall be overlaid with the proposed subdivision layout plan. Indicate the direction of slope for all gravity pipelines.
 - i. Proposed storm drainage and flood control systems, including proposed pipe sizes, inlets, detention areas, and drainage arrows.
 - j. The location of all existing and proposed curb, gutter and sidewalk within and adjacent to the proposed development, with an indication of grades and flow arrows showing direction of storm water surface flows.
 - k. Existing land drain locations and proposed new land drainage system, including proposed pipe sizes, inlets, outlets, and drainage arrows.
 - l. The location of all existing and proposed fire hydrants, including the sizes of all existing and proposed water lines serving all fire hydrants.
 - m. The location of all existing and proposed streetlights, identifying the location, type, height, and light output.
 - n. The location of all existing and proposed street trees and other landscape plantings, identifying the location and type of all street trees, shrubs and other landscape materials and plantings.
6. **Geotechnical Report.** A report providing geologic maps, soil type maps, and tables of soil type interpretations based on the national Cooperative Soils Survey, United States Department of Agriculture, and Soil Conservation Service. Other investigation reports regarding the suitability of the Subject Property for the proposed subdivision shall be provided. The location and height of all subsurface ground water areas shall be shown.
 7. **Preliminary Grading and Drainage Plan.** For all Subject Property of one (1) acre or larger, a preliminary grading plan shall be provided and indicated by solid-line contours using two (2) foot intervals, and imposed on dashed-line contours also using two (2) foot intervals, of the existing topography for the entire Subject Property. For Subject Properties that have predominately-level topography, one (1) foot contour intervals may be required by the Town Engineer.
 8. **Preliminary Erosion Control Plan.** When required by the Town Engineer, a Preliminary Erosion Control Plan shall be provided and included with the Preliminary Subdivision Application.
 9. **Preliminary Easement Plan.** A preliminary easement plan, identifying the location, size, and use of all existing and proposed easements.

10. **Title Report.** A Title Report for the Subject Property, provided by a Title Company and no older than thirty (30) calendar days from the date of the filing of the Preliminary Subdivision Application.
11. **Tax Clearance.** A tax clearance from the Utah County Treasurer shall be provided as part of the Preliminary Subdivision Application.
12. **Evidence of Availability of Necessary Services.** The following information is required to be presented and is necessary to establish the availability of required services to the Subject Property.
 - a. **Culinary Water Requirements.** As required and provided by the Act, the Vineyard Town Engineer is hereby designated as the Culinary Water Authority for the Town. It shall be the responsibility of the Applicant to provide all information and materials, as required by the Town Engineer, necessary to review and provide a written approval of the feasibility of the proposed culinary water system and culinary water sources.
 - b. **Sanitary Sewer Requirements.** As required and provided by the Act, the Vineyard Town Engineer is hereby designated as the Sanitary Sewer Authority for the Town. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Engineer, necessary to review and provide a written approval of the feasibility of the proposed sanitary sewer system.
 - c. **Subdivision Roads and Streets.** The Preliminary Subdivision Application shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets. All subdivision streets shall be designed as required by the Vineyard Town Development Standards and Design Specifications. If the proposed subdivision will be accessed directly from a State Highway, an appropriate access permit approval, as required by the State of Utah Department of Transportation, shall be provided with the application materials. If the subdivision will be accessed directly from a County Road, authorization from Utah County to allow subdivision access from a County Road shall be provided with the application materials. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Engineer, necessary to review, and to provide a written recommendation of the proposed road and street system.
 - d. **Storm Drainage and Flood Control Facilities.** The Preliminary Subdivision Application shall identify the storm drainage and flood control system. The proposed subdivision storm drainage and flood control system shall make provision for the continuation of existing facilities. All subdivision storm drainage and flood control system facilities shall be designed as required by the Vineyard Town Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Engineer, necessary to review, and to provide a written recommendation of the proposed storm drainage and flood control system.
 - e. **Fire Protection, Suppression, and Access Facilities.** The Preliminary Subdivision Application shall identify the proposed fire protection, fire suppression, and fire access facilities and shall make provisions for the continuation of existing facilities, as required by the Planning Commission and Council. All subdivision fire protection, fire suppression, and fire access facilities shall be designed as required by the Vineyard Town Development Standards and Design Specifications. The Vineyard Town Fire Marshall is hereby designated as the Fire Protection Authority, and shall review all proposed fire protection, fire suppression, and fire access facilities. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Fire Marshall, necessary to review, and to provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.

PRELIMINARY SUBDIVISION APPLICATION REVIEW PROCEDURES

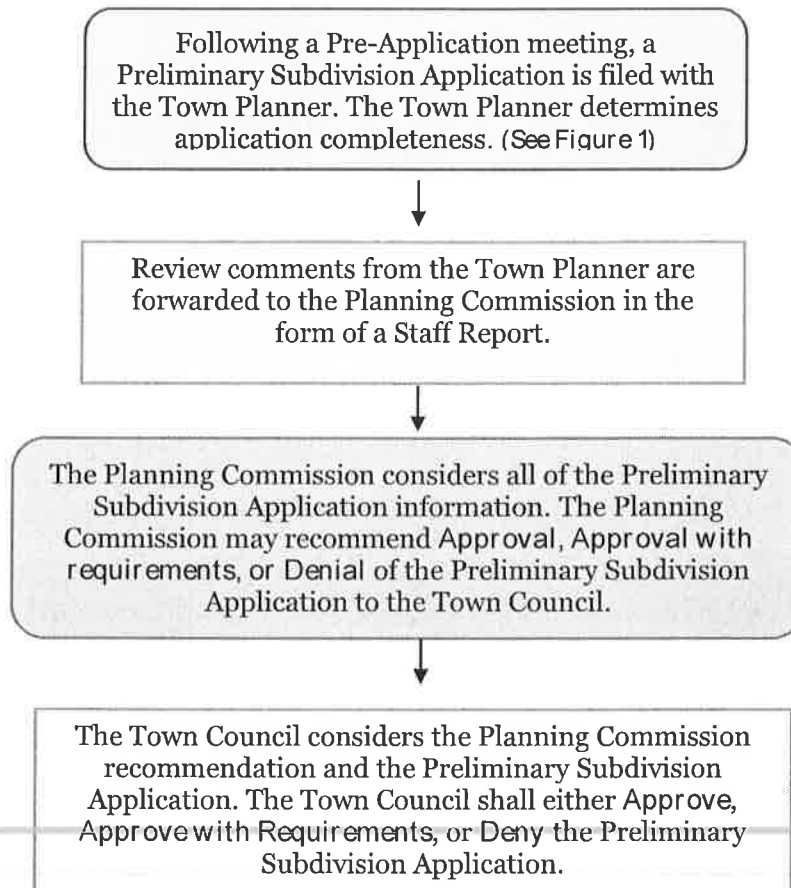
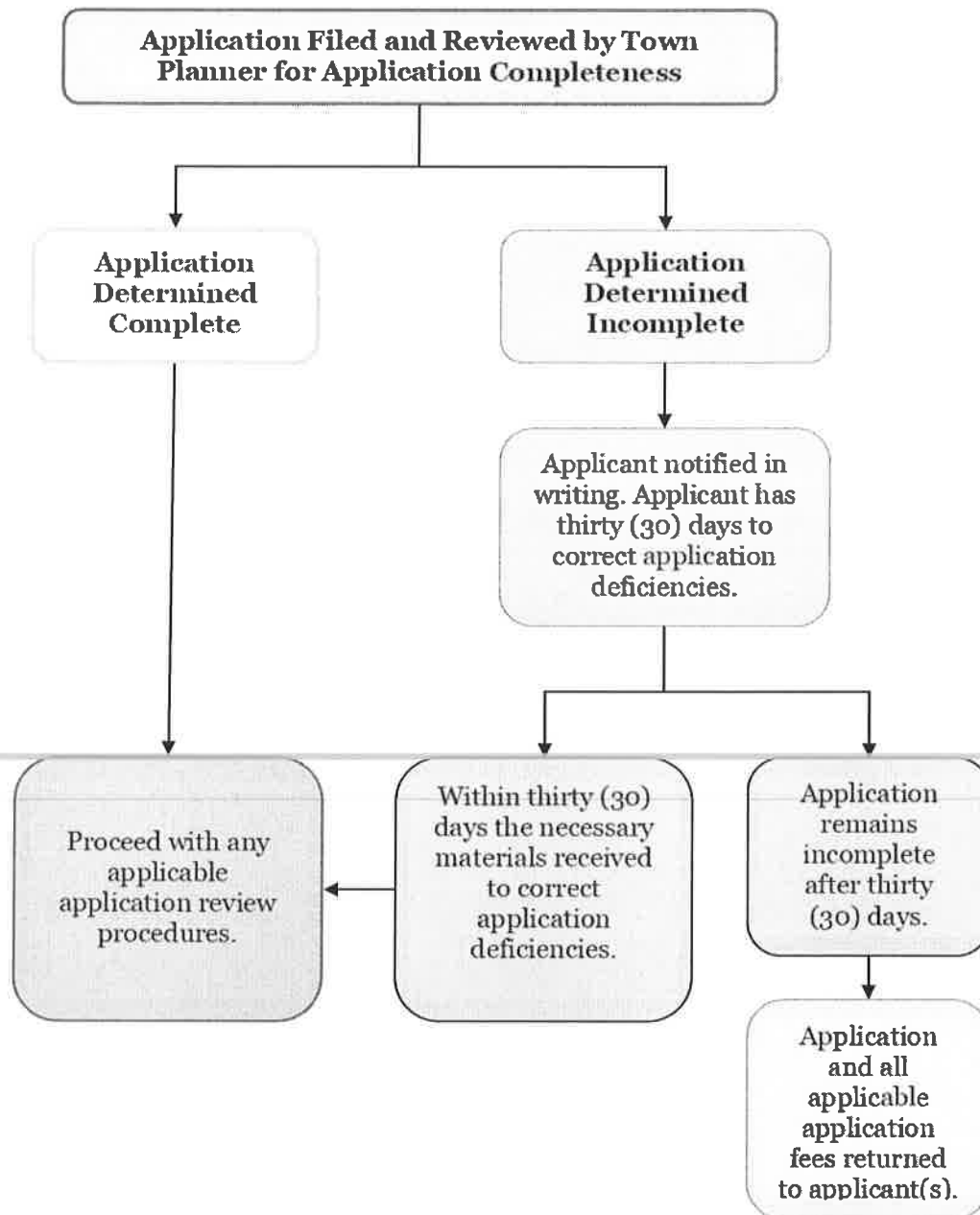
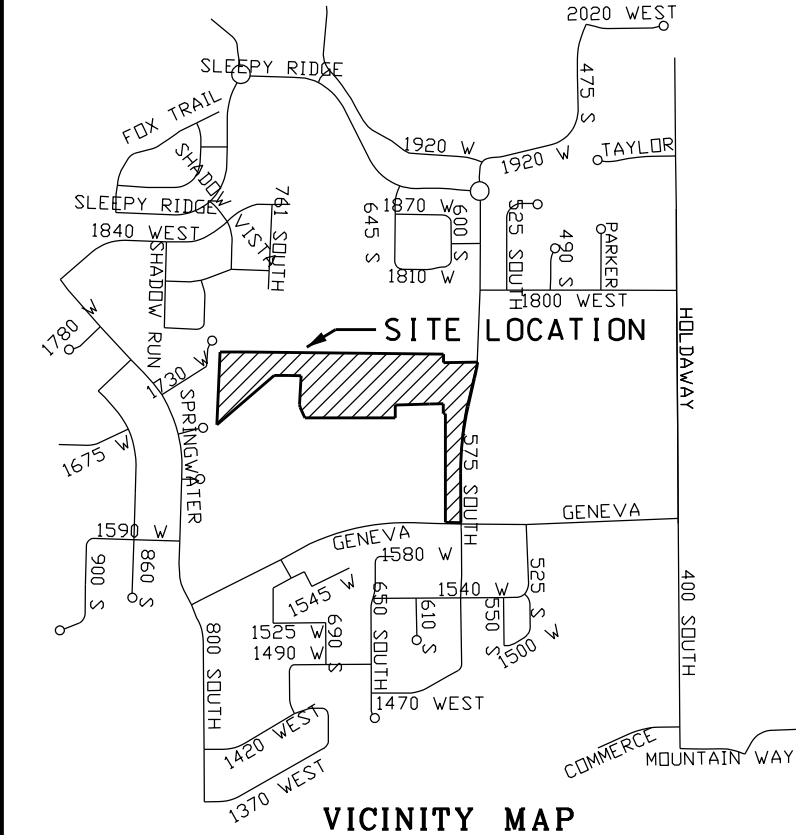
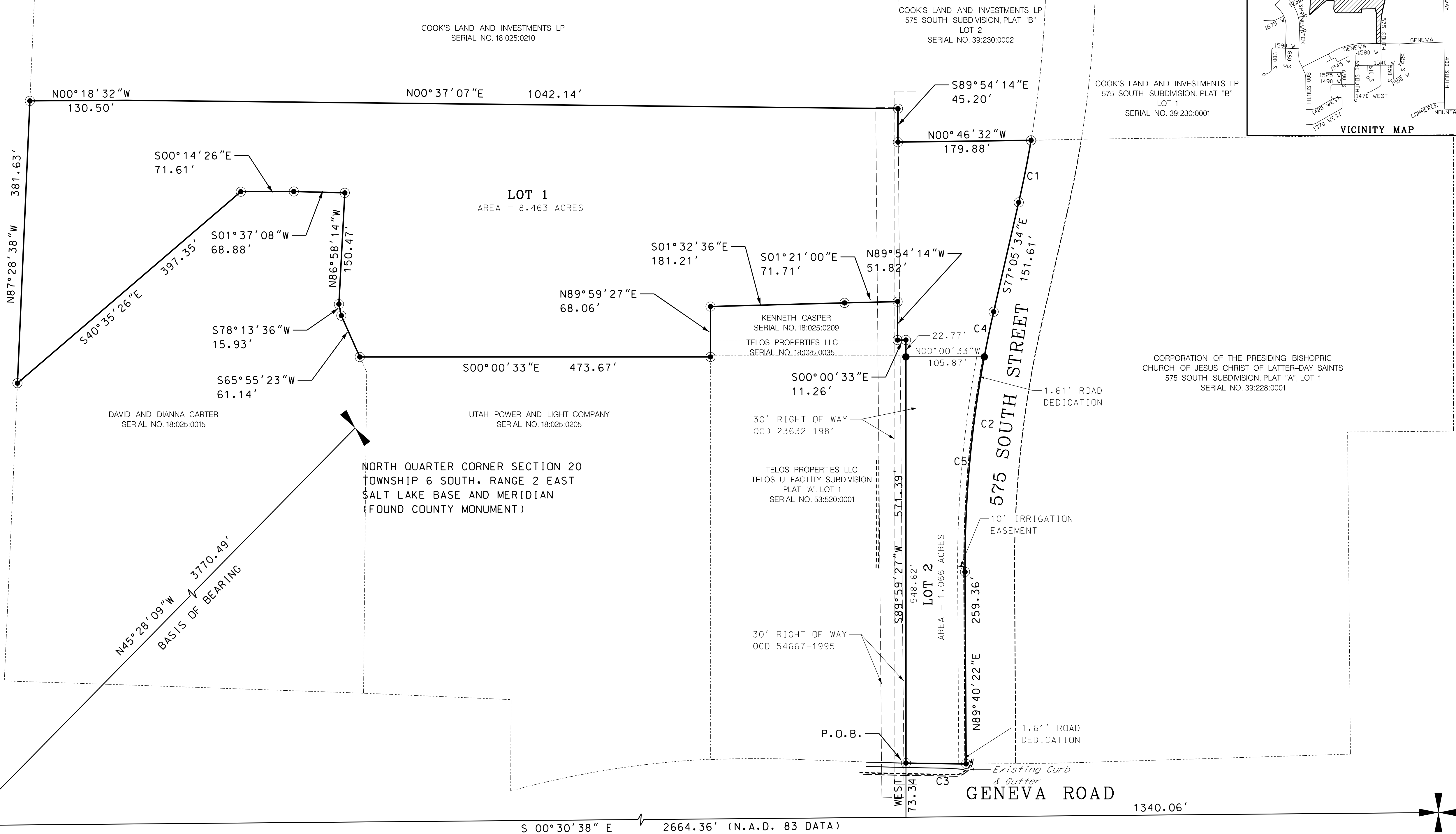


FIGURE 1
DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES



575 SOUTH SUBDIVISION PLAT "C"

LOCATED WITHIN IN THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right of way line of Geneva Road which point is South 00°30'38" East along the Section line 1340.06 feet and West 73.34 feet from the Northeast Corner Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°59'27" West 571.39 feet; thence South 00°00'33" East 11.26 feet; thence North 89°54'14" West 51.82 feet; thence South 01°21'00" East 71.71 feet; thence South 01°32'36" East 181.21 feet; thence North 89°59'27" East 68.06 feet; thence South 00°00'33" East 473.67 feet; thence South 65°55'23" West 61.14 feet; thence South 78°13'36" West 15.93 feet; thence North 86°58'14" West 150.47 feet; thence South 01°31'08" West 68.88 feet; thence South 00°14'26" East 71.61 feet; thence South 40°35'26" East 397.35 feet; thence North 87°28'38" West 381.63 feet; thence North 00°18'32" West 130.50 feet; thence North 00°37'07" East 1042.14 feet; thence South 89°54'14" East 45.20 feet; thence North 00°46'32" West 179.88 feet to the southerly right of way line of 575 South Street in the Town of Vineyard, Utah; thence along said right of way the following four (4) calls: (1) along the arc of a 1466.50 foot radius curve to the right 85.42 feet through a central angle of 03°20'15", the chord of which bears South 78°45'41" East 85.41; (2) South 77°05'34" East 151.61 feet; (3) along the arc of a 1533.50 foot radius curve to the left 354.22 feet through a central angle of 13°14'04", the chord of which bears South 83°42'36" East 353.43 feet; thence North 89°40'22" East 259.36 feet to the westerly right of way line of said Geneva Road; thence along said right of way and along the arc of a 4942.00 foot radius curve to the right 81.22 feet through a central angle of 00°56'30", the chord of which bears South 00°46'22" West 81.21 feet to the point of beginning.

Area = 9.529 Acres

DATE

BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20 ____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
(SEE SEAL BELOW)

PLAT "C"

575 SOUTH

SUBDIVISION

INCLUDING A REVISION AND VACATION OF LOT 3, PLAT "A", 575 SOUTH SUBDIVISION
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

TOWN OF VINEYARD UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL NO. 166572 BARRY ANDREASON State of Utah	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
CENTRAL UTAH WATER CONSERVANCY DISTRICT

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

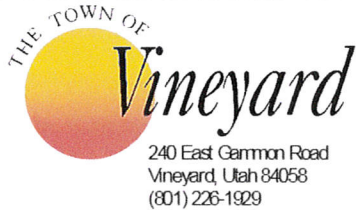
APPROVED _____
TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

TOWN OF VINEYARD ENGINEER

NORTHEAST CORNER SECTION 20
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(CALCULATED LOCATION)



FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 11-21-17

APPLICANT(S): Telus Properties Attn Jeremy Terry

ADDRESS OF APPLICANT: 600 South Geneva Rd, Orem, UT 84057

BUSINESS PHONE #: N/A CELL PHONE #: 801-671-9349

EMAIL ADDRESS: Jeremy@ensigndevelopmentgroup.com FAX NUMBER: N/A

CURRENT ZONING DISTRICT DESIGNATION: Commercial

NUMBER OF PROPOSED NEW LOTS: 1 new lot total of 2

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 575 South 1/2 Geneva Rd SW corner

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 1.066 + 8.463 total 9.529

NAME OF PROPERTY OWNER(S): COOKS Land and Investment LLC

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☒	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

11, 21, 17

Applicant Signature

Date

11, 21, 17

Co-Applicant Signature

Date

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments: <i>Received Application & check 11/21/17 EJH</i>		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #
<i>1940 + (2)6.20</i>	<i>11/21/17</i>	<i>1952.40</i>	<i>1038</i>

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

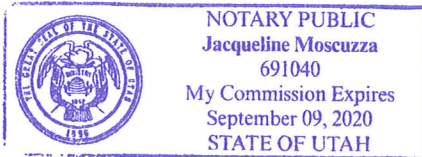
STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Cook's Land & Investment, 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.

[Signature]

(Property Owner)

(Property Owner)



Subscribed and sworn before me, Jacqueline Moscuzza, a Notary Public, on this 21 day of November, 2017.

[Signature]

(Notary Public)

My commission expires: Sept 09 2020

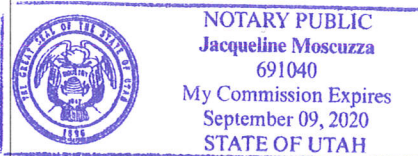
AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, [Signature], as owner(s) of the real property described in the attached application, do authorize the following: Seremy Terry, 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.

[Signature]

(Property Owner)

(Property Owner)



Dated this 21 day of November, 2017, personally appeared before me, Robert Tony Cook, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

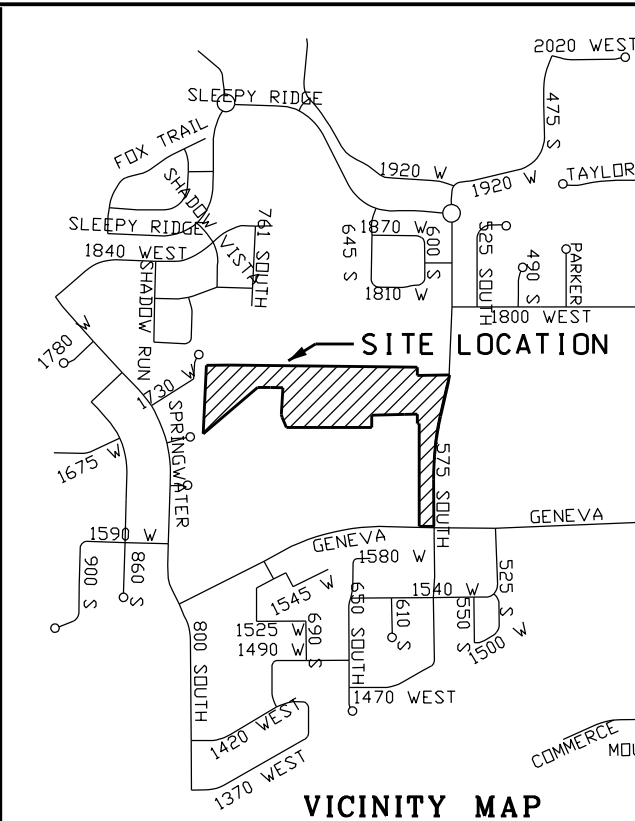
[Signature]

(Notary Public)

My commission expires: Sept 09 2020

575 SOUTH SUBDIVISION PLAT "C"

LOCATED WITHIN IN THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right of way line of Geneva Road which point is South 00°30'38" East along the Section line 1340.06 feet and West 73.34 feet from the Northeast Corner Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°59'27" West 571.39 feet; thence South 00°00'33" East 11.26 feet; thence North 89°54'14" West 51.82 feet; thence South 01°21'00" East 71.71 feet; thence South 01°32'36" East 181.21 feet; thence North 89°59'27" East 68.06 feet; thence South 00°00'33" East 473.67 feet; thence South 65°55'23" West 61.14 feet; thence South 78°13'36" West 15.93 feet; thence North 86°58'14" West 150.47 feet; thence South 01°31'08" West 68.88 feet; thence South 00°14'26" East 71.61 feet; thence South 40°35'26" East 397.35 feet; thence North 87°28'38" West 381.63 feet; thence North 00°18'32" West 130.50 feet; thence North 00°37'07" East 1042.14 feet; thence South 89°54'14" East 45.20 feet; thence North 00°46'32" West 179.88 feet to the southerly right of way line of 575 South Street in the Town of Vineyard, Utah; thence along said right of way the following four (4) calls: (1) along the arc of a 1466.50 foot radius curve to the right 85.42 feet through a central angle of 03°20'15", the chord of which bears South 78°45'41" East 85.41; (2) South 77°05'34" East 151.61 feet; (3) along the arc of a 1533.50 foot radius curve to the left 354.22 feet through a central angle of 13°14'04", the chord of which bears South 83°42'36" East 353.43 feet; thence North 89°40'22" East 259.36 feet to the westerly right of way line of said Geneva Road; thence along said right of way and along the arc of a 4942.00 foot radius curve to the right 81.22 feet through a central angle of 00°56'30", the chord of which bears South 00°46'22" West 81.21 feet to the point of beginning.

Area = 9.529 Acres

DATE

BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20 ____

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

PLAT "C"
575 SOUTH
SUBDIVISION

INCLUDING A REVISION AND VACATION OF LOT 3, PLAT "A", 575 SOUTH SUBDIVISION
LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

TOWN OF VINEYARD UTAH COUNTY, UTAH

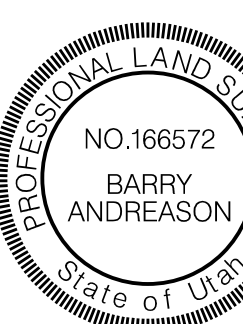
SCALE: 1" = 80 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

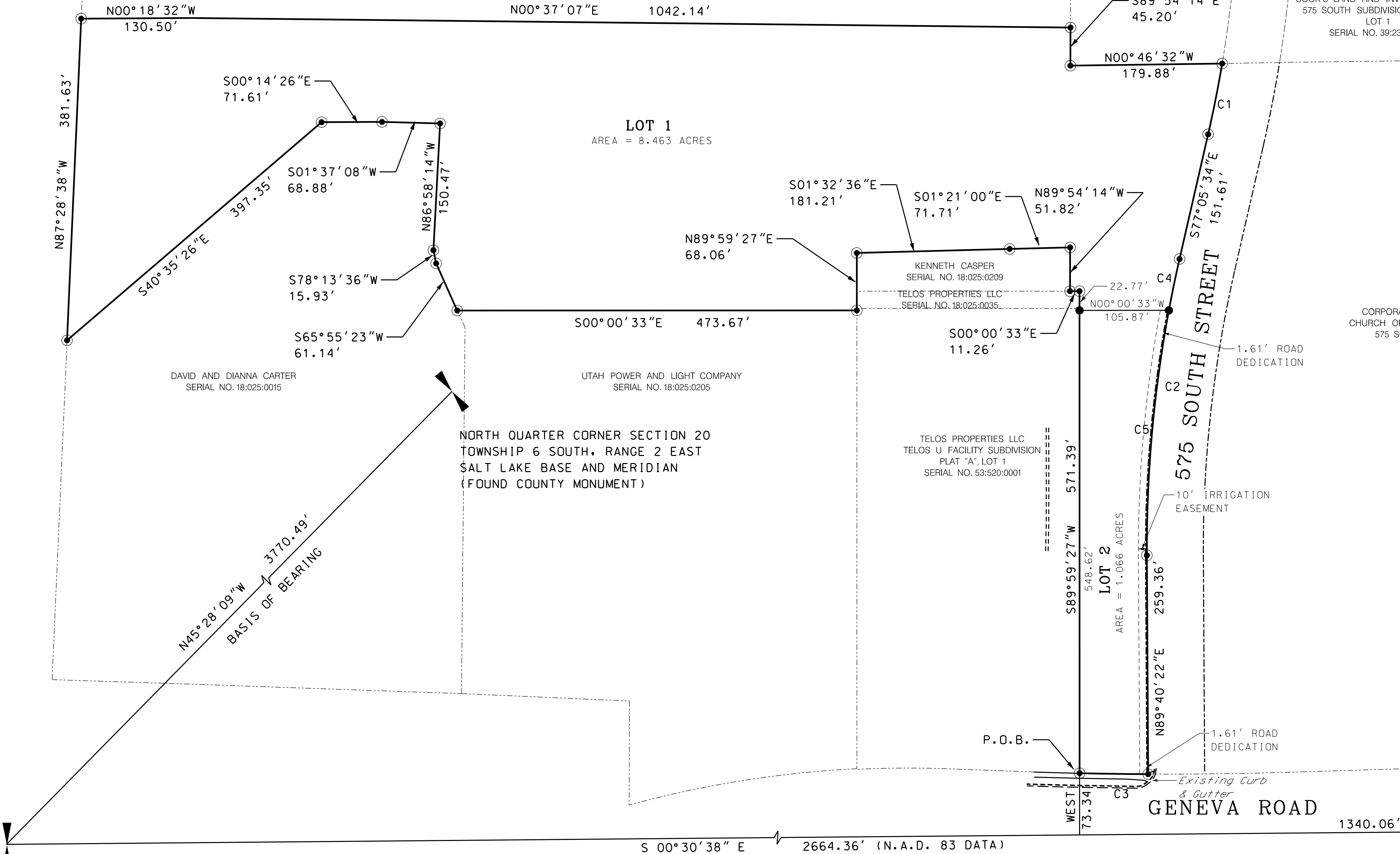
CLERK-RECORDER SEAL



NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



LEGEND

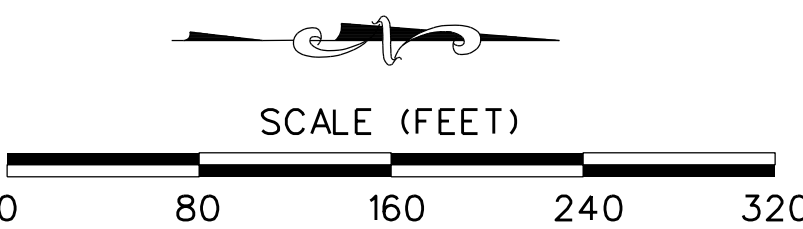
- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- IRRIGATION EASEMENT
- ADJACENT PROPERTY LINES
- FOUND SECTION CORNER
- FOUND QUARTER SECTION CORNER
- FOUND 3/4" REBAR & CAP (BOUNDARY)
- SET 3/8" REBAR & CAP (LOT CORNERS)

NORTHEAST CORNER SECTION 20
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(CALCULATED LOCATION)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	03°20'15"	1466.50	85.42	85.41	S78°45'41"E
C2	13°14'04"	1533.50	354.22	353.43	S83°42'36"E
C3	01°09'34"	4942.00	81.22	81.21	S00°46'22"W
C4	02°19'31"	1533.50	62.23	62.23	S78°15'19"E
C5	10°54'34"	1533.50	291.98	291.54	N84°52'21"W

EAST QUARTER CORNER SECTION 20
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
CENTRAL UTAH WATER CONSERVANCY DISTRICT

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

APPROVED _____
TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

THIS _____ DAY OF _____ A.D. 20 ____

TOWN OF VINEYARD ENGINEER



VINEYARD CITY COUNCIL STAFF REPORT

Date: December 13, 2017

Agenda Item:

From: Elizabeth Hart

Department: Community Development

Subject: Preliminary and Final Plat – Eastlake at Geneva Industrial Business Park Phase 11

Background/Discussion:

Robert Tubman, MS Properties, is requesting approval for a preliminary and final plat. The subject property is located on the west end of 1750 North and is within the Manufacturing (M) zoning district. The applicant is proposing to subdivide the property into 5 buildable lots.

Recommendation:

On November 29, 2017 the Planning Commission recommended approval to the City Council of the preliminary plat subject to the following conditions:

1. That applicant dedicates 1750 North to the City once it is built and connects to Pioneer Lane.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The forthcoming final plat be in conformance with this preliminary plat
4. The applicant is subject to all local, state and federal laws.

Attachments:

Staff Report
Preliminary Application
Preliminary Plat
Final Application
Final Plat



Date: December 13, 2017
From: Elizabeth Hart, Planner
To: City Council
Item: Preliminary and Final Plat Eastlake at Geneva Industrial Business Park Phase 11
Address: Parcel # 38:431:0009
Applicant: Robert Tubman, MS Properties



INTRODUCTION:

Robert Tubman, MS Properties, is requesting approval for a preliminary and final plat. The subject property is located on the west end of 1750 North and is within the Manufacturing (M) zoning district. The applicant is proposing to subdivide the property into 5 buildable lots.

ANALYSIS:

The subject property was originally platted on the 2nd Amended Phase 2 Eastlake at Geneva Industrial Business Park plat. The applicant is proposing to vacate lots 3, 4, and 5 of the old plat and have them plotted as part of the proposed preliminary plat. This means that the lots shown on the proposed plat will supersede the old plat.

The M district has a minimum lot size of 20,00 square feet and a minimum lot width of 100 feet. The M district requires minimum setbacks of 25 feet from the front, rear and corner side yard property lines, and 20 feet on the internal side yard property lines.

This plat includes the extension of 1750 North to Pioneer Lane. The applicant will dedicate 1750 North to the city once it is completed and connected to Pioneer Lane.

The engineering department requested that the entire Lot 3 of the 2nd Amended Phase 2 Eastlake plat be included on the final plat.



VINEYARD

COMMUNITY DEVELOPMENT

LOT #	MIN. LOT SIZE <i>20,000 SF</i>	MIN. LOT WIDTH <i>100'</i>
Lot 1	524,675 SF/ 12.04 AC	1150'
Lot 2	160,659 SF/ 3.69 AC	596'
Lot 3	93,343 SF/ 2.14 AC	253'
Lot 4	64,501 SF/ 2.17 AC	253'
Lot 5	539,782 SF/ 12.39 AC	841'
Lot 6	1,751,970 SF/ 40.22 AC	NA

FINDINGS:

With the proposed conditions, the preliminary and final plat are in conformance with the standards and requirements set forth in the zoning ordinance.

RECOMMENDATION:

On November 29, 2017 the Planning Commission recommended approval to the City Council of the preliminary plat subject to the following conditions:

1. That applicant dedicates 1750 North to the City once it is built and connects to Pioneer Lane.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The forthcoming final plat be in conformance with this preliminary plat
4. The applicant is subject to all local, state and federal laws.

Staff recommends approval of the preliminary and final plat for Eastlake at Geneva Business Industrial Park Phase 11 with the four conditions as noted.

PROPOSED MOTION:

"I move to approve to the preliminary and final of the Eastlake at Geneva Business Industrial Park Phase 11 Preliminary Plat with the proposed conditions."

Attachments:

Preliminary Plat Application

Preliminary Plat

Final Plat Application

Final Plat

2nd Amended Phase 2 Eastlake at Geneva Industrial Business Park Plat



PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: _____ Application Fee: \$1,930.00 + 6.20 per lot ^{e6}

APPLICANT(S): Vineyard Properties of Utah - Martin Snow

ADDRESS OF APPLICANT: PO Box 699
Pleasant Grove, Ut. 84062

BUSINESS PHONE #: 801-769-0669 CELL PHONE #: 801-310-2810

EMAIL ADDRESS: robte@msi-properties FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: HI

NUMBER OF PROPOSED NEW LOTS: _____

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: _____

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: _____

NAME OF PROPERTY OWNER(S): Vineyard Properties of Utah - Martin Snow

SIGNATURE OF APPLICANT(S):

Signature

Print name

5-12-17
DATE

STATE OF UTAH }
COUNTY OF UTAH } ss
Utah

hibits are in all respects true and correct to the best of my


(Property Owner)



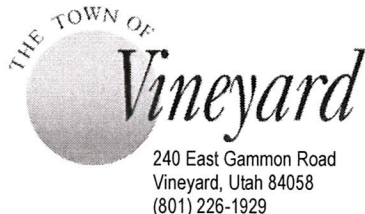
Erin King (Notary Public)

(Property Owner)

(Property Owner)

(Notary Public)

My commission expires: _____



FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 11/13/17
APPLICANT(S): Vineyard Properties of Utah - MSI Properties
ADDRESS OF APPLICANT: PO Box 699
Pleasant Grove, Ut. 84062
BUSINESS PHONE #: 801-310-2810 CELL PHONE #: Same
EMAIL ADDRESS: rob@msi.properties FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: _____
NUMBER OF PROPOSED NEW LOTS: 5
LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: Eastlake Industrial Business
Park- Phase 1 & 2
TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 32.4 (approximate)
NAME OF PROPERTY OWNER(S): Martin Snow - VPU

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☒	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

MANAGER

Applicant Signature

Date

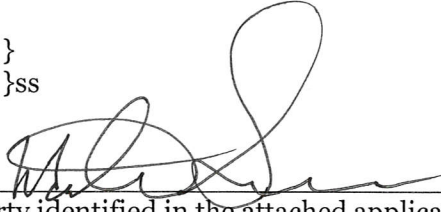
11-13-17

Co-Applicant Signature

Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

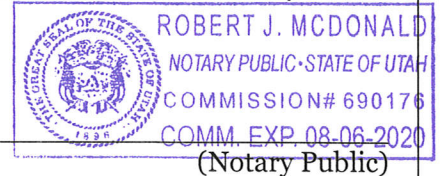
I, the undersigned, , as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

Vineyard Properties of Utah
Martin Snow (Property Owner)

(Property Owner)

Subscribed and sworn before me, ROBERT McDONALD, a Notary Public, on this 13 day of NOVEMBER, 2017.





My commission expires: 08-06-2020

AGENT AUTHORIZATION AFFIDAVIT

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

_____, 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.

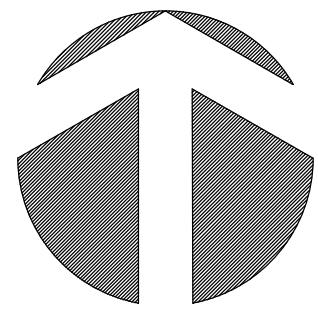
(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

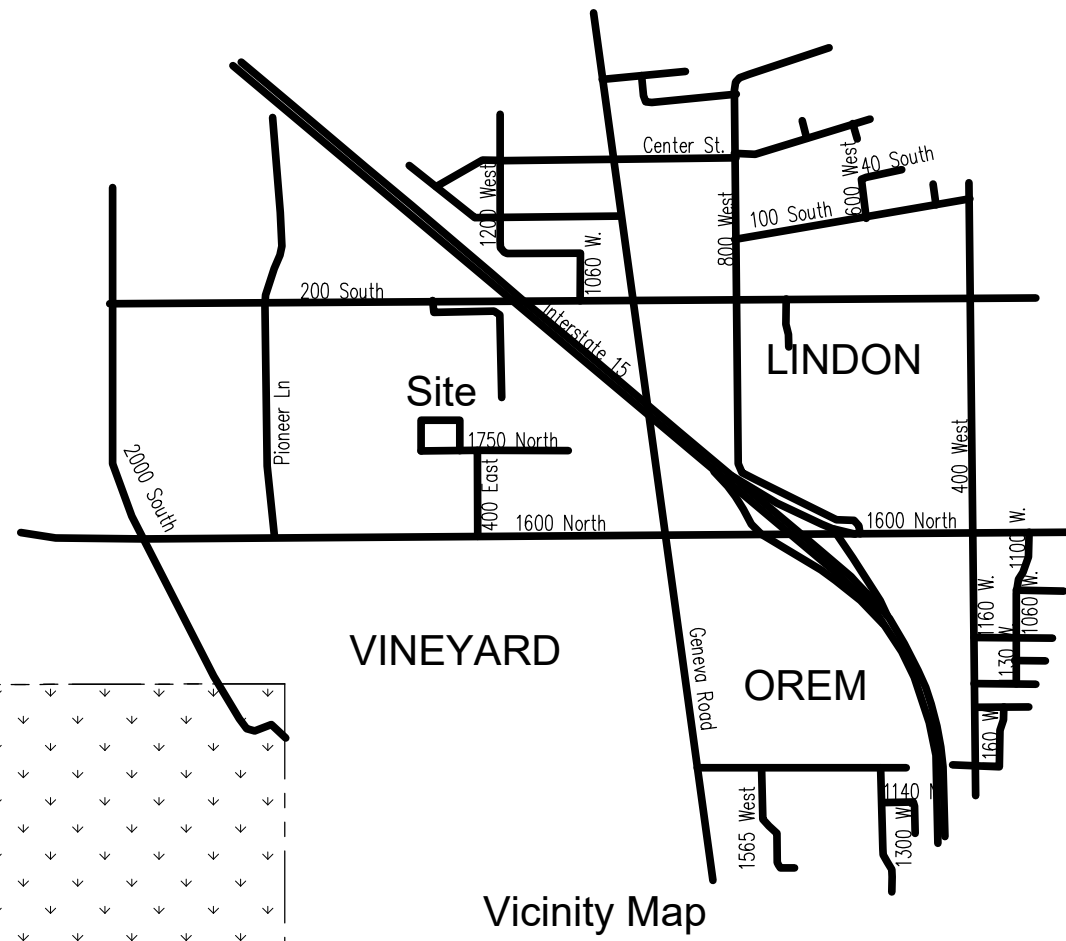
My commission expires: _____



1" = 100'

EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK PHASE 11

Located in a portion of the Northwest
quarter of Section 5, Township 6 South, Range 2 East,
Salt Lake Base and Meridian
Vineyard City, Utah County Utah



Vicinity Map

Lot 1, Phase 8
Eastlake at Geneva
Industrial Business Park

Lot 1, Phase 8
Eastlake at Geneva
Industrial Business Park

Lot 11, Phase 1
Eastlake at Geneva
Industrial Business Park

Plat "A"
FKW Properties
Subdivision

Lot 12, Phase 1 Amended
Eastlake at Geneva
Industrial Business Park

Lot 3, Phase 2
Amended 2
Eastlake at Geneva
Industrial Business Park

Lot 1
12.04 AC
524,675 sq.ft.

Lot 2
3.69 AC
160,659 sq.ft.

Lot 3
2.14 AC
93,343 sq.ft.

Lot 4
2.17 AC
94,501 sq.ft.

Lot 5
12.39 AC
539,782 sq.ft.

Lindon City
38:431:0005
Existing Wetlands

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, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

Commencing at a point located North 89°21'39" East along the Section line 125.84 feet and South 981.10 feet from the Northwest corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°52'18" East 804.73 feet to the boundary line of Lot 5, Phase 2, Amended 2, Eastlake at Geneva Industrial Business Park; thence along Lot 5, Phase 2, Amended 2, Eastlake at Geneva Industrial Business Park as follows: South 38°47'36" West 262.72 feet, South 00°00'00" East 81.41 feet, South 11°35'15" East 138.02 feet, North 90°00'00" East 69.93 feet, North 28°03'37" East 79.20 feet, North 54°59'55" East 90.60 feet, North 82°06'43" East 48.98 feet, South 80°47'50" East 127.70 feet, South 68°10'21" East 104.42 feet, South 42°41'29" East 166.46 feet, South 18°17'39" East 122.61 feet, South 18°49'50" West 109.69 feet, South 72°40'31" East 45.53 feet, North 70°31'12" East 71.36 feet, North 30°16'48" East 231.54 feet, North 48°37'08" East 56.67 feet, North 37°58'43" East 47.36 feet, North 85°47'17" East 95.31 feet, South 80°45'51" East 94.04 feet, South 58°24'21" East 28.45 feet, North 89°20'03" East 86.05 feet, North 67°45'41" East 46.56 feet to the Easterly boundary of Phase 2, Amended 2, Eastlake at Geneva Industrial Business Park; thence South 00°00'00" East along Phase 2, Amended 2, Eastlake at Geneva Industrial Business Park 753.48 feet; thence North 90°00'00" West Phase 2, Amended 2, Eastlake at Geneva Industrial Business Park 11.03 feet; thence partially along Phase 2, Amended 2, Eastlake at Geneva Industrial Business Park along the arc of a 2335.00 foot radius curve to the curve to the left 978.69 feet (chord bears South 78°03'12" West 971.54 feet); thence South 88°13'32" West 194.60 feet; thence North 00°34'09" West 80.00 feet; thence North 00°54'51" East 534.96 feet; thence South 89°29'57" West 897.91 feet; thence North 00°44'51" West 46.89 feet; thence North 89°14'54" East 65.98 feet; thence North 00°44'53" West 114.80 feet; thence along the arc of a 98.00 foot radius curve to the right 27.51 feet (chord bears North 35°23'34" East 27.42 feet); thence North 43°26'07" East 23.30 feet; thence along the arc of a 114.00 foot radius curve to the left 87.92 feet (chord bears North 21°20'30" East 85.75 feet); thence North 00°44'53" West 143.17 feet; thence North 44°33'42" East 29.61 feet to the point of beginning.

Area = 1,547,717 sq.ft. or 35.53 Acres

Basis of Bearing is North 89°21'39" East along the Section line from the Northwest corner to the North quarter corner of Section 5.

Owner's Dedication

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as Phase 8, Eastlake at Geneva Industrial Business Park do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street. In witness whereof I have hereunto set this _____ day of _____, A.D. 20____.

Vineyard Properties of Utah, LLC

By: Martin Snow - Manager

Owner's Acknowledgement

STATE OF UTAH } S.S.
County of Utah

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer of the above Owner's dedication, _____ in number, who duly acknowledged to me that Martin Snow signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Planning Commission Approval

Approved by the Vineyard City Planning Commission on this _____ day of _____, 20____

Chairman, Planning Commission

Acceptance by Legislative Body

The Mayor of the City of Vineyard, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 20____

Mayor

Attest
City Recorder
(See Seal Below)

Sheet 1 of 1

Phase 11

EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK

Including a Vacation of Lots 3, 4 & 9, Phase 2, Amended
2, Eastlake at Geneva Industrial Business Park

QUESTAR GAS COMPANY

Approved this _____ day of _____, A.D. 20____

QUESTAR GAS COMPANY

COMCAST CABLE TELEVISION

Approved this _____ day of _____, A.D. 20____

COMCAST CABLE TELEVISION

ROCKY MOUNTAIN POWER

Approved this _____ day of _____, A.D. 20____

ROCKY MOUNTAIN POWER

QWEST

Approved this _____ day of _____, A.D. 20____

QWEST

SURVEYOR'S SEAL

NOTARY PUBLIC
SEAL

CIVIL ENGINEERS
SEAL

CLERK-RECORDER
SEAL

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE

