



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
February 12, 2020 at 6:00 PM**

Public Notice is hereby given that the Vineyard City Council will hold a regular session on Wednesday, February 12, 2020 in the Vineyard City Council Chambers, 125 South Main Street, Vineyard, Utah. The agenda will consist of the following:

AGENDA

Presiding Mayor Julie Fullmer

REGULAR SESSION

1. CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/INSPIRATIONAL THOUGHT – to be announced.

2. PUBLIC COMMENTS

(15 minutes)

“**Public Comments**” 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.

3. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

- City Manager/Finance Director – Jacob McHargue

5. DISCUSSION ITEMS

No items were submitted.

6. CONSENT ITEMS

6.1 Approval of the January 22, 2020 City Council Meeting Minutes

6.2 Approval of the January 24, 2020 City Council Retreat Minutes

6.3 Approval of Lakefront at Town Center Final Plat 2B

6.4 Approval of Lakefront at Town Center Final Plat 2D

6.5 Approval of Lakefront at Town Center Final Plat 2F

7. MAYOR’S APPOINTMENTS

Planning Commission.....1 vacancy

The mayor with the consent of the City Council will reappoint Anthony Jenkins for a second four-year term on the Planning Commission.

8. BUSINESS ITEMS

8.1 PUBLIC HEARING – Amendments to the FY 2019-2020 Budget RES 2020-02

City Manager Jacob McHargue will present recommended amendments to the Fiscal Year 2019-2020 Budget. The mayor and City Council will act to adopt (or deny) this request by resolution.

8.2 PUBLIC HEARING – Amendments to the Consolidated Fee Schedule RES 2020-03

City Manager Jacob McHargue will present recommended amendments to the Consolidated Fee Schedule. The mayor and City Council will act to approve (or deny) this request by resolution.

8.3 DISCUSSION AND ACTION – Lease of City Property – 11-Acre Parcel

City Manager Jacob McHargue will present a request to lease the 11-acre parcel owned by the city, for farming purposes. The mayor and City Council will take appropriate action.

9. 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

10. ADJOURNMENT

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

The next regularly scheduled meeting is February 26, 2020.

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, posted at the Vineyard City Hall, the Vineyard

City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: February 11, 2020

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER CITY RECORDER

1 **MINUTES OF A VINEYARD**
2 **CITY COUNCIL MEETING**

3 Vineyard City Council Chambers, 125 South Main Street, Vineyard, Utah
4 January 22, 2020 at 6:00 PM
5 _____
6
7

8 **Present**

Absent

9 Mayor Julie Fullmer
10 Councilmember John Earnest
11 Councilmember Tyce Flake
12 Councilmember Chris Judd
13 Councilmember Cristy Welsh
14

15 **Staff Present:** City Manager/Finance Director Jacob McHargue, Public Works Director/City
16 Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, City
17 Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins
18

19 **Other Present:** Planning Commissioners Tay Gudmundson and Bryce Brady
20
21

22 **REGULAR SESSION**
23
24

25 1. **CALL TO ORDER**

26 **PLEDGE OF ALLEGIANCE**

27 **INVOCATION/INSPIRATIONAL THOUGHT**

28 Mayor Fullmer opened the meeting at 6:00 PM. She led the Pledge of Allegiance and gave the
29 invocation.
30
31

32 2. **CONSENT ITEMS**

33 2.1 Approval of the January 8, 2020 City Council Minutes

34 2.2 Approval of the January 8, 2020 Joint Session Meeting Minutes
35

36 Mayor Fullmer called for a motion.
37

38 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEMS 2.1 AND
39 2.2. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,
40 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE
41 MOTION CARRIED UNANIMOUSLY.
42

43 3. **BUSINESS ITEMS**

44 3.1 DISCUSSION AND ACTION – **Center Street Overpass Agreement with Union**
45 **Pacific**

46 City Manager Jacob McHargue will present the agreement with Union Pacific for the air
47 rights on the Center Street Overpass. The City Council will vote to approve (or deny) the
48 agreement.
49

50 Mayor Fullmer called for questions from the council.

Councilmember Judd asked about the perpetual easement costs and the \$225,000 cost in the contract. Mr. McHargue replied that the \$225,000 was because Union Pacific (UP) had to have people on site for access across the line. He added that this was just an estimate of what it would cost. Mr. Overson explained that they had to have two (2) flaggers on site for 114 days.

Councilmember Welsh asked if there was a cap on how much UP could charge the city. Mayor Fullmer replied that there was no cap. Councilmember Judd asked if it was UP's flaggers that were used. Mr. McHargue replied that it was UP's flaggers.

Councilmember Welsh asked if there was a way to cap it. Mr. McHargue explained that there was an hourly rate in the contract so it would depend on how many days it took to complete the project.

Mayor Fullmer felt that the good news was that UP was finally working with the city to get things moving. Mr. McHargue explained that this was the last thing the city was waiting for so they could connect the overpass. Mr. Church said that when they looked at the total cost of the project this was in line with what they would get for inspections, controls, etc.

Motion: COUNCILMEMBER JUDD MOVED APPROVE THE UNION PACIFIC RAILROAD PUBLIC HIGHWAY OVERPASS AGREEMENT AND ALLOW STAFF TO SIGN THE AGREEMENT. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

3.2 **DISCUSSION AND ACTION – Adoption of the Vineyard Voter Participation Area Map**

City Recorder Pamela Spencer will present the Vineyard Voter Participation Area Map. The mayor and City Council will act to approve the map by resolution.

Mayor Fullmer turned the time over to City Recorder Pamela Spencer.

Ms. Spencer explained that the Utah Legislature amended the state code to require that each city over 10,000 divide their city into quadrants. She further explained that this was strictly for citizen initiatives and referenda. They would be required to get signatures from each quadrant in the city so that they had a good representation from the entire city. She mentioned that Utah County had offered to produce the maps for the cities. She added that she had received that map in October but it was recommended by other cities that it be adopted by resolution.

Councilmember Judd asked how the county split up the quadrants. Ms. Spencer explained that it was by registered voters and population. Mr. Church explained that the way the legislation was written, the city had an obligation to create the maps. He added that this was at the behest of the county election officers, since they had to certify the signatures, and that the cities needed to work closely with the counties. He said that they tried to make the quadrants correspond as closely to the voting precincts as possible.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER EARNEST MOVED TO ADOPT THE VINEYARD VOTER PARTICIPATION AREA MAP. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 6:07 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is February 12, 2020.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

**MINUTES OF A VINEYARD CITY COUNCIL
PLANNING RETREAT**
Utah Valley Home Builders Association
707 East Mill Road, Vineyard, Utah
January 24, 2020 - 8:00 AM

Present

Absent

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Cristy Welsh

Staff Present: City Manager/Finance Director Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Public Works Director/Engineer Don Overson, City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Building Official George Reid, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins, Water/Parks Manager Sullivan Love

Others Present: Josh Daniels with the Utah County Clerk's Office; Laura Lewis and Cody Hill with Lewis Young Robertson and Burningham; Shaun Seeger with Mountainland Association of Governments, Eric Ellis with the Utah Lake Commission

8:00 AM RETREAT

The retreat began at 8:00 AM with a light breakfast. City Manager Jacob McHargue started the year-in-review at 8:30 AM.

YEAR-IN-REVIEW BY STAFF

Utah County Sheriff's Office

Sergeant Rockwell reported that at the first of the year they started with six (6) full-time deputies, hired another deputy, a school resource officer, and a part-time secretary. His report included the fourth quarter statistics. He reviewed the school resource officer's responsibilities as well as his department's yearly report. Highlights were:

Year	Total Cad Calls	Officer Generated Calls	Public Generated Calls	Case Numbers	Arrests	Traffic Stops	Citations
2018	7206	2687	2903	1332	175	2202	721
2019	8668	4408	4260	1402	206	2463	637

Response Times 2018:

Priority 1-2 5:17
Priority 1-2 calls 912

Response Times 2019:

Priority 1-2 4:41
Priority 1-2 call 1166

Nature of incidents 2018:

Burglary/Theft	83
Assault/Domestic Violence	96
Drugs/Alcohol	102

Nature of incidents 2019:

Burglary/Theft	83
Assault/Domestic Violence	98
Drugs/Alcohol	96

Sergeant Rockwell mentioned that his secretary had been able to increase their social media posts and that the department had been holding more community involvement events. He added that residents could now request records in the office and that there was a dedicated phone line for people to call in.

Building Department

Mr. Reid reviewed his department's report. Highlights were:

Revenue

- \$785,542 Total Residential Permit Revenue
- \$280,859 Total Commercial Permit Revenue

Building Permits Issued

- 477 Permits issued – the majority were residential permits

Commercial Projects

- 162,135 Square feet of new commercial space

Dwelling Units

- 210 Certificates of Occupancy for Single Family Units
- 76 Certificates of Occupancy for Townhome Units
- 144 Certificates of Occupancy for Multi-family Units
- 430 Total Units

Population growth

- 599 Single Family Dwellings
- 314 Townhomes
- 491 Multi-family Dwellings
- 1,404 Total estimate of population growth
- 14,797 Total estimated population

Mr. Reid mentioned that his department had just issued an additional 140 Certificates of Occupancy for the Mill Point (formerly Lincoln Square) apartments.

Build Out

- 1,157 Units that were platted out

Mr. Reid reported that the average number of days for a plan review was 5.9. The department switched from iWorQ to City Inspect to help take the whole city to one process. He reported that they were still doing their contractor outreach program with a Perfect 4-way competition and awards. He felt that this helped with efficiency throughout the year. He added that the department was fully staffed.

Community Development

Mr. Brim reviewed his department's report. Highlights were:

Development Review

- 35 development review projects which included site plans, Conditional Use Permits, and sign waivers
- 9 text amendments to the Zoning Code and 1 zoning map amendment
- Entitled Lots: 718 residential lots, 3 road dedications, and 3 commercial lots

- 3 successful grant applications – Vineyard Beach Improvement Grant, Beachcomber Grant, Mountainland Association of Governments Active Transportation Plan Grant
- Updated the census bureau on current city data and addresses
- Economic development – worked closely with developers and trying to match them with companies.
- Code enforcement – worked closed with the Code Enforcement Officer on educating the residents about how take care of yards, etc., and about accessory dwelling units.

Public Works

Mr. Overson reviewed his department's report. He said that their operating budget was at \$4,240,000, which was shared between the different Public Works departments. He said that his staff was able to do their own improvements to the Public Works lot which saved them over \$200,000. The department grew from 10 to 13 employees, the splash pad began operating seven (7) days a week, and they began their own snow removal operations. He added that they were continuing to develop relationships with local entities to facilitate transportation growth. He felt that the train station was key for Vineyard.

Mr. Overson mentioned that when he was coming to the meeting today, he remembered that 14 years ago he was coming to a meeting at the city and was stopped at the train tracks and they were demolishing the old administration building on the old Geneva site in front of where the Utah Valley Home Builders Association building sat now. He said that after the track was cleared, he drove down a skinny asphalt road, which is now called Gammon Road to the old town offices and saw the sod farm to the lake on his right and the Robins plowing their field to the left. He said that now, as he looked at the development that had happened in the city over the past 14 years and being a part of it, he hoped that everyone in the room had an opportunity in the future to look back and seeing the miracles that these meetings had brought to Vineyard.

Recorder

Ms. Spencer reviewed her department's report. Highlight were:

- Scanned most of the minutes and agendas into Laserfiche
- Scanned all ordinances and resolutions into Laserfiche
- Began live streaming City Council meetings
- Issued 196 business licenses; 31 Service Related, 33 Industrial, Manufacturing, and Distribution, 6 Restaurants, 8 Retail, 3 Towing Certificates, 13 Home Occupation with impact, 93 Home Occupation without Impact, and 9 Solicitors Licenses
- 40 records requests; we only charged one (1) fee
- Kelly Kloepfer was made a Deputy Recorder
- Pam Spencer was the president of the Central Utah Recorders Association and was elected to the Utah Municipal Clerks Association Board and appointed as the Facilities Director
- Held a successful ranked choice voting election

Ms. Spencer turned the time over to Josh Daniels, Deputy Clerk/Auditor with Utah County.

Mr. Daniels reported that Vineyard and Payson were the first cities in Utah to hold a ranked choice voting election in a public election. He said that Vineyard had 1,114 voters who sent a ballot back to the County Elections office. Out of the 1,114 ballots there about 30 ballots that

were blank. There were 3,590 active registered voters at the beginning of the election so that gave it a 31% percent turnout, which was 11 percent higher than Eagle Mountain and also higher than Saratoga Springs.

He said that they logged every phone call that came into their office from voters who had questions about the ballot or the election. There were just over 300 phone calls and one of the categories was people asking about ranked choice voting. Only two (2) of those calls were about ranked choice voting. He said that they had tested the ranked choice ballots at a retirement center, giving them no instructions and no one asked any questions about how to fill it out. He said that they sent out 618 emails to those people who voted in Vineyard, of which 111 responded, which was a 17.96 percent response rate. 86.7 percent responded in favor of using ranked choice voting in the future city elections. Questions asked:

- How confident were you that your vote was counted? 66.4 percent were very confident, 23 percent were somewhat confident.
- Did you find ranked choice voting easy to use? 87.2 were positive responses.
- How much do you like using ranked choice voting? 77.3 percent were positive.
- How satisfied were you with your voting experience? 87.3 percent were positive.
- Do you think ranked choice voting should be used in the future for city elections? 86.7 percent wanted to use it in the future. Mr. Daniels thought the results for this question would be 50/50.

Mr. Daniels felt that overall people enjoyed the experience, felt that it was easy and intuitive and wanted to continue doing it. He mentioned the chart that was approved by the Board of Canvassers in November. He mentioned that it listed the total votes cast of 1,098 which was the total number of people who actually cast a vote and was the total number that was cast in the first round. This meant that there were no overvotes or undervotes cast. This also meant that there were very few voter errors. He reviewed the rounds from the election results. He felt that the election was successful and enjoyed working with the city. There was a discussion about the poll.

Administration

Mr. McHargue reviewed his department's report. Highlights were:

- Added office manager
- Contracted Human Resource role
- Total of 2,200 utility customers with 60 percent on autopay. Assistant Finance Director/Treasurer had about 10 people a month who signed up. Councilmember Welsh suggested a social post. There was a discussion about autopay.
- Processed 12,000,000 in outgoing checks
- 2,800 participants in our recreation program
- Social media engagement averaged 1,300 views per post
- 57% of people open the newsletter
- Passed a Recreation, Arts, and Parks tax and a Transient Room tax
- Won a Government Finance Officers Association (GFOA) Budget Award

UPDATE ON CAPITAL PROJECTS

- **Water Tank** – \$17,552,000 cost estimate:
 - \$13,282,000 allocated
 - Need to fill the gap with a water revenue bond of \$4,270,000.

○ Could possibly use \$2,000,000 from the RDA.
They had spent the last nine (9) months with Alpine School District on finding a location for the tank. Staff was told that the city would not be able to use the junior high location,. They were currently working with Intermountain Healthcare on a location at the Orem Community Hospital. They were also working with Orem City on a location. The backup plan would be to build it in the wetlands next to Vineyard Grove Park. Staff would continue to work on finding a location. Hansen Allen and Luce was working on a tank design. The wetlands delineation would start this spring and be done this summer.

- **Center Street overpass:**

- \$7,899,000 current cost estimate.
- Current funding was \$8,000,00. The costs included the contract approved last Wednesday, the adjustments made with the contractor, JUB inspection costs, and all preliminary site-related costs.
- Estimated completion was by December 1st.

Mr. Church asked how much of the funding was from the impact fees and how much was from the RDA. Mr. McHargue replied that it was about half and half. He explained that it was a loan to impact fees and then impact fees would pay the RDA back.

- **Rail Spur Relocation:**

- \$16.8 million current cost estimate.
 - Grant with \$10,000,000 in matching funds.
- Staff was renegotiating the contract with UP because The Federal Railroad Administration (FRA) was requiring The Utah Department of Transportation (UDOT) to be the project manager. Mr. Church explained that the only amendment to the UP agreement would be for the UDOT construction site for the new line. There was a discussion about the contract.

- **FrontRunner Station** – Utah Transit Authority planned to open the station in April of 2021, but that it could open in December of 2020. UTA only switches their system schedules in December, April, and August. Bus service planned to start when the station opens. There was a discussion about the bus route. UTA will only be installing base improvements for the station. The city would have to come up with additional funding if they want to add any improvements.

A short break was taken at 9:45 AM. The meeting resumed at 9:51 AM.



COMPREHENSIVE FINANCIAL SUSTAINABILITY PLAN (CFSP) PRESENTATION BY LEWIS YOUNG

Mr. McHargue turned the time over to Laura Lewis with Lewis Young Robertson and Burningham.

Ms. Lewis gave a brief background on her firm. She introduced Cody Hill, a member of her team.

She said that the purpose of the model was to give the city a tool that they could use to manipulate many of the variables and see what the results would be. She said that they had based the historical data on the city's audit numbers and budget to project what the future revenues could look like. They also had the expenses built in historically so they could take priorities and see how they would affect expenses going forward. She explained truth in taxation and property

tax rates. She said that if cities and counties did not maintain their tax rates then they would not be able to run their cities and counties at today's costs.

What is a CFSP? It is a planning tool.

What isn't a CFSP? It is not a perfect predictor of the future.

How to best Utilize and Benefit from the CFSP? The City would be able to use it every year; for "what if" discussions.

Ms. Lewis explained that today's discussion would focus on revenues and help develop priorities.

Manipulate, plug, and play – Ms. Lewis explained that the cells in the CFSP model that were highlighted green were variables and could be manipulated. She gave examples of how to use the formulas. She mentioned that the gray cells were constants.

Crucial assumptions

- **Property Taxes:**

- 15 Years to buildout
- \$158 Market value for office space per square foot
- Residential market value
 - \$207,318 Single Family Taxable value
 - \$129,250 Multi-Family Home Value

Ms. Lewis explained the difference between market value and taxable value used on residential homes to determine property taxes.

- Property appreciation rate of 4 percent

Ms. Lewis explained how property taxes were assessed.

- \$180,433,995 total new growth with the 15 years to buildout
- \$ 2,454,833 Annual new growth outside the RDA. Most of the value was in the RDA. Ms. Lewis explained that only 25 percent of the property taxes inside the RDA went to the city's budget.

Mr. Hill mentioned that the annual total new growth for most cities that were completely built out based on their new growth was at 1.5 to 2 percent. Vineyard was unique in the fact that there was room for growth.

- **Sales Taxes:**

- 4.16% Statewide sales growth
- 1.75% Statewide population growth. Ms. Lewis felt that this was not reflective of Vineyard's growth.
- 3.7% Vineyard residents per unit
- 15% Percent of new residential single-family housing
- 7,500 New residential units at buildout

Mr. Brim asked where they were getting the population numbers from. Mr. Hill replied that they used the American Fact Finders 2017-2018 numbers.

- **Charges for Service and Other**

- Growth Rates for Revenue Sources
 - 2% Penalties and Interest
 - 3% Licenses & Permits

- 281 ▪ 3% Fees
- 282 ▪ 3% Class “C” Road Fund Allotment
- 283 ▪ 3% Other
- 284 ▪ 0% Transfer from Capital Projects Fund
- 285
- 286 ○ Growth Rates for Revenue Sources by Year
- 287 ▪ See GF-Performa Row 45 Franchise Tax
- 288 ▪ Impacted by Cells C30 & C31 State Transportation Taxes

289 **Historic & Future Revenues**

290 ***Historic Revenues***

- 291 • \$6.2 Million Total revenues for 2019
- 292 • \$6 Million Total revenues for 2020
- 293 ○ 38% Property taxes
- 294 ○ 19% Sales Taxes
- 295 ○ 43% Charges for Service & Other

296 ***Revenue sources (2017-2019 avg)***

- 297 • \$2,2623,881 Property tax
- 298 • \$1,185,004 Sales Tax
- 299 • \$2,623,881 Charges for Service and Other. Ms. Lewis explained that charges for
- 300 services were not sustainable when the city was built out. There was a discussion about
- 301 the change in sales tax and property taxes, etc.

302 ***Future Revenues***

- 303 • Levers you can and cannot control:
- 304 ○ Property Tax Revenues – This is where the cities had the most control. There was
- 305 a discussion about maintaining property tax rates.
- 306 ○ Sales Tax Revenues – Cities could only do so much to control this. One way was
- 307 to incentivize retail to come to the city. Ms. Lewis explained how retail had
- 308 changed.
- 309 ○ Charges for Service and Other – can control. Ms. Lewis suggested that the city do
- 310 a business license study to understand that there were different businesses that
- 311 would have different impacts in the city and you need to capture that impact
- 312 through different fees.

313 ***Future Revenues***

314 ***Floating Property Tax Rate***

- 315 ○ <\$16,000,000 Total Revenues at build out if you allow the property tax rates to
- 316 float.

317 ***Constant Property Tax Rate***

- 318 ○ <\$20,000,000 Total Revenues at build out if you keep the property tax rates
- 319 constant. Ms. Lewis advised them to seek to maintain the property tax rates so as
- 320 to keep the buying power.

321

322 Councilmember Earnest asked Ms. Lewis to explained how the property tax values looked like in

323 15 years. Ms. Lewis explained the breakdown of the property taxes collected per home. School

324 Districts’ and Counties’ percentages went up and cities went down. There was a discussion about

325 the property taxes.

326

327 Mr. Hill reviewed the CFSP model for the city. There was a discussion about the model and how

328 to manipulate the numbers. Ms. Lewis mentioned that she was surprised that the franchise tax

revenues were staying constant given the growth in the city. She said that they were wondering if there were being accounted for in the Homeowners Associations. There was a discussion about how the city was being built and why they were not getting an increase in franchise revenue.

Allocating Resources

- Which Priorities are Most Important to You?
- Consider the City's Growth
- Think Level of Service

Mr. Hill said that the new growth was tied to actual developments on the horizon and the council needed to decide how to allocated the resources. He explained that they built the model to reflect the revenues as accurately as possible. The city needed to determine what resources they had and what they were going to do with them. Level of service increases were not built into the model and they needed the city's input to add them. The discussion continued.



QUESTIONS AND DISCUSSION ABOUT CFSP

Mr. McHargue ask for questions about the model. There was a discussion about property tax rates. There was also a discussion about bonding.

Mr. McHargue felt that one of the valuable things was to see how much money they had, from year to year, to use or spend when making decisions. He said that he was hesitant on bringing on additional ongoing expenses because they had not known what five years and beyond might look like. They can now determine how increasing the level of service might impact the budget in future years. He said that the next step was to work on an analysis for utilities and impact fees.



TEAM BUILDING ACTIVITY

Mr. McHargue explained the team building activity. He divided those in attendance into three groups and asked them to come up with improvement projects for the city using only \$500.

LUNCH – A lunch break was taken at 11:30 AM. The meeting resumed at 12:18 PM.



TEAM BUILDING ACTIVITY (continued)

Each group was asked to present their top ideas.

Group 1 – Create a pathway to the lake where Center Street dead-ends at The Shores, redesign the hill at Vineyard Grove Park, utilize the wetland area and organize volunteers to create a trail loop for mountain bikes, take an intersection and paint the crosswalks and narrow the lane width using artwork, etc.

Group 2 – fire pits on Vineyard beach, Charcoal BBQs at the beach or Penny Springs Park, baseball neighborhood tournament with a traveling trophy, lamppost do hometown heroes with pictures of current or former heroes.

Group 3 – don't text and drive campaign, a farmer's market, neighborhood awards for cleanup or art displays, betterment ideas in neighborhoods. Yield sign at the end of Main Street.

Each person then voted for their top three favorites. The top three vote getters were:

Hometown Heroes

Center Street Lake Path

Crosswalk Paint on 400 South and Main

These will be put on social media for a vote from Vineyard residents.



PRIORITIES AND GOALS FOR 2020

Mr. McHargue introduced Shaun Seeger with Mountainland Association of Governments (MAG) who would be facilitating the discussion. Mr. McHargue reviewed the project list.

Projects:

- Economic Development – Branding the Town Center, Marketing, Networking
- Park Amenities – Dog Park, Playground and additional ball fields
- Mill Road – Funding Mill from 800 North to 1600 North and the connection of 1200 North to Geneva Road
- Fire Station – 1200 North and Mill Road, must be built by 2024 or 2025
- Office Space – How to expand it. Make the Public Works building bigger or build City Hall in the Town Center sooner, temporary buildings
- Lakefront Amenities – Trail, lakefront benches, water features, access to the lake, sand on the beach
- Impact Fee Analysis – Currently working on impact fees but using old numbers and what the fees should have been a few years ago.
- 400 South to Main Street – Main Street connection to the Sleepy Ridge subdivision and 400 South through the Clegg property
- Vineyard Grove Park Parking – expanding the parking lot and wetlands delineation
- The Hill – What to do with the hill in Vineyard Grove Park
- NARCX – A Vineyard business that has a product that nullifies narcotics. Waste disposal of narcotics
- Wakeboard Cable Park – Put it down by the lake in the old settling pond
- Business Research Park (UVU) – Take a proactive role to escalate UVU's timelines
- Bikeable City – Make the connections. do we want to spend money on areas that not bikeable

Each person in attendance voted for their top three choices.

Mr. Seeger led the discussion. The top projects were:

- **Economic Development Project** – Mayor Fullmer felt that part of the funding for the Town Center could come from Anderson Geneva. She wanted to give economic development assignments to the council and have them work with staff. Mr. McHargue suggested that they keep sending staff to Retail Con in Las Vegas. Mr. Brim felt that a lot of the projects fed into economic development but infrastructure was a barrier to bringing in businesses. There was a discussion about the rail spur removal. Mr. Overson suggested that they have shovel-ready plans for improvements so they could start work once the rail spur removal was complete. His priorities were 400 North, 800 North, Center Street, and

1600 North. Mr. Brim suggested that once the Mill Road extension and the contamination cleanup was completed it would open up several hundred acres of land. Councilmember Judd felt that a lot of projects would run parallel paths. He felt that they should spend money to send someone to a convention if it would impact economic development, while they were working on the infrastructure. Councilmember Flake felt that if they were not ready, they would lose a client. There was a discussion about Mill Road. Mr. Brim agreed that it would help to have councilmembers help with economic development. Councilmember Earnest asked if there was a firm that they could hire that could find the ideal location for economic development. Mr. Seeger suggested joining the Economic Development Corporation of Utah. Mr. Brim mentioned that the city was already a member. There was a discussion about economic development. Mr. McHargue said that they met with Mathew Godfrey, who did economic development as a contractor. His role was to get the cities in touch with the businesses that wanted to expand in Utah. Mayor Fullmer felt that their charges were too high. They needed to determine where they wanted to spend their money. The discussion continued.

- 437 •  **Mill Road Extension and Business Research Park** – Mr. Overson said that they
438 needed to install a water line between 800 North and 1600 North. Building the
439 infrastructure would help bring in developers. He said that they would be building the
440 extension of Mill Road to 1600 North. He added that it cost about \$2 to \$2.5 million to
441 extend the road, assuming the adjacent property owners would donate the land.
442 Councilmember Flake asked what the projection was for the cleanup in order to build the
443 road. Mr. Overson replied that the cleanup had another 1.5 to 2 years. Mr. McHargue
444 explained that they were transporting the contaminated land to the CAMU, which should
445 be done in about 6 months. Mr. Overson suggested that they have the design for the road
446 done this budget year and then start to build the road next year and finish the following
447 year. The funding would come from the RDA. Councilmember Judd asked where the
448 Business Research Park would be located. Mr. Overson replied that it would be located
449 south of 1200 North and east of Mill Road. There was a discussion about the Business
450 Research Park uses, funding, and bus routes.
451
- 452 •  **Office Space** – Mr. McHargue explained that they had a budget approved for the
453 Public Works building. He mentioned that a lot of the site work had been done by city
454 staff. Mr. Overson said that they would be over the approved budget but could take some
455 things out of the project if necessary. The building would need to have office space,
456 space to house equipment, salt storage, etc. Councilmember Earnest asked if this would
457 solve the office space issue. Mr. Overson replied that it might solve the issue for a year or
458 so. It would always be used for Public Works. Mr. McHargue asked the group if they
459 wanted this to just be a Public Works building. If they did not add additional office space
460 then they would need to escalate the building of the new City Hall. There was a
461 discussion about where they could put temporary offices and storage space. Mr.
462 McHargue expressed concern that if they were to separate the staff it would be difficult to
463 maintain the level of service the city currently provided. Mayor Fullmer asked about
464 having some staff work from home. Mr. Overson mentioned that most of his staff worked
465 out in the field. As the management staff grew, they would need more office space. Mr.
466 McHargue stated that he was concerned with employee morale. He said that having
467 people work from home would decrease their connection with coworkers. Their personal
468 connection and collaboration would go away. Mr. Brim felt that people who had a

customer service type job could not work from home. Mr. Reid said that for the building department, they were getting less foot traffic because most of the permitting was done online. Councilmember Earnest asked how much more desk space they needed. Mr. McHargue felt that they would need about 25 more employees in the next 5 years. There was a discussion about office space and the timeline. There were also discussions about flex space, temporary, and current office space. Councilmember Earnest felt that they should put the money towards a permanent solution. Councilmember Flake felt that the money should go towards solving the long-term issue. He suggested that they needed to make a decision now. He asked if would be cheaper to build the building now to take some of the load. His vote would be to build office space into the Public Works building and repurpose the use of the basement.

Mr. Overson felt that people would not have to drive to two places because some of the questions could be answered with a computer. Councilmember Earnest asked how quickly the office space would be ready to use. Mr. McHargue replied October. Mayor Fullmer felt that they should compare costs. Mr. Overson suggested that they add additional office space under the mezzanine in the Public Works building's storage space.

-  **400 South to Main Street** – Mr. Overson explained that the connection of 400 South to Main Street had been needed for a few years. He said that the Cleggs had indicated that someone wanted to build on a portion of their land but wanted to be next to a road, and they would be willing to donate their portion of the right-of-way for a road. This would give the city another way out without using Holdaway Road. There was a discussion about funding and where would the roads would connect. There was also a discussion about connecting 300 West and the Sleepy Ridge subdivision.

Level of Service

Code Enforcement

Park Space

Development Services

Planning

Recreation

Police

Fire Services

Snow Removal/Parking

Volunteer Programs

Citizen Outreach

Mosquito Abatement

Weeds

Employee Retention

Grant Writing

Staffing

The group took a short break at 1:55 PM. The meeting resumed at 2:04 PM. During the break each person in attendance voted for their top three choices for Level of Service.

Mr. Seeger led the discussion. The top services were:

- 517 •  **Employee Retention** – Ms. Spencer felt that they needed to have a way to
518 encourage employee retention if the city put them through training and/or certification.
519 Mr. Reid explained the costs to put someone through building inspection certifications
520 and the time to train them. Councilmember Judd asked if they would be training them to
521 stay or forcing them to stay after certification/training. There was a discussion about
522 employee retention after training. One of the suggestions was to offer better benefits.
523

524 Mr. McHargue explained that people had a vision of what they were trying to create and
525 that was what was kept them working for the city. He felt that new employees did not
526 have the same commitment. He suggested that there were two things that the city needed
527 to do a better job of, for the employees. One was that the city needed to have a more
528 structure compensation program and to improve the structured incentive program. There
529 was a discussion about the compensation plan. The other thing was that they needed to
530 have create some kind of structure and compensation. The discussion continued. Mr.
531 McHargue stated that he was not concerned with retention historically, but he was
532 concerned with it now. Mr. McHargue felt that the city needed to offer health insurance.
533 There was discussion about health insurance. Sergeant Rockwell stated that the city
534 would have to offer better benefits if they were to start their own fire department. There
535 was a discussion about benefits. They needed to get a benefits analysis. Councilmember
536 Welsh felt that they should support the change in benefits because the city was only
537 going to be as good as their employees.
538

- 539 •  **Development Services** – Mr. Reid felt that the level of service would go down if
540 they separated the services. He said that he wanted to have a City Hall where all of
541 departments were in one location. He felt that they should use a portable unit until they
542 could build the new city offices. There was a discussion about remote services.
543 Councilmember Judd felt that there were other solutions that the city could look into.
544 Mayor Fullmer said that she wanted to see projections and costs before they made a
545 decision. She asked if additional software would be helpful to streamline the processes.
546 Mr. Reid replied yes, but one of the biggest things was to have people to run the software.
547 He still felt that by separating the departments they would not keep the same level of
548 service. Mayor Fullmer felt that the technology the city currently had needed to be
549 utilized throughout the departments. Mr. McHargue mentioned that they were trying to
550 cross train employees. Mr. McHargue added that they were hoping to adjust Planners
551 Examiner Patricia Abdullah's role in the city by having her take over some of the IT
552 needs, including software implementation. Mr. Overson felt that he was being asked to
553 segment the Public Works department. Councilmember Judd asked if they could use a
554 webcam to work together. Mr. Brim suggested they add contract employees into the
555 budget to help work with a couple of the developments that had complex zoning. Mr.
556 McHargue suggested that they could handle it like they do with WC-3, where the money
557 came in from the development fees and was used for contract services. Councilmember
558 Judd asked if there was software to help with the zoning and development code
559 compliance. Mr. Brim replied that he had not heard of any. He mentioned that some cities
560 had a detailed checklist that the developer had to fill out. Councilmember Judd suggested
561 that staff look into the technology. Mr. Seeger mentioned that UDOT and UTA
562 outsourced when they had bigger projects.
563

- 564 •  **Citizen Outreach** – Councilmember Earnest wanted to utilize Everbridge.
565 Councilmember Flake asked how people used it. Councilmember Welsh felt that it
566 should be tested annually. There was a discussion about how the city utilized it and how
567 residents were signed up. There was no contact information for people who were renting
568 or living in an HOA. Councilmember Earnest suggested that that they have block
569 captains be the emergency liaisons for their subdivision. The emergency management
570 discussion continued. Sergeant Rockwell mentioned that Everbridge could be used for
571 more than emergency management. Mr. McHargue also mentioned that there were other
572 software programs available. There was a discussion about different types of
573 notifications. Mayor Fullmer felt that the city was doing a good job with social media but
574 wanted City Council and staff to be more involved with the residents such as doing
575 podcasts or Facebook live vidoes. There was a discussion about doing community
576 outreach.
577
- 578 •  **Code Enforcement** – Mr. Brim explained how code enforcement was currently
579 working. He felt that they needed at least 20 hours of code enforcement a week.
580 Councilmember Judd asked if there was a way to prioritize code enforcement calls. There
581 was a discussion about how to prioritize code enforcement issues. Mr. Brim explained
582 that they wanted to focus on educating the public about the code. Sergeant Rockwell felt
583 that they should be more proactive with education and code enforcement. The discussion
584 continued. There was also a discussion about code enforcement in the HOAs.
585
- 586 •  **Grant Writing** – Mayor Fullmer felt that they needed more grant writing for the
587 city. Councilmember Judd asked if they could outsource grant writing. Mr. McHargue
588 replied that it would be cheaper to outsource planning and let City Planner Elizabeth Hart
589 do the grant writing.
590

591 Mr. McHargue thanked Mr. Seeger for his help. He turned the time over to Eric Ellis, Director of
592 the Utah Lake Commission.
593

594  Mr. Ellis said that he was working with Utah County to find funding for Utah Lake
595 projects. He said that Utah County Commissioner Ainge had expressed interest in the lake and
596 working towards getting funding. They suggested that he put in a request for lake related
597 projects. They submitted a request to the state for \$5.8 million to fund the Walkara Way Park
598 and Trail System, connecting Vineyard to Orem and Provo. Additional funding requests were
599 submitted for an American Fork Marina, Saratoga Springs Marina, and dredging a new marina in
600 Vineyard. They would include piers and boardwalks tying the area into the existing city plans to
601 improve the lake access point. Councilmember Earnest suggested that they make it a real beach
602 where people could walk bare foot. Councilmember Flake explained that they had already asked
603 for a boardwalk, parking lot, walkway to drop off nonpowered items, and to clean the beach and
604 add sand. There would be a cleaning station with showers and bathrooms, and benches. The
605 needed to decide what to do with settling ponds. Councilmember Earnest suggested that they
606 dredge the settling ponds and put in a wakeboard park. Councilmember Flake explained that they
607 needed to reserve some of that area for a detention basin which would mean the area would not
608 be long enough for a wakeboard park. There was a discussion about the improvements.
609

610 Mr. McHargue suggested that they look for matching dollars. Mr. Ellis stated that the county was
611 asking them to request additional funding from the Utah Office of Outdoor Recreation.

Councilmember Flake suggested that they build a rock pier and do something with the retention pond. He said that they should build it out and expand it so they had a larger area with more amenities on the pier. He suggested including a gas station, a source for buying goodies, docks, breach one end, and dredge both sides of the pier. Mr. Ellis said that they were hoping to have the requests put together in the next couple of weeks. He mentioned that the Outdoor Recreation Grant was due by February 20th. Mr. Brim mentioned that Planning Commissioner Jeff Knighton had offered to help design the area to create one cohesive plan. Mr. McHargue asked if everyone was okay if they focused on the area of the lakeshore in the Town Center area. Everyone agreed. Mr. McHargue asked Mr. Ellis what level of detail he needed. Mr. Ellis replied that they would need cost estimates. He suggested that they work with Lars Anderson with PEC. There was a discussion about using a consulting firm. Mr. Ellis needed a basis-level plan with cost estimates. Mr. Ellis suggested that the city have Ms. Hart apply for an Outdoor Recreation Grant. There was a discussion about funding sources.

DISCUSS BUDGET SCHEDULE AND FOLLOW UP MEETING

There was not discussion about the schedule and any follow up meetings.

ADJOURNMENT

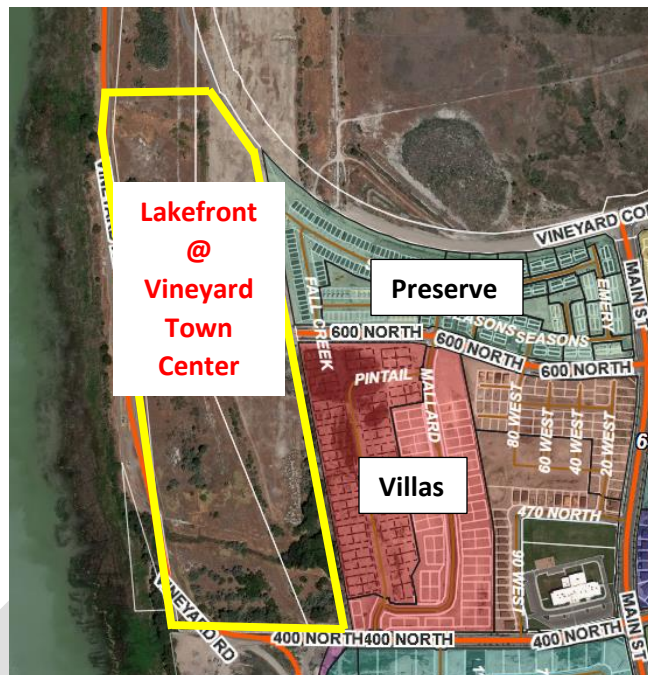
Councilmember Judd moved to adjourn the meeting at 3:08 PM. Councilmember Flake seconded the motion. All present were in favor. The motion passed unanimously.

The next regularly scheduled meeting is February 12, 2020.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/Ms. Pamela Spencer
PAMELA SPENCER, CITY RECORDER

Date: February 12, 2020
From: Elizabeth Hart, planner
To: City Council
Item: 6.3 Lakefront @ Vineyard Town Center Final Plats Phase 2B Buildings AA, V, W, X, Y, and Z
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting final plat approval for sixty (60) units of the Lakefront at Vineyard Town Center development. The subject development is located within the Town Center Lake Front Residential district, which extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions the Preserve and Leisure Villas to the edge of the existing Vineyard Road. The proposed plat buildings are located north of the Clubhouse area for the development, located on 380 West.

The preliminary plat for the entire development of 685 units was approved on August 22, 2018. The Planning Commission approved the site plan for this project on February 6, 2019.

Staff has reviewed the final plat and has found them to be in conformance with the Town Center zoning ordinance, staff is recommending approval with the listed conditions.

ANAYLISIS

3.10.040 Single Purpose

The Single Purpose building types permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used strictly for residential or office use. The applicant is proposing sixty (60) condominium units.

Standard	Building AA	Building V	Building W	Building X	Building Y	Building Z
# of Units	10	10	10	10	10	10
Front Setback Min: 0' Max: 15'	All buildings meet the front setback requirements					
Min. Side Yard Setback 0'	Side yard setbacks range from 12 feet to ~25 feet. There is no maximum side yard setback, all buildings meet the minimum side yard setback requirement.					
Min. Rear Setback 20'	All buildings have a 20-foot rear yard setback.					
Min. Vineyard Connector ROW Setback 14'	NA, these buildings are not near the Vineyard Connector					

FINDINGS:

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

- It is in conformance with the Town Center Zoning Ordinance.

STAFF RECOMMENDATION:

Staff is recommending approval to the City Council with the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state and local laws.

PROPOSED MOTION:

"I move to approve of the proposed Lakefront @ Vineyard Town Center Final Plats Phase 2B Buildings AA, V, W, X, Y, and Z with a total of sixty (60) condominium units with the proposed conditions."

Attachments:

Final Plat Application
Final Plats



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG AA

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 / 1/7/201
Applicant Signature Date

_____/_____
Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard shares, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7
day of January, 20 20.

Shelley King
(Notary Public)

My commission expires: 7.10.2021

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.

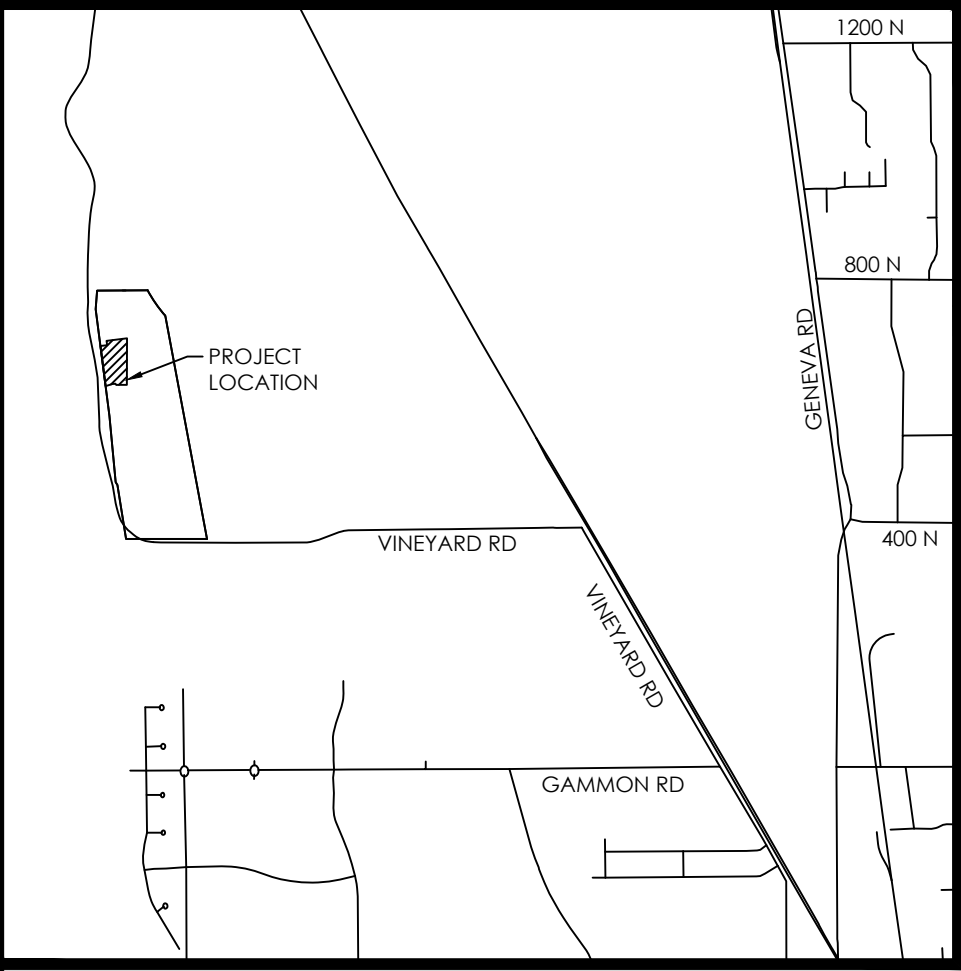
(Property Owner)

(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: _____



VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
 - VINEYARD TOWN CENTER MASTER ASSOCIATION,
13702 S. 200 W., DRAPER, UT. 84020

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

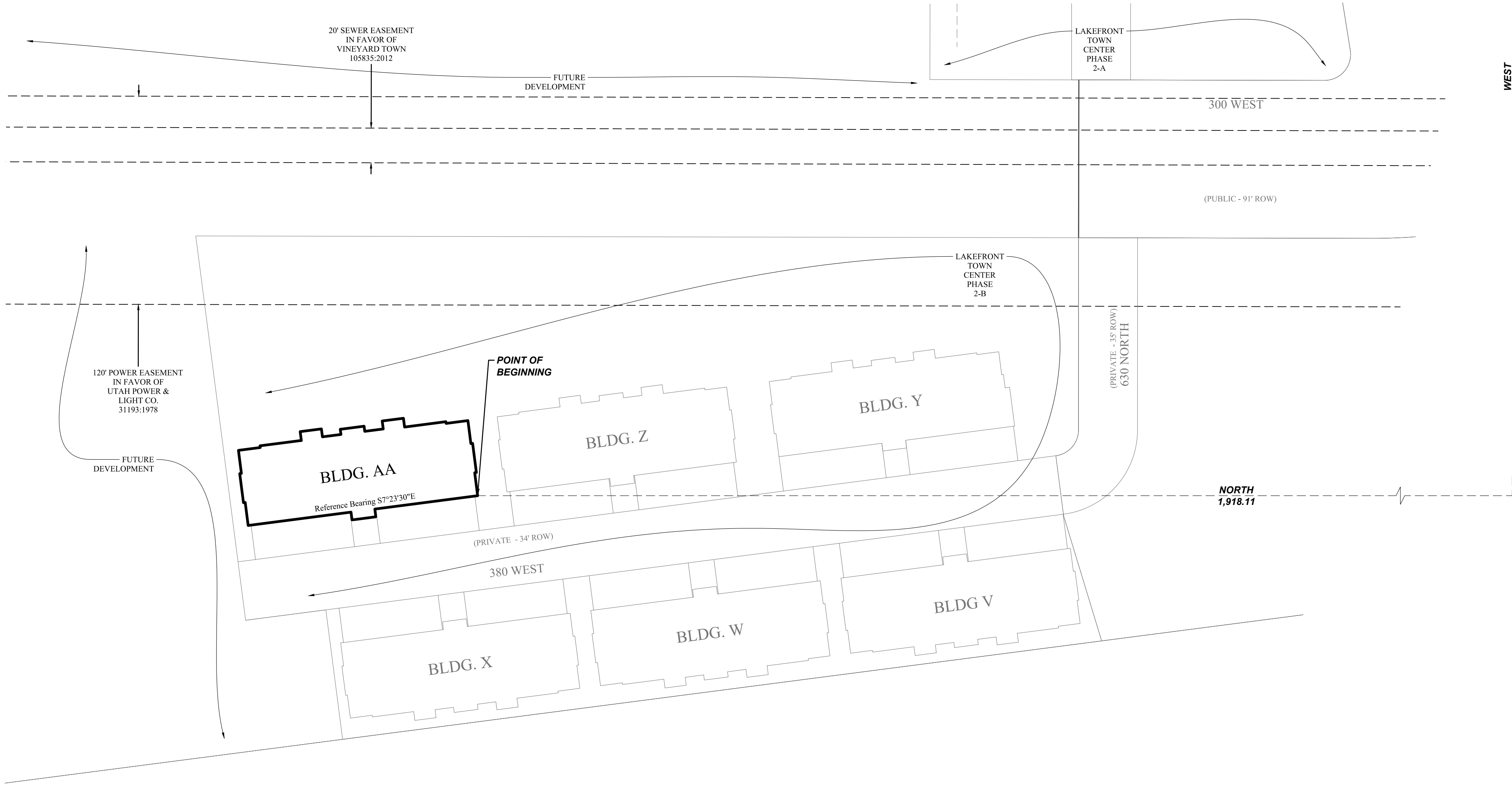
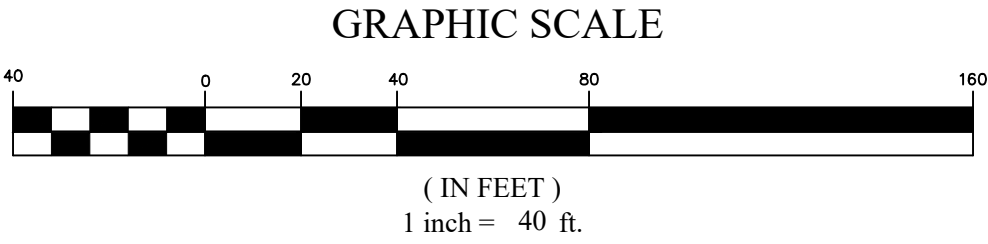
DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE
- LIMITS OF CONVERTIBLE SPACE

**BUILDING AA
LAKEFRONT
@ VINEYARD TOWN CENTER**
(AMENDING CONVERTIBLE SPACE #5 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



**SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)**

**SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)**

**MEASURED: 2,715.70
(NAD83: 389°25'01"W 2115.70)**
8 17
7 18
18 17
WEST 2,565.60
BASIS OF BEARING: S89°25'01"W (SECTION LINE)

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #5, of Phase 2-B of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.
Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

**LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING AA
CONDOMINIUM**

AN EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: _____ BY: _____
(PRINTED NAME) (PRINTED NAME)
ITS: _____ ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

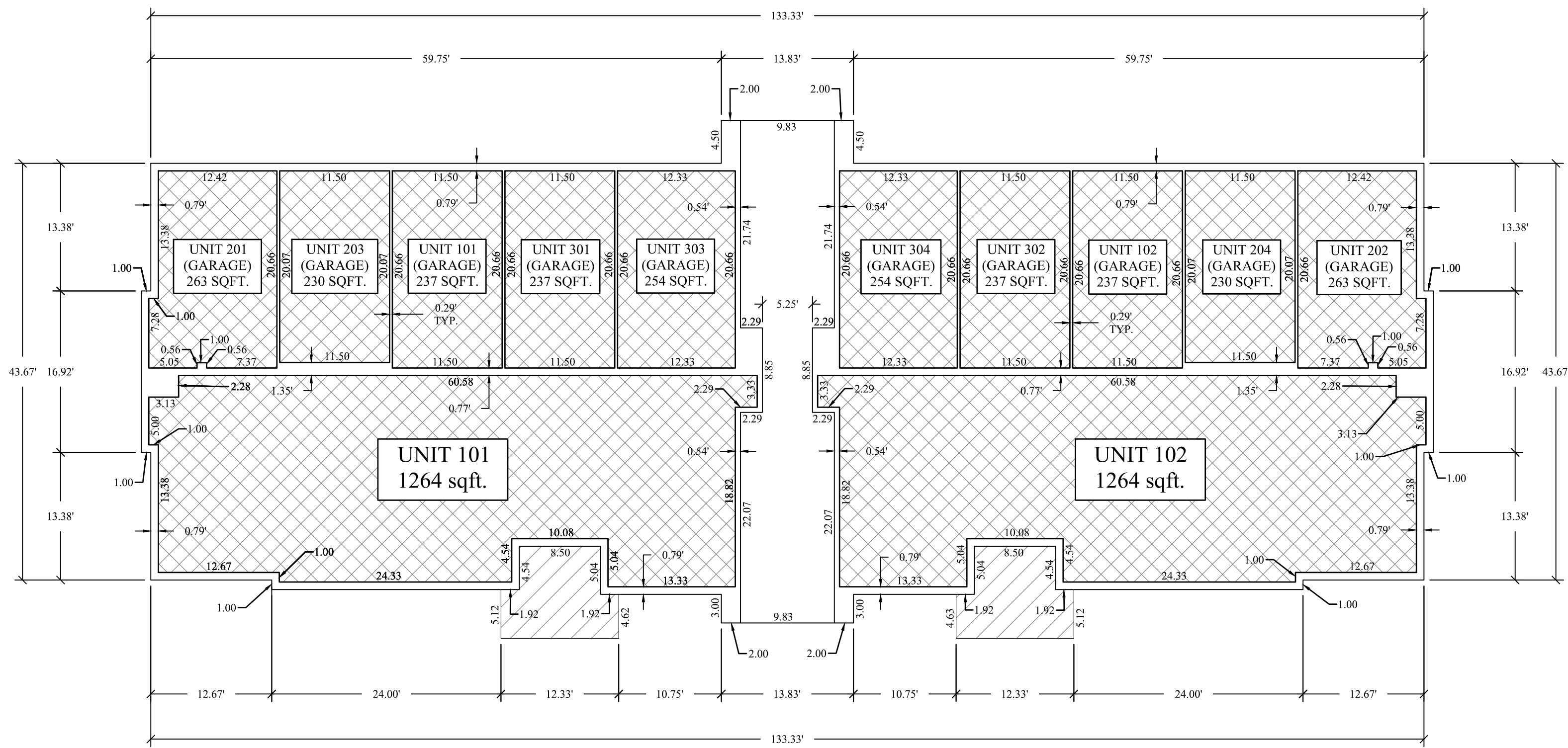
ACCEPTANCE BY LEGISLATIVE BODY
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 20__.

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

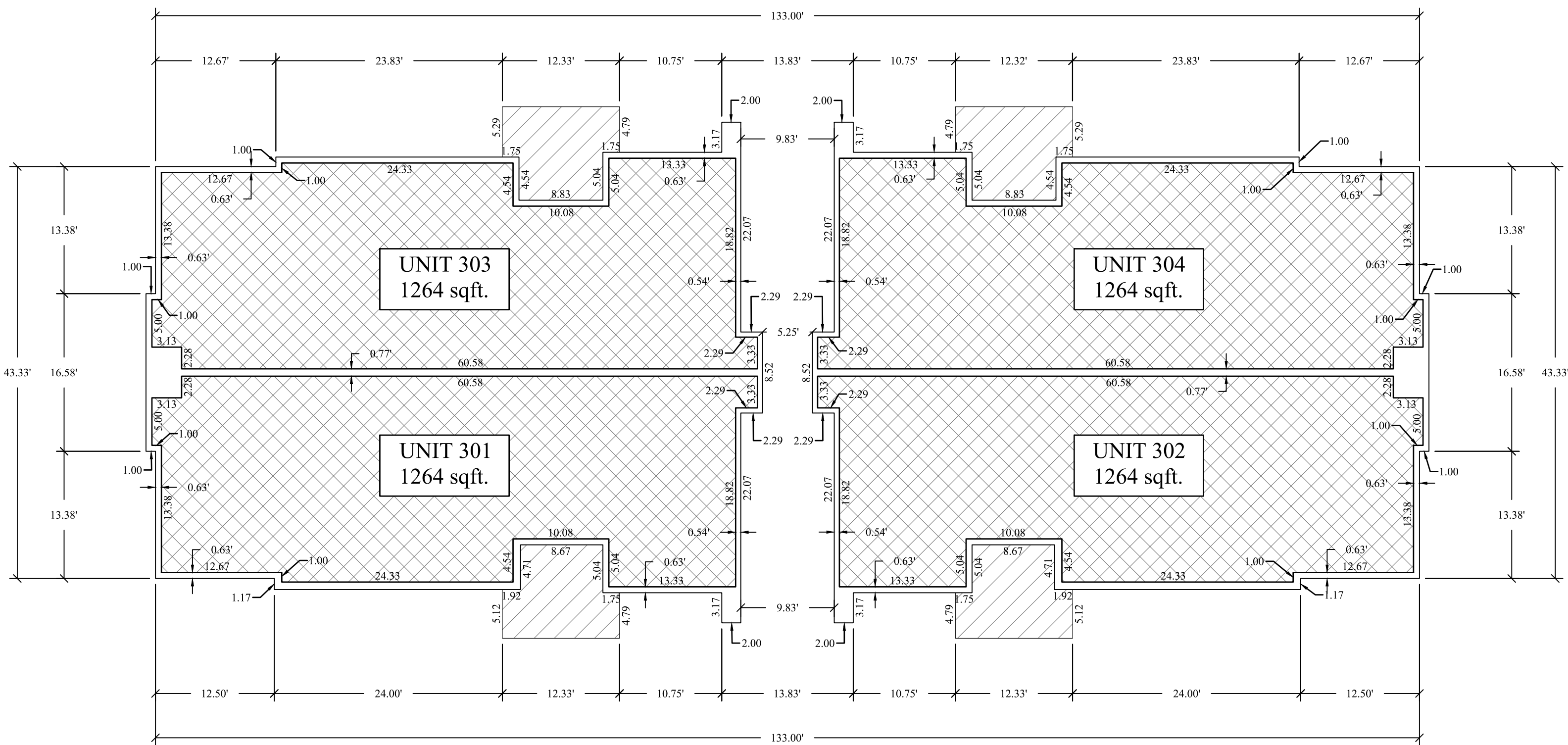
**BUILDING AA
LAKEFRONT
@ VINEYARD TOWN CENTER**
(AMENDING CONVERTIBLE SPACE #5 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

1 OF 2	11/20/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	

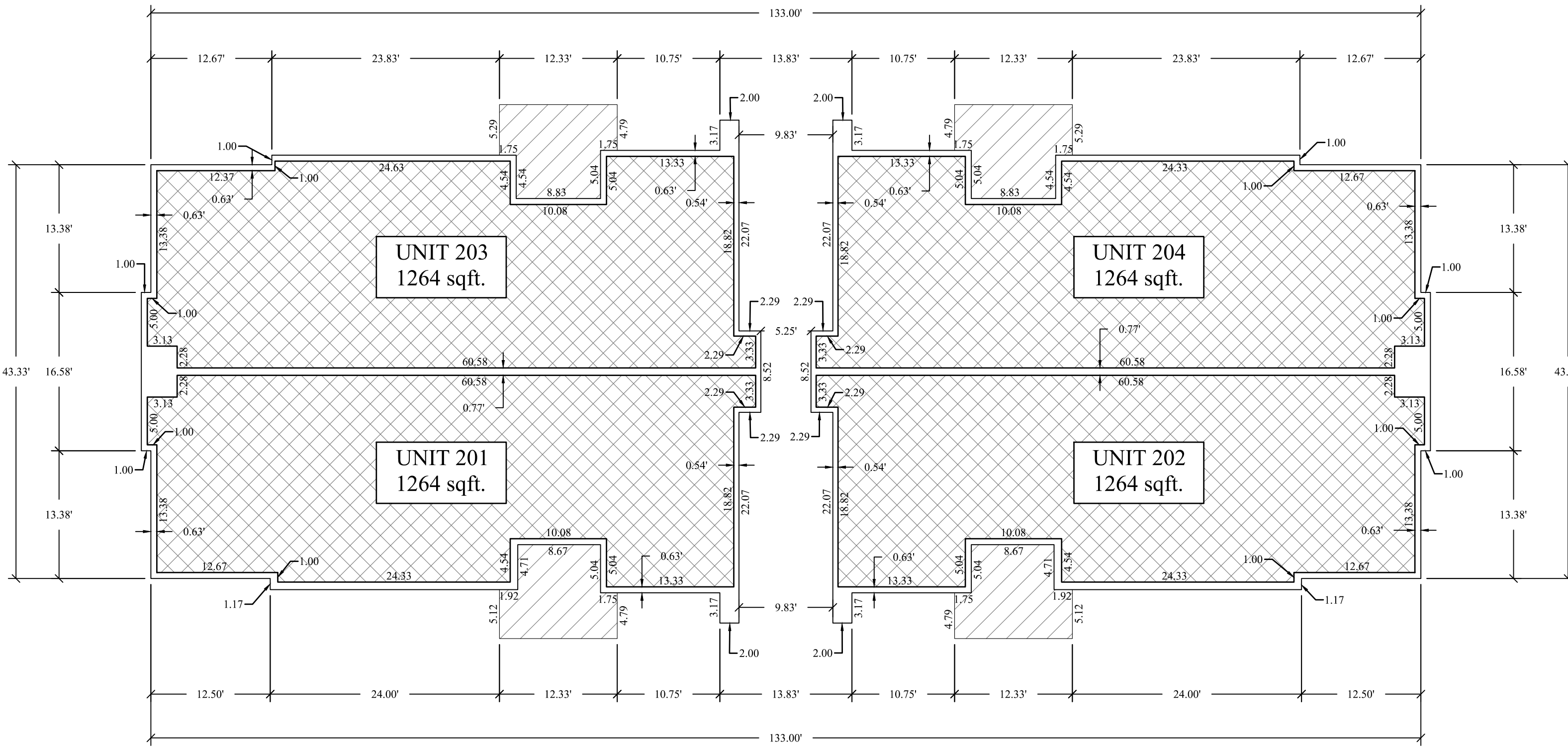


MAIN FLOOR



THIRD FLOOR

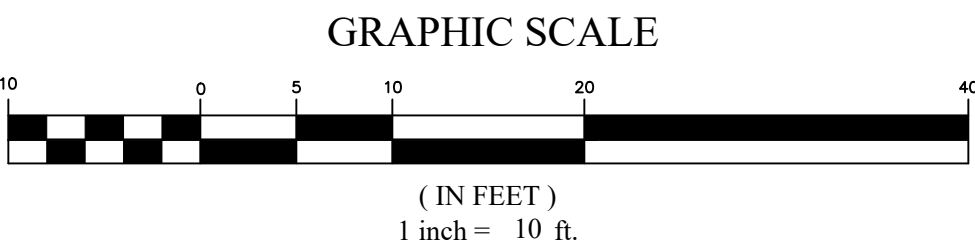
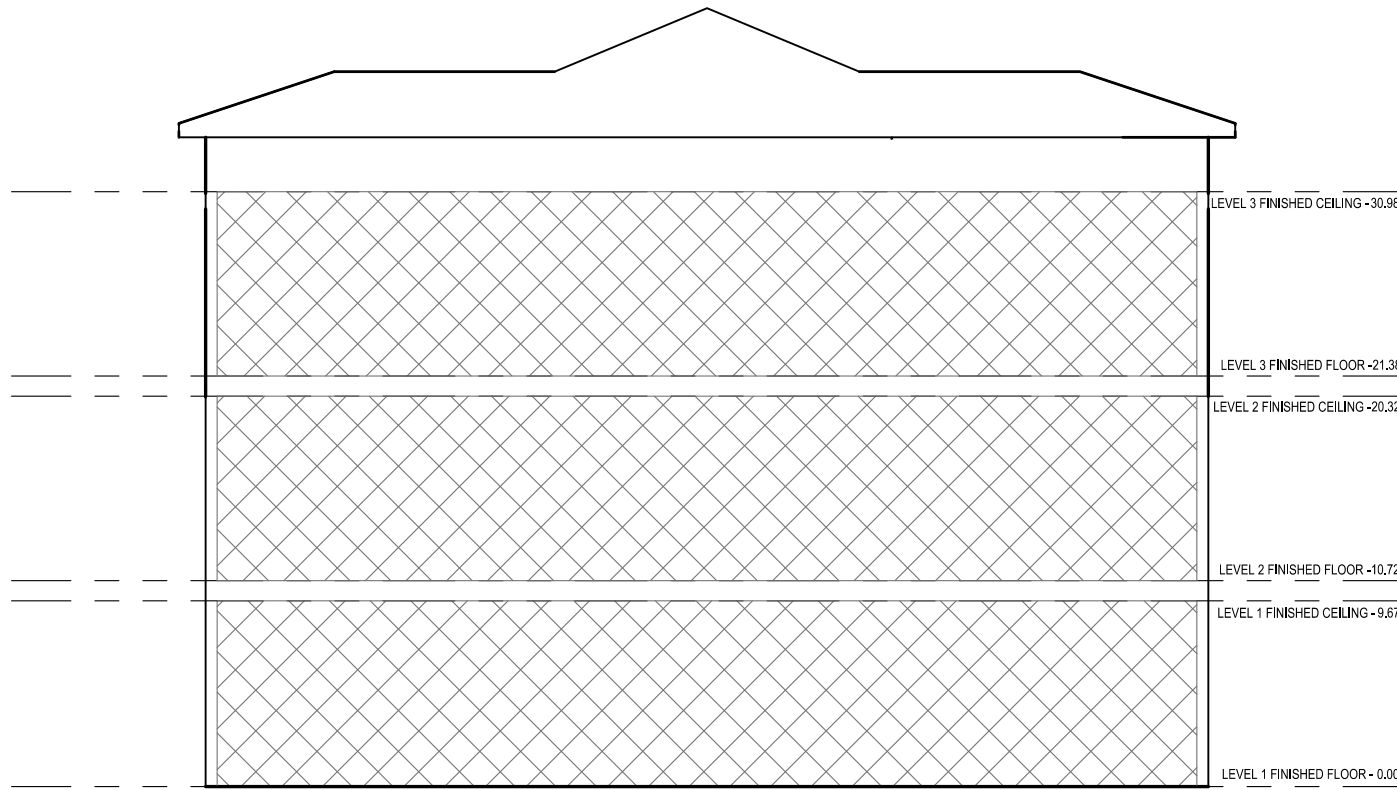
CONDOMINIUM DETAILS BLDG. AA



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
AA	101	694 NORTH
AA	102	706 NORTH
AA	201	690 NORTH
AA	202	712 NORTH
AA	203	692 NORTH
AA	204	708 NORTH
AA	301	696 NORTH
AA	302	704 NORTH
AA	303	698 NORTH
AA	304	702 NORTH



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

**BUILDING AA
LAKEFRONT
@ VINEYARD TOWN CENTER**
(AMENDING CONVERTIBLE SPACE #5 OF PHASE 2-B
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SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 2

11/20/2019

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd
BLDG V

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 2.91

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

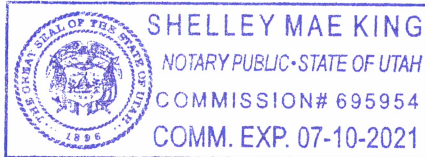
 1/7/201
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shores, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7
day of January, 2020.

My commission expires: 7-10-2021

Shelley King
(Notary Public)

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.

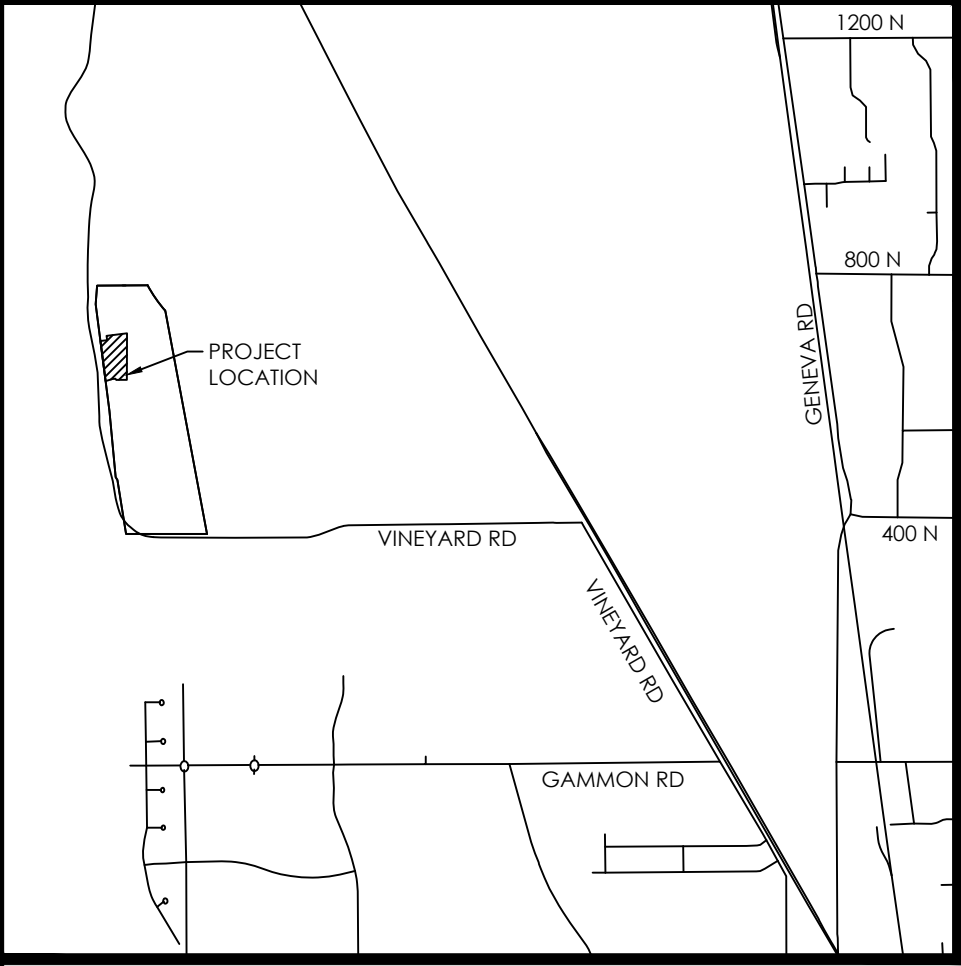
(Property Owner)

(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: _____



VICINITY MAP

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
 - VINEYARD TOWN CENTER MASTER ASSOCIATION, 13702 S. 200 W., DRAPER, UT. 84020

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
BUILDING SETBACK
EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
BOUNDARY MARKERS
- LIMITS OF COMMON AREA & PUE
LIMITS OF PRIVATE OWNERSHIP
LIMITS OF LIMITED COMMON AREA & PUE
LIMITS OF CONVERTIBLE SPACE

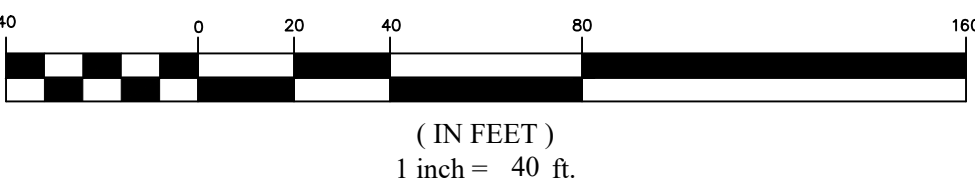
LAKEFRONT @ VINEYARD TOWN CENTER

PHASE 2-B CONDOMINIUMS

(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



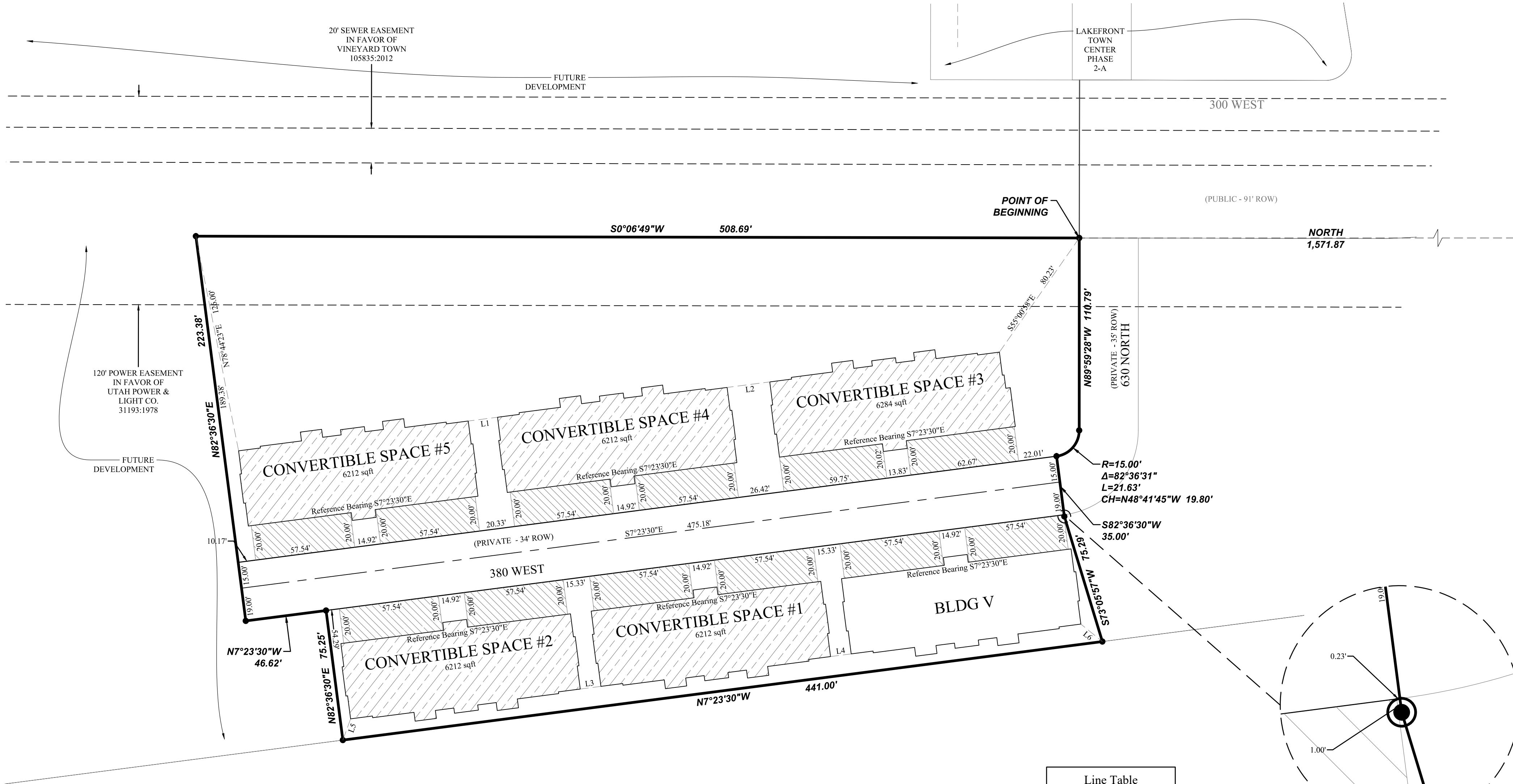
GRAPHIC SCALE



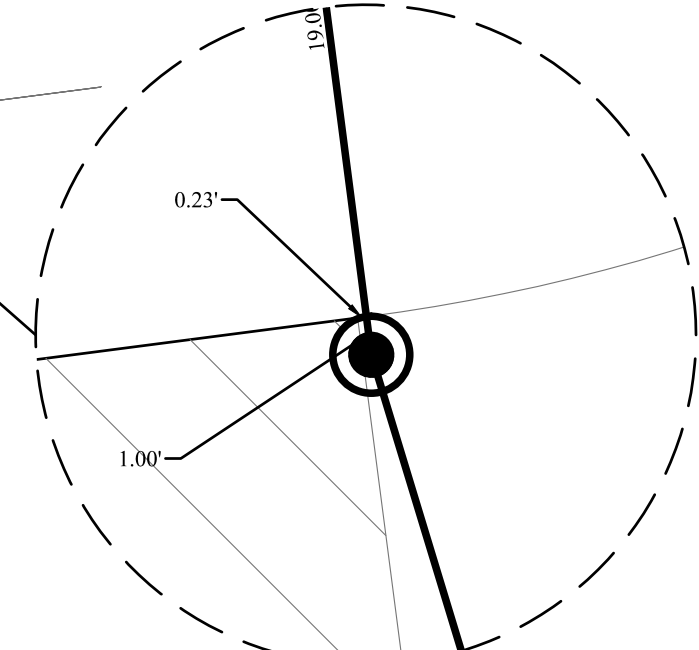
SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

1200 N
800 N
400 N
VINEYARD RD
GAMMON RD
BASIS OF BEARING: S89°25'01"W (SECTION LINE)
MEASURED: 2,715.70
(NAD83: S89°25'00"W 2,715.70)



Line Table		
LINE	DIRECTION	LENGTH
L1	S07°23'30"E	17.00
L2	S07°23'30"E	24.75
L3	S07°23'30"E	12.00
L4	S07°23'30"E	12.00
L5	S70°00'31"E	13.05
L6	S39°05'18"W	15.97



DETAIL 1
SCALE: 1" = 5'

1 OF 3

11/20/2019

SCALE: 1" = 40'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED - AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:
Beginning at a point located West 2,416.88 feet and North 1,571.87 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence N89°59'28"W 110.79 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 21.63 feet through a central angle of 82°36'31" Chord: N48°41'45"W 19.80 feet; thence S82°36'30"W 35.00 feet; thence S73°05'57"W 75.29 feet; thence N07°23'30"W 441.00 feet; thence N82°36'30"E 75.25 feet; thence N07°23'30"W 46.62 feet; thence N82°36'30"E 223.38 feet; thence S00°06'49"W 508.69 feet to the point of beginning.

Contains: 2.91 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS:

LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-B CONDOMINIUM PLAT

AN EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: _____ BY: _____
(PRINTED NAME) (PRINTED NAME)

ITS: _____ ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

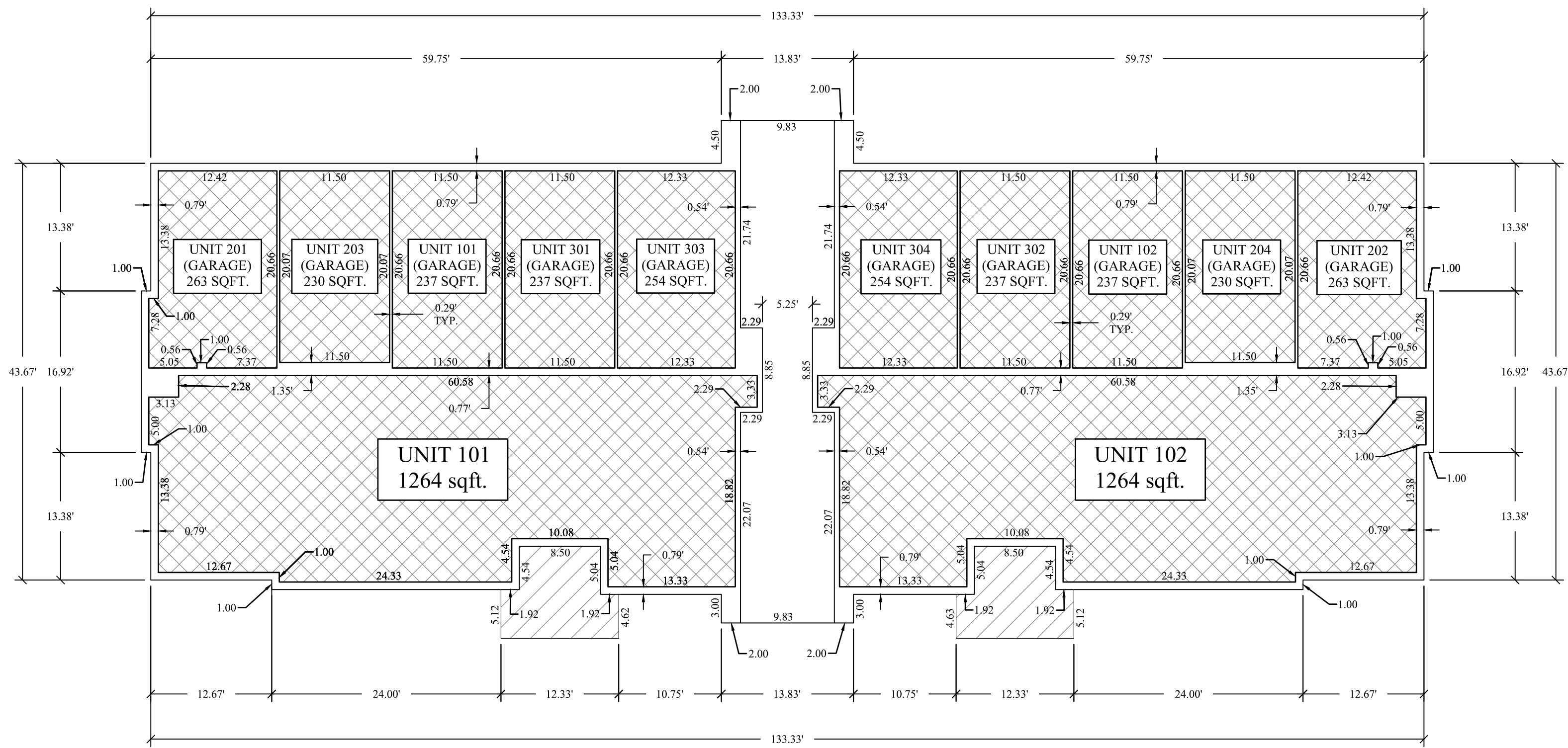
ACCEPTANCE BY LEGISLATIVE BODY

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__.

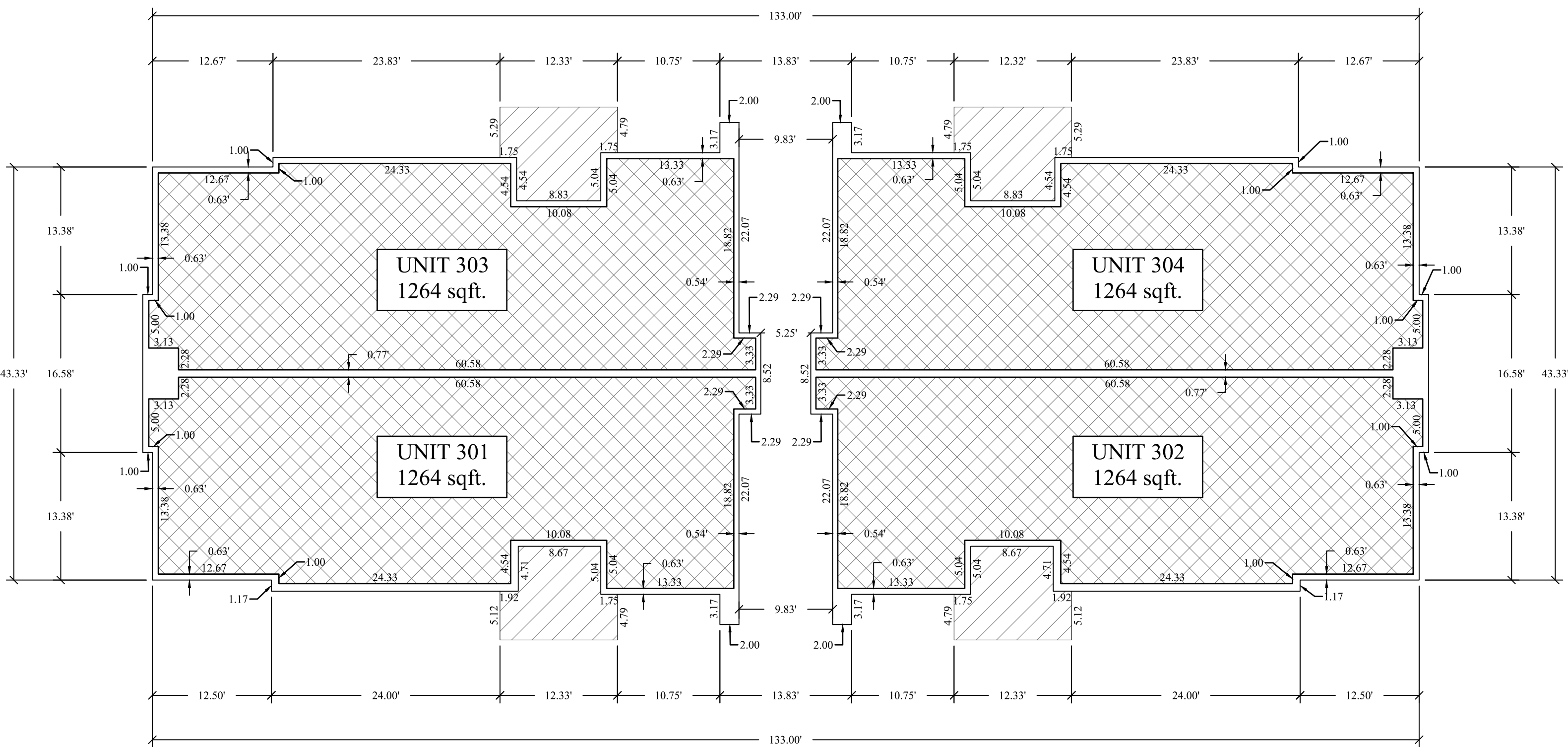
VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

PHASE 2-B LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS (AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION) LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E, SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL



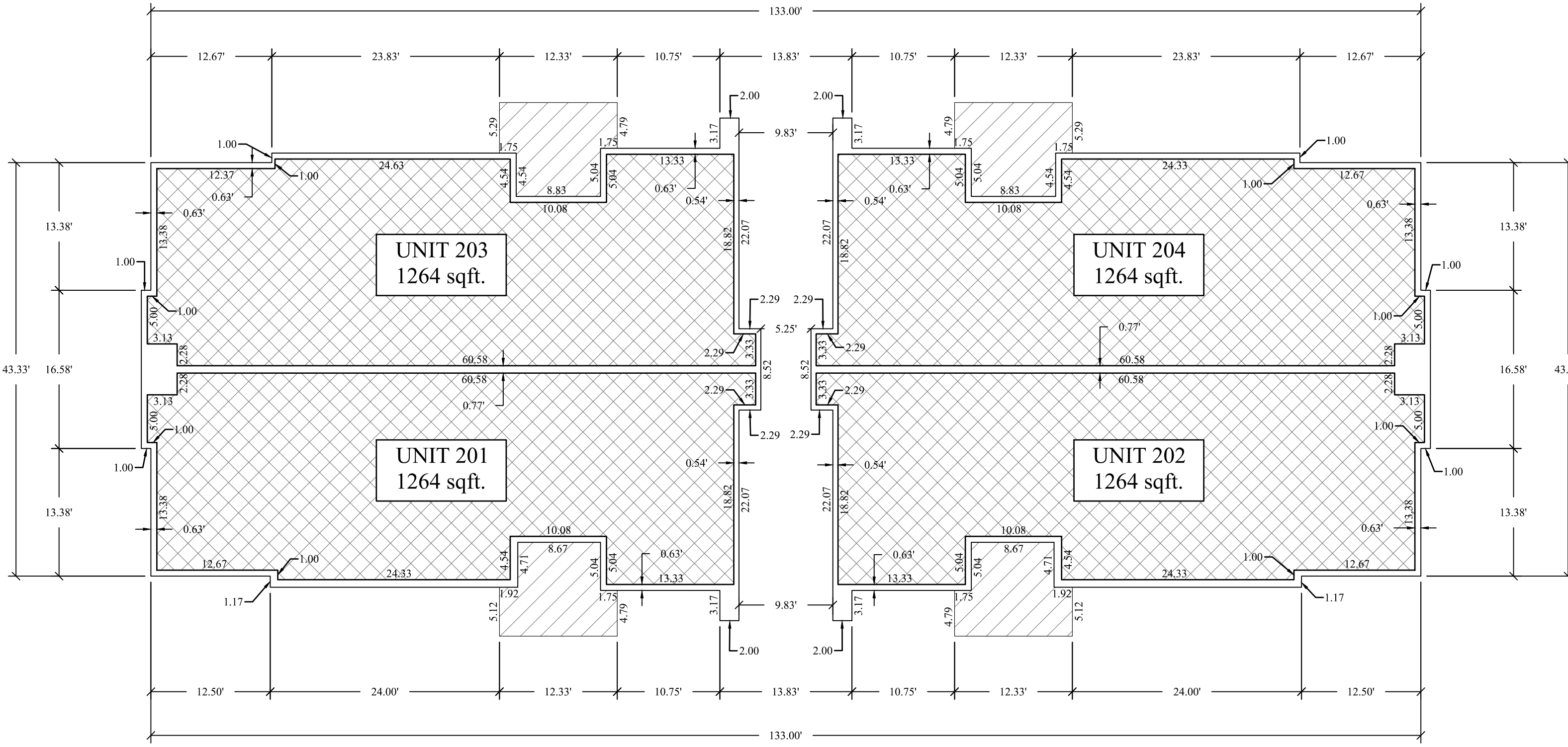
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

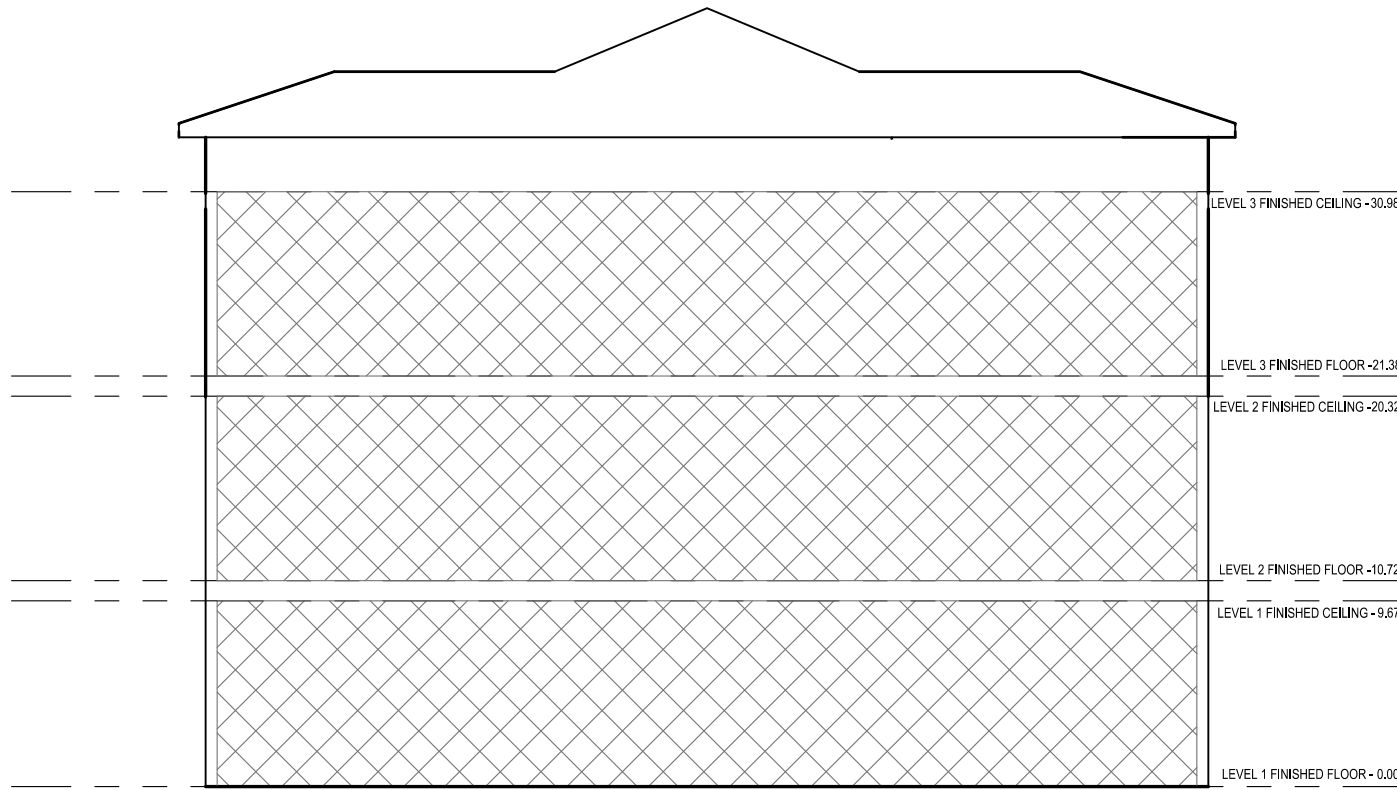
BLDG. V



SECOND FLOOR

- NOTES**
- 1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 - 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
V	101	655 NORTH
V	102	645 NORTH
V	201	659 NORTH
V	202	641 NORTH
V	203	657 NORTH
V	204	643 NORTH
V	301	653 NORTH
V	302	647 NORTH
V	303	651 NORTH
V	304	649 NORTH



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

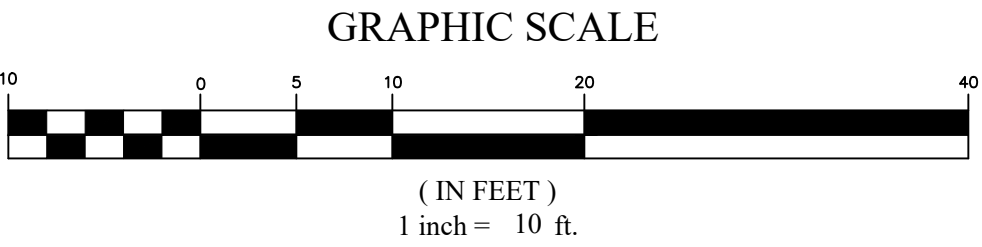
**BUILDING V
LAKEFRONT
@ VINEYARD TOWN CENTER**
(AMENDING PORTIONS OF LOT 4,
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LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
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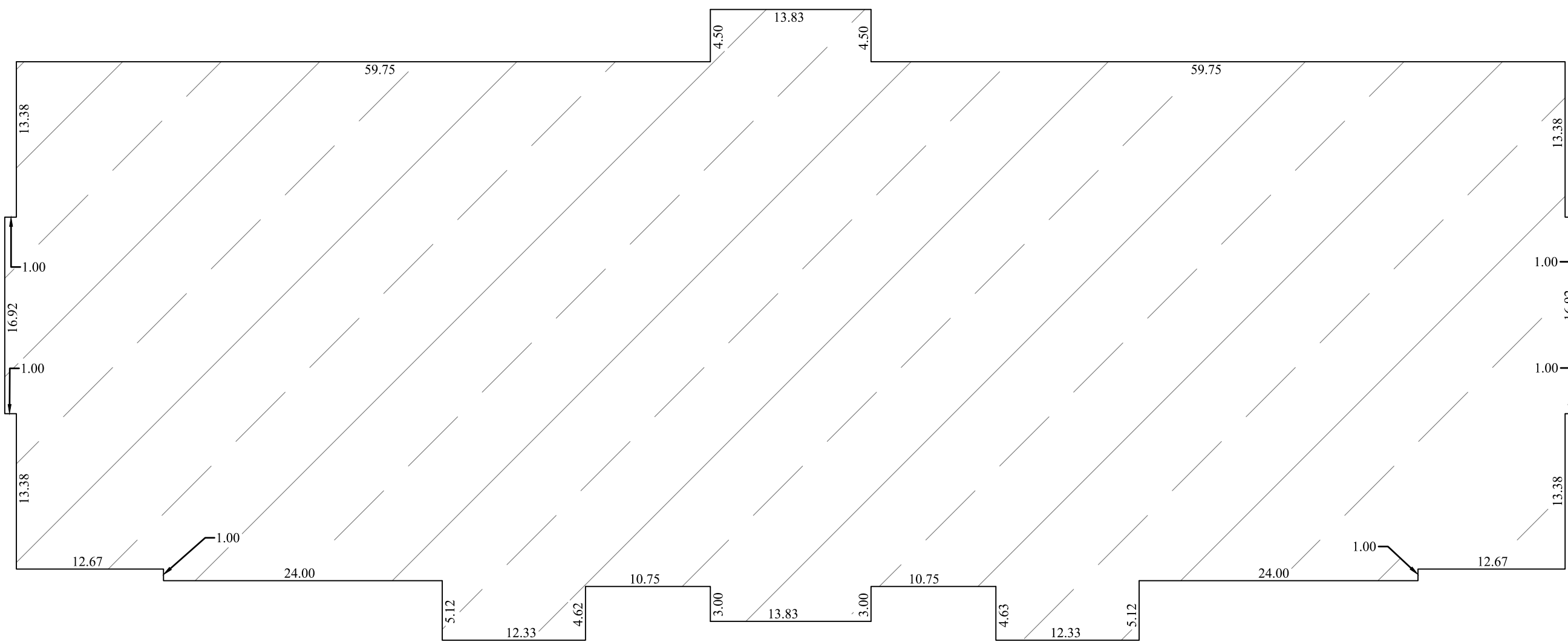
2 OF 311/20/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

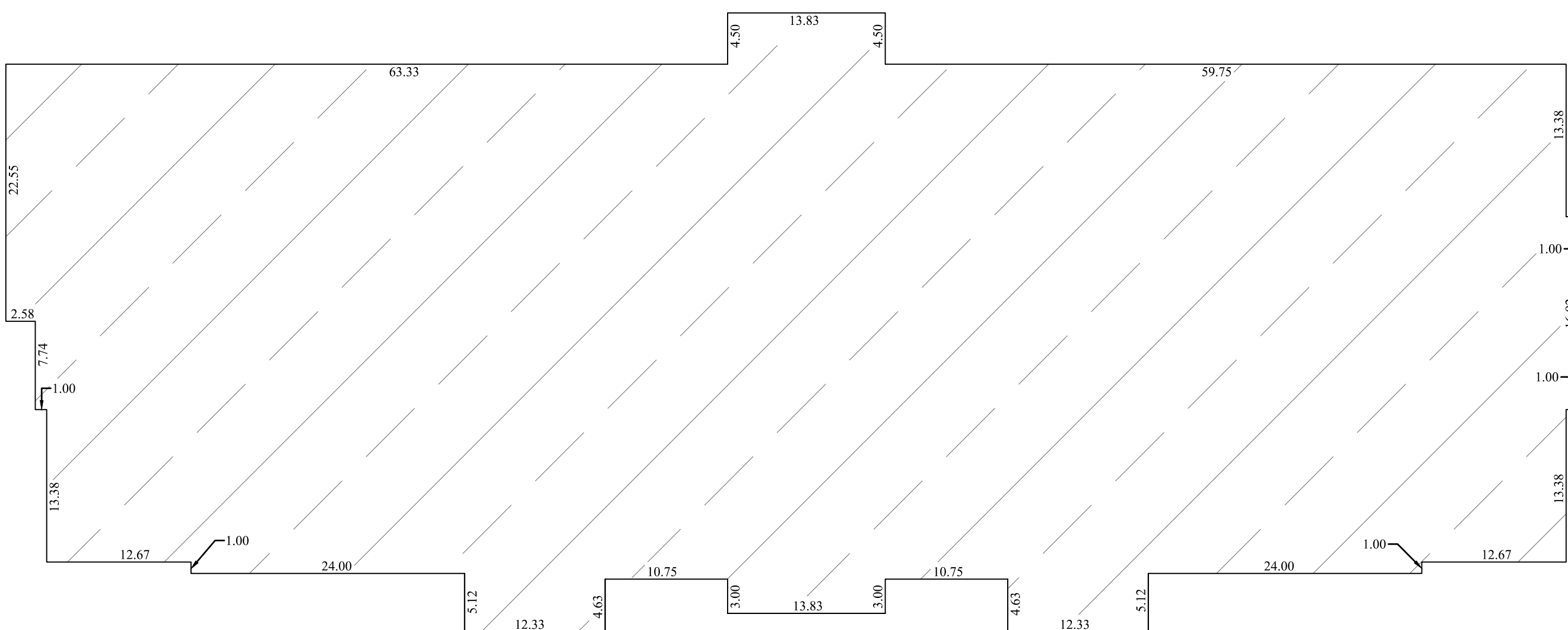
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SURVEYOR'S SEAL	CLERK - RECORDER SEAL			

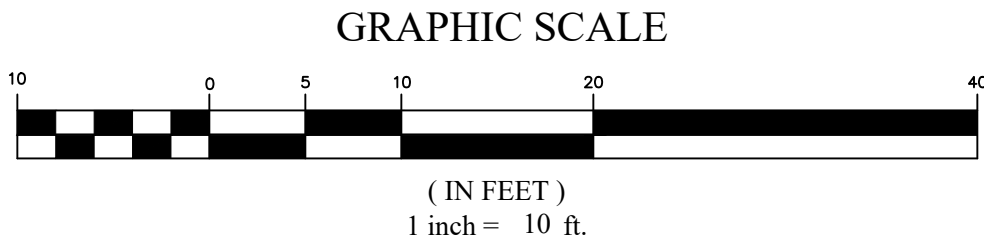




CONVERTIBLE SPACE
#1, 2, 4, & 5



CONVERTIBLE SPACE
#3



3 OF 3

11/20/2019

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
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PHASE 2-B
LAKEFRONT
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(AMENDING PORTIONS OF LOT 4,
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LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
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VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL		

Z:_2018\18-006 Vineyard Multi Family\design 18-006\dwg\sheets\Final Plots\Phases 10-11\C22.2 Final Plot Phase 2B - ALL BLDGS.dwg



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG W

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/7/201
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox-Edge vineyard stores, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 2020.

My commission expires: 7-10-2021

Shelley King
(Notary Public)

AGENT AUTHORIZATION AFFIDAVIT

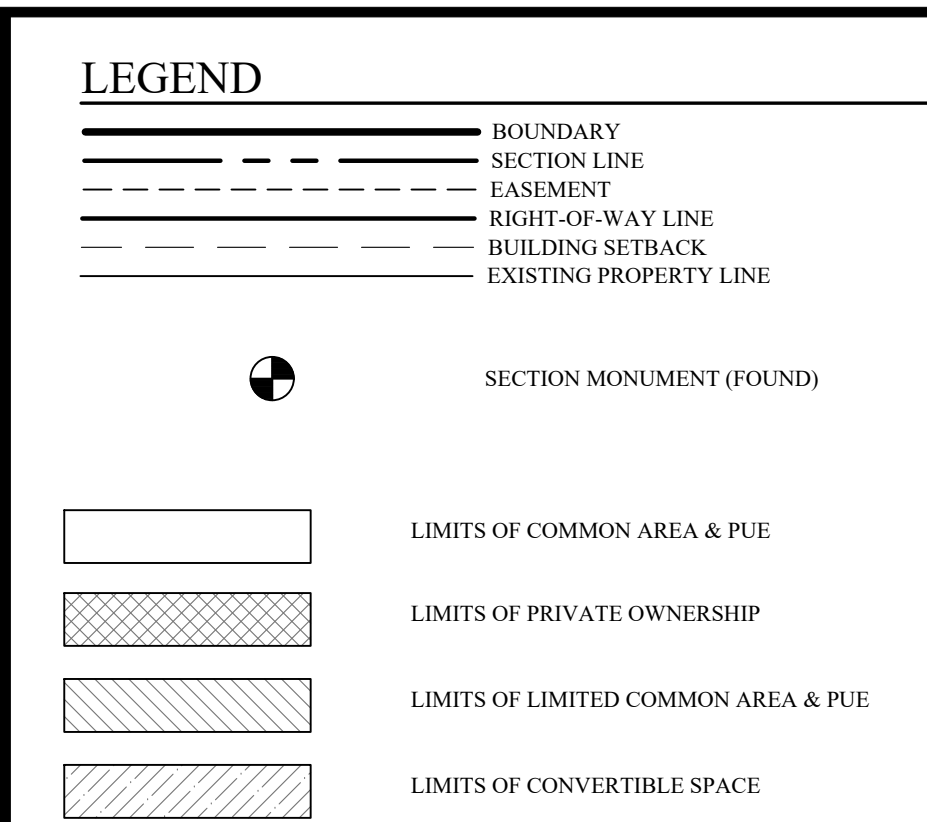
I, the undersigned, _____, as owner(s) of the real property described in the attached application, do authorize the following:
_____, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard 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: _____



LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



(IN FEET)
1 inch = 40 ft.

**SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)**

**SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)**

8 17
 --- (SECTION LINE)
 ARING: S89°25'01"W
 MEASURED: 2,715.70
 (NAD83: S89°25'02"W 2715.70)

KNOW ALL MEN BY THESE PRESENTS, SPENCER W. LEWELYN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE BELOW DESCRIBED LAND, I HAVE PERFORMED A SURVEY OF SAID LAND, THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT, AND THAT THE SURVEY WAS CONSTRUCTED AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLES WITH THE PROVISIONS OF SECTION 57-1-3 (1) OF THE UTAH COMMUNISMUNICIPALITY OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date _____

All of Convertible Space #1, of Phase 2-B of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft.+/-

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

AN EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAN FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

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

BY: _____ BY: _____
(PRINTED NAME) (PRINTED NAME)

ITS: ITS:

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

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 PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
--	---

CITY MANAGER

DATE: ____/____/____

CLERK/RECORDER

DATE: ____/____/____

CITY ATTORNEY

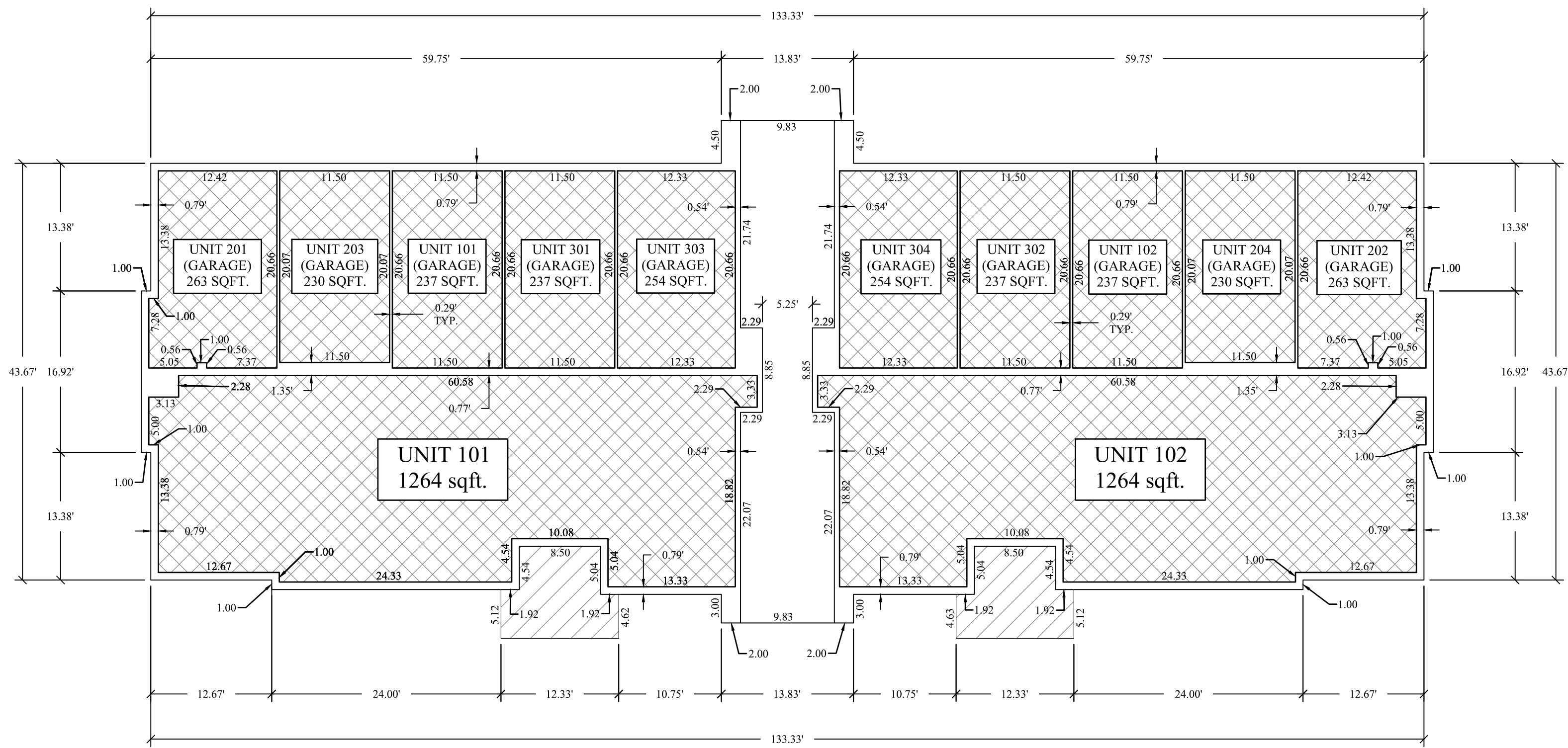
DATE: ____/____/____

LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E.
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

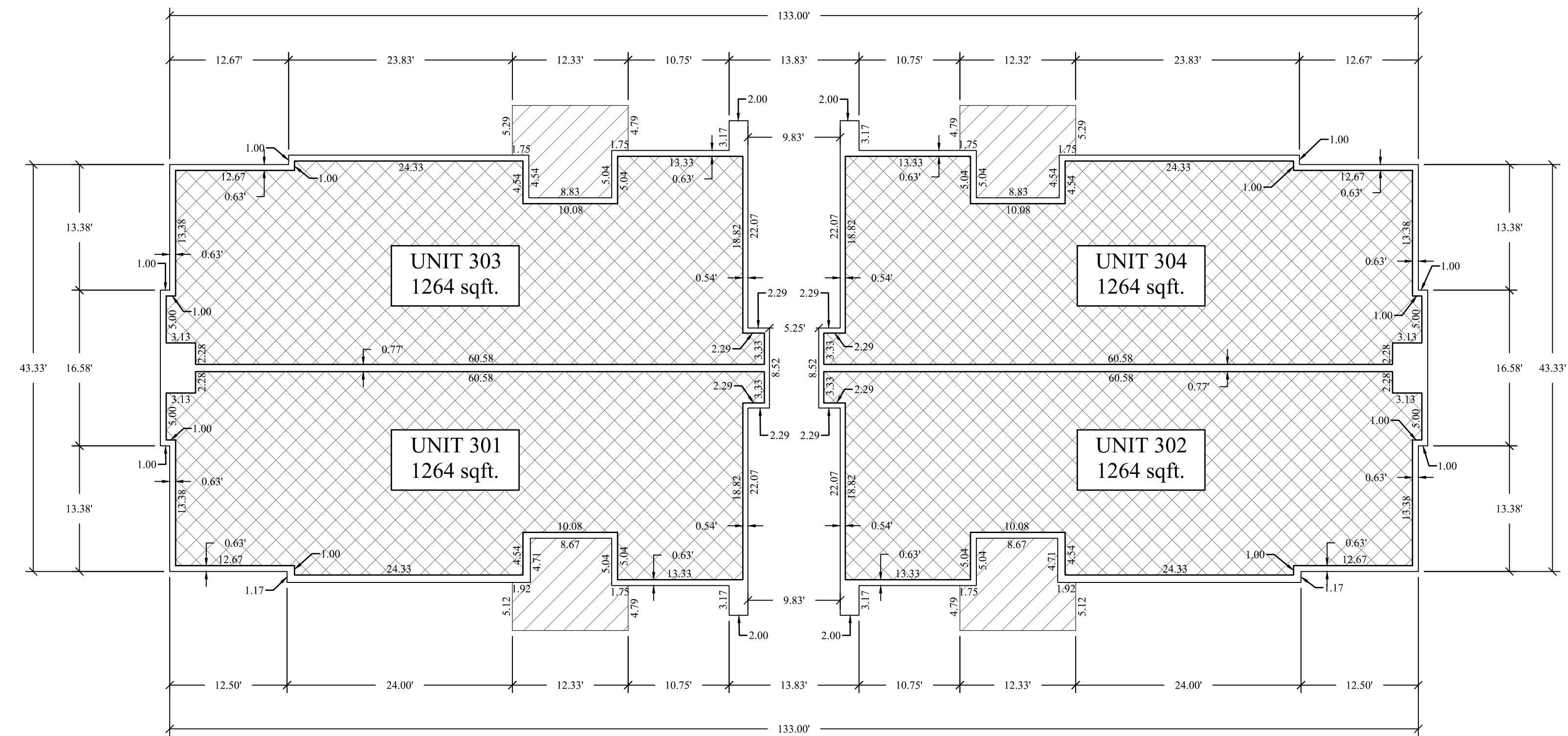
SURVEYOR'S SEAL	CLERK - RECORDER SEAL		

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNERS(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OBLIGATIONS DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(a)(c)(i)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF DETERMINING 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 INFORMATION FROM THE PLATOWNER FOR THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE EASEMENTS
3. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
4. ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF ANY PARTICULAR TYPE OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.



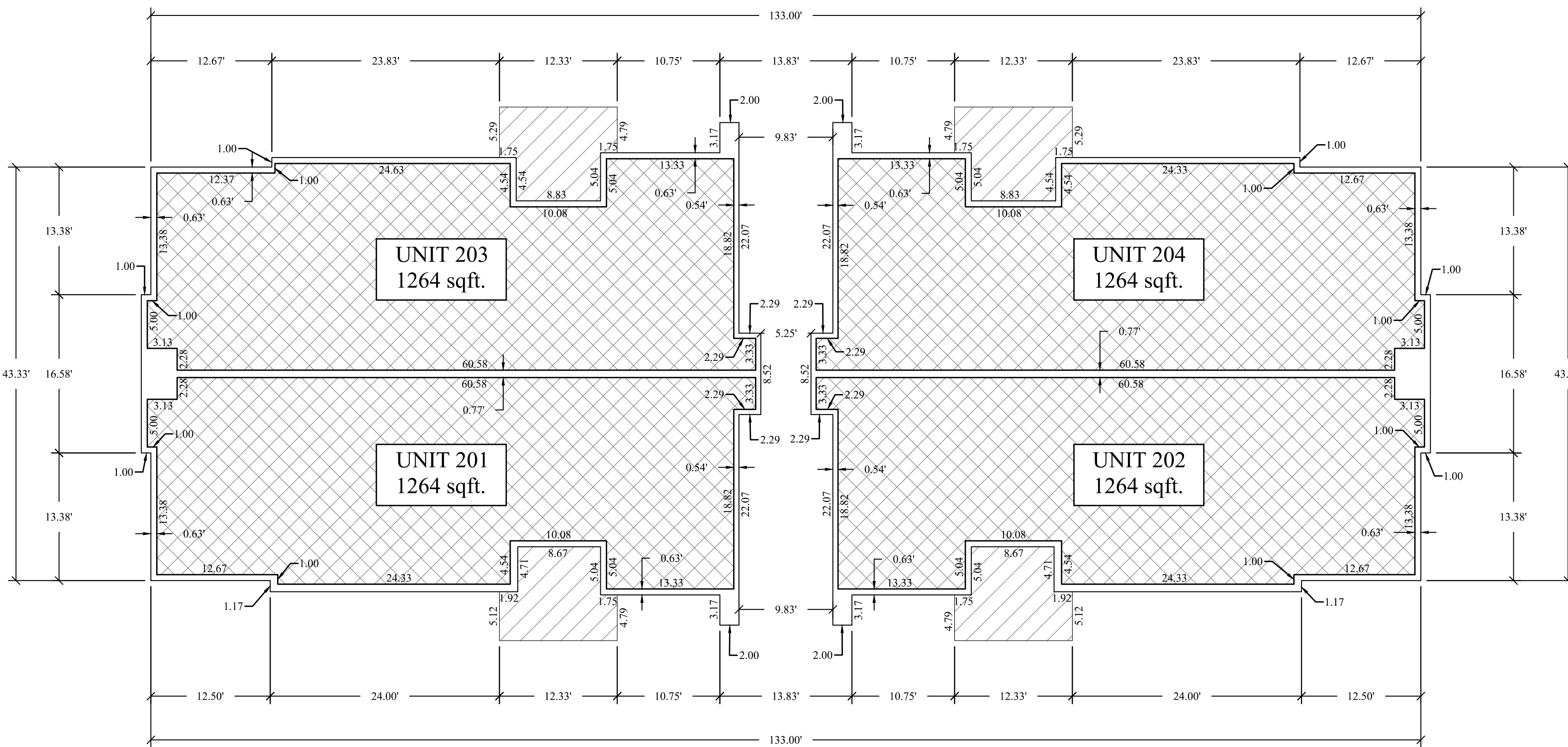
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

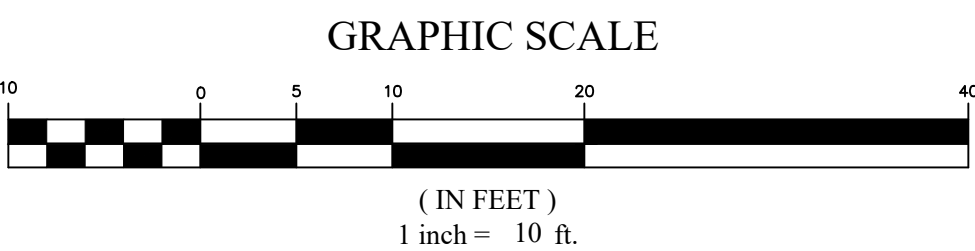
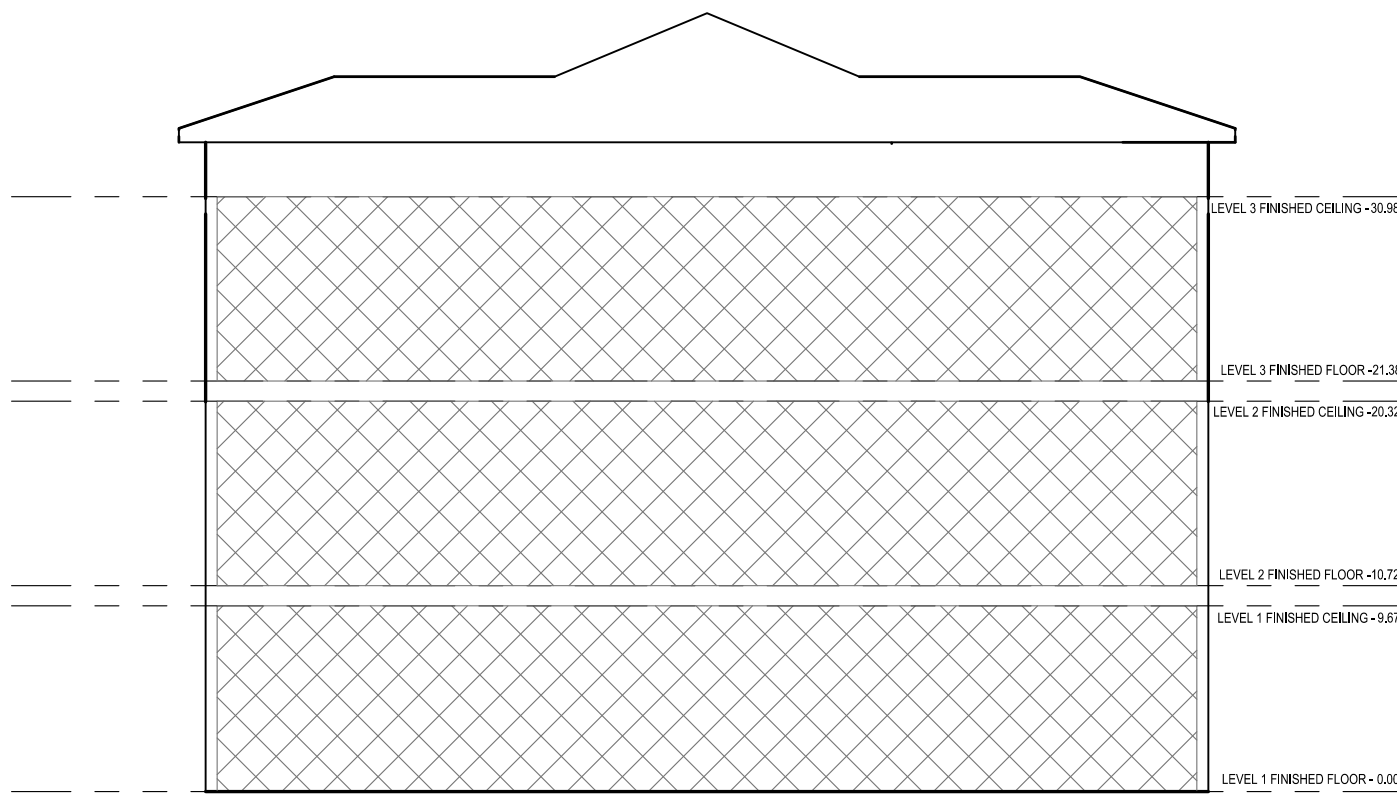
BLDG. W



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
W	101	675 NORTH
W	102	665 NORTH
W	201	679 NORTH
W	202	661 NORTH
W	203	677 NORTH
W	204	663 NORTH
W	301	673 NORTH
W	302	667 NORTH
W	303	671 NORTH
W	304	669 NORTH



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BUILDING W
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 211/20/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG X

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/7/20
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shares, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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.

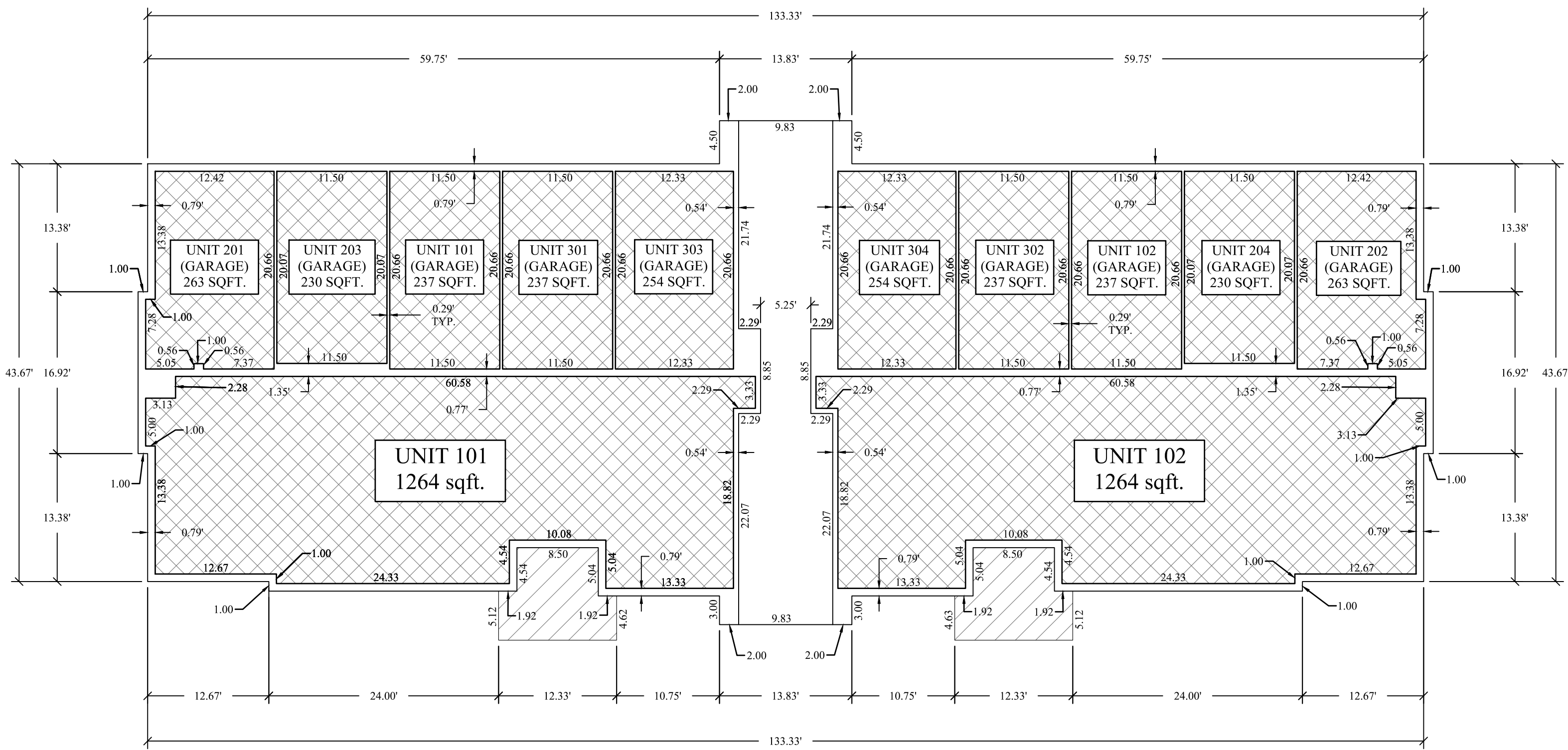
(Property Owner)

(Property Owner)

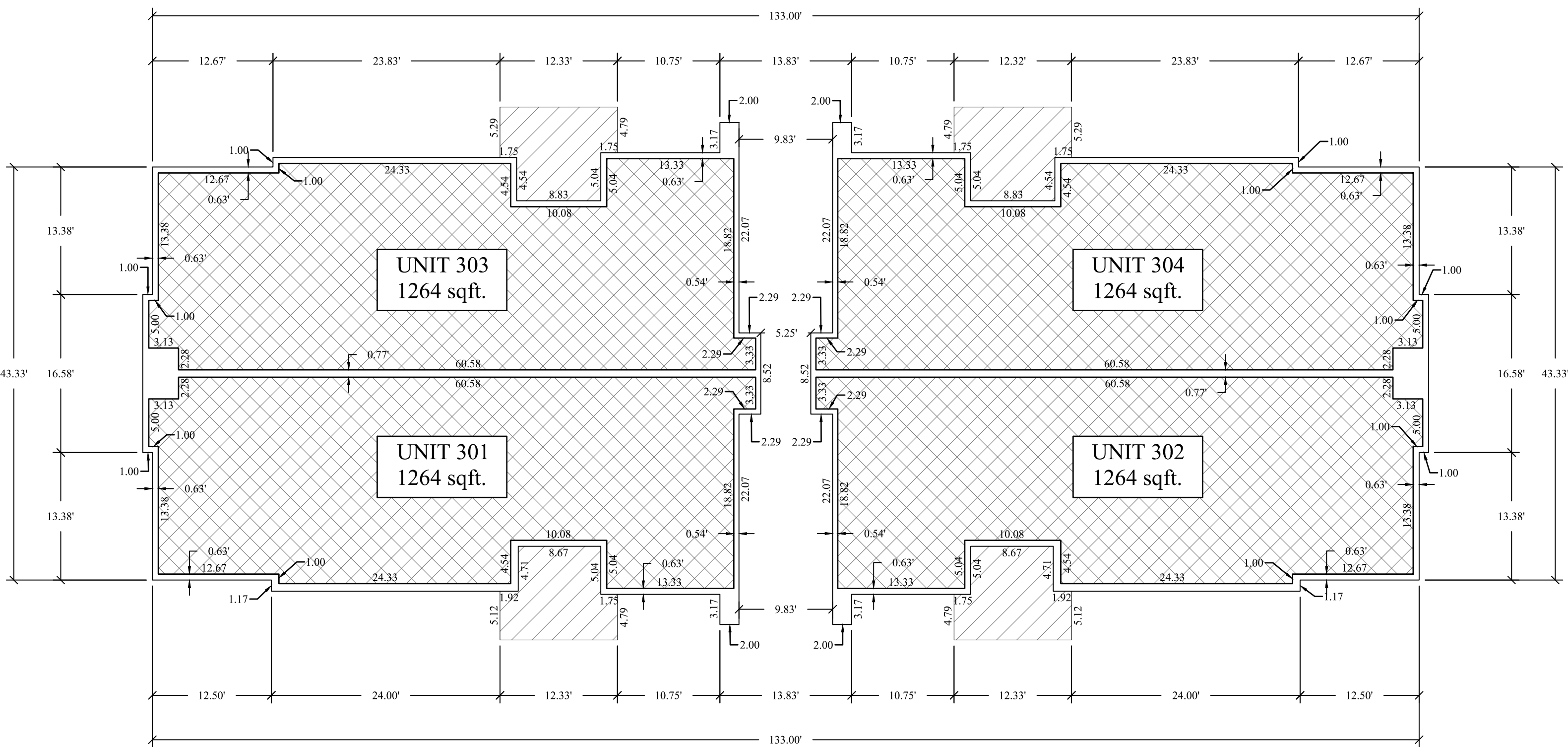
Dated this _____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

My commission expires: _____



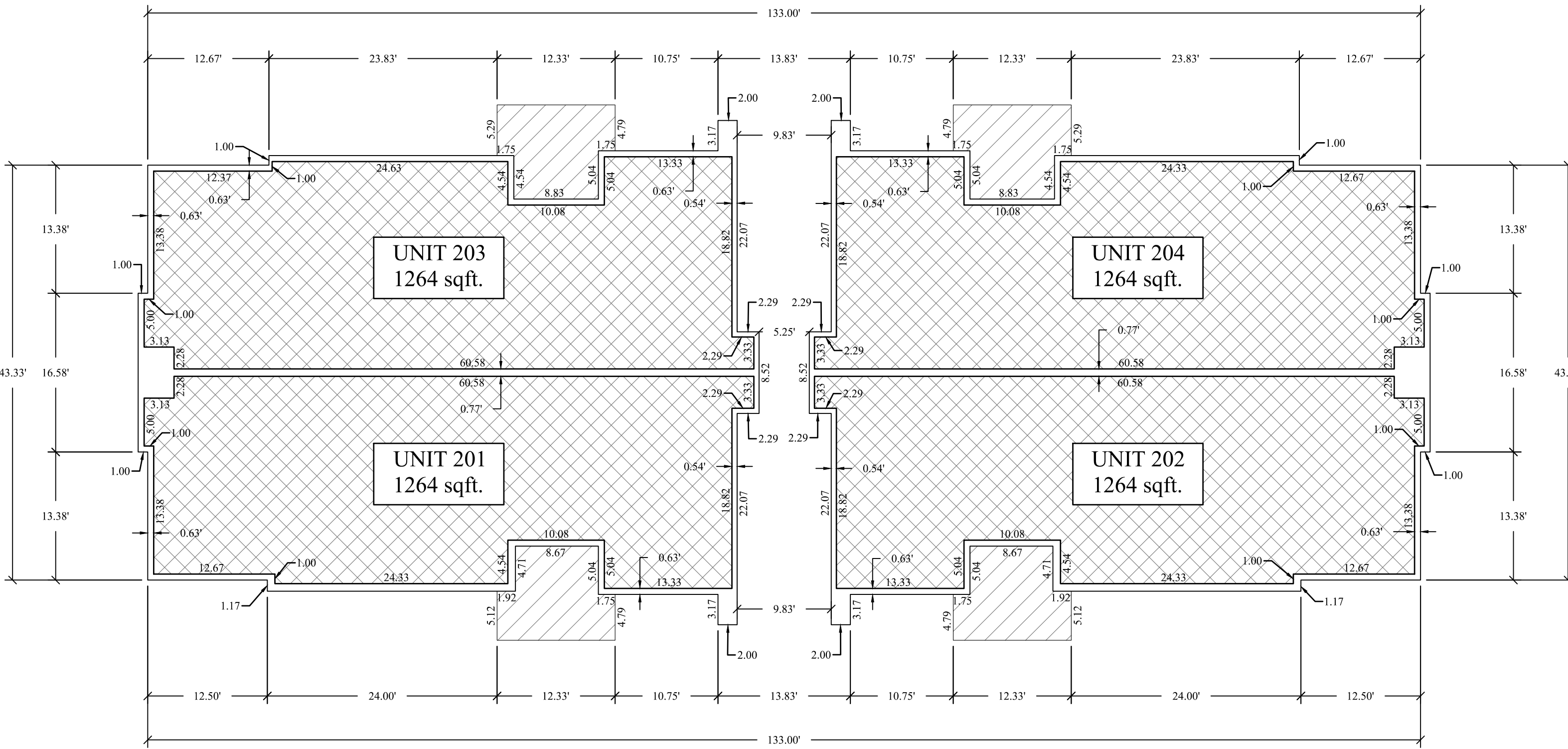
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

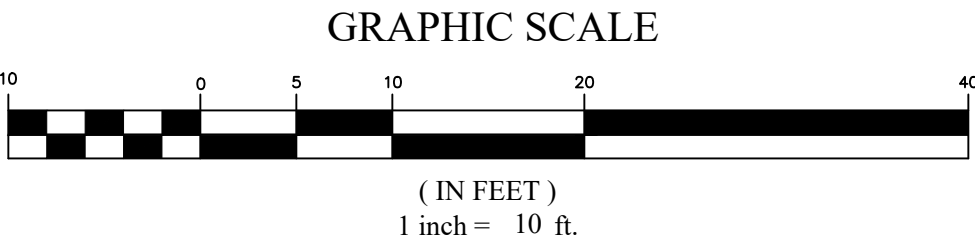
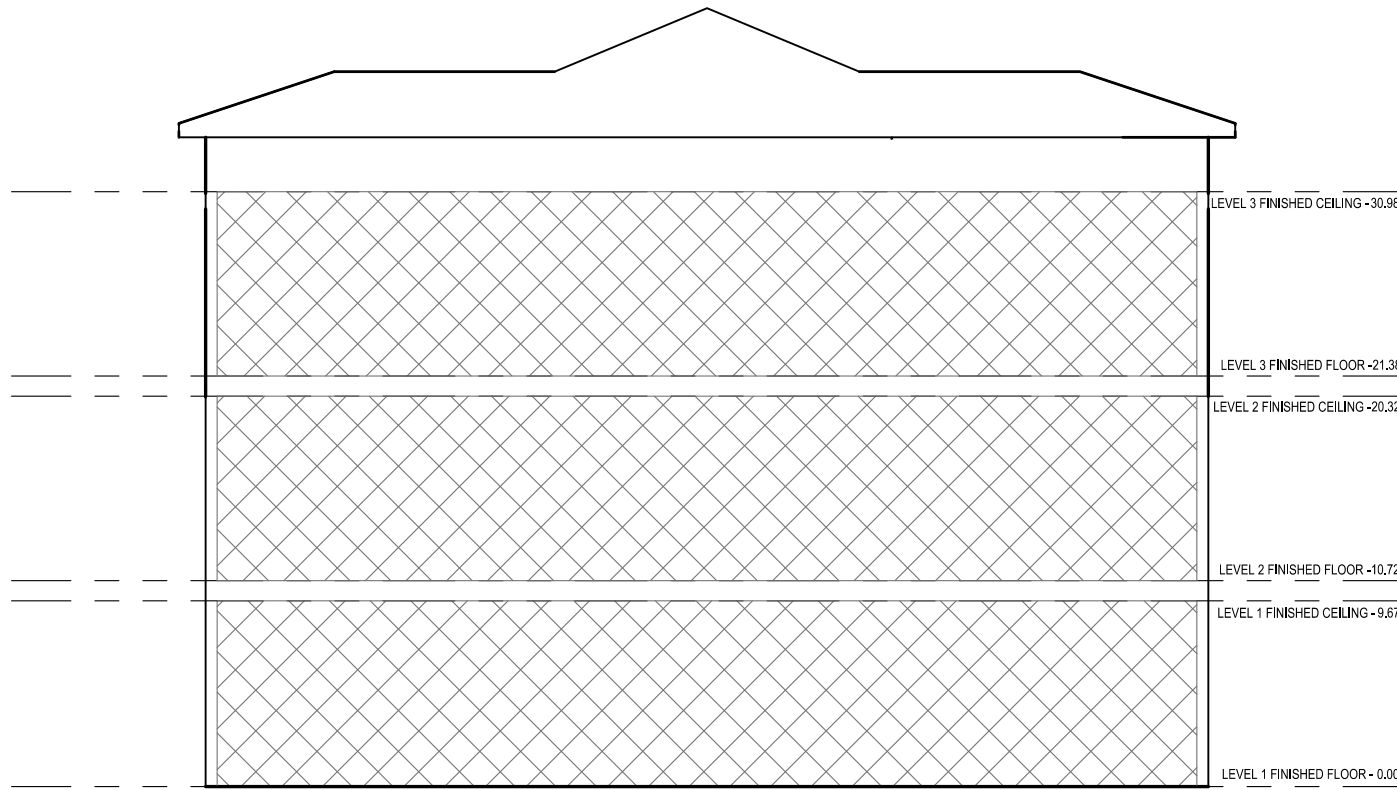
BLDG. X



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
X	101	697 NORTH
X	102	685 NORTH
X	201	701 NORTH
X	202	681 NORTH
X	203	699 NORTH
X	204	683 NORTH
X	301	695 NORTH
X	302	687 NORTH
X	303	693 NORTH
X	304	689 NORTH



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

**BUILDING X
LAKEFRONT
@ VINEYARD TOWN CENTER**
(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 211/20/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG Y

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

Steve Madala 1/17/201
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Stone LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7
day of January, 20 20.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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.

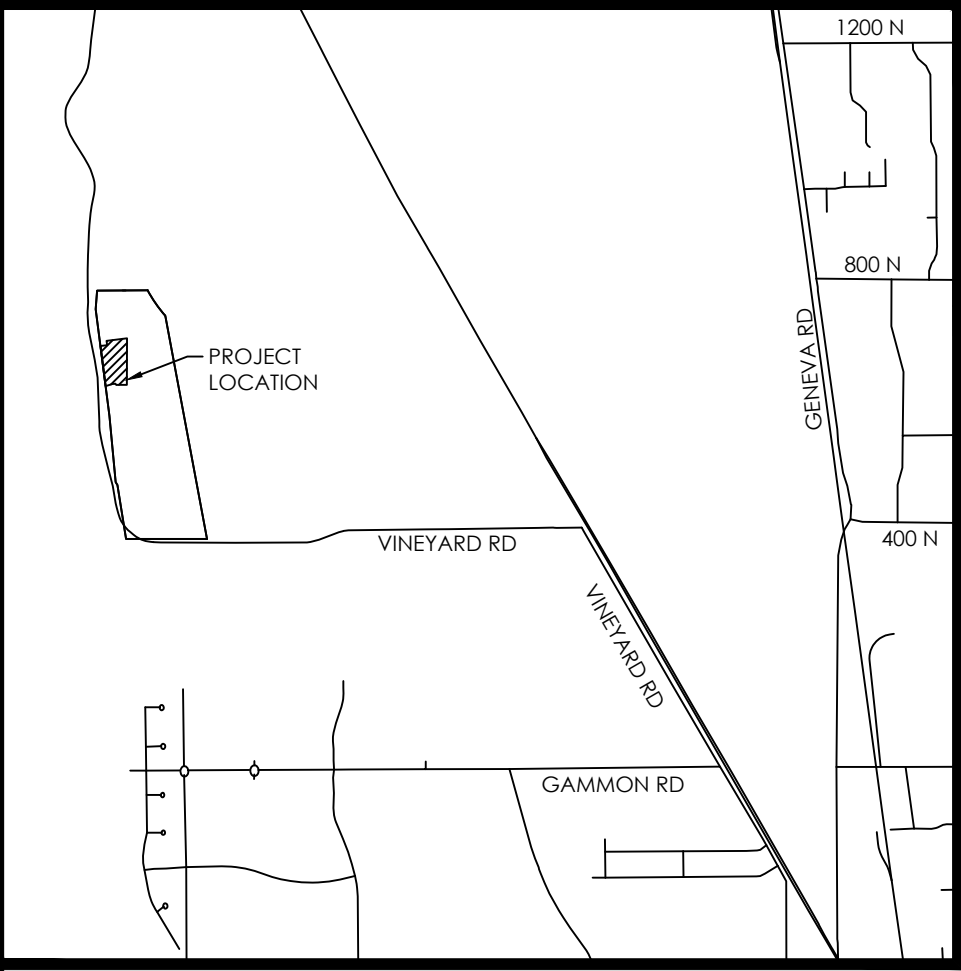
(Property Owner)

(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: _____



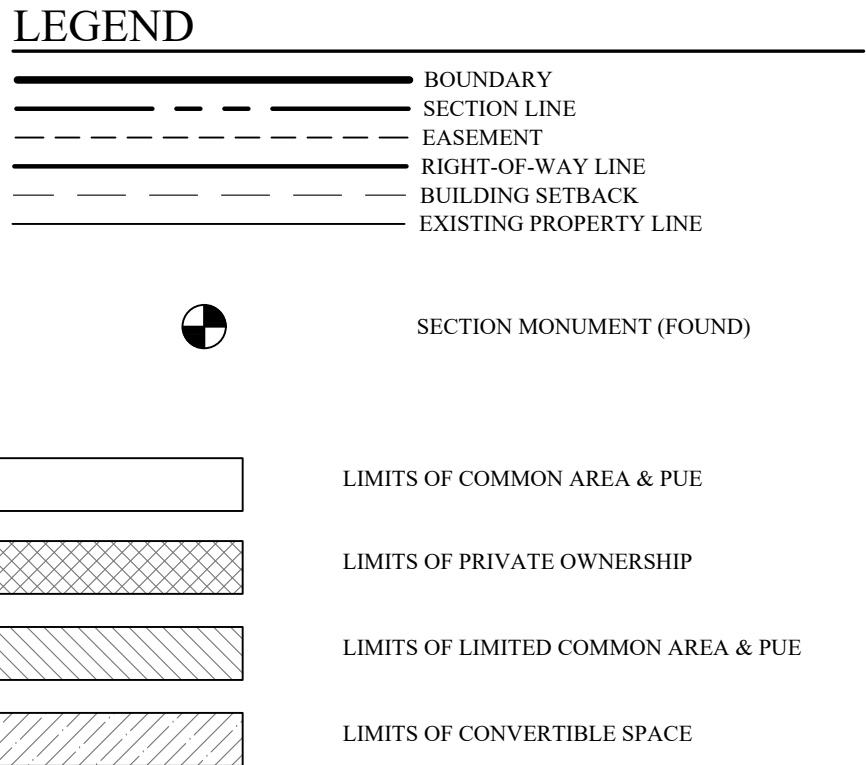
VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
 - VINEYARD TOWN CENTER MASTER ASSOCIATION,
13702 S. 200 W., DRAPER, UT. 84020

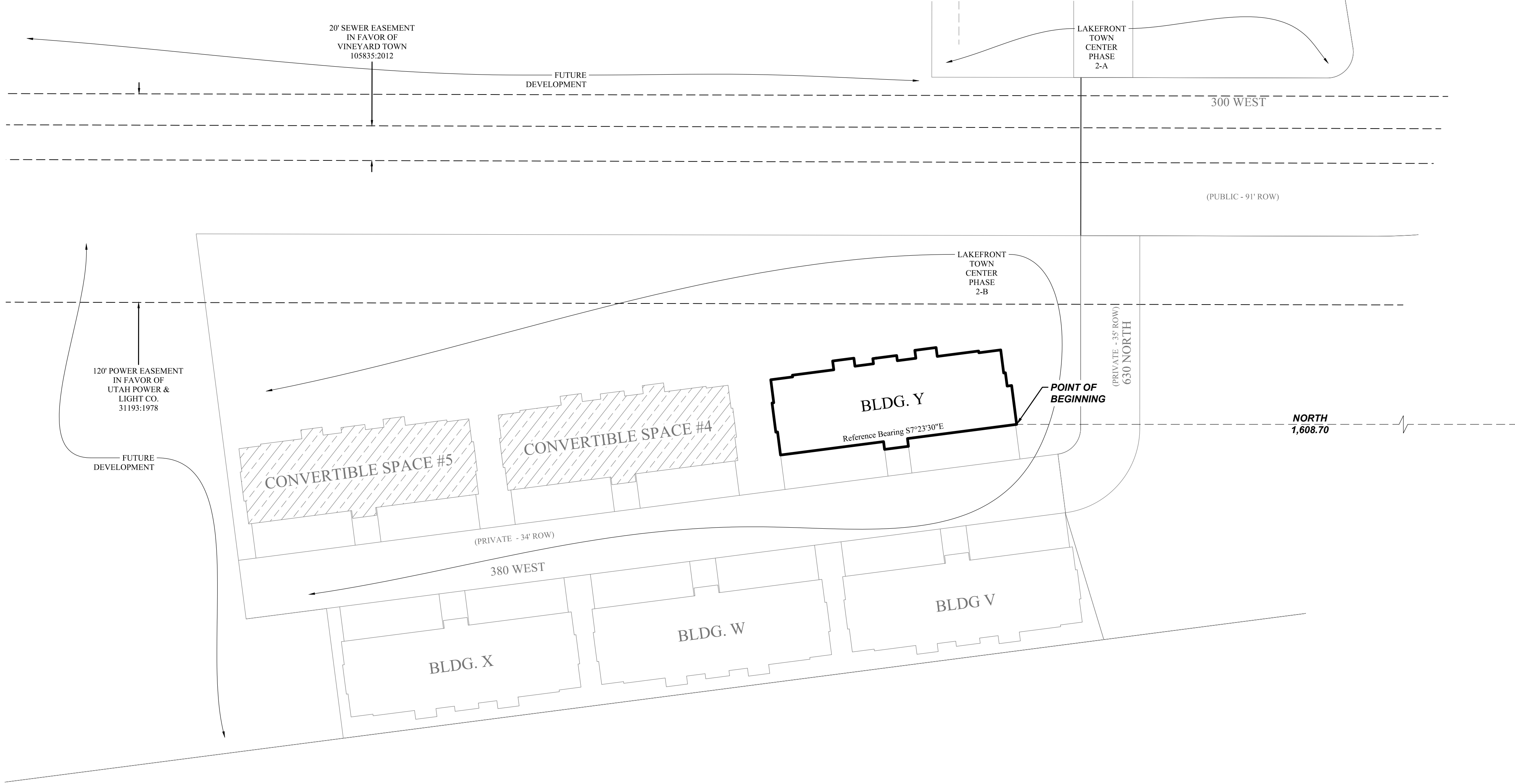
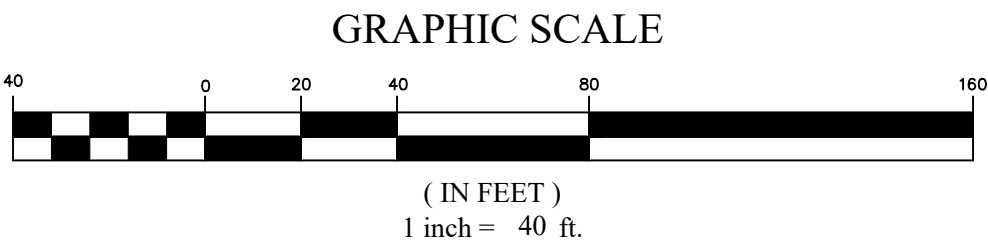
- ROCKY MOUNTAIN POWER**
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.



BUILDING Y
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT (FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT (FLUSH WITH GROUND)

BASIS OF BEARING: S89°25'01"W (SECTION LINE)
MEASURED: 2,715.70
(NAD83: S89°25'00"W 2,715.70)

WEST 2,355.46

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #3, of Phase 2-B of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,284 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

**LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING Y
CONDOMINIUM**

AN EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: _____ BY: _____
(PRINTED NAME) (PRINTED NAME)

ITS: _____ ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

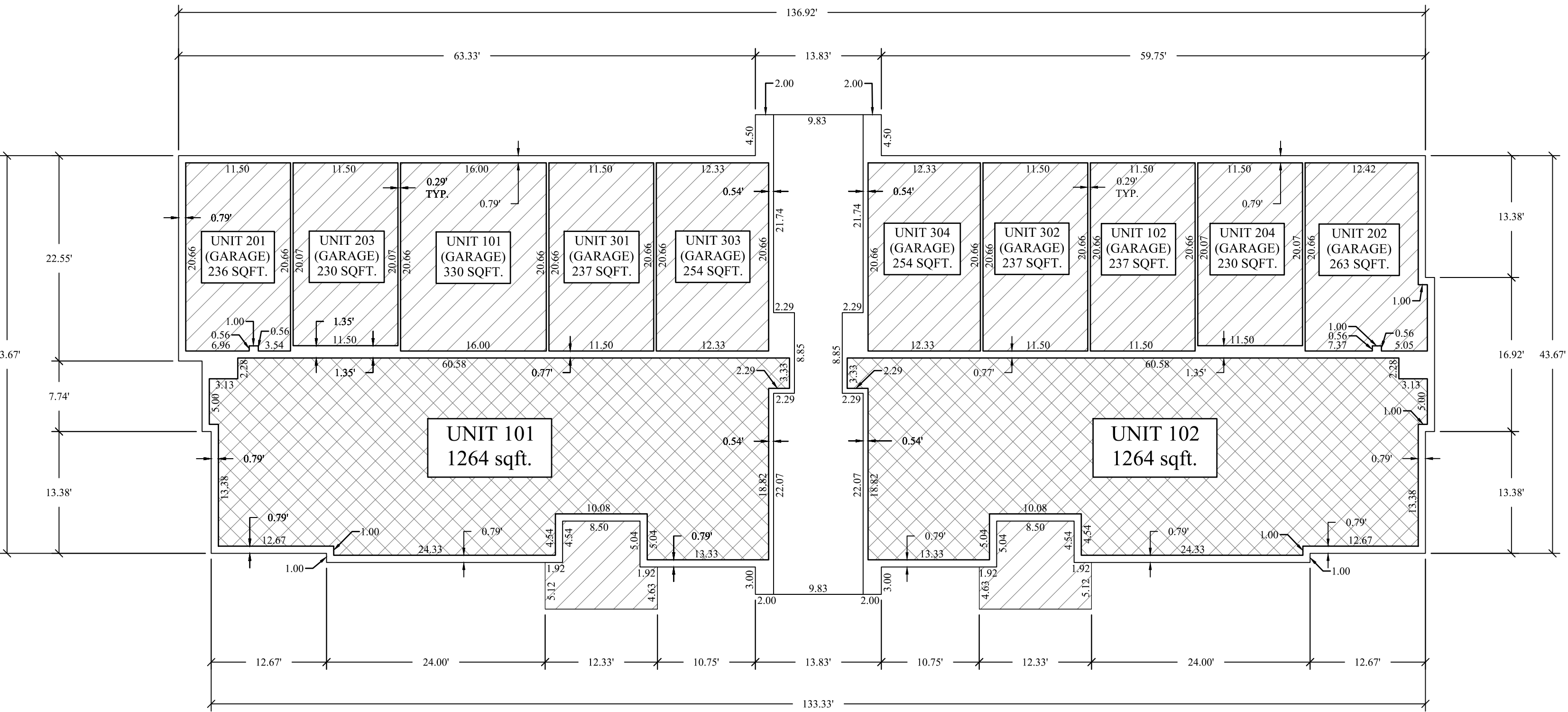
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

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__.

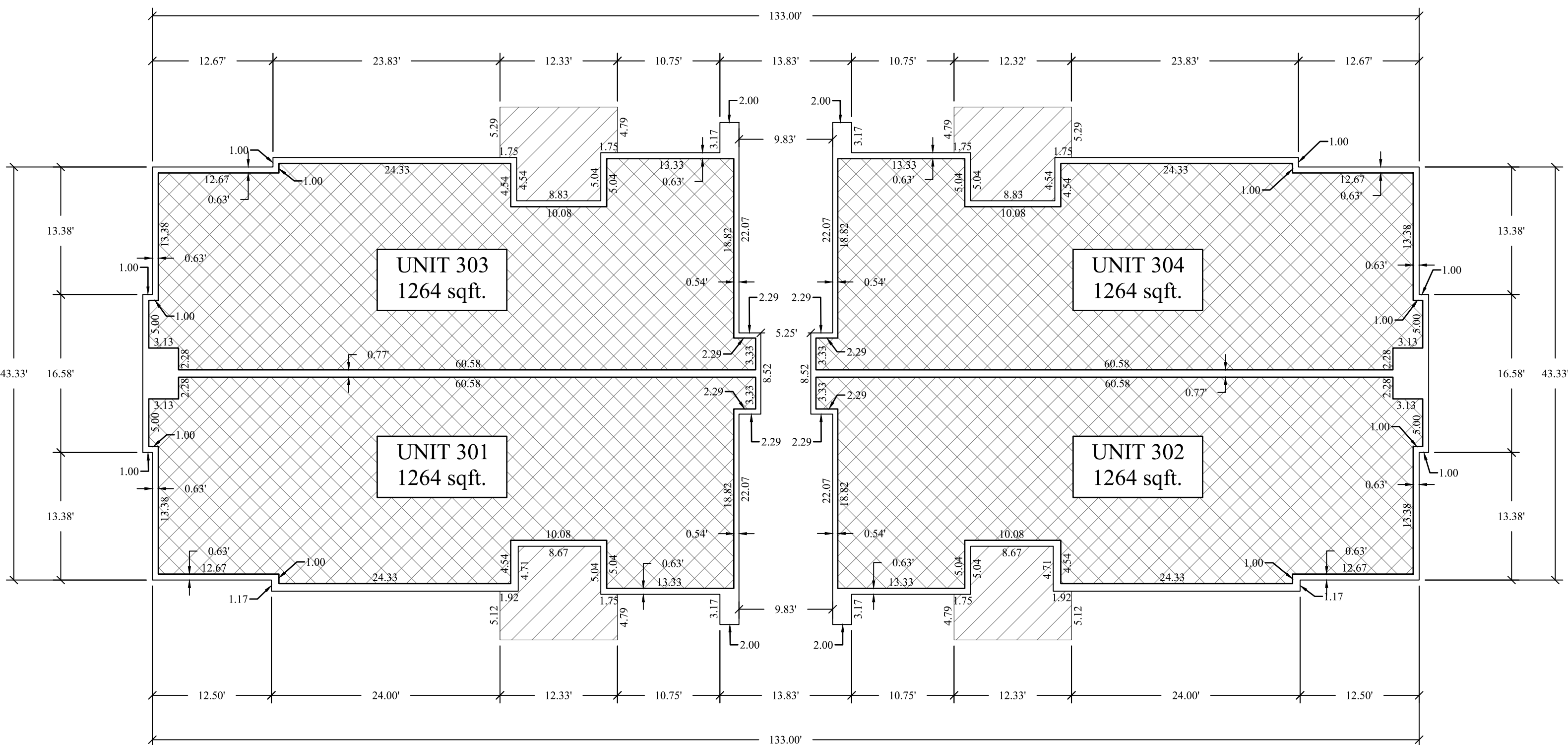
VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

BUILDING Y
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
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VINEYARD CITY, UTAH COUNTY, UTAH

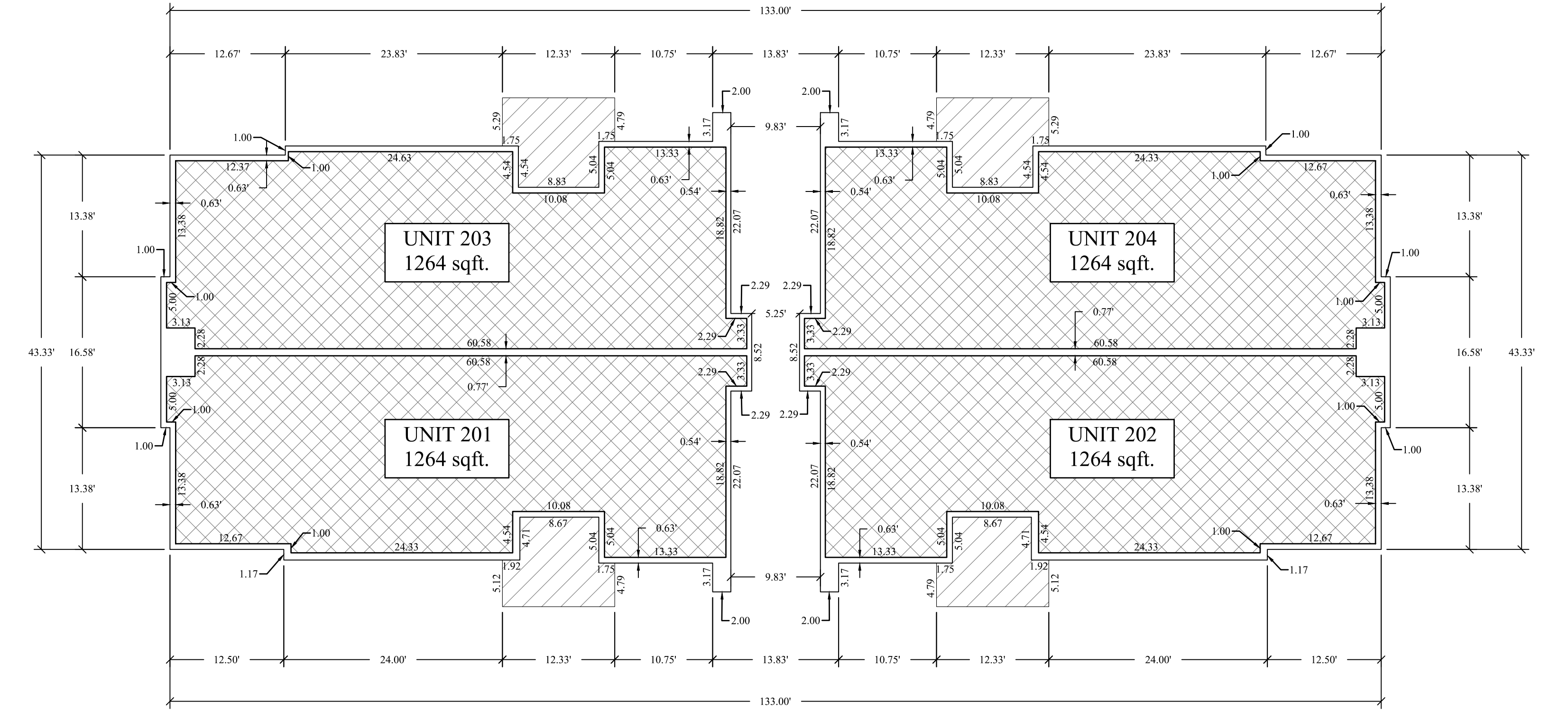
1 OF 2	11/20/2019	SCALE: 1" = 40'	SURVEYOR'S SEAL	CLERK - RECORDER SEAL	
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com				



MAIN FLOOR
(UNIT 101 IS ADA)



THIRD FLOOR

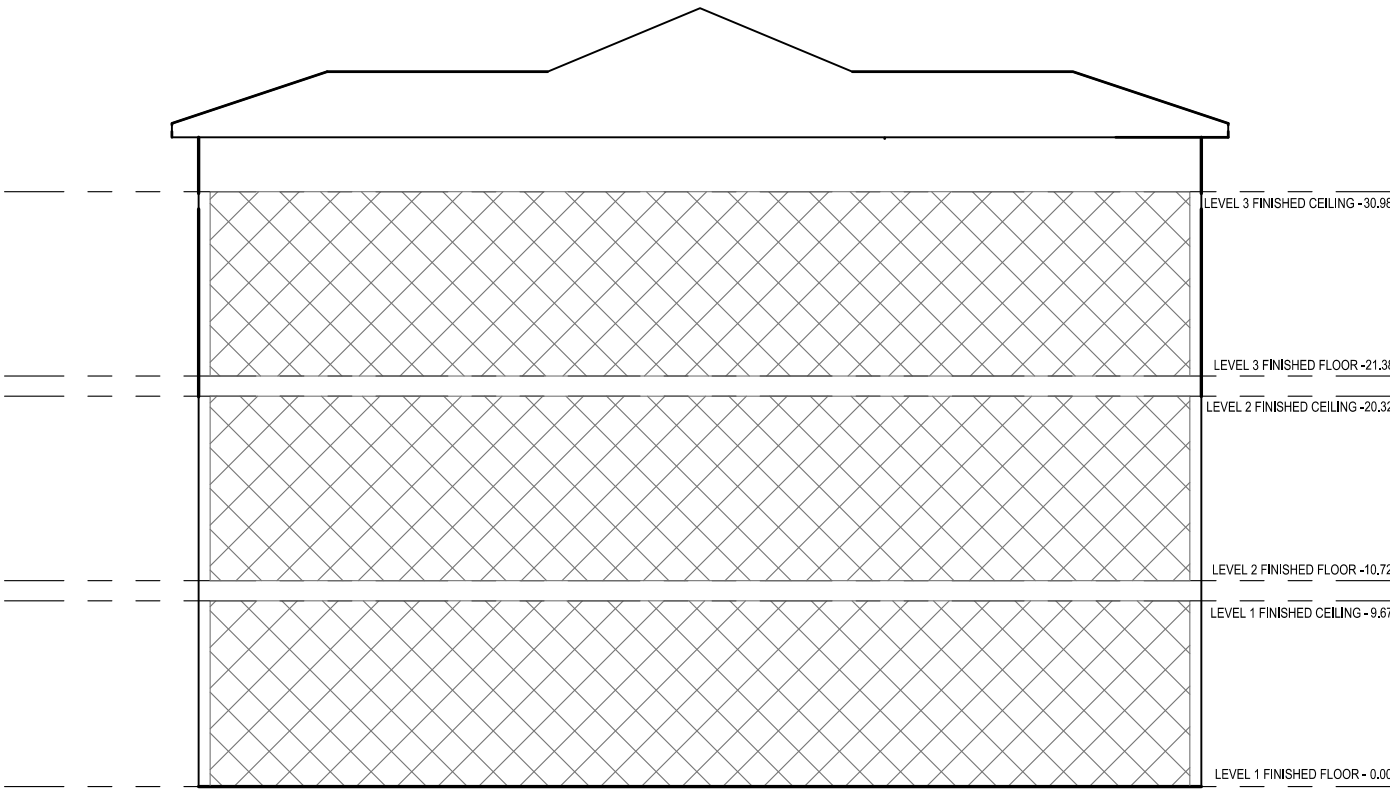


SECOND FLOOR

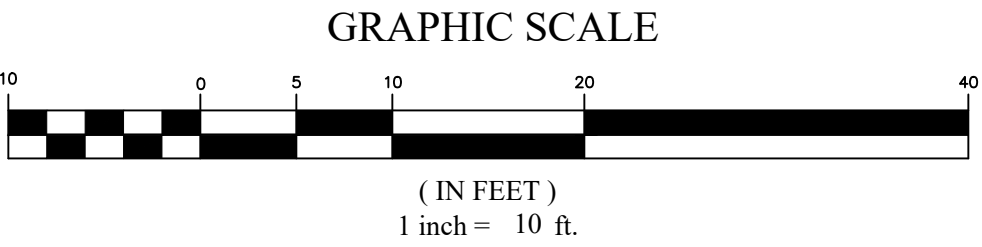
CONDOMINIUM DETAILS BLDG. Y

- NOTES**
- 1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 - 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
Y	101	648 NORTH
Y	102	660 NORTH
Y	201	644 NORTH
Y	202	664 NORTH
Y	203	646 NORTH
Y	204	662 NORTH
Y	301	652 NORTH
Y	302	658 NORTH
Y	303	654 NORTH
Y	304	656 NORTH



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE



2 OF 2

11/20/2019

SCALE: 1" = 10'

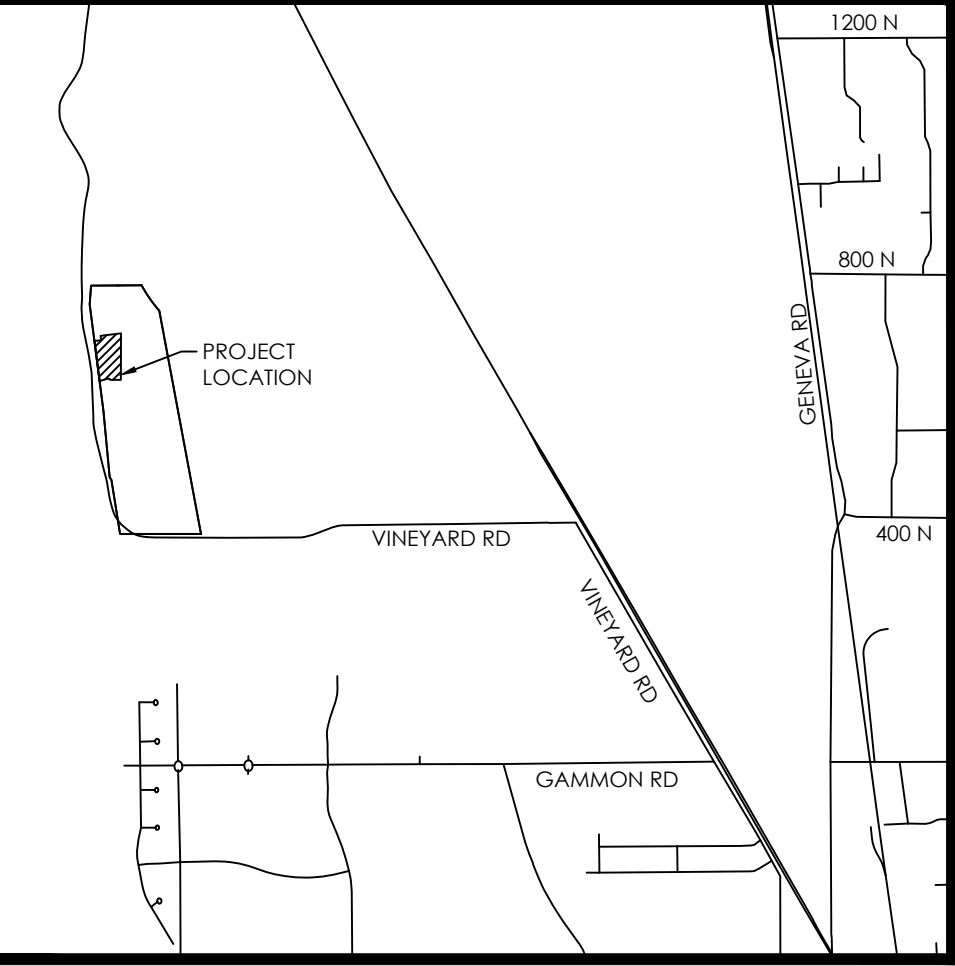
PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

BUILDING Y
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

CLERK - RECORDER SEAL



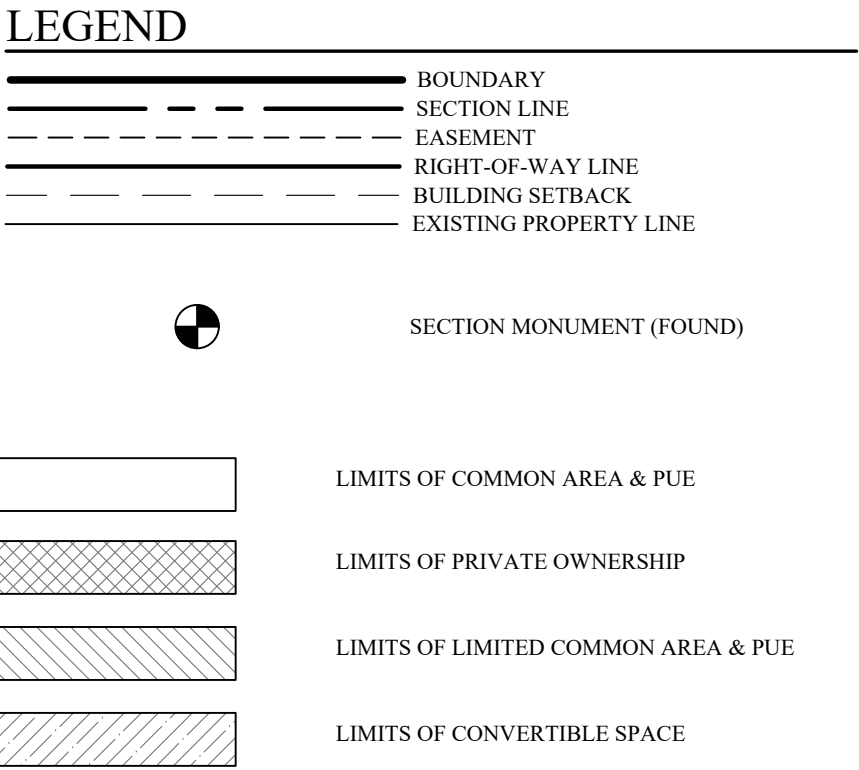
VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
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 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
 - VINEYARD TOWN CENTER MASTER ASSOCIATION,
13702 S. 200 W., DRAPER, UT. 84020

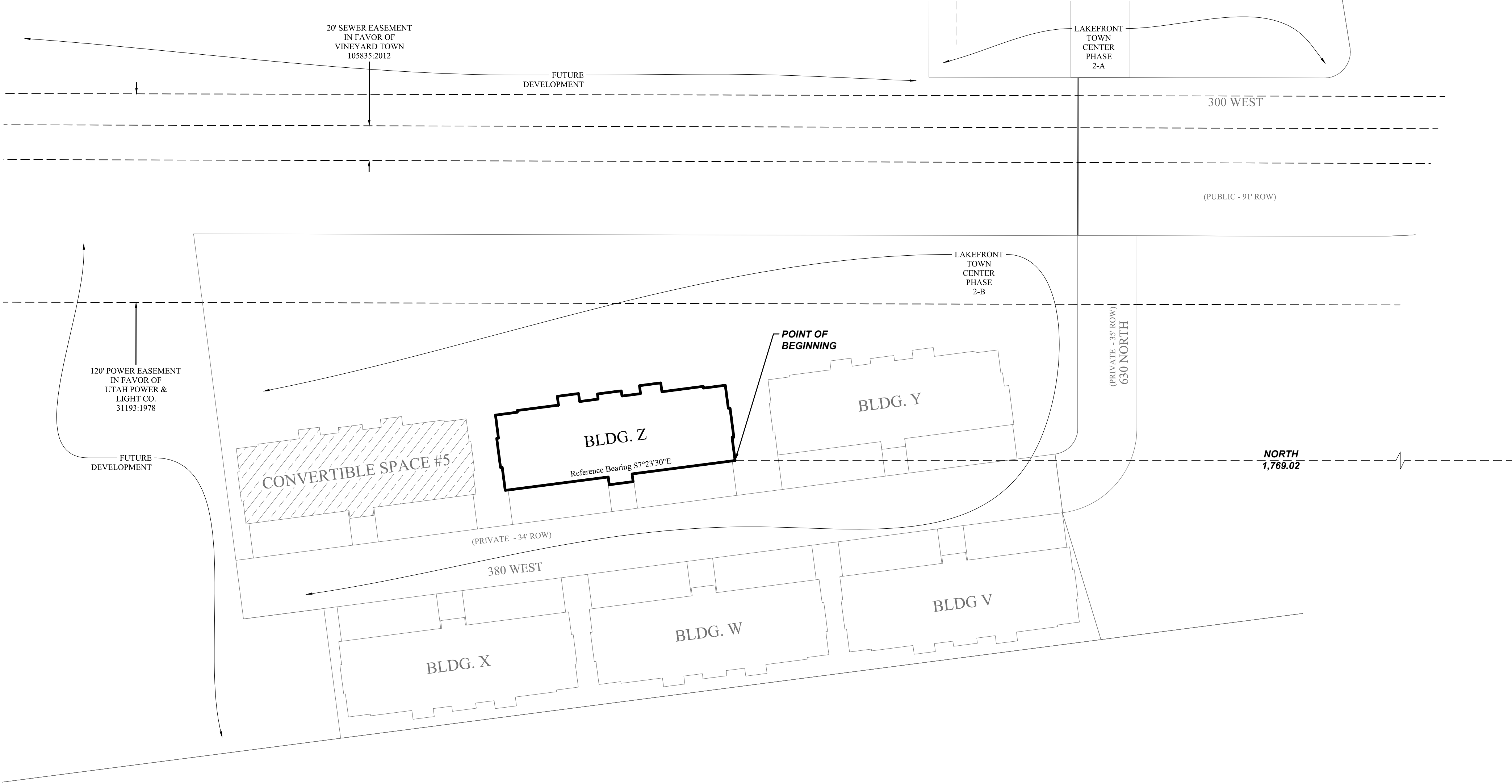
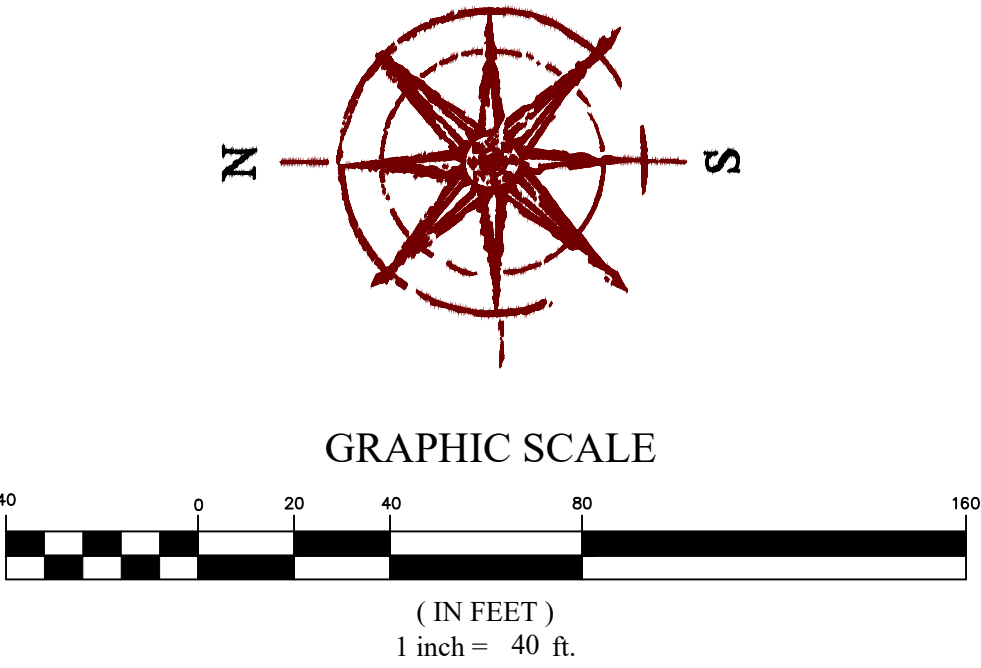
- ROCKY MOUNTAIN POWER**
- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.



BUILDING Z
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #4 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

WEST 2,540.26

MEASURED: 2,715.70
(NAD83: 589°25'01"W 2115.70)

8 17
7 18
BASIS OF BEARING: S89°25'01"W (SECTION LINE)

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #4, of Phase 2-B of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

**LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING Z
CONDOMINIUM**

AN EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____ IN SAID STATE OF UTAH, ____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY ____

ACCEPTANCE BY LEGISLATIVE BODY

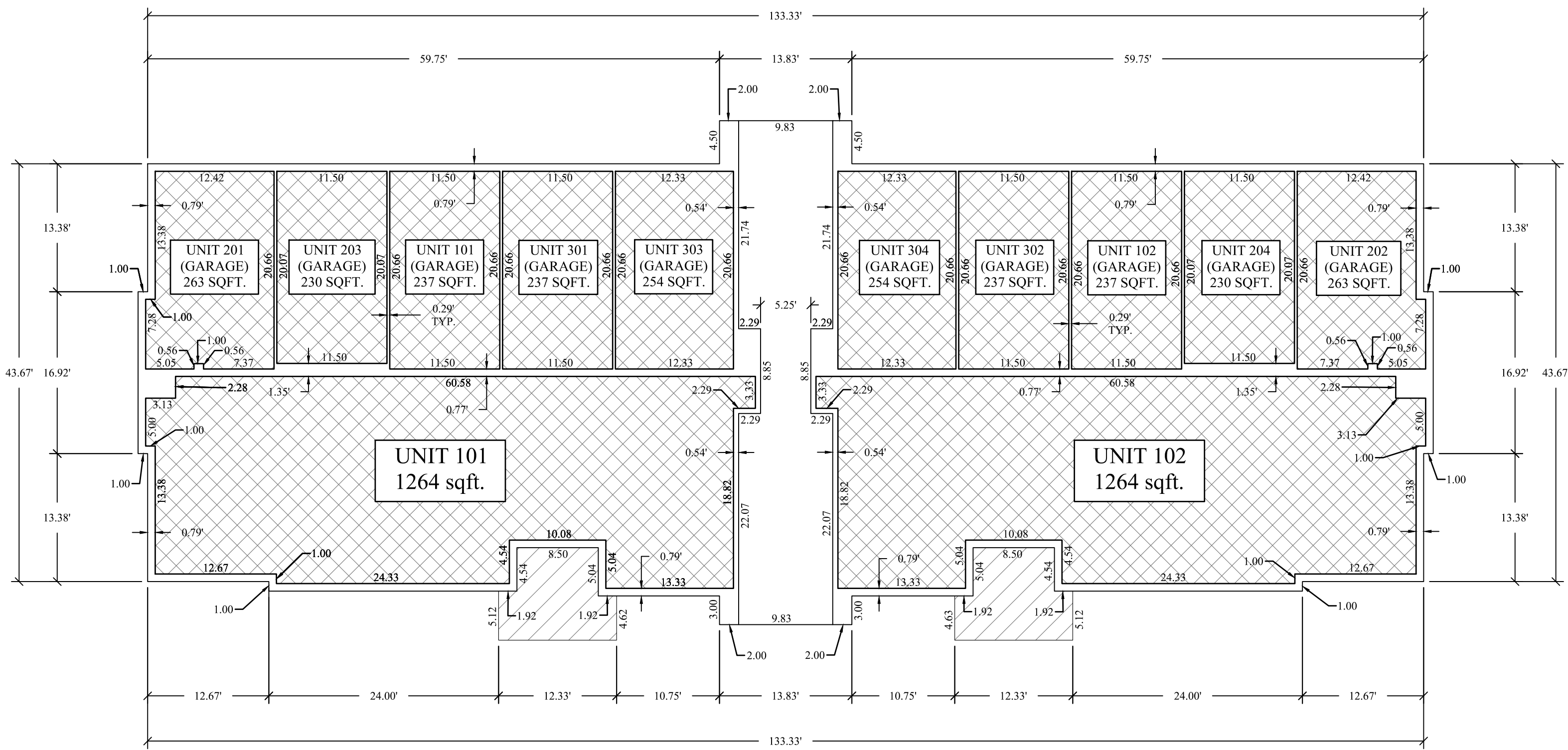
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 20__.

VINEYARD PLANNING COMMISSION CHAIR	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

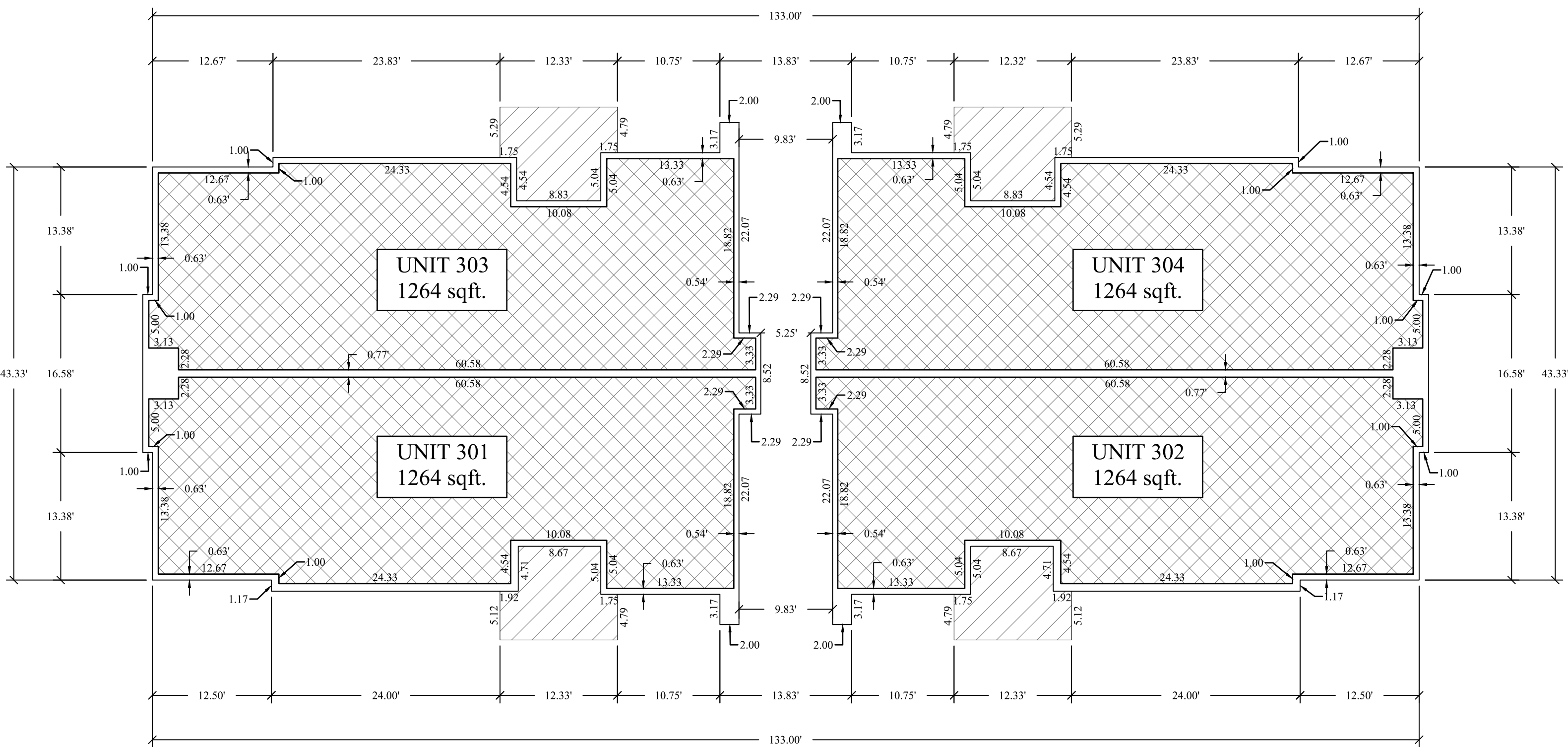
BUILDING Z
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #4 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

1 OF 2	11/20/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	



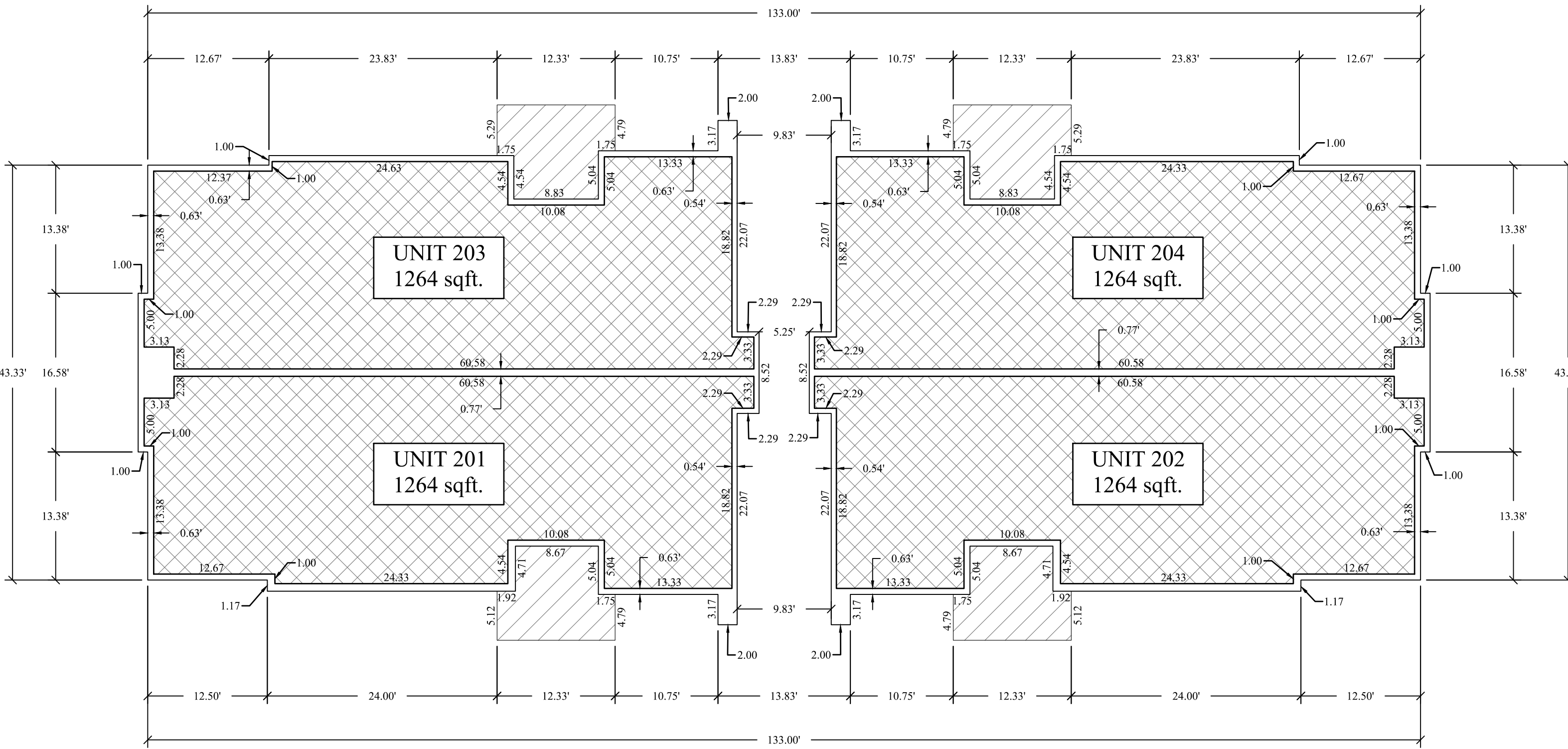
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

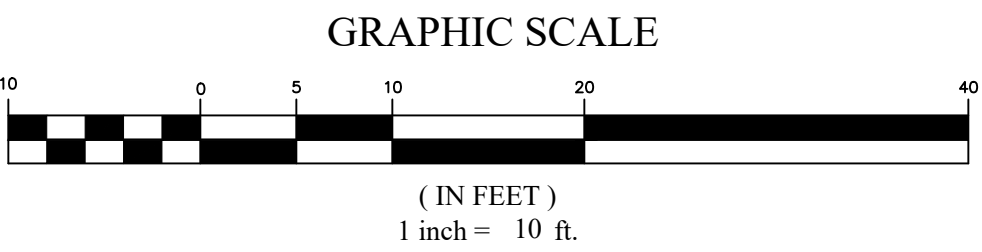
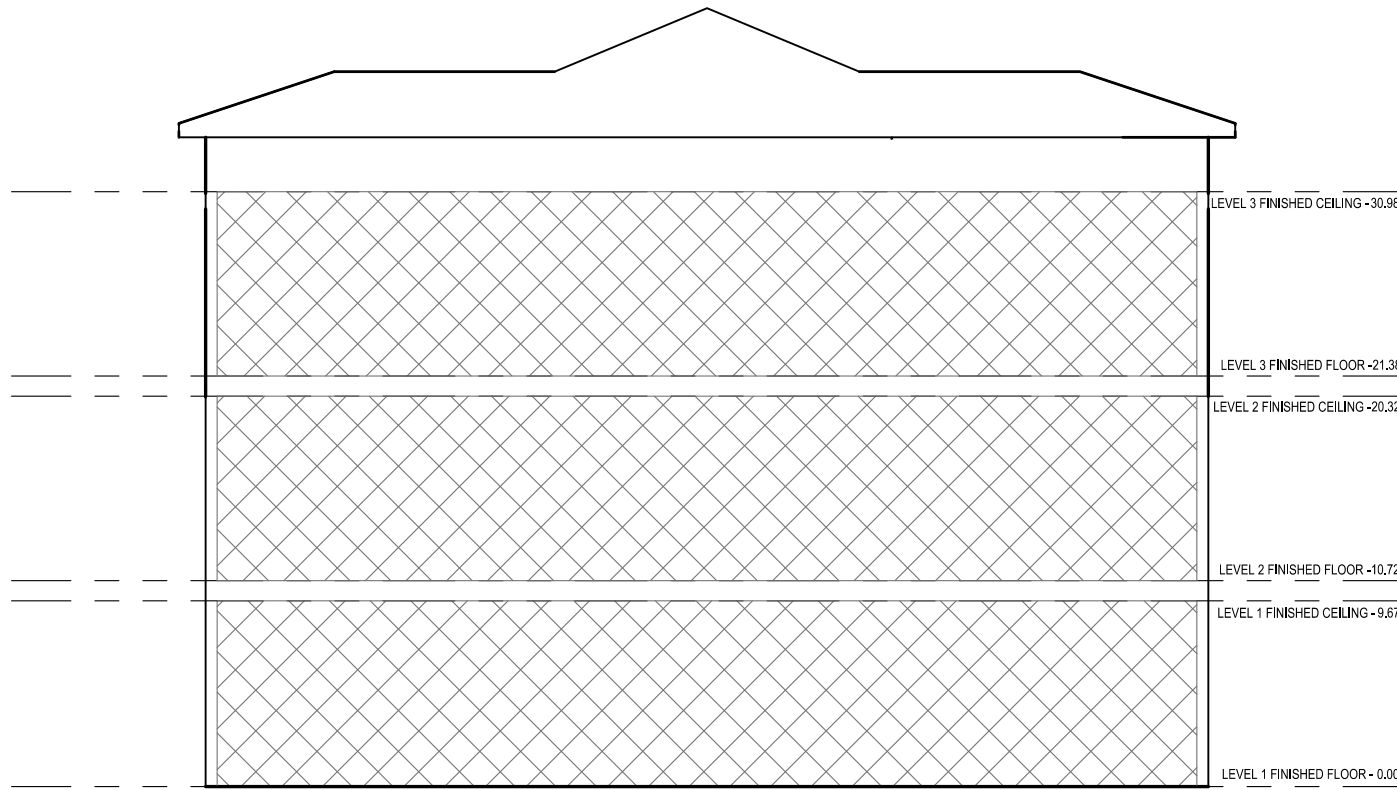
BLDG. Z



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
Z	101	674 NORTH
Z	102	684 NORTH
Z	201	668 NORTH
Z	202	688 NORTH
Z	203	672 NORTH
Z	204	686 NORTH
Z	301	676 NORTH
Z	302	682 NORTH
Z	303	678 NORTH
Z	304	680 NORTH



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

**BUILDING Z
LAKEFRONT
@ VINEYARD TOWN CENTER**
(AMENDING CONVERTIBLE SPACE #4 OF PHASE 2-B
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 211/20/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG Z

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

Stu Madley / 1/7/201
Applicant Signature Date

_____/_____
Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shores, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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)

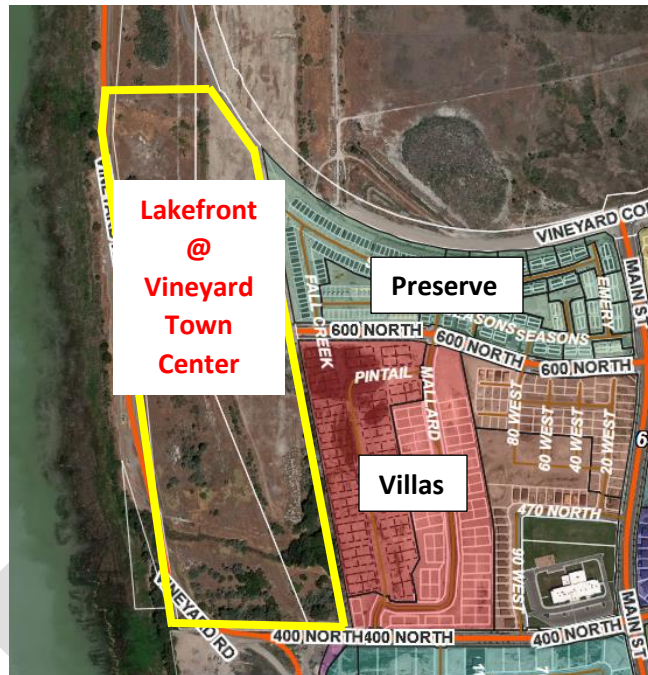
(Property Owner)

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: _____

Date: February 12, 2020
From: Elizabeth Hart, planner
To: City Council
Item: 6.4 Lakefront @ Vineyard Town Center Final Plat 2D Buildings BB, CC, DD, EE, FF, GG, HH, II, and JJ
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting final plat approval for ninety (90) units of the Lakefront at Vineyard Town Center development. The subject development is located within the Town Center Lake Front Residential district, which extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions the Preserve and Leisure Villas to the edge of the existing Vineyard Road. The proposed plat buildings are located north of the Clubhouse area for the development, located on 380 West and 760 North.

The preliminary plat for the entire development of 685 units was approved on August 22, 2018. The Planning Commission approved the site plan for this project on February 6, 2019.

Staff has reviewed the final plat and has found them to be in conformance with the Town Center zoning ordinance, staff is recommending approval with the listed conditions.

ANAYLISIS

3.10.040 Single Purpose

The Single Purpose building types permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used strictly for residential or office use. The applicant is proposing ninety (90) condominium units.

Standard	Bldg BB	Bldg CC	Bldg DD	Bldg EE	Bldg FF	Bldg GG	Bldg HH	Bldg II	Bldg JJ
# of Units	10	10	10	10	10	10	10	10	10
Front Setback Min: 0' Max: 15'	All buildings meet the front setback requirements								
Min. Side Yard Setback 0'	Side yard setbacks range from 12 feet to ~25 feet. There is no maximum side yard setback, all buildings meet the minimum side yard setback requirement.								
Min. Rear Setback 20'	All buildings have a 20-foot rear yard setback.								
Min. Vineyard Connector ROW Setback 14'	NA, these buildings are not near the Vineyard Connector								

FINDINGS:

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

- It is in conformance with the Town Center Zoning Ordinance.

STAFF RECOMMENDATION:

Staff is recommending approval to the City Council with the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state and local laws.

PROPOSED MOTION:

"I move to approve of the proposed Lakefront @ Vineyard Town Center Final Plats Phase 2D Buildings BB, CC, DD, EE, FF, GG, HH, II, and JJ with a total of ninety (90) condominium units with the proposed conditions."

Attachments:

Final Plat Application
Final Plats



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG BB

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.33

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/7/201
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shores, LLC 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.



Steve Maddox
(Property Owner)

(Property Owner)

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Shelley King
(Notary Public)

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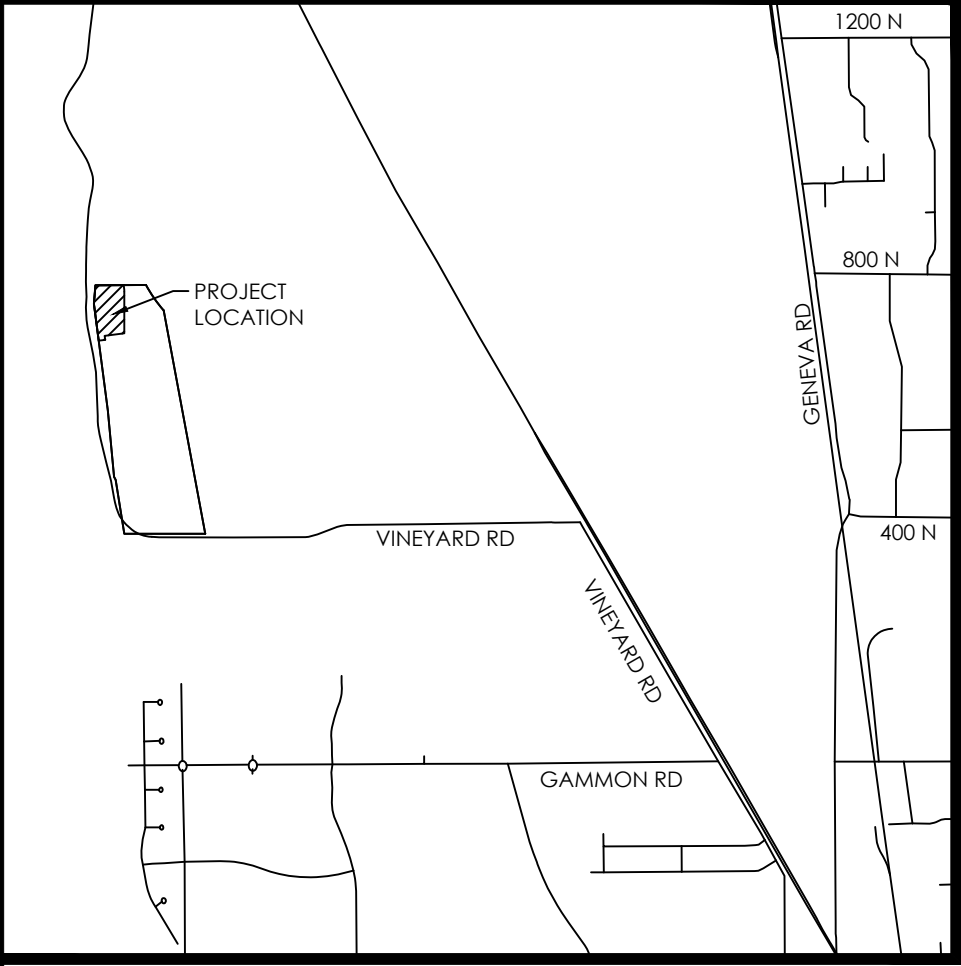
(Property Owner)

(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: _____



VICINITY MAP

NOTES

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
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- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
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- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
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ROCKY MOUNTAIN POWER

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- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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:
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 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE
- LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD TOWN CENTER

PHASE 2-D CONDOMINIUMS

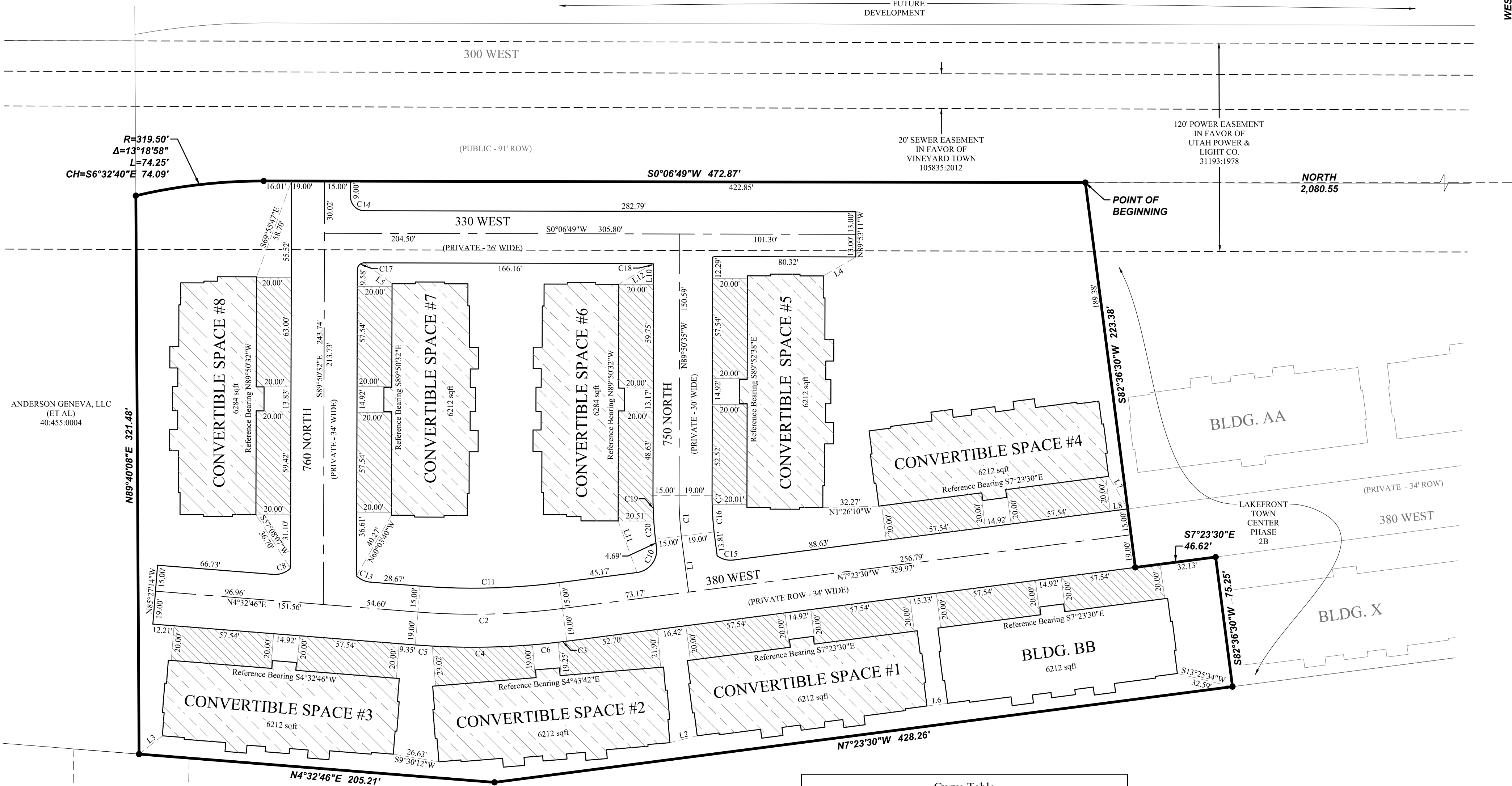
(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: S89°25'01"W 2,715.70)

WEST
2,415.87



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

Line Table		
LINE	DIRECTION	LENGTH
L1	S82°36'30"W	32.58
L2	S14°08'10"E	16.25
L3	S38°14'23"E	17.05
L4	S29°58'29"E	21.56
L5	N36°48'24"E	19.95
L6	S07°23'30"E	12.00
L7	S59°34'51"W	21.73
L8	S07°23'30"E	10.17

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	200.04	6°40'47"	23.32	S86°49'02"W
C2	400.00	11°56'16"	83.34	N01°25'22"W
C3	419.00	0°40'14"	4.90	S07°03'23"E
C4	419.00	7°53'38"	57.73	N00°44'02"W
C5	419.00	1°19'59"	9.75	S03°52'46"W
C6	419.00	2°02'25"	14.92	S05°42'04"E
C7	181.04	1°35'35"	5.03	S89°21'38"W
C8	13.00	48°12'05"	10.94	S19°33'17"E
C10	13.00	90°00'00"	20.42	S52°23'30"E
C11	385.00	11°56'16"	80.22	N01°25'22"W
C13	13.00	39°25'29"	8.95	S24°15'30"W
C14	8.00	90°02'39"	12.57	S45°08'08"W
C15	13.00	43°48'47"	9.94	N14°30'54"E
C16	181.04	5°02'32"	15.93	N86°02'34"E
C17	4.00	89°57'21"	6.28	N44°51'52"W

1 OF 3

12/23/2019

SCALE: 1" = 40'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:
Beginning at a point located West 2,415.87 feet and North 2,080.55 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence S82°36'30"W 223.38 feet; thence S07°23'30"E 46.62 feet; thence S82°36'30"W 75.25 feet; thence N07°23'30"W 428.26 feet; thence N04°32'46"E 205.21 feet; thence N89°40'08"E 321.48 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 319.50 feet (radius bears: S76°47'51"W) a distance of 74.25 feet through a central angle of 13°18'58" Chord: S06°32'40"E 74.09 feet; thence S00°06'49"W 472.87 feet to the point of beginning.

Contains: 4.33 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-D CONDOMINIUM PLAT

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ___, A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ___, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ___, IN SAID STATE OF UTAH, ____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

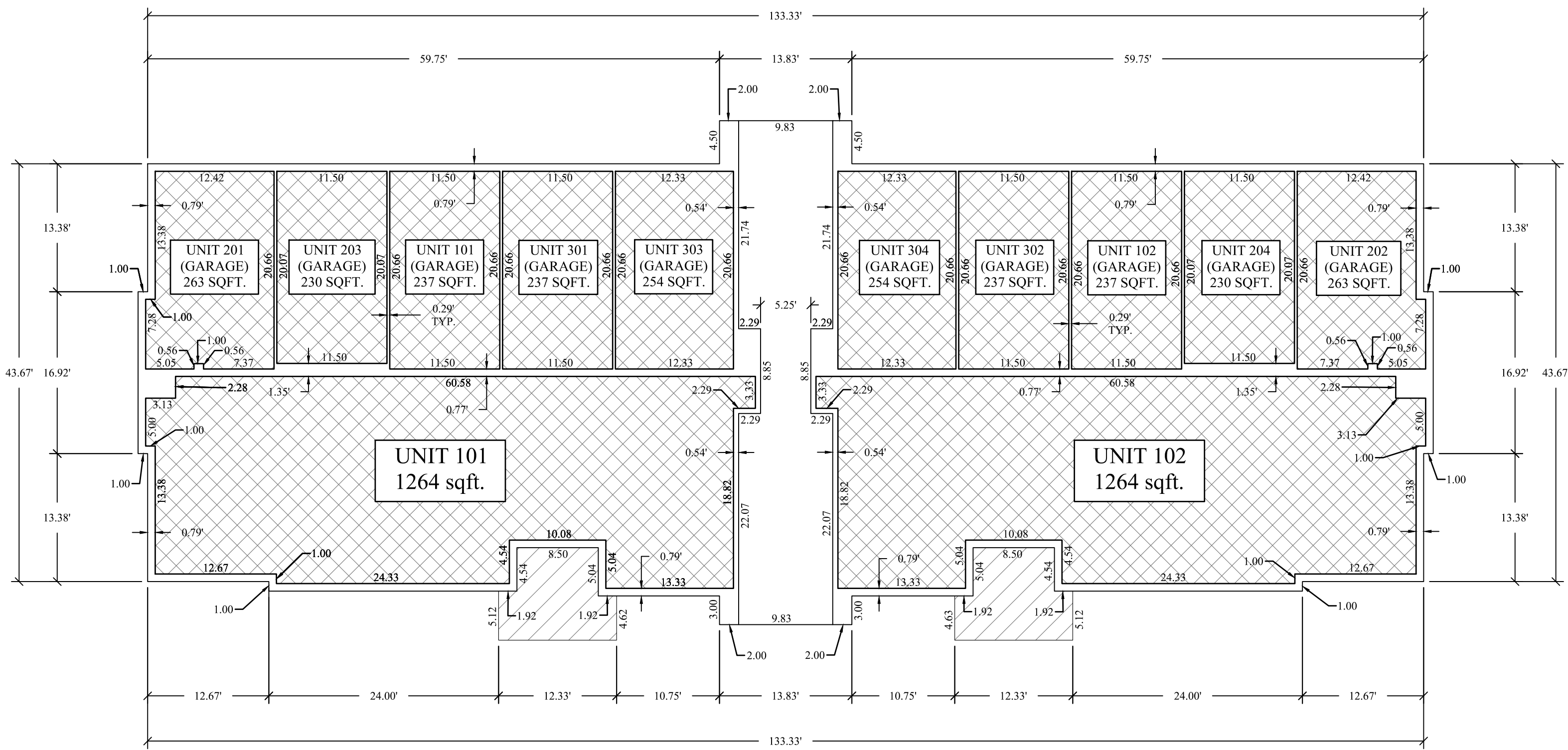
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ___, 20__.

VINEYARD PLANNING COMMISSION CHAIR	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

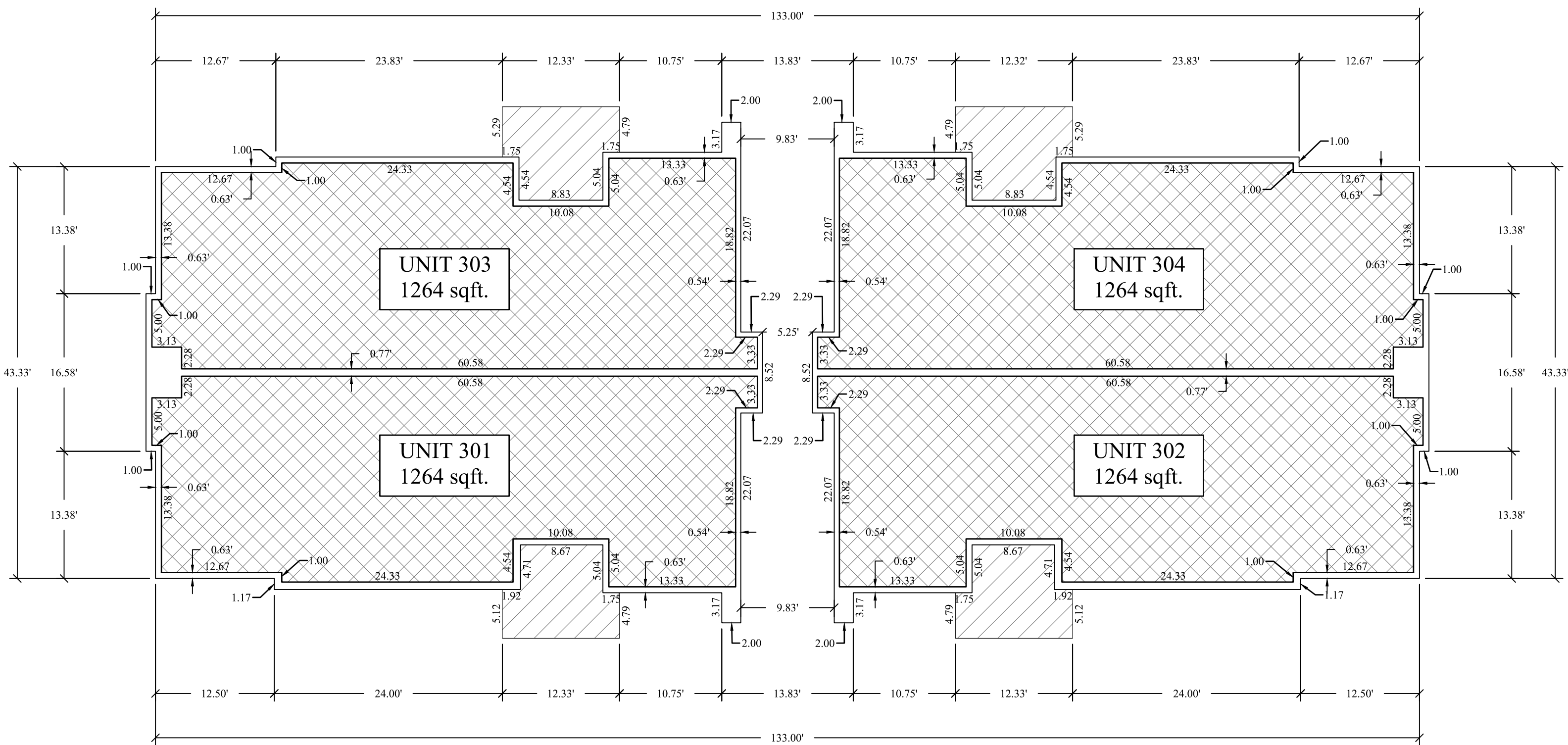
PHASE 2-D LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS

(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL



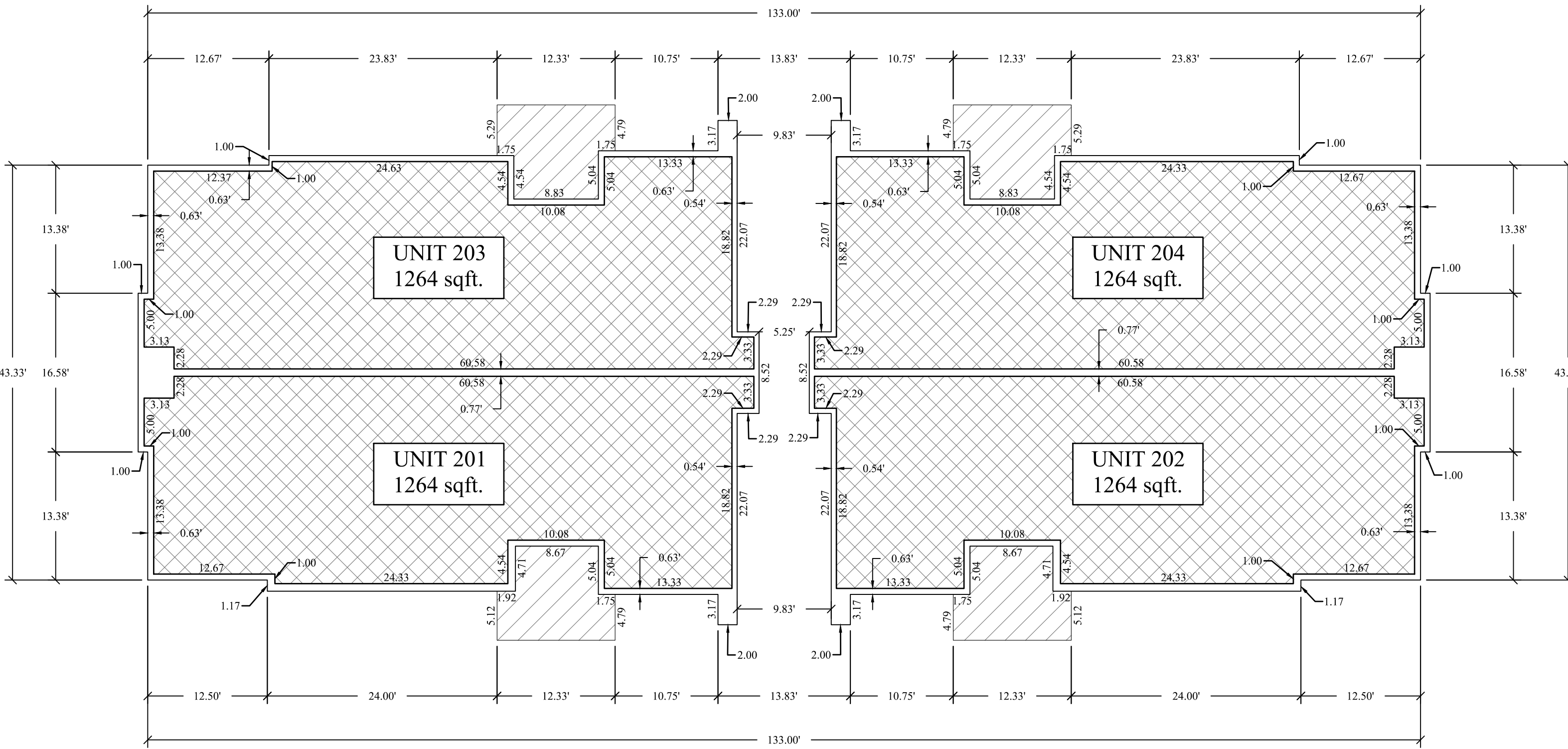
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

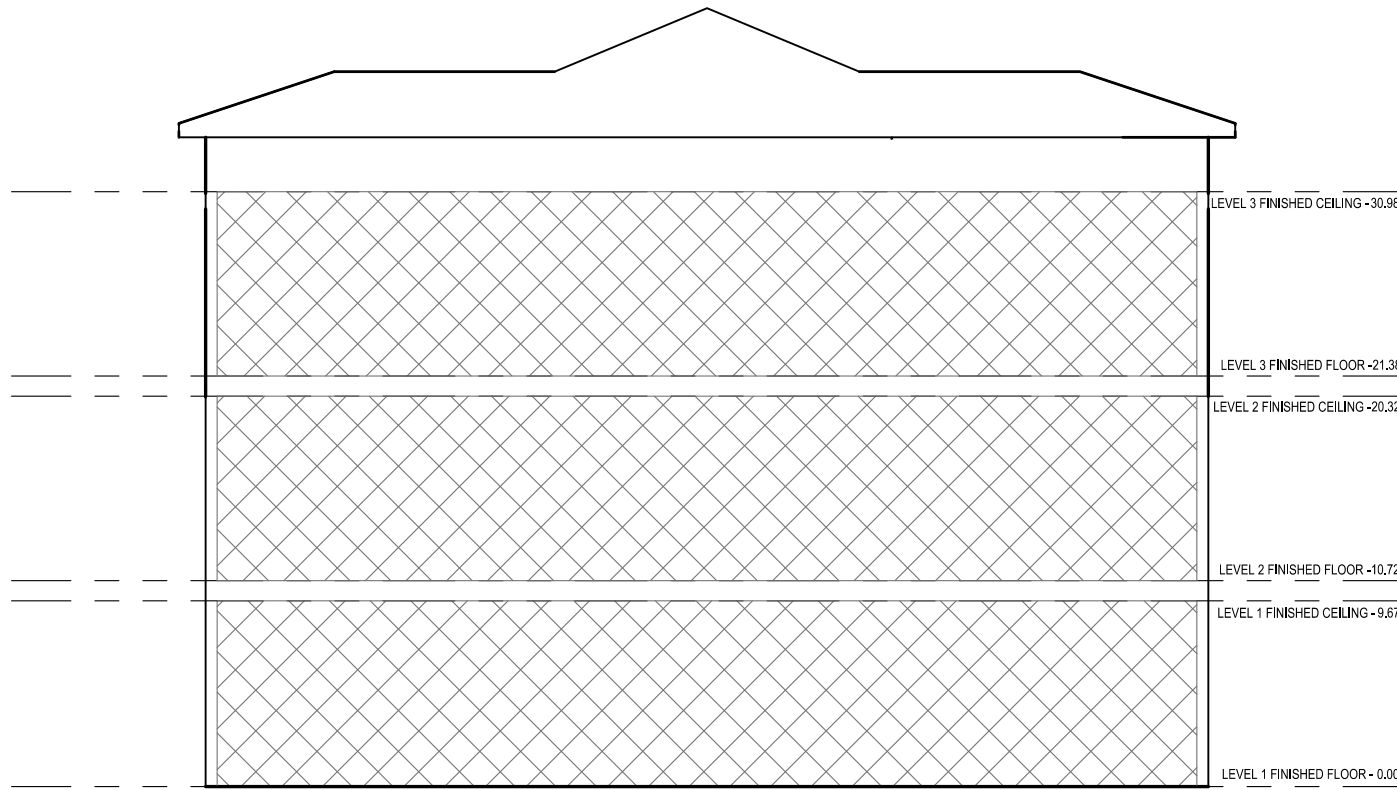
BLDG. BB



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
BB	101	
BB	102	
BB	201	
BB	202	
BB	203	
BB	204	
BB	301	
BB	302	
BB	303	
BB	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

PHASE 2-D
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING PORTIONS OF LOT 4,
GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 3

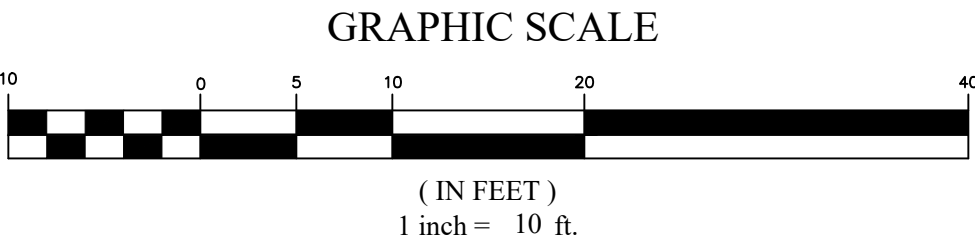
12/23/2019

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			





FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER:

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG CC

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

Stu Maddalena / 1/7/2019
Applicant Signature Date

_____/_____
Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Stores, LLC, 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.

Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 2020.

Shelly King
(Notary Public)

My commission expires: 7-10-2021

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.

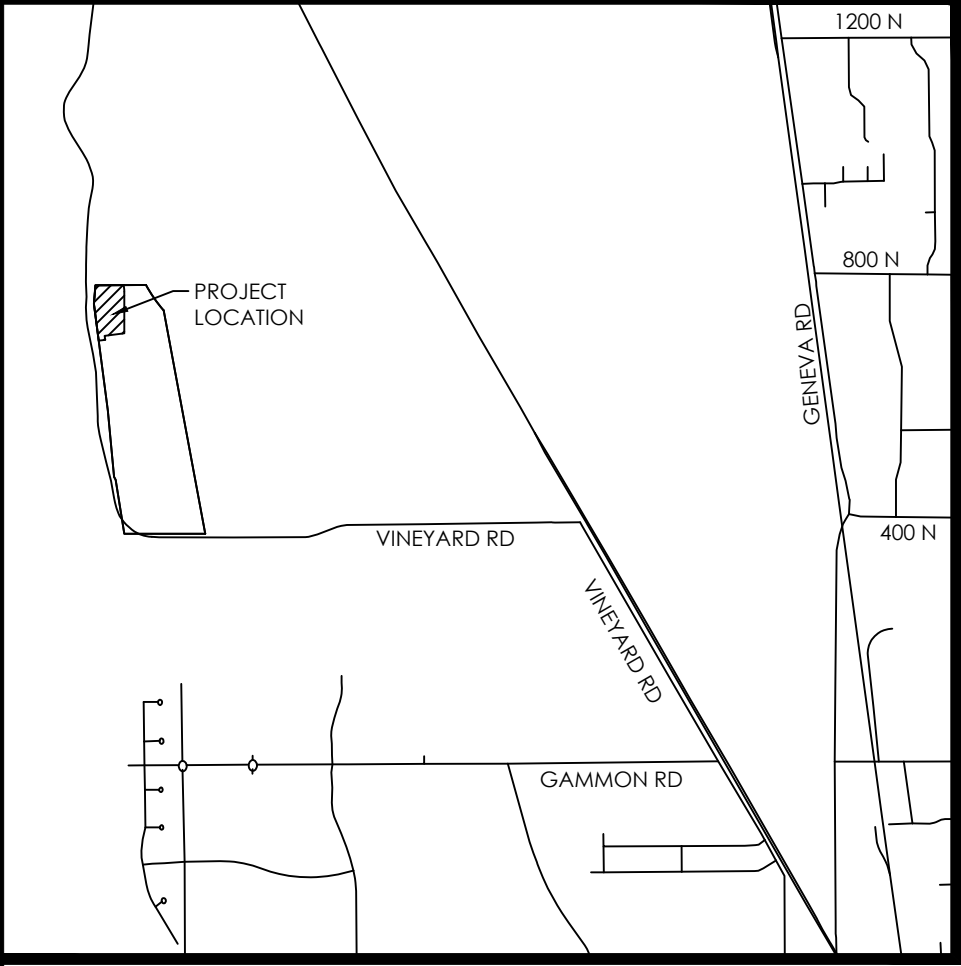
(Property Owner)

(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: _____



VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

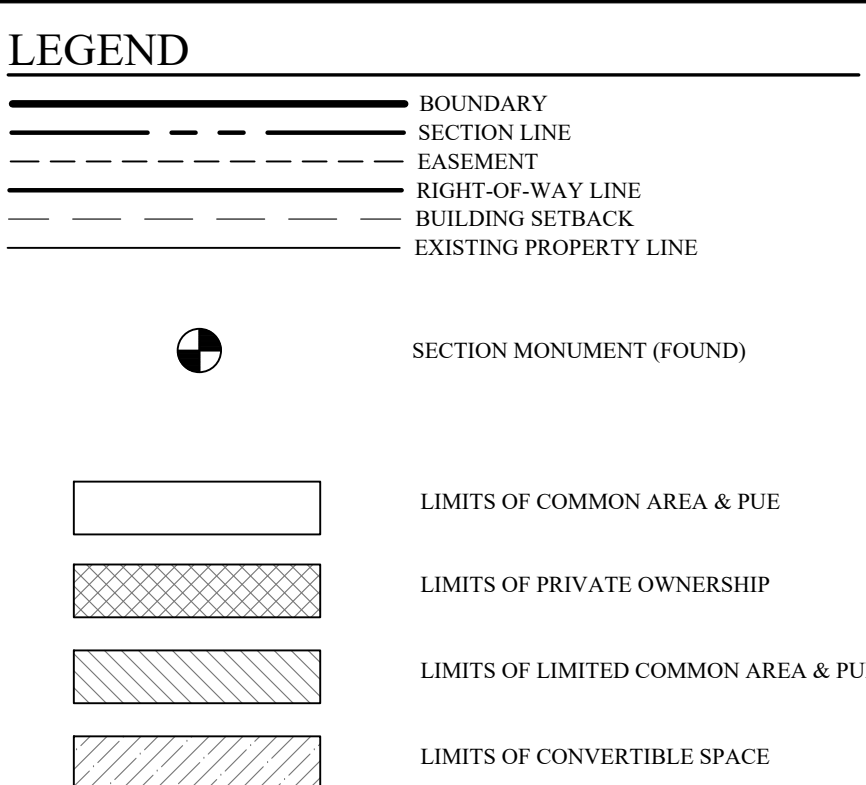
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

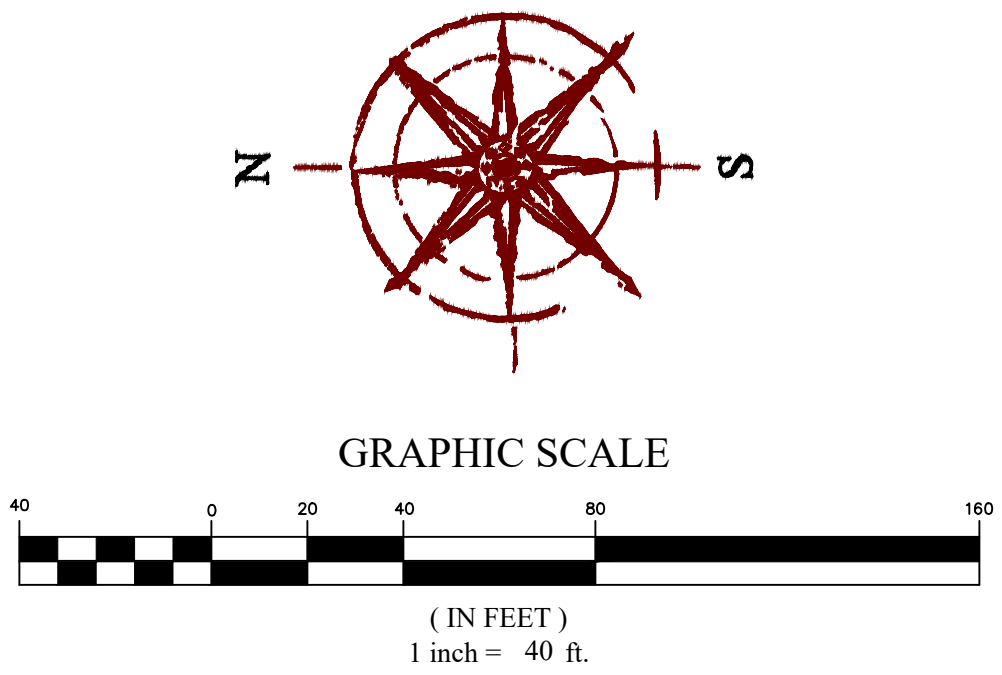
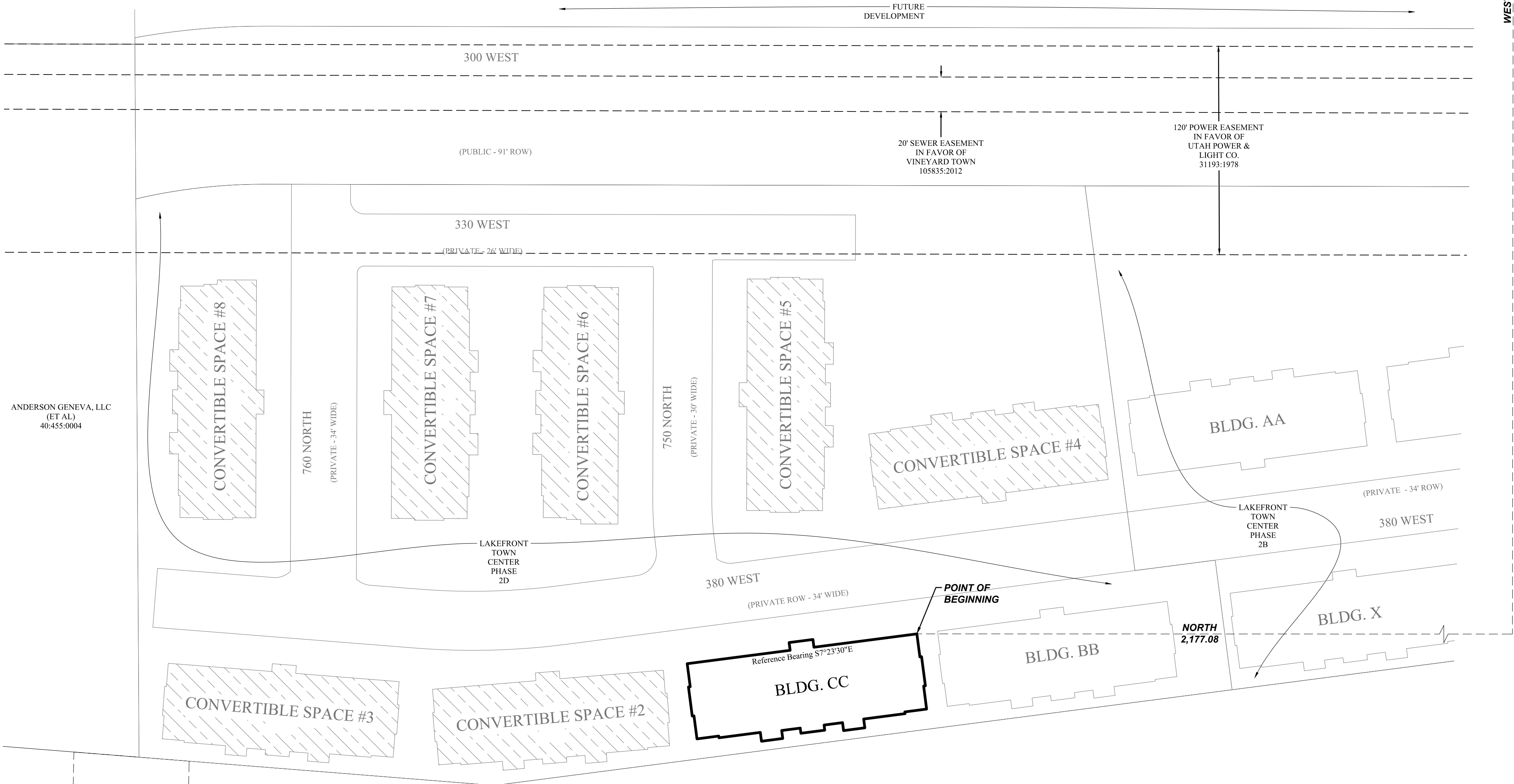
DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.



LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING CC

(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT (FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT (FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: 889'250"W 2715.70)

BASIS OF BEARING: S88°25'01"W (SECTION LINE)

WEST 2,674.21

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF FOUR (4) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #1, of Phase 2-D of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

**LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. CC
CONDOMINIUM**

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20 ____

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____, IN SAID STATE OF UTAH, ____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY ____

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 ____.

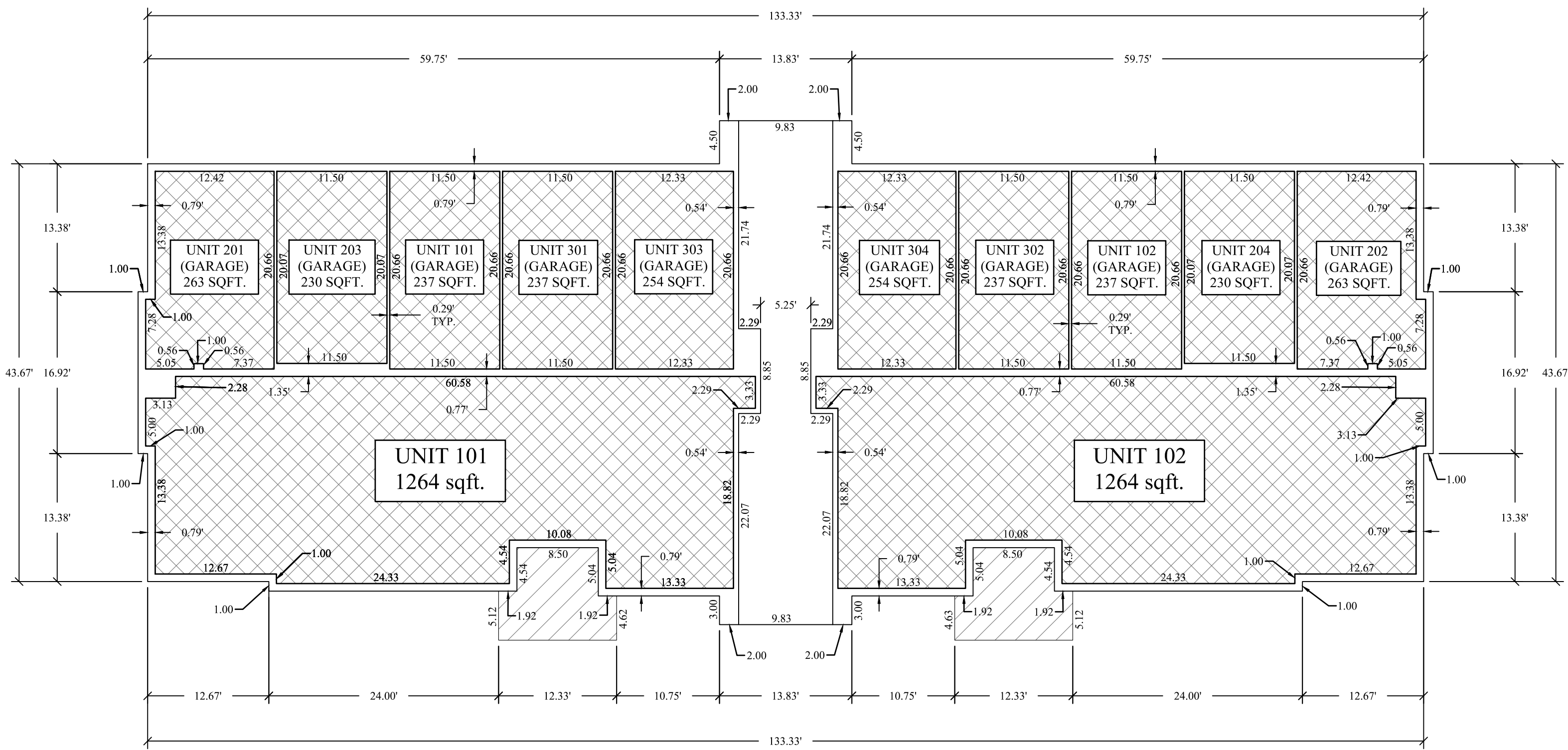
VINEYARD PLANNING COMMISSION CHAIR	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

**BUILDING CC
LAKEFRONT
@ VINEYARD TOWN CENTER**

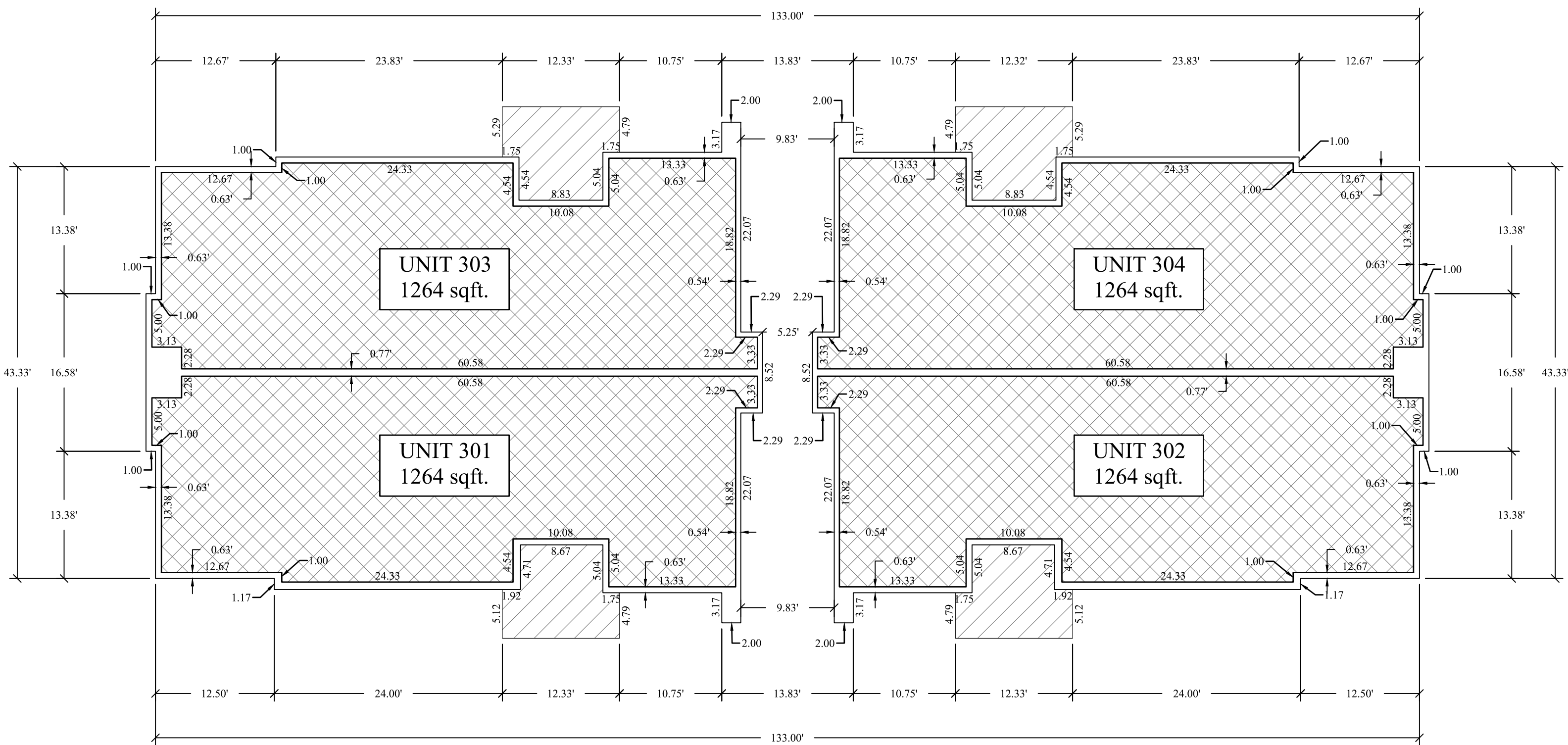
(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	

1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	



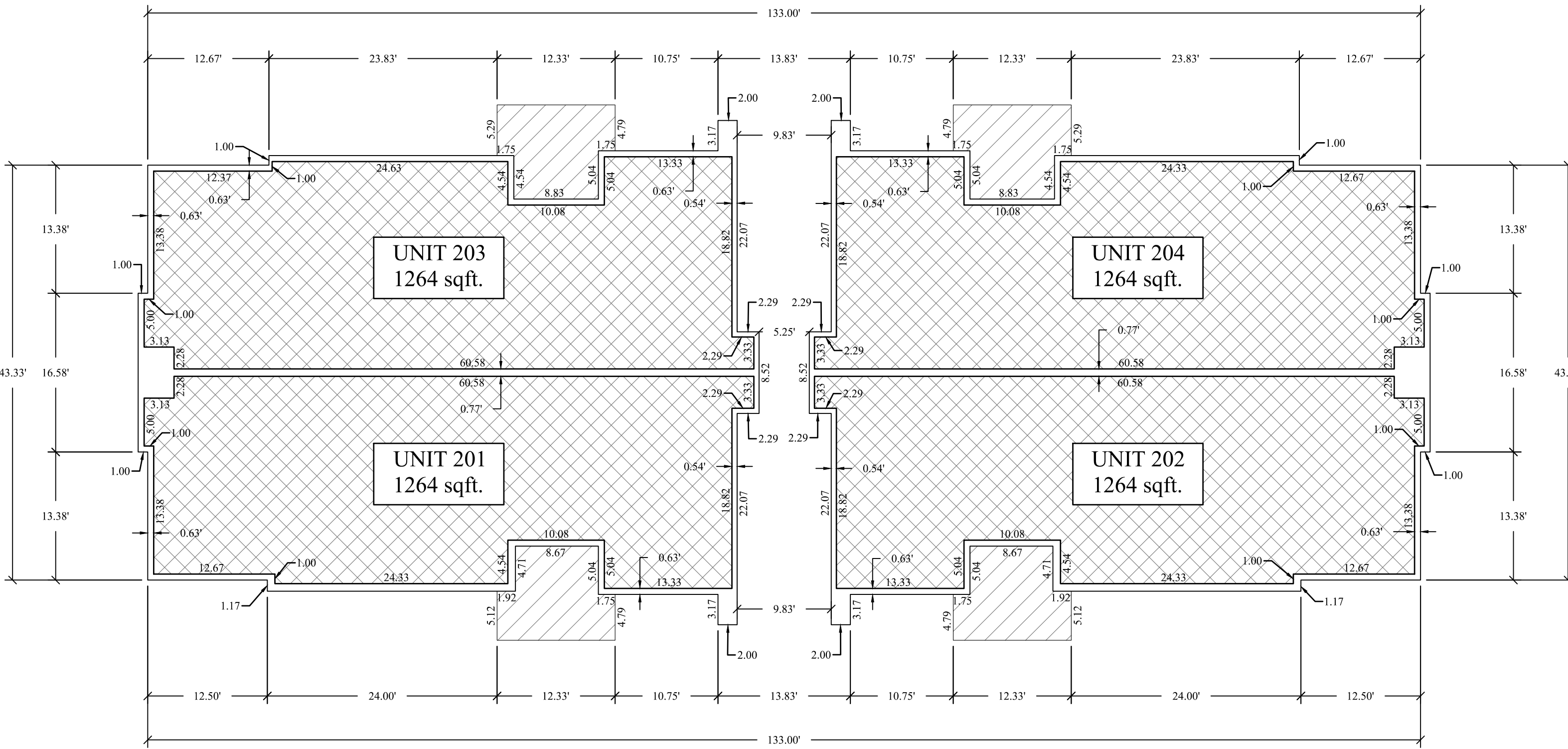
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

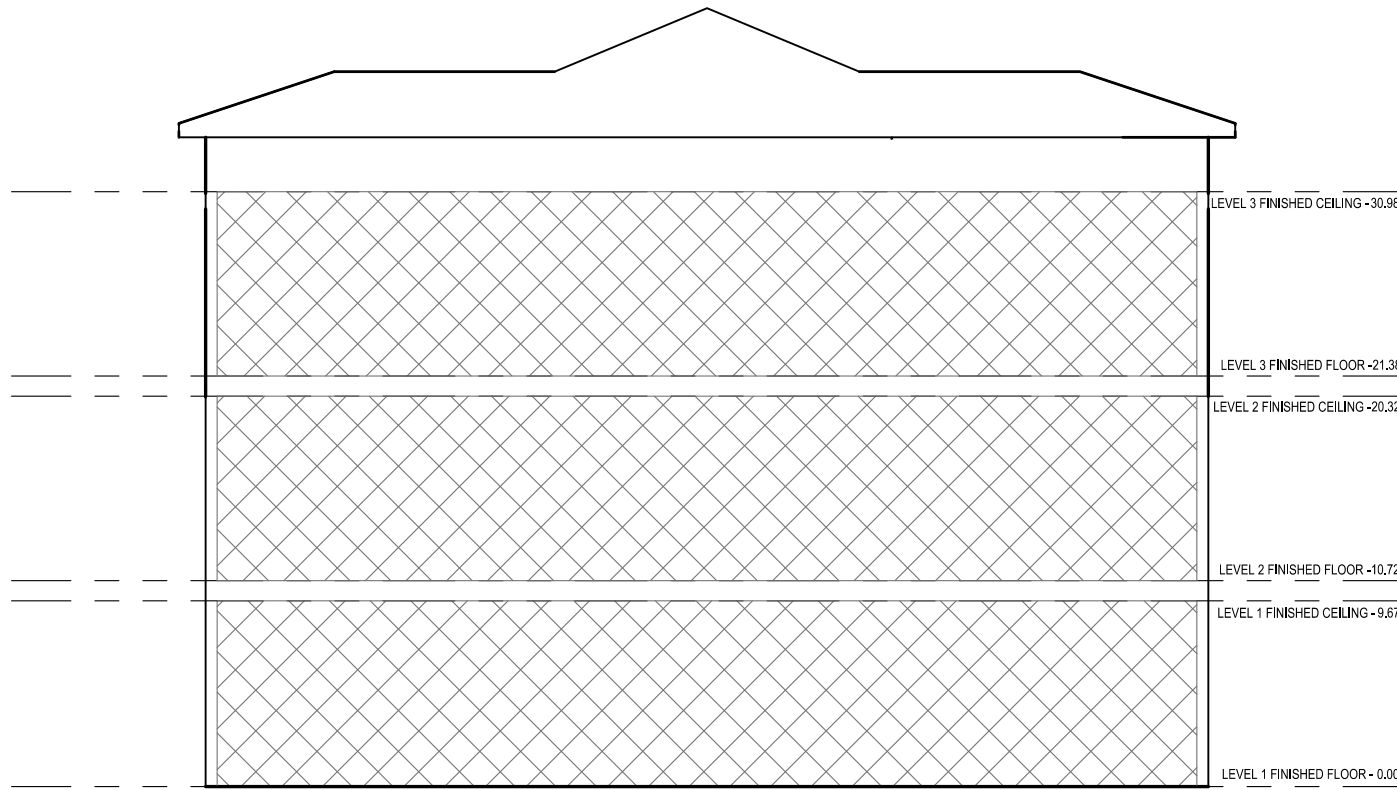
BLDG. CC



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
CC	101	
CC	102	
CC	201	
CC	202	
CC	203	
CC	204	
CC	301	
CC	302	
CC	303	
CC	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

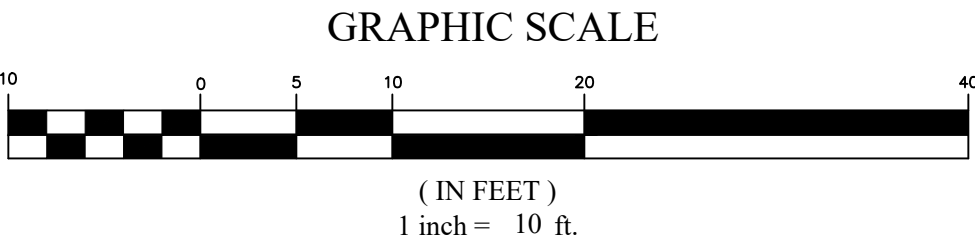
BLDG. CC
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-D
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 212/23/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			





FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150

CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com

FAX NUMBER:

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG BB

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.33

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

1/17/2019

Applicant Signature

Date

Applicant Signature

Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Home, LLC 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 2021.

My commission expires: 7-10-2021

Shelley King
(Notary Public)

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.

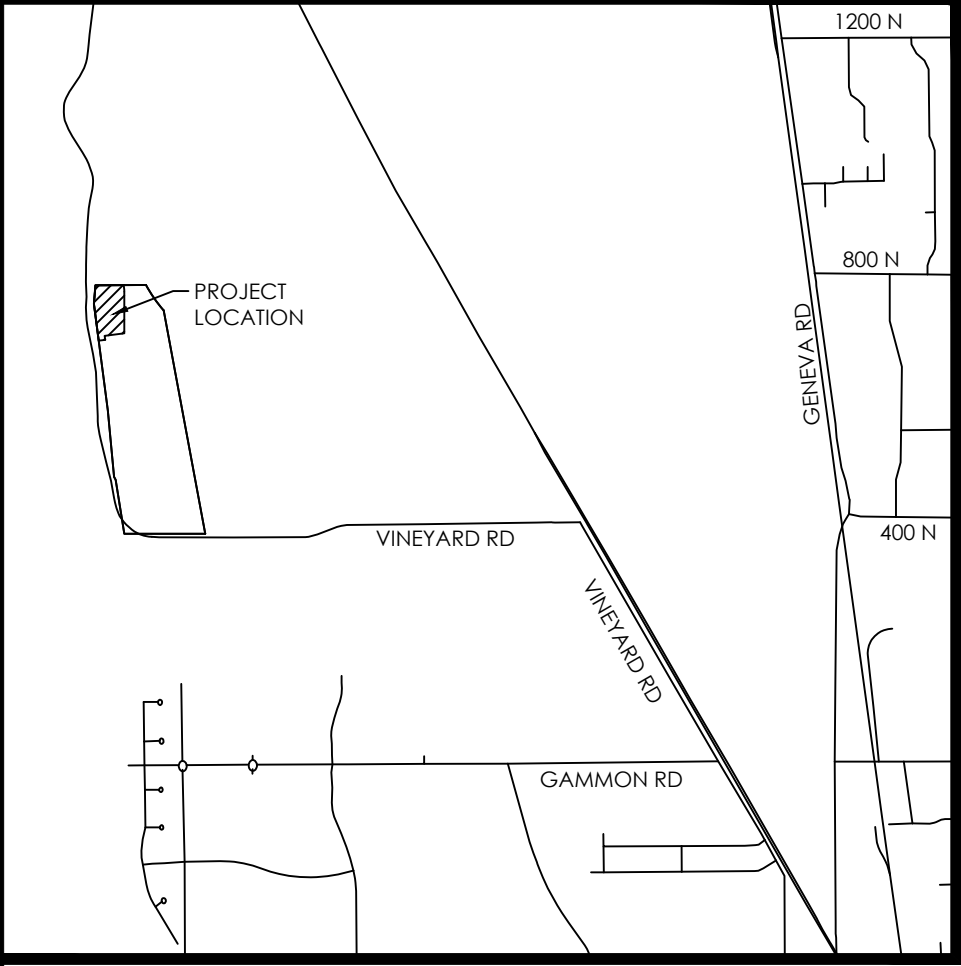
(Property Owner)

(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: _____



VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

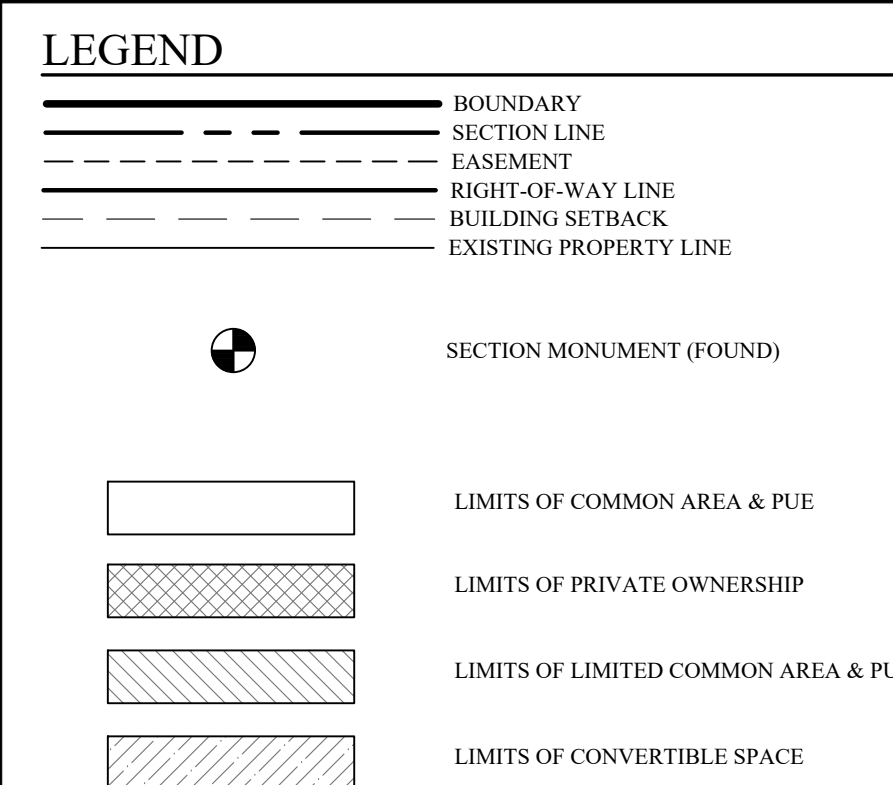
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

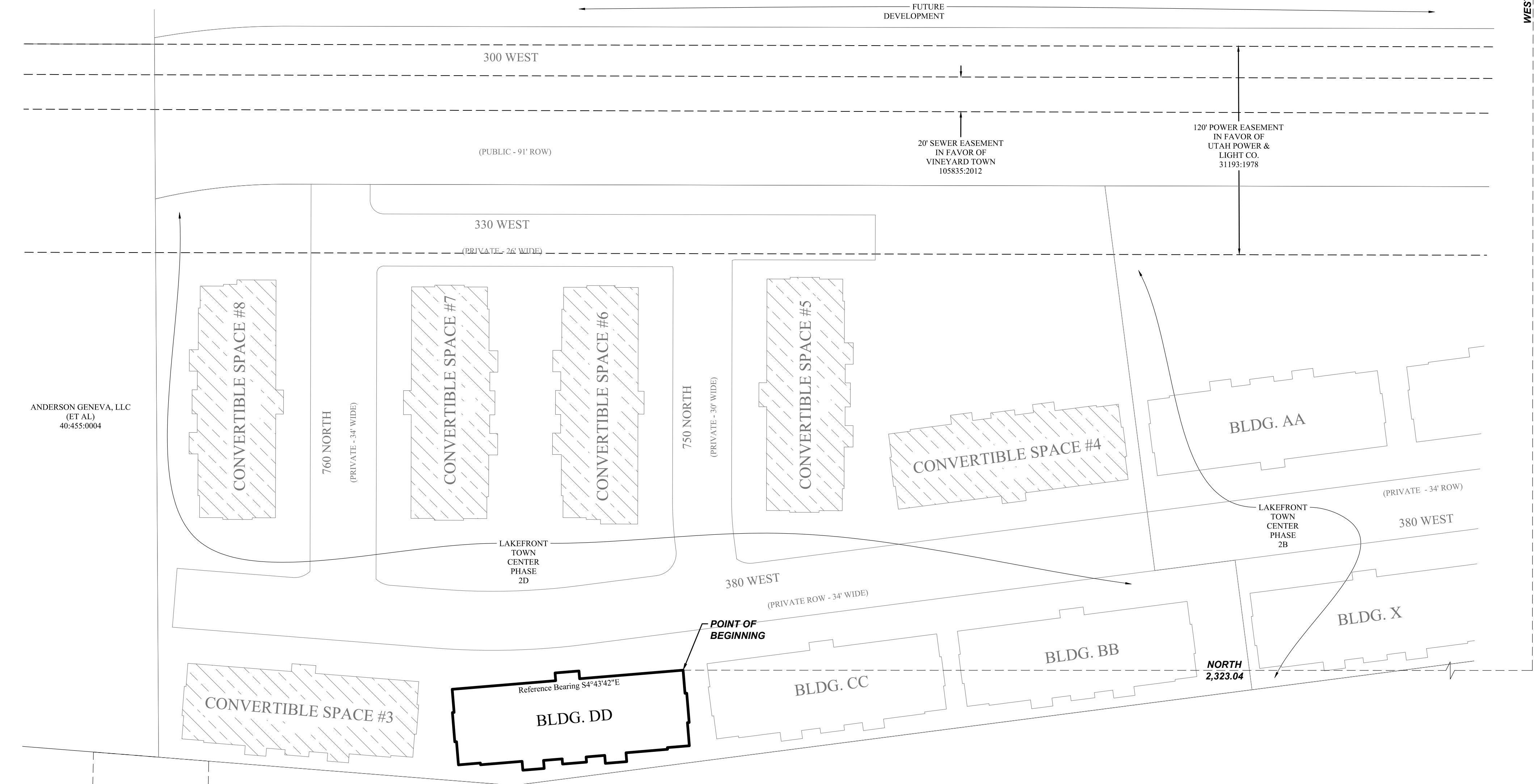
DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.



LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING DD

(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

WEST 2.695.12

MEASURED: 2.715.70
(NAD83: S89°25'01"W 2715.70)

BASIS OF BEARING: S89°25'01"W (SECTION LINE)

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF FOUR (4) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #2, of Phase 2-D of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. DD CONDOMINIUM

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20 ____

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____, IN SAID STATE OF UTAH, ____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY ____

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 ____.

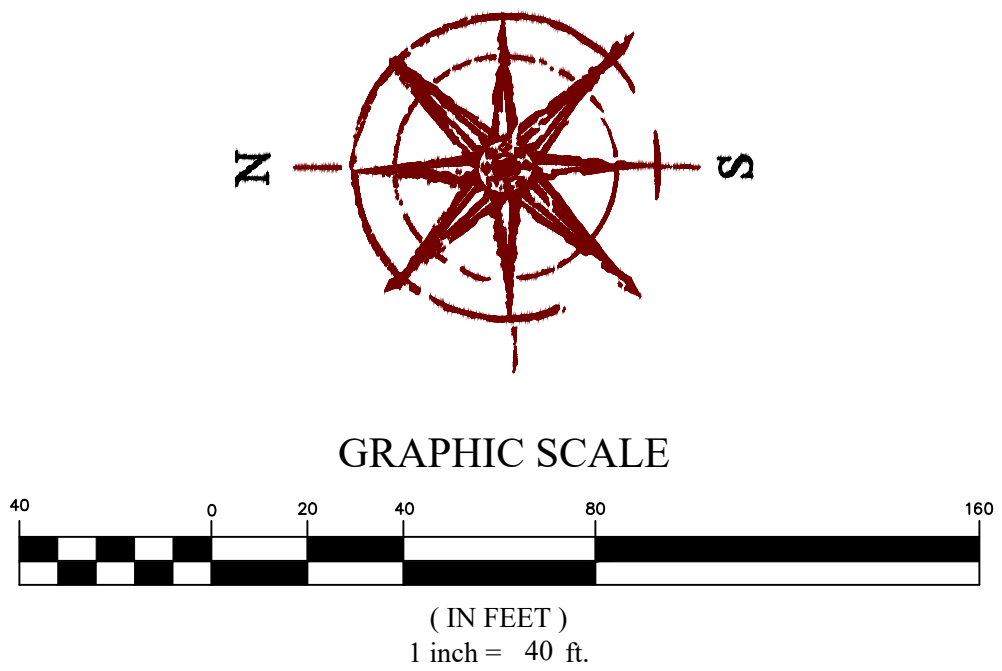
VINEYARD PLANNING COMMISSION CHAIR	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

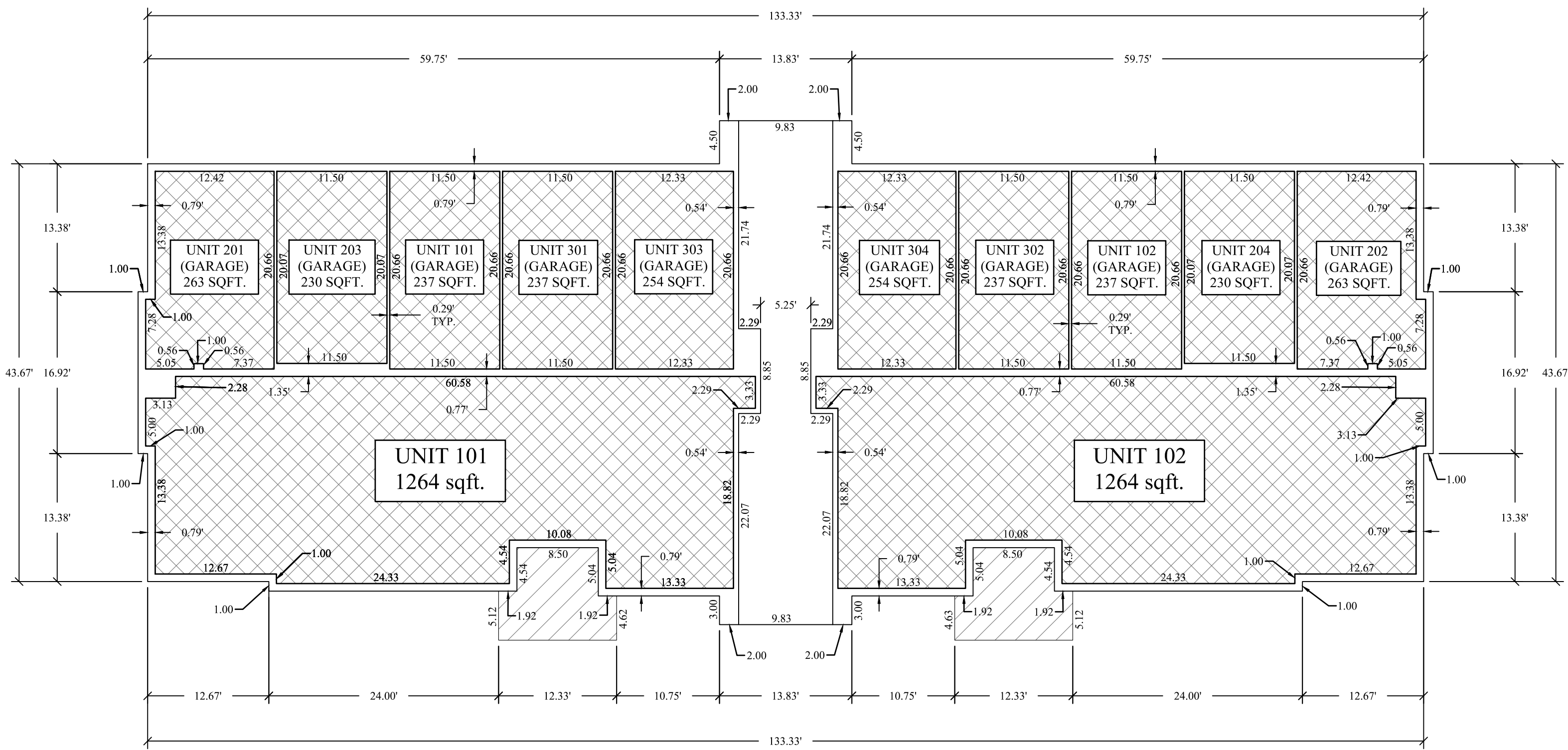
BUILDING DD LAKEFRONT @ VINEYARD TOWN CENTER

(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
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VINEYARD CITY, UTAH COUNTY, UTAH

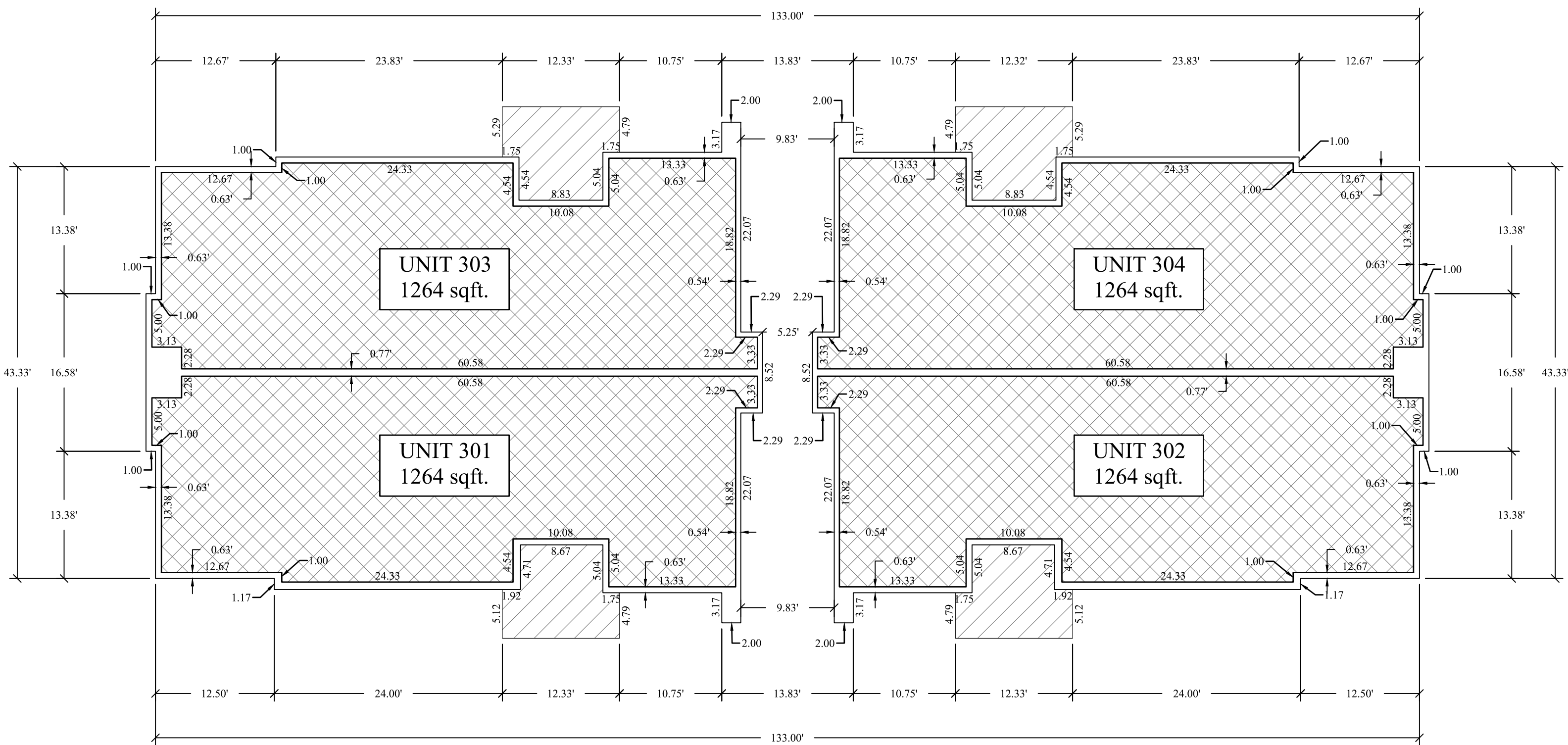
SURVEYOR'S SEAL	CLERK - RECORDER SEAL	

1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	



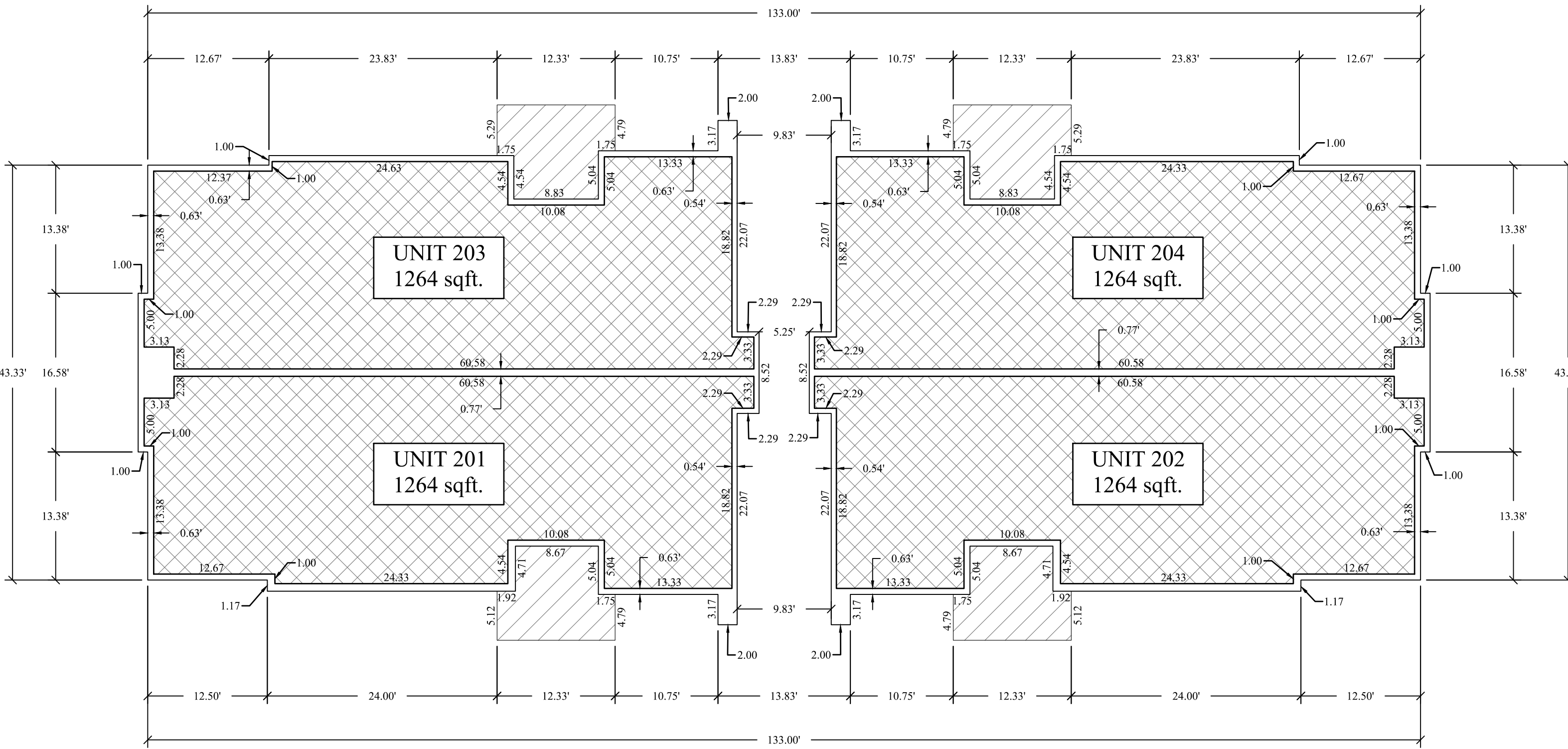


MAIN FLOOR



THIRD FLOOR

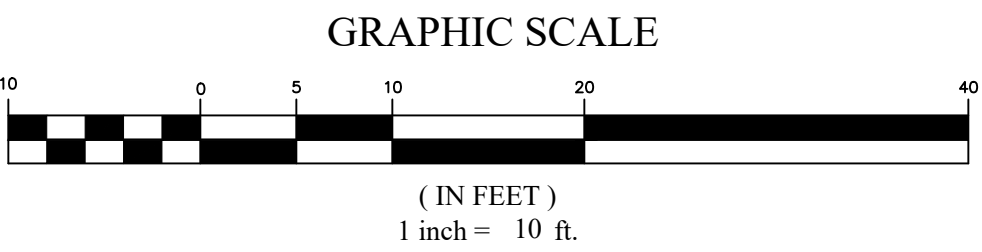
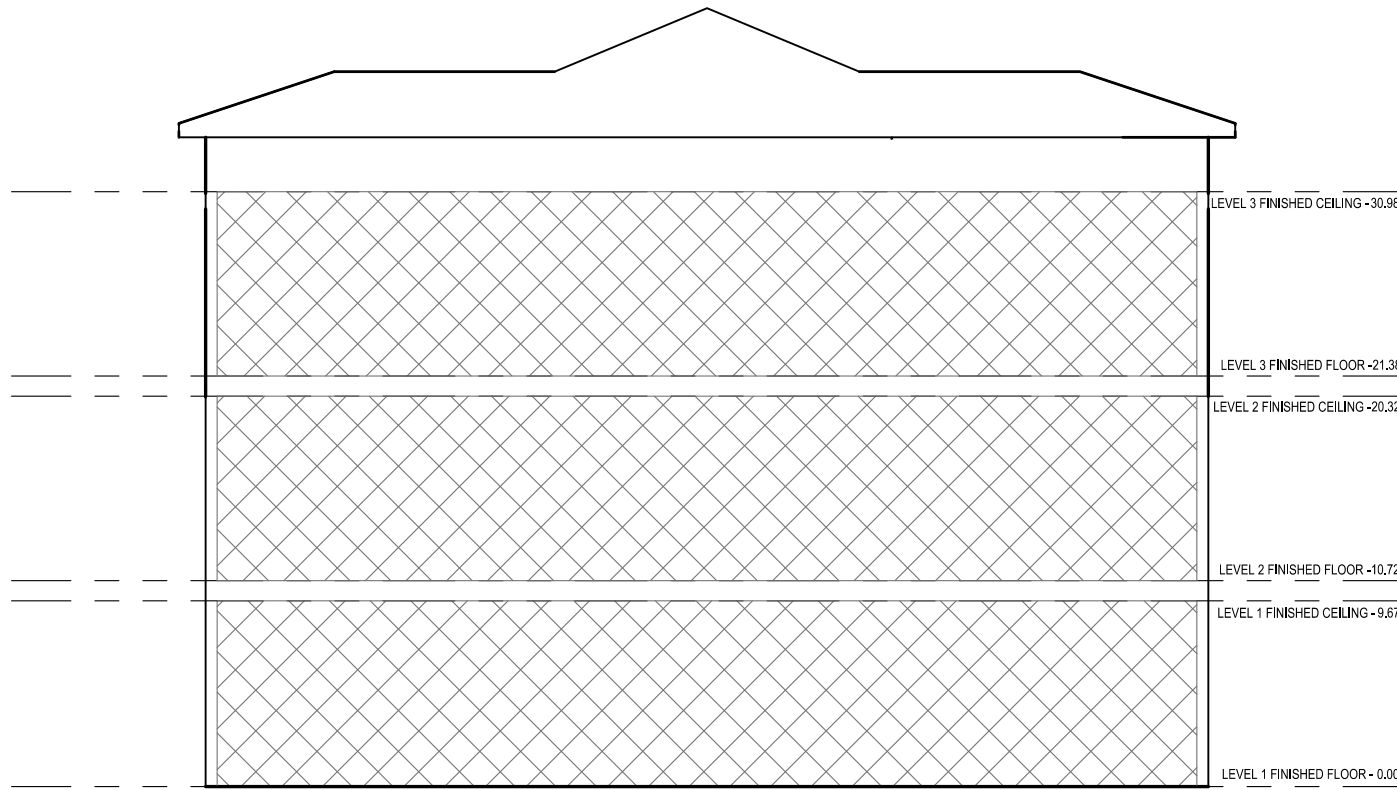
CONDOMINIUM DETAILS BLDG. DD



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
DD	101	
DD	102	
DD	201	
DD	202	
DD	203	
DD	204	
DD	301	
DD	302	
DD	303	
DD	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BLDG. DD
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-D
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 2

12/23/2019

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/3/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG V

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 2.91

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/17/201

Applicant Signature

Date

/ /

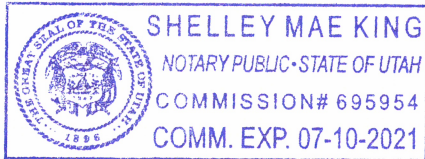
Applicant Signature

Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shores, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7
day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

AGENT AUTHORIZATION AFFIDAVIT

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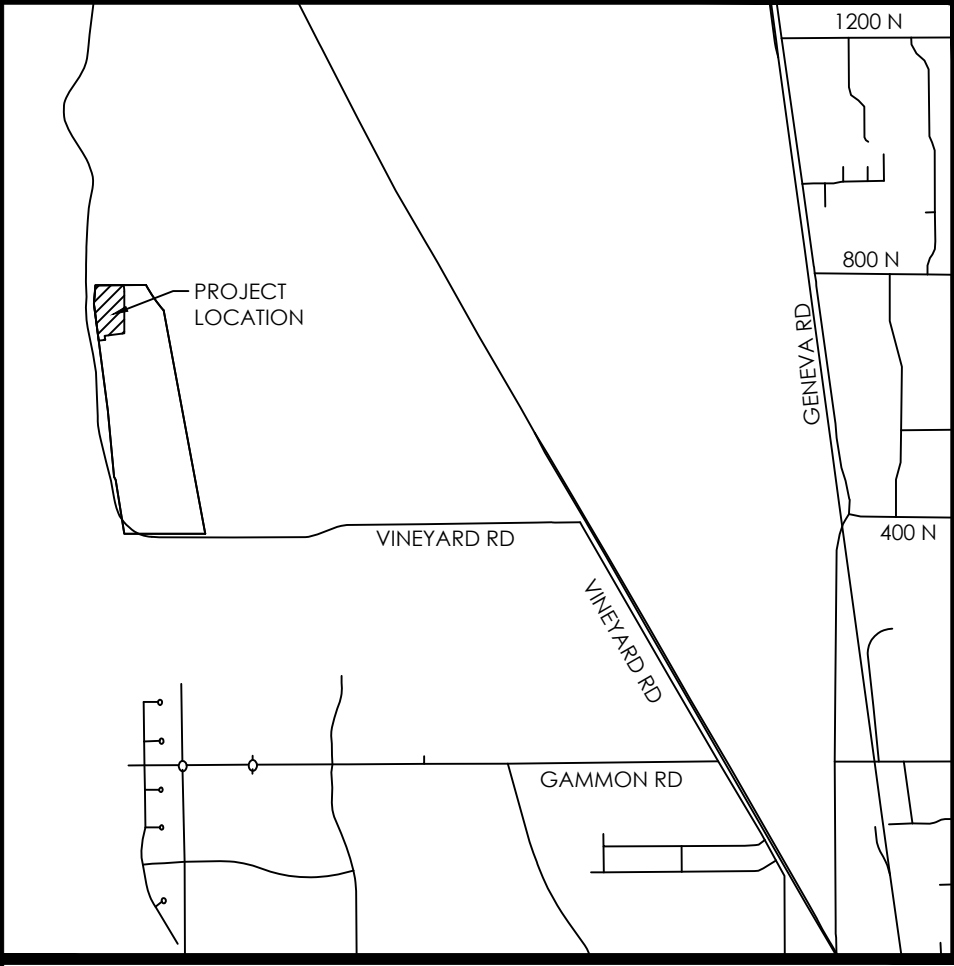
(Property Owner)

(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: _____



VICINITY MAP

N.T.S

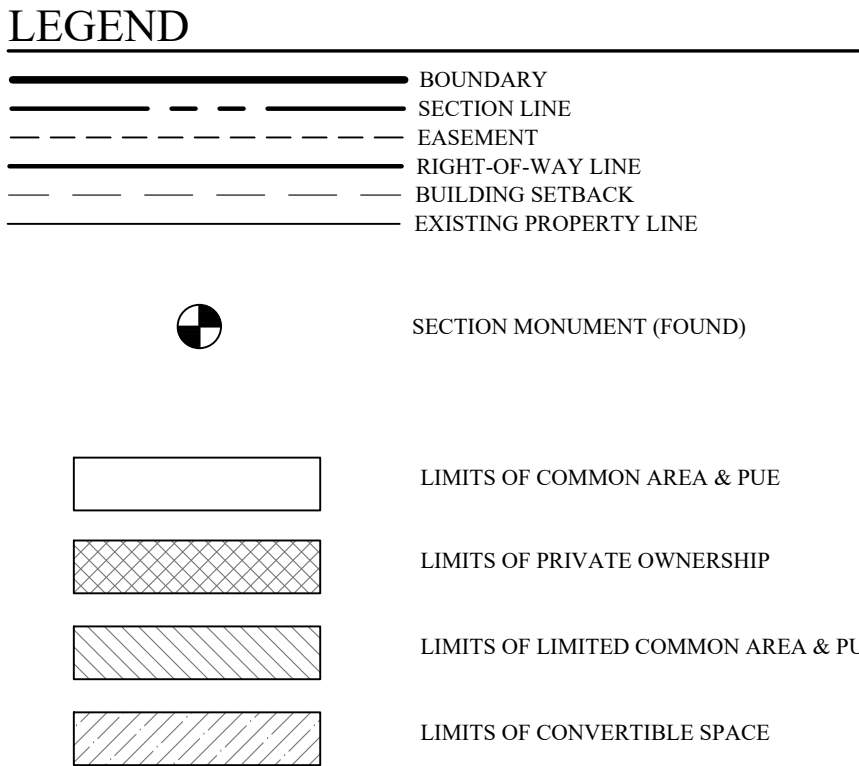
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ROCKY MOUNTAIN POWER

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DOMINION ENERGY CORPORATION

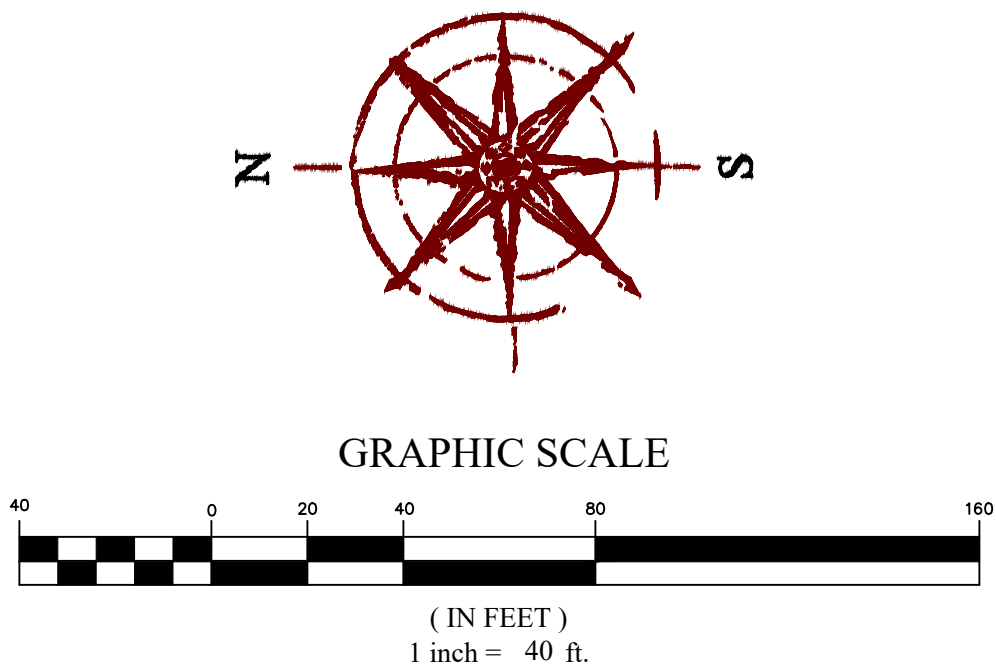
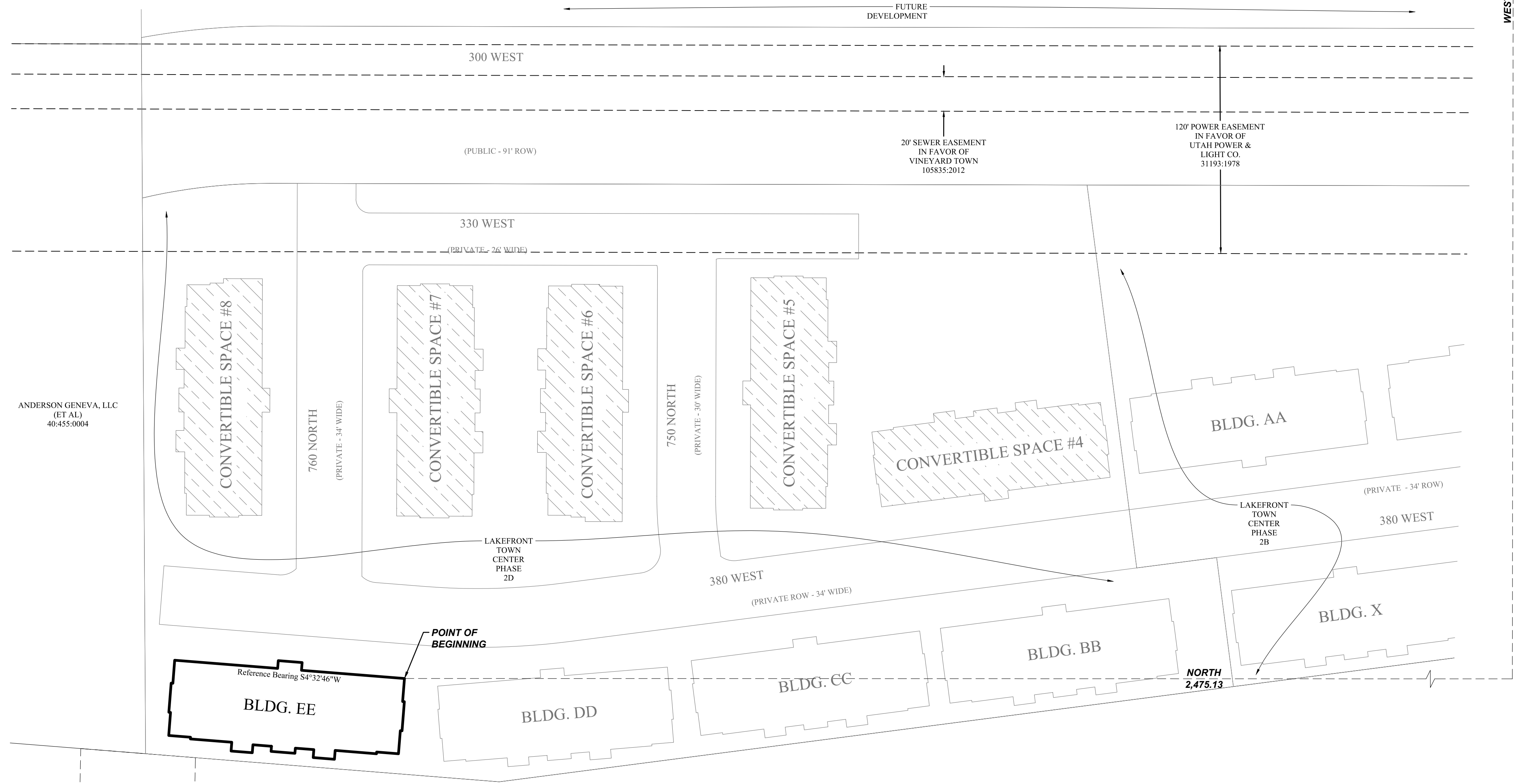
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LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING EE

(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3\"/>

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3\"/>

WEST
2,707.70

1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	

SURVEYOR'S CERTIFICATE

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Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

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Contains: 6,212 sq. ft. +/-

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KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. EE CONDOMINIUM

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ___, A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ___, IN SAID STATE OF UTAH, ___, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

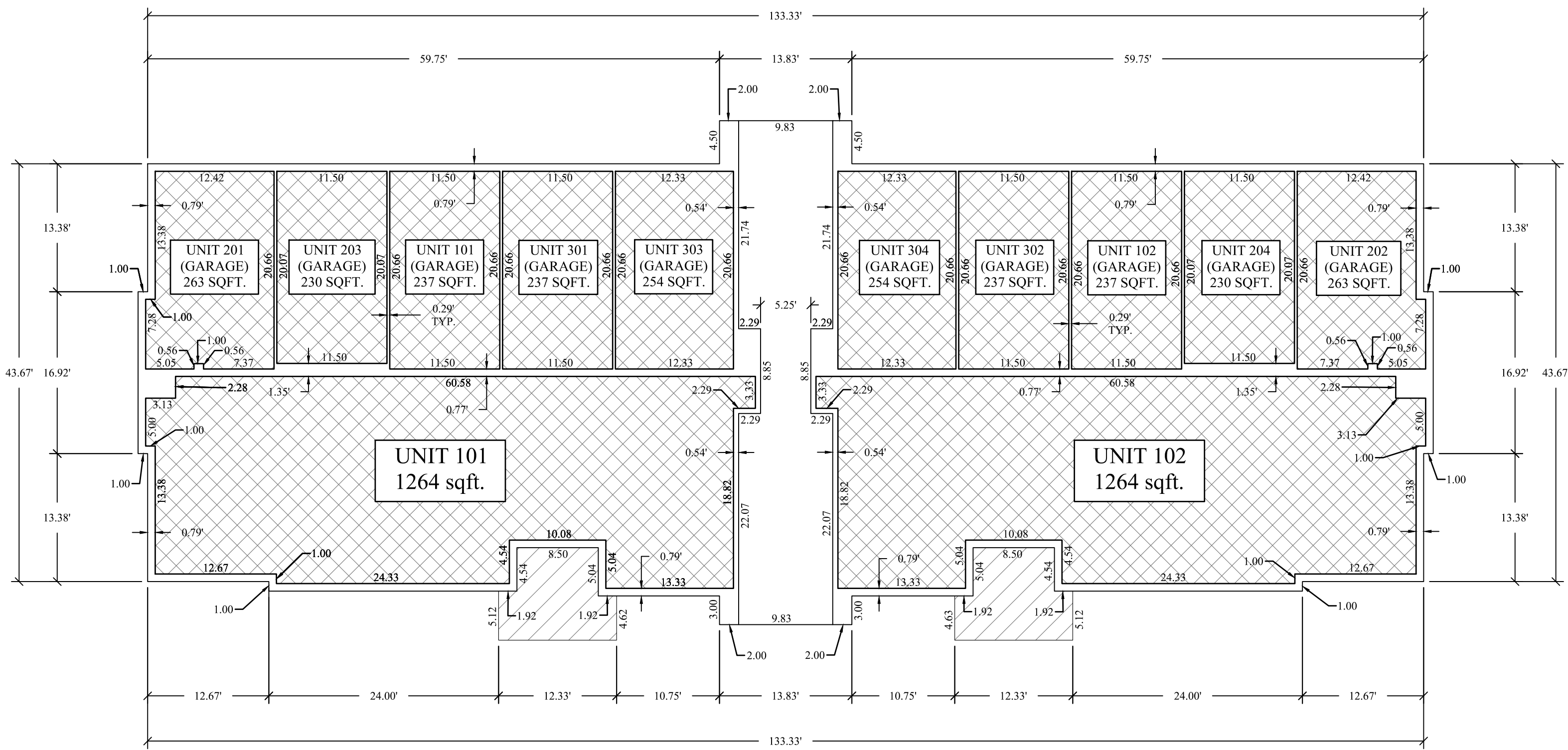
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 20__.

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

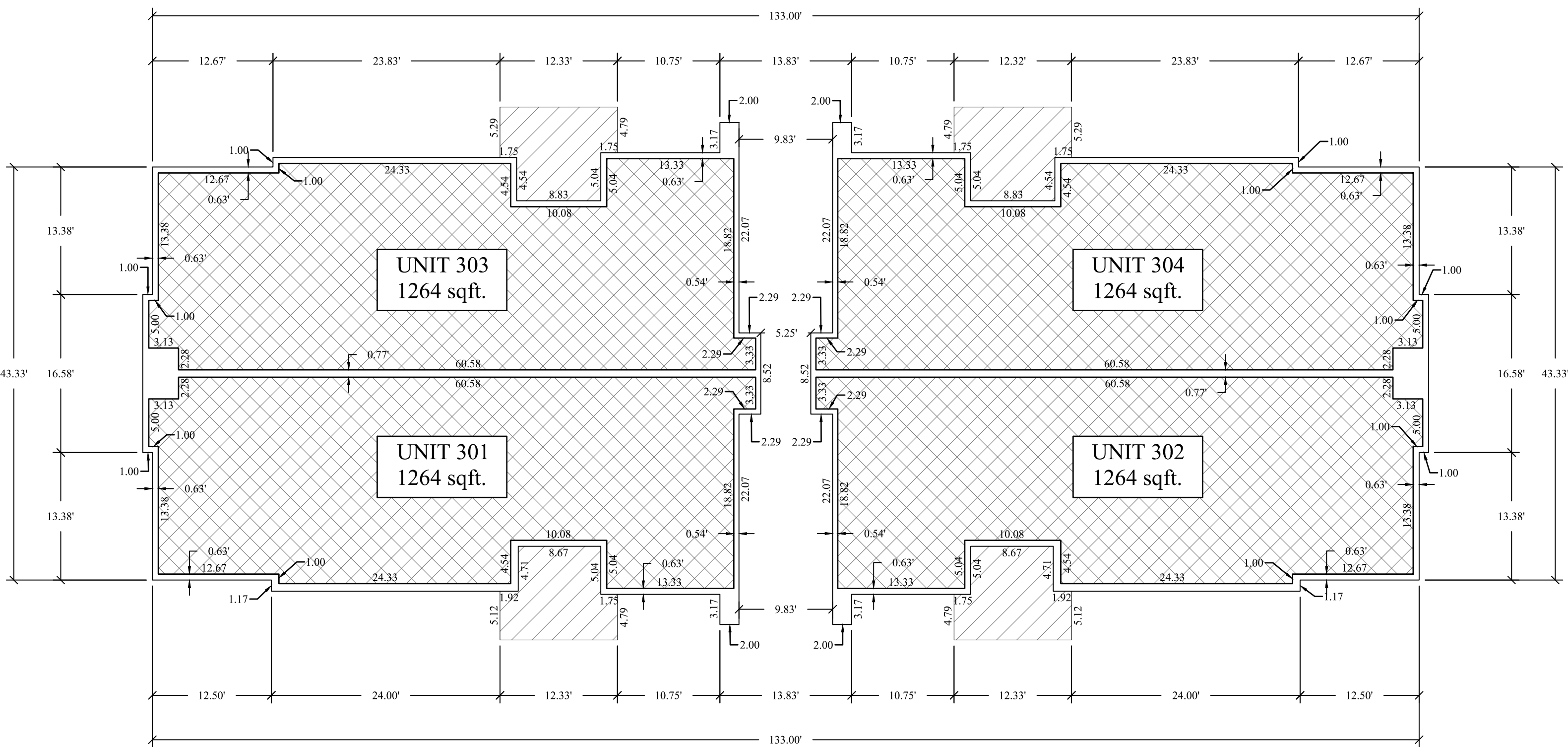
BUILDING EE LAKEFRONT @ VINEYARD TOWN CENTER

(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	



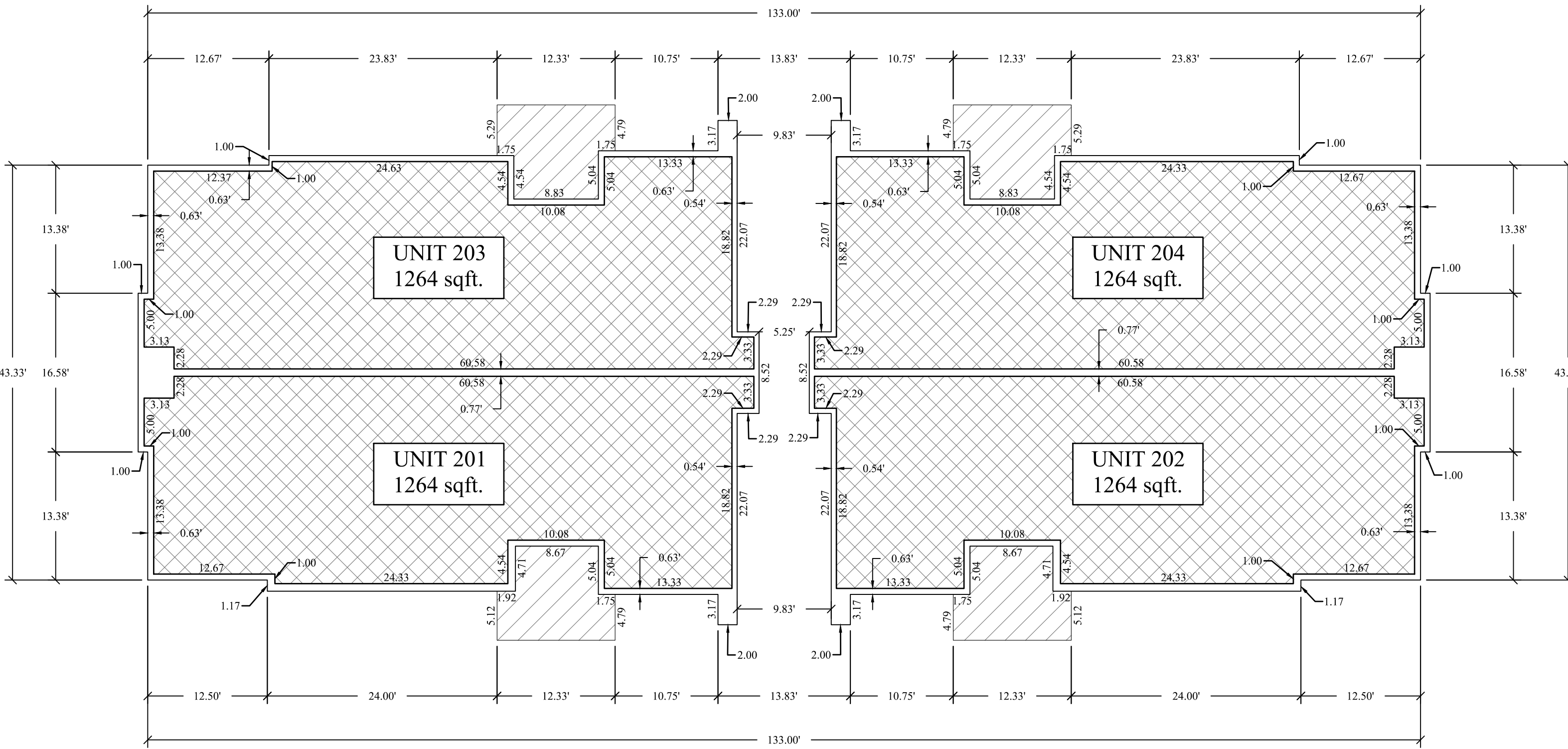
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

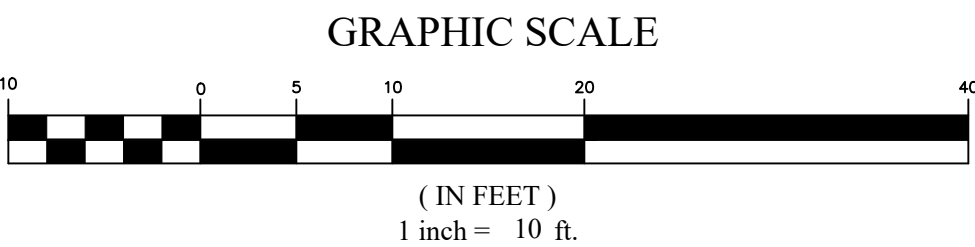
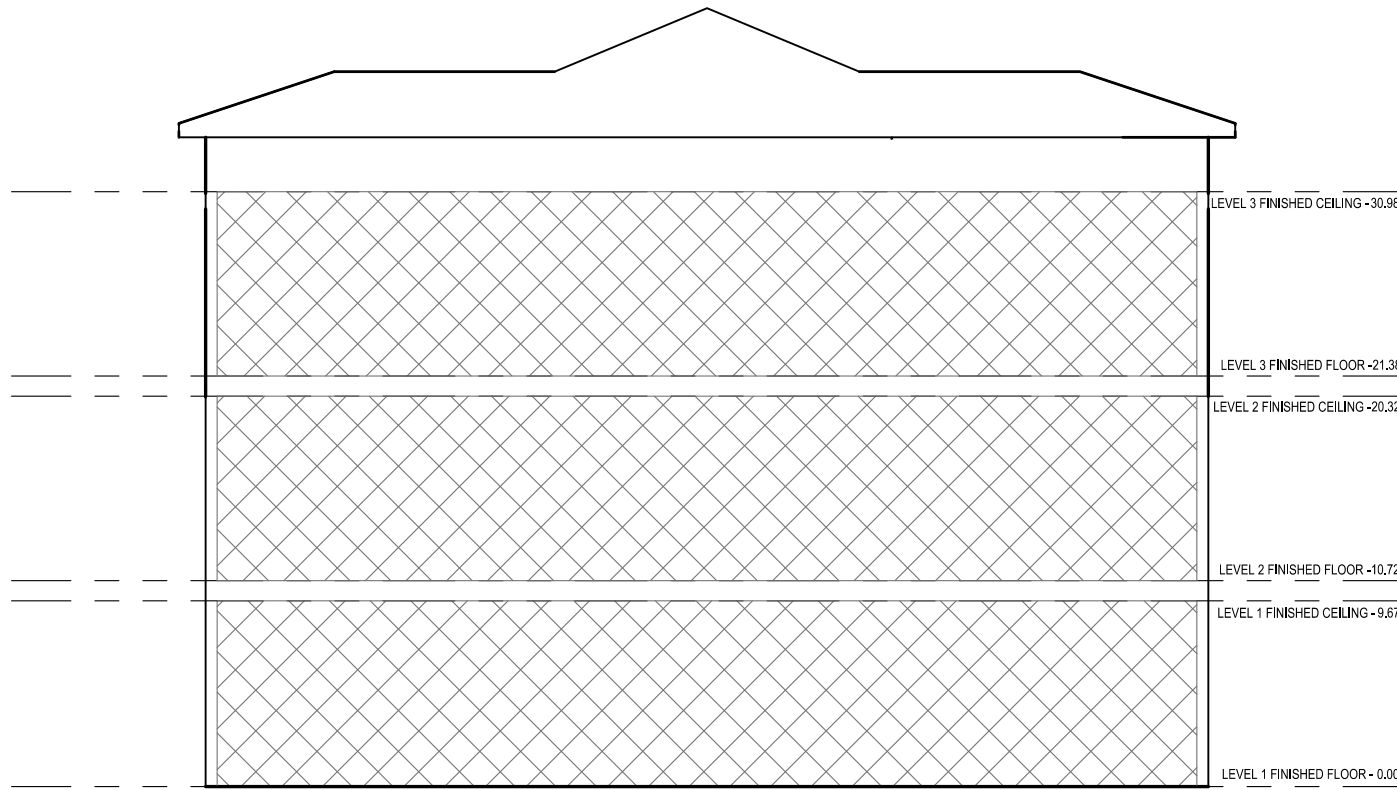
BLDG. EE



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
EE	101	
EE	102	
EE	201	
EE	202	
EE	203	
EE	204	
EE	301	
EE	302	
EE	303	
EE	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BLDG. EE
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-D
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 212/23/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG EE

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

Steve Maddipati 1/17/2019

Applicant Signature

Date

_____/_____/____/

Applicant Signature

Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Jones, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 20 20.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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.

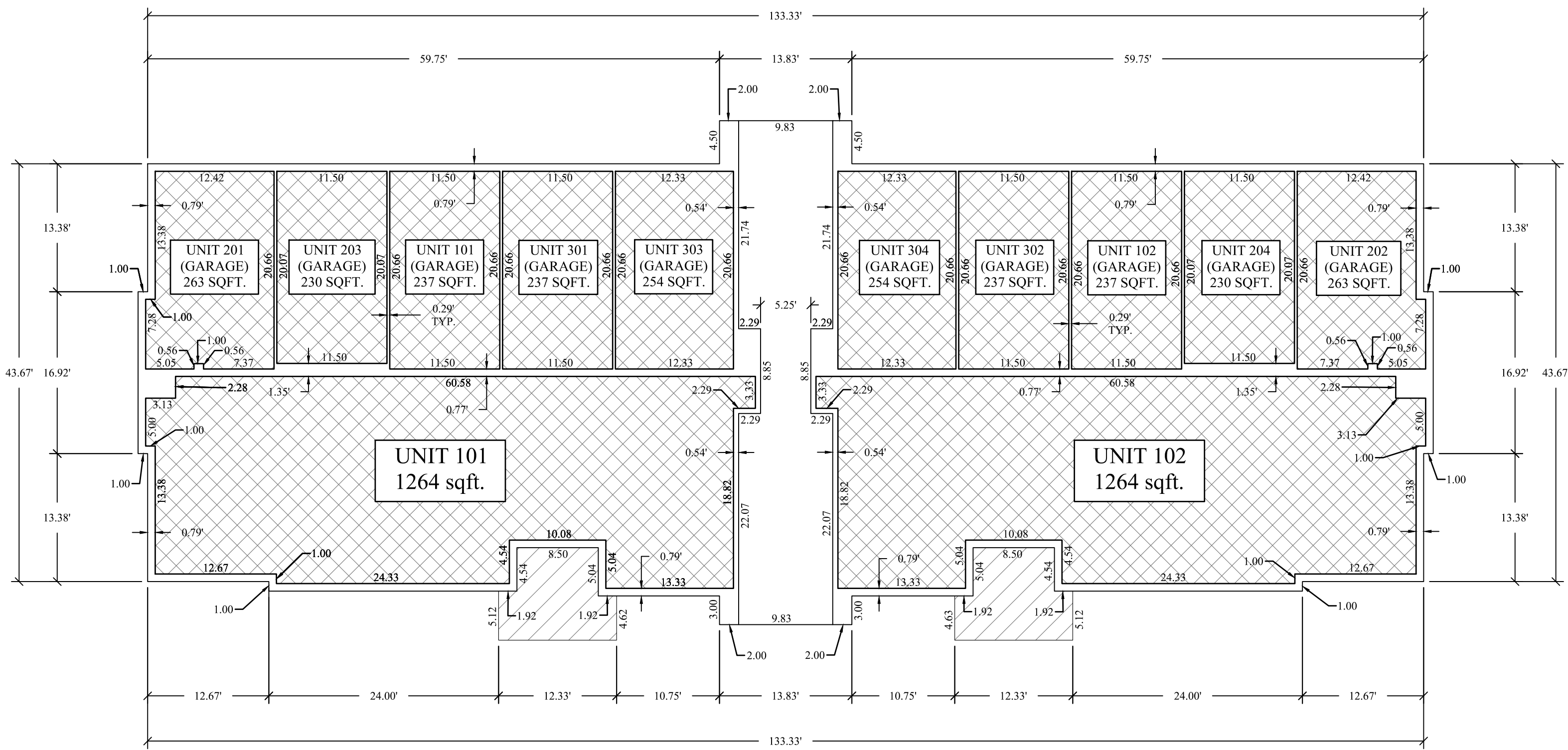
(Property Owner)

(Property Owner)

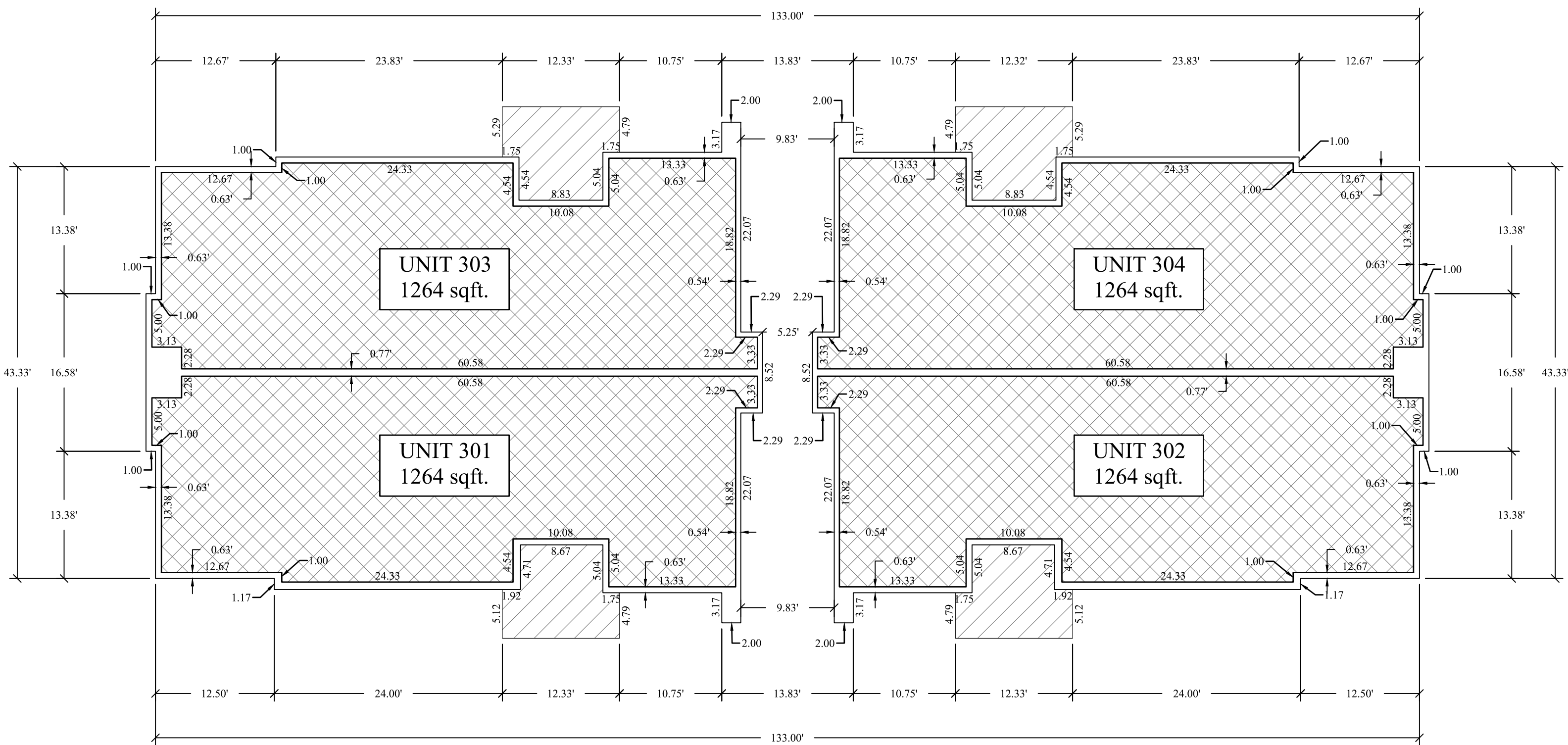
Dated this _____ day of _____, 20 _____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

My commission expires: _____



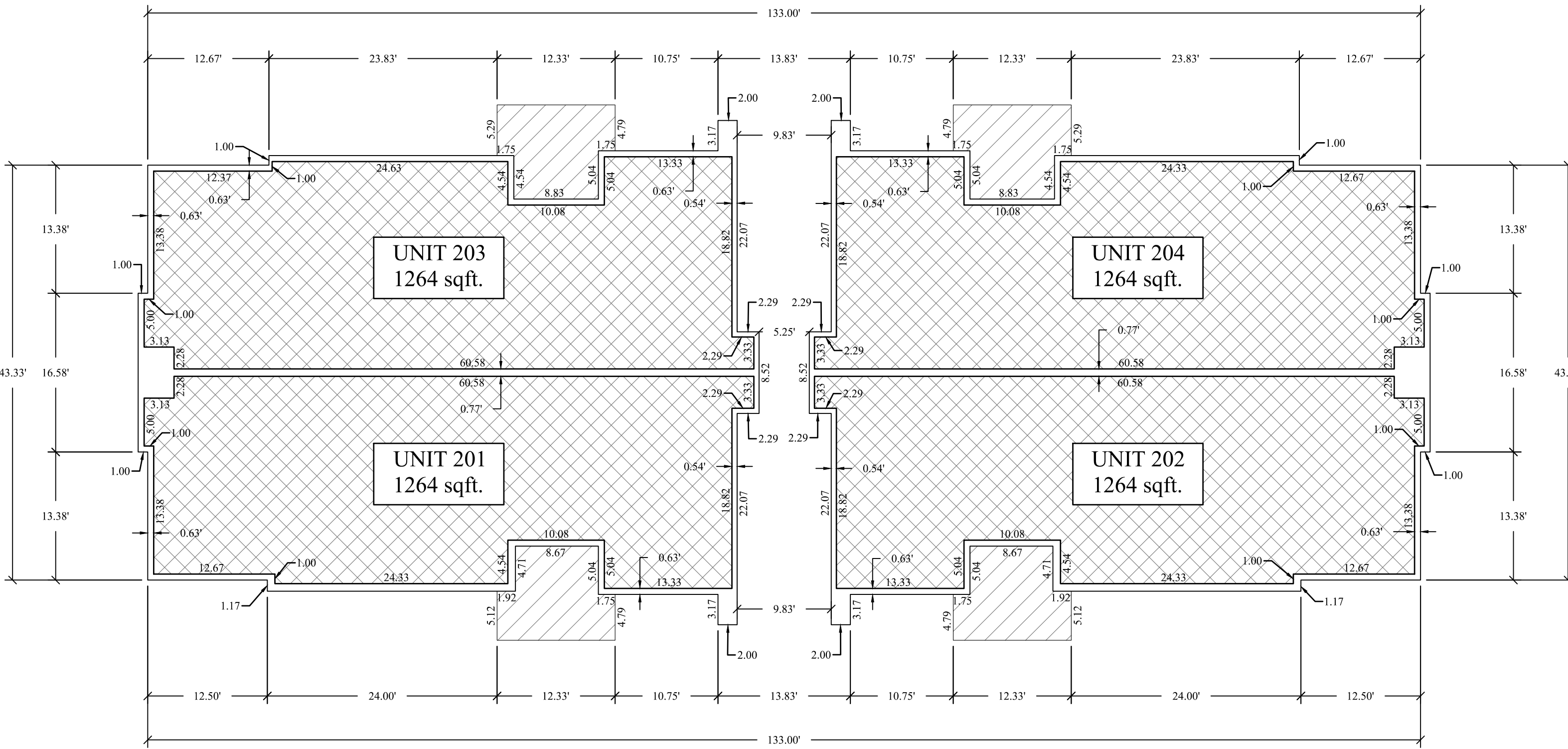
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

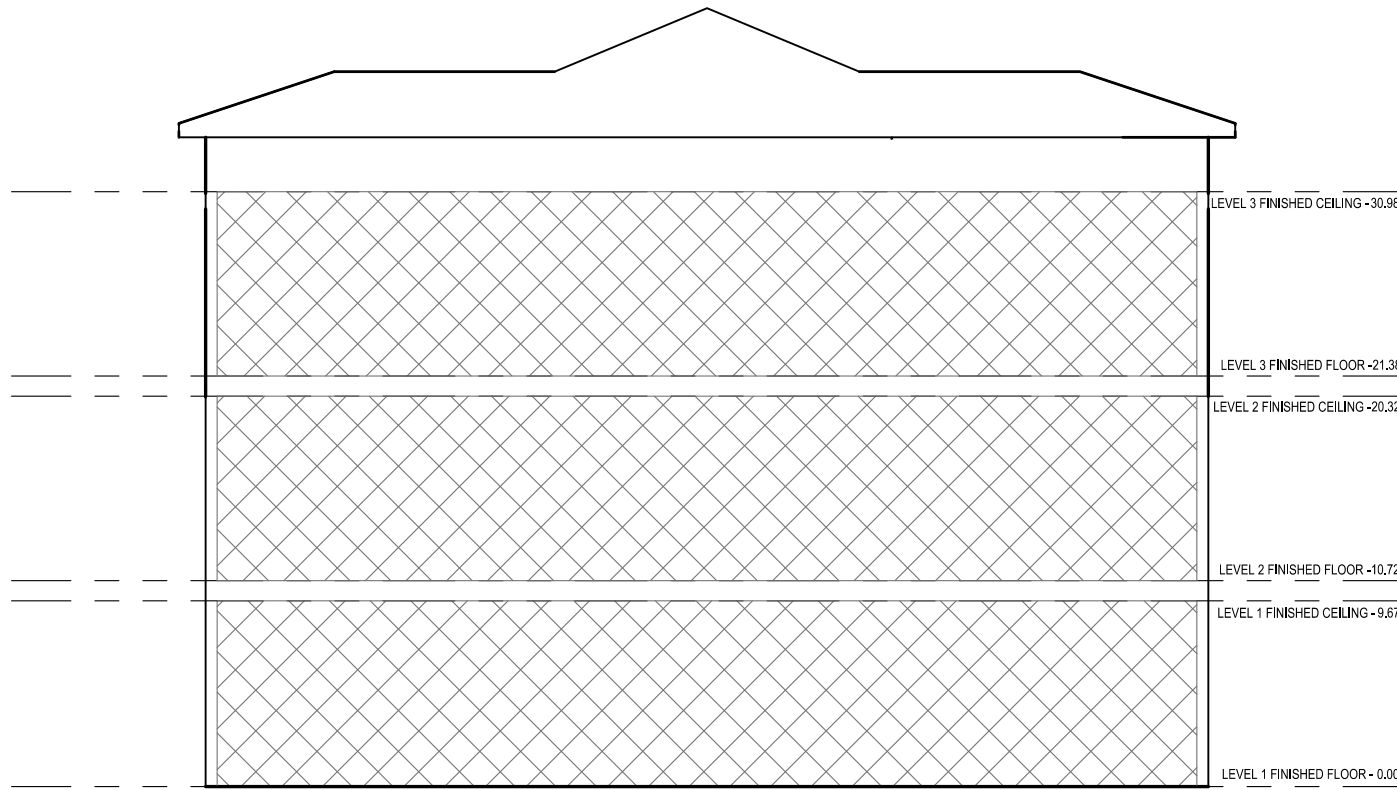
BLDG. FF



SECOND FLOOR

- NOTES**
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 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
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FF	203	
FF	204	
FF	301	
FF	302	
FF	303	
FF	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BLDG. FF
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #4 OF PHASE 2-D
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 2

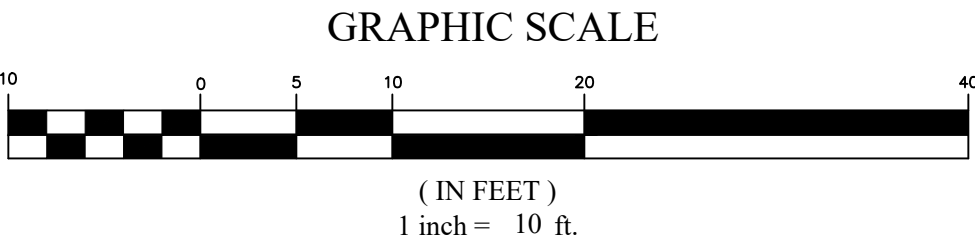
12/23/2019

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
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FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddux - Edge Vineyard Shores, LLC, 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.



Steve Maddux
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddux, a Notary Public, on this 7 day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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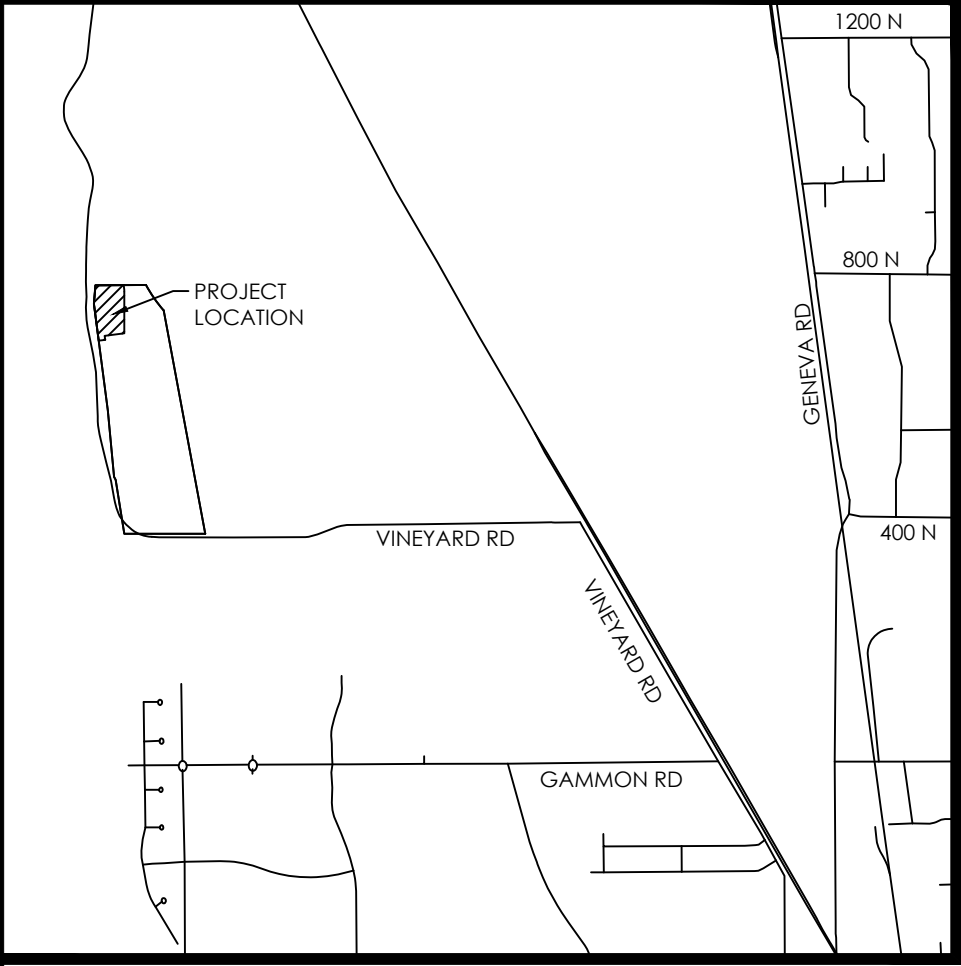
(Property Owner)

(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: _____



VICINITY MAP

NOTES

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
- ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE
- LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING GG

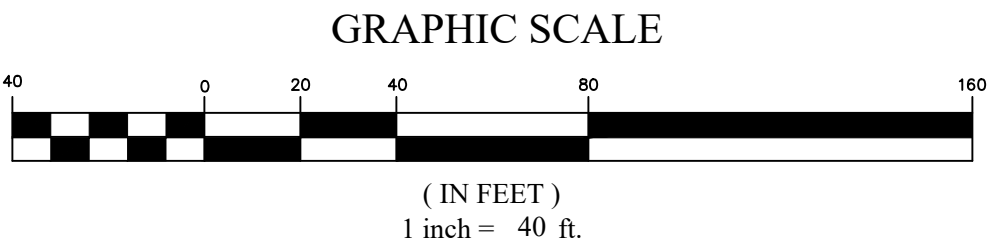
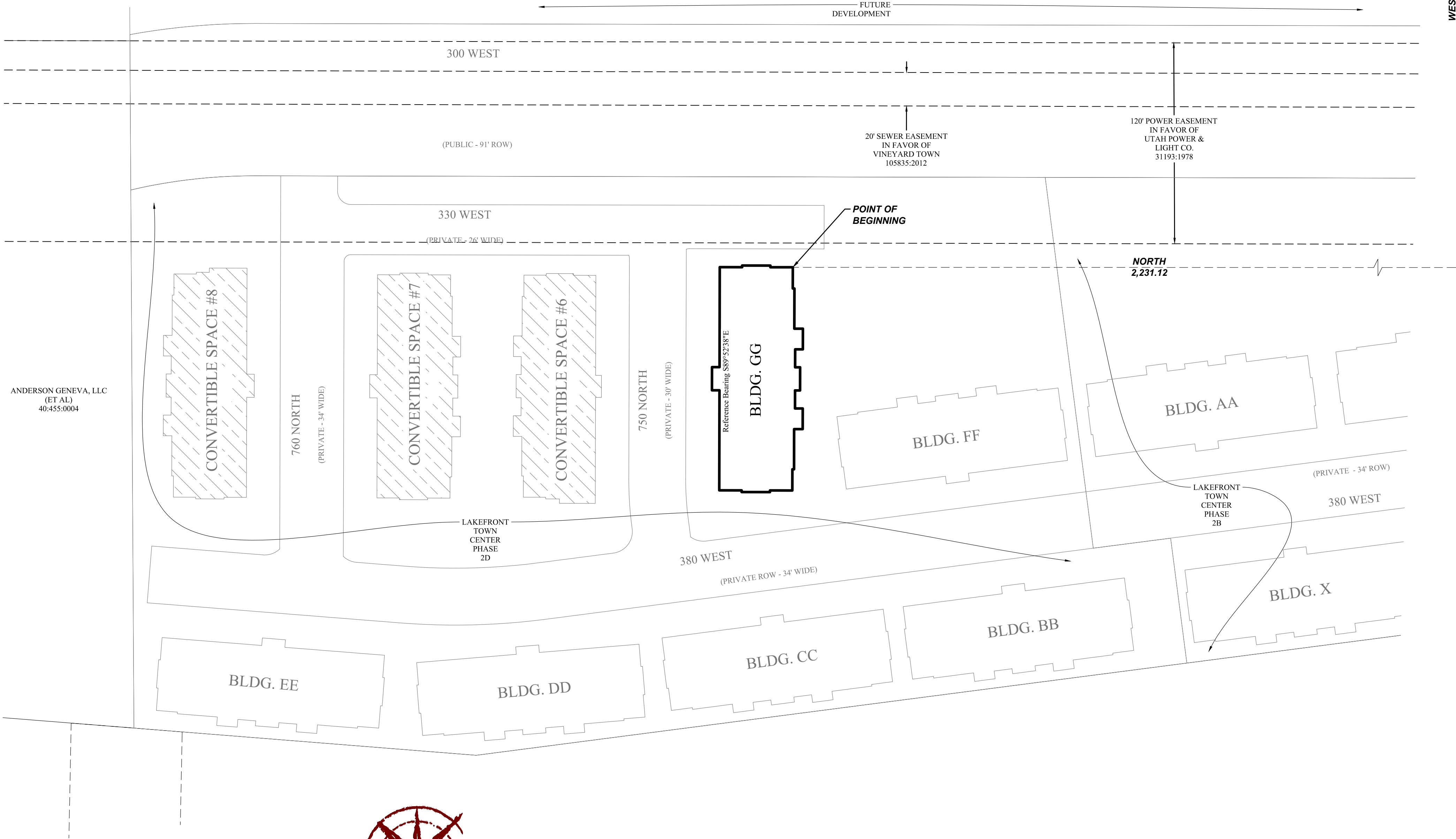
(AMENDING CONVERTIBLE SPACE #5 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: 889'250"W 2715.70)

WEST
2,469.83



1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #4, of Phase 2-D of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.
Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. GG CONDOMINIUM

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: _____ BY: _____
(PRINTED NAME) (PRINTED NAME)

ITS: _____ ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

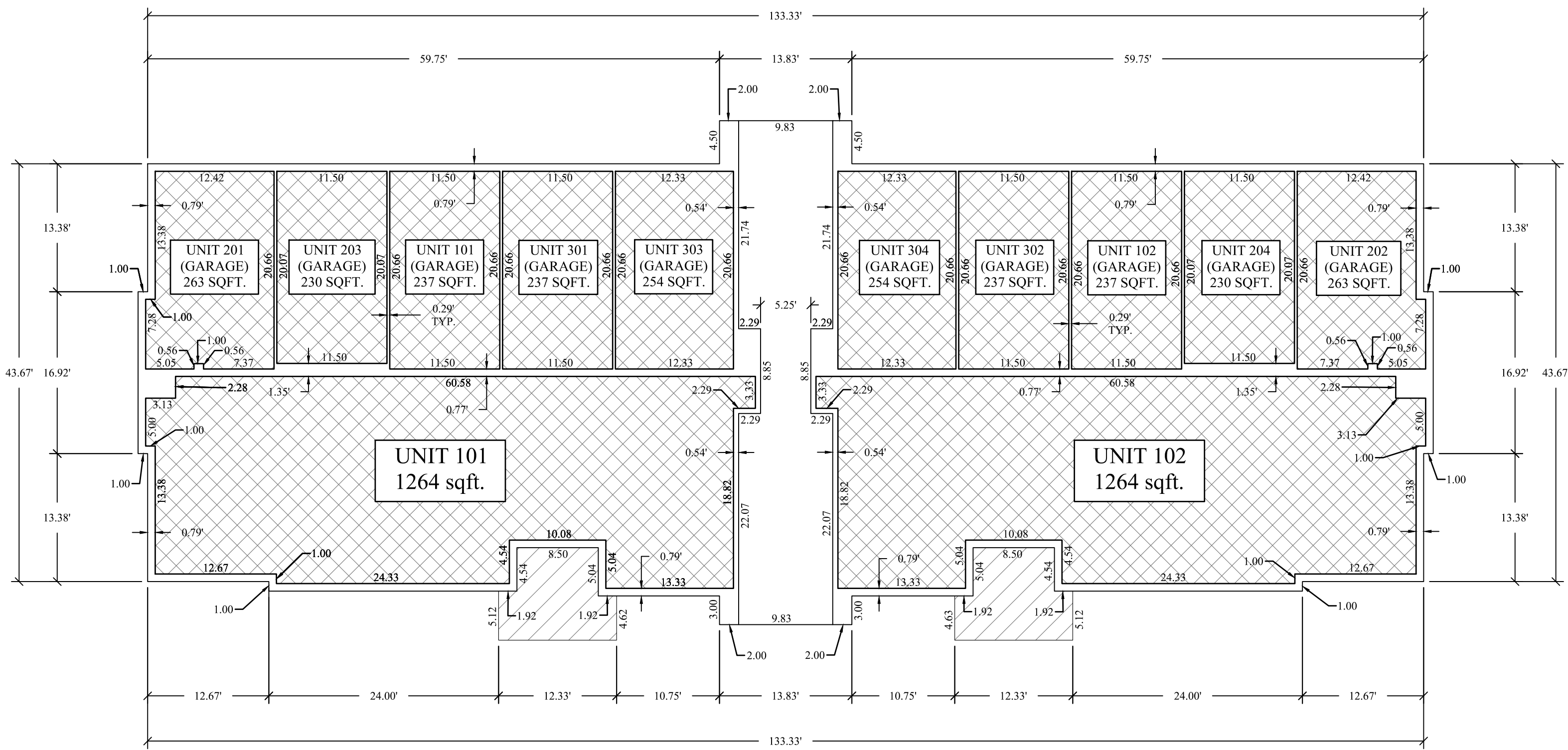
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 20__.

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

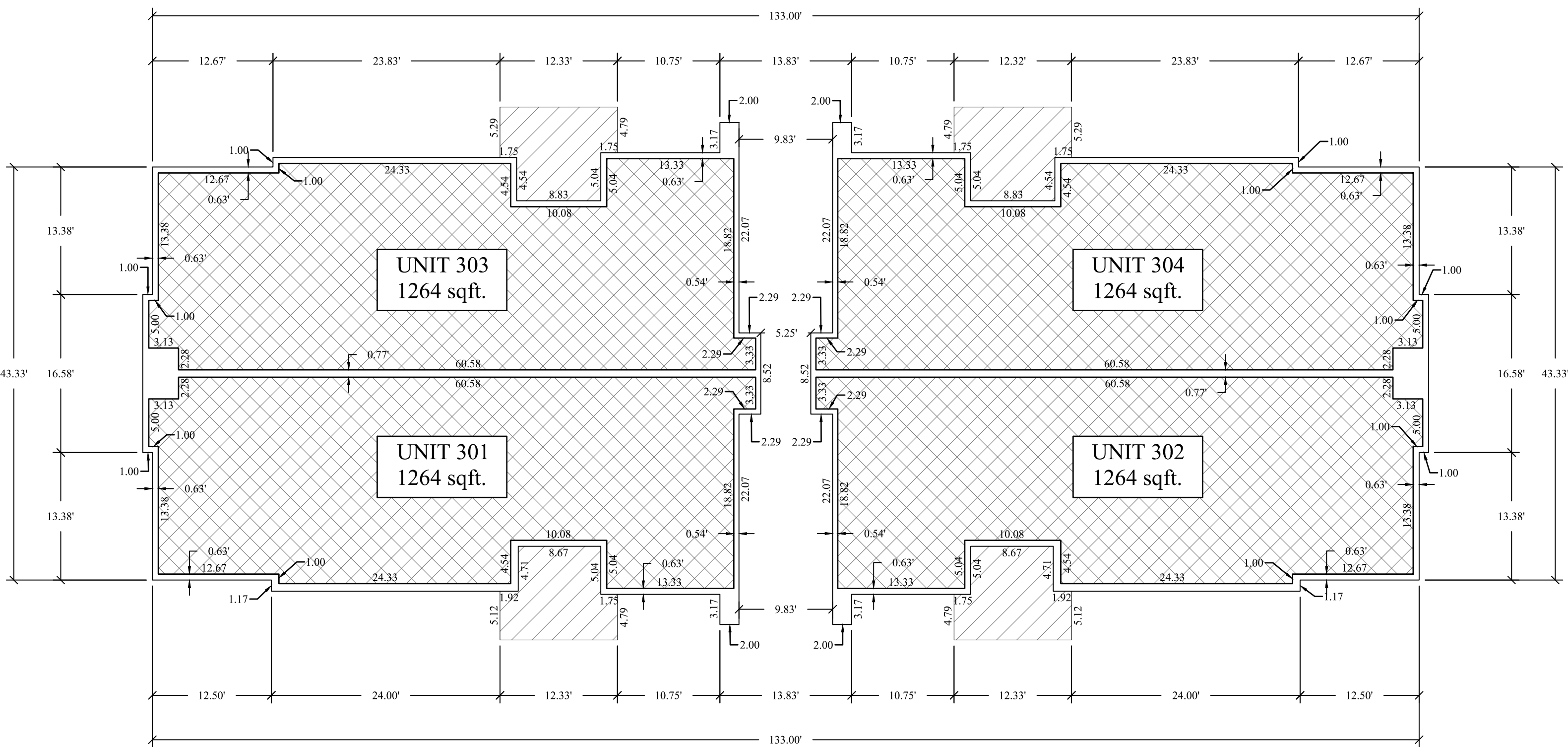
BUILDING GG LAKEFRONT @ VINEYARD TOWN CENTER

(AMENDING CONVERTIBLE SPACE #5 OF PHASE 2-D
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LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	



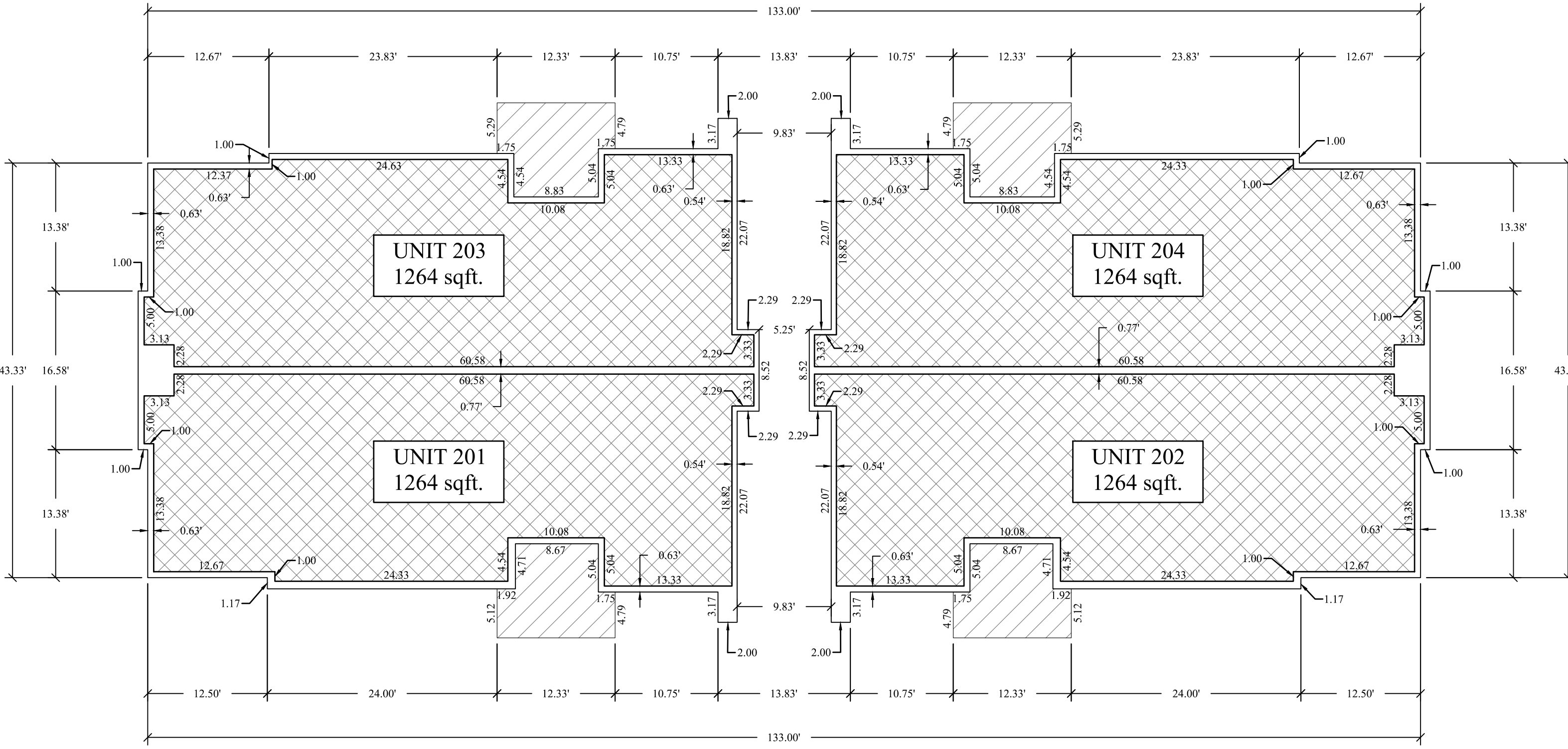
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

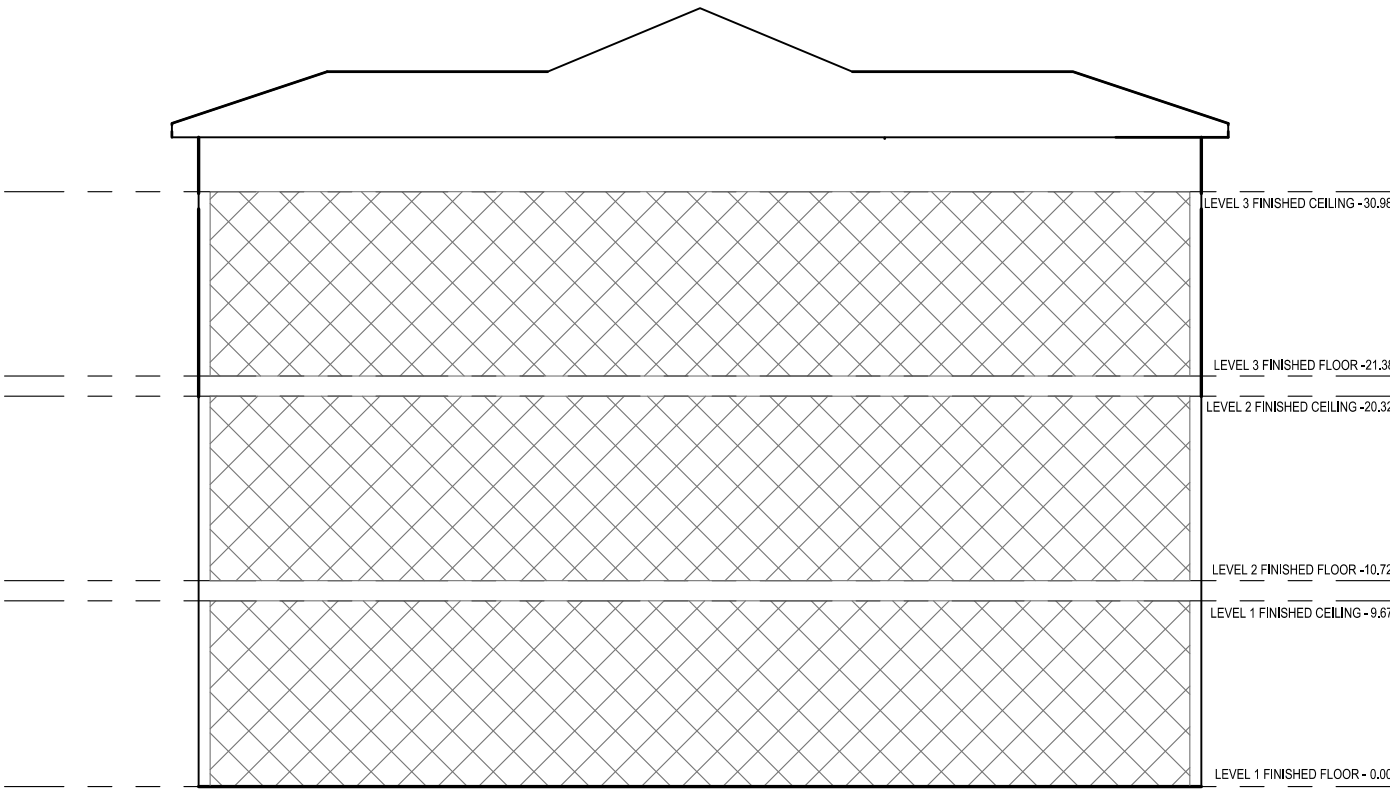
BLDG. GG



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
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ADDRESS TABLE		
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GG	204	
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GG	302	
GG	303	
GG	304	



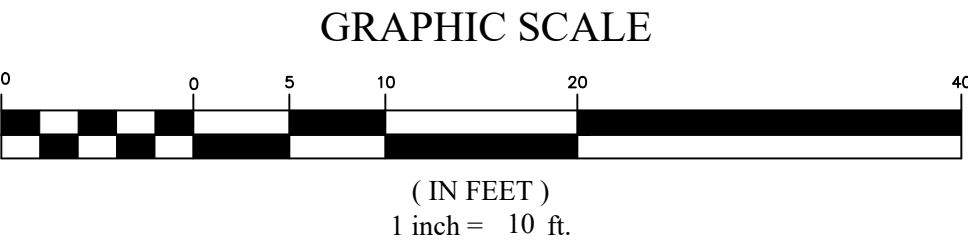
- LIMITS OF COMMON AREA & PUE
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BLDG. GG
LAKEFRONT
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FOCUS
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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com





FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG HH

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

Steve Maddalena 1/7/201
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox-Edge Vineyard Stores, LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7
day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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.

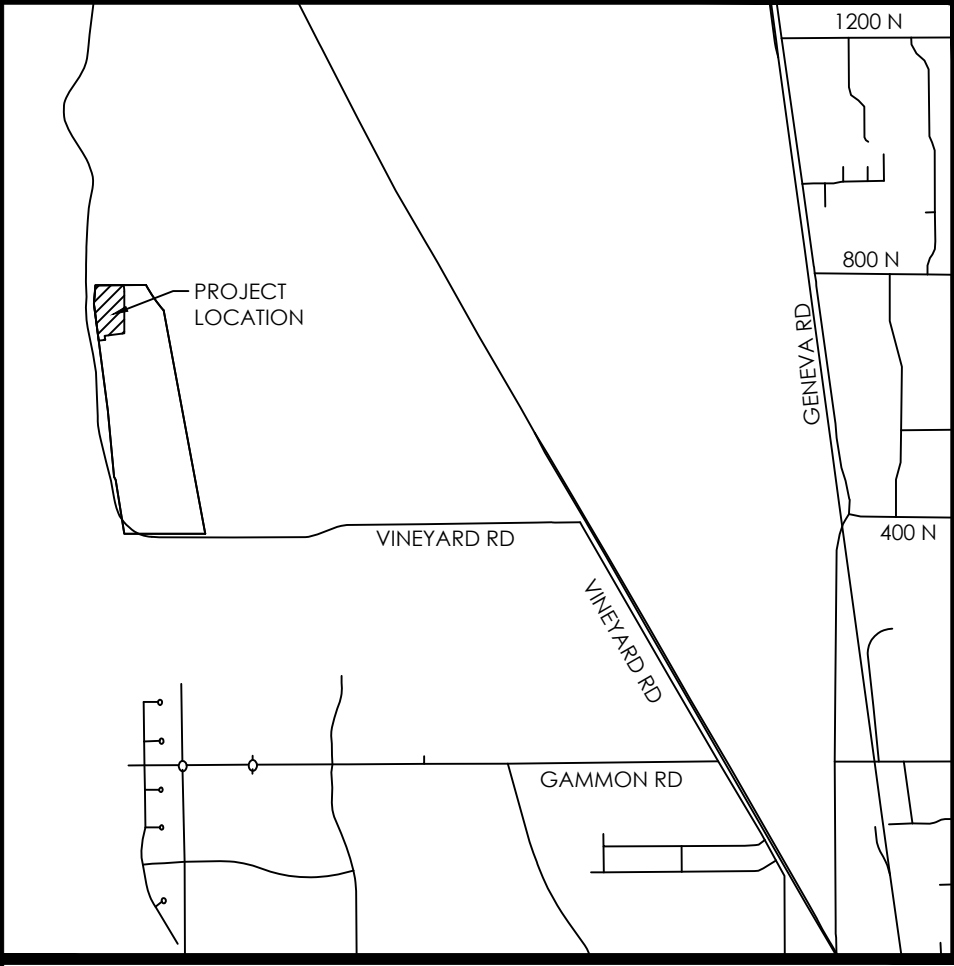
(Property Owner)

(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: _____



VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)

LIMITS OF COMMON AREA & PUE

LIMITS OF PRIVATE OWNERSHIP

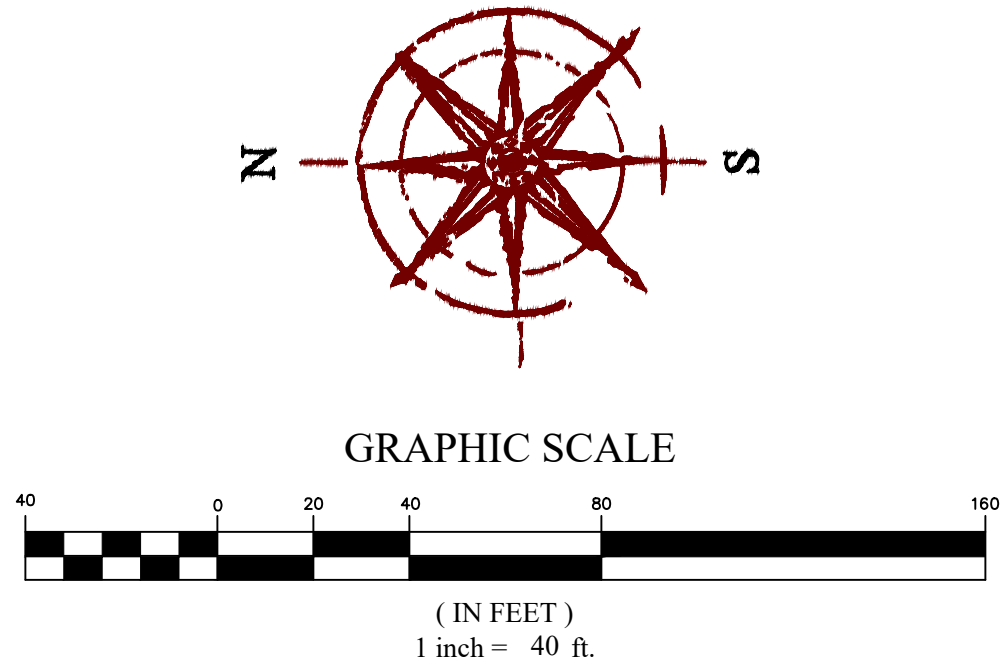
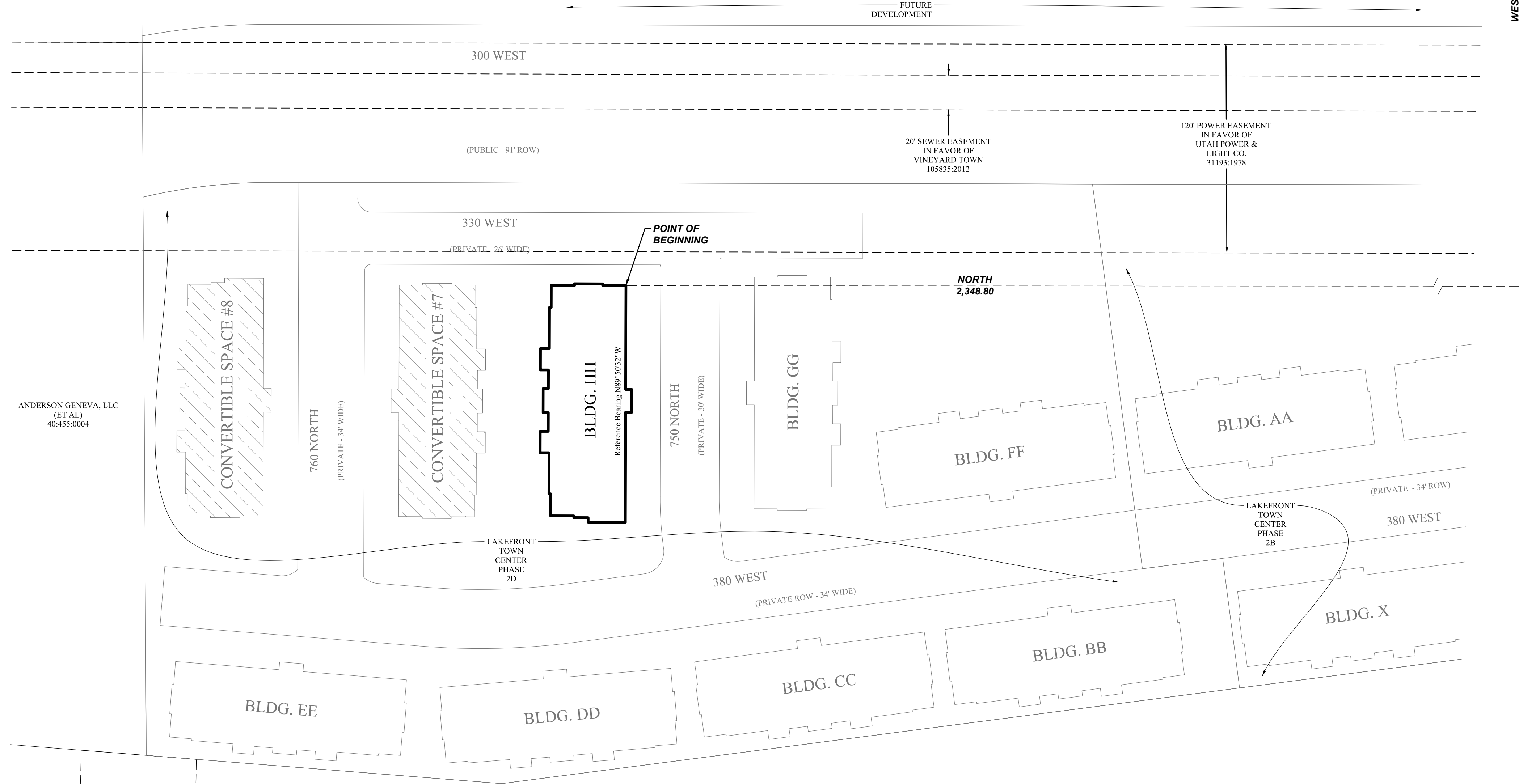
LIMITS OF LIMITED COMMON AREA & PUE

LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING HH

(AMENDING CONVERTIBLE SPACE #6 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2.715.70
(NAD83: S89°25'01"W 2715.70)

BASIS OF BEARING: S89°25'01"W (SECTION LINE)

WEST 2.474.74

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #6, of Phase 2-D of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. HH CONDOMINIUM

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____, IN SAID STATE OF UTAH, ____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY ____

ACCEPTANCE BY LEGISLATIVE BODY

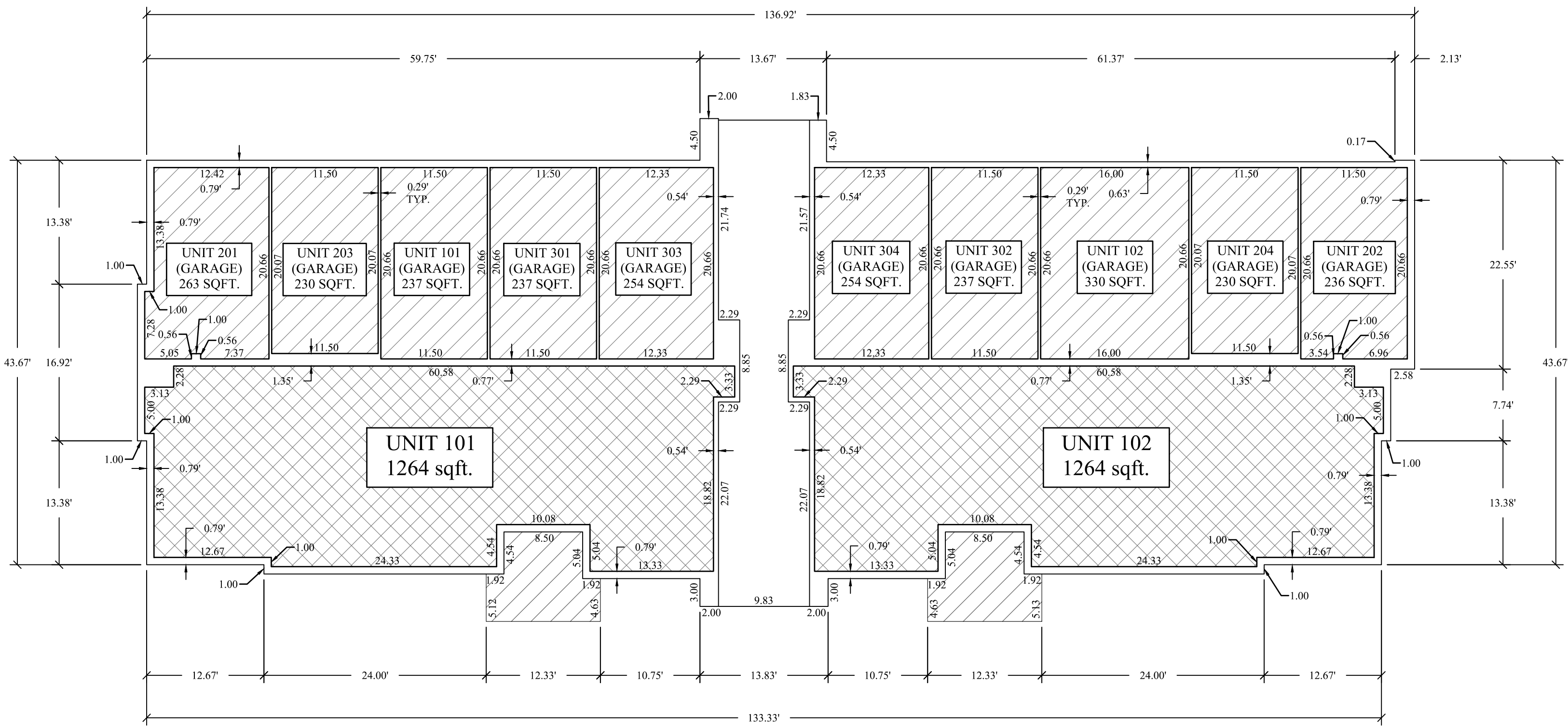
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ 20__.

VINEYARD PLANNING COMMISSION CHAIR	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

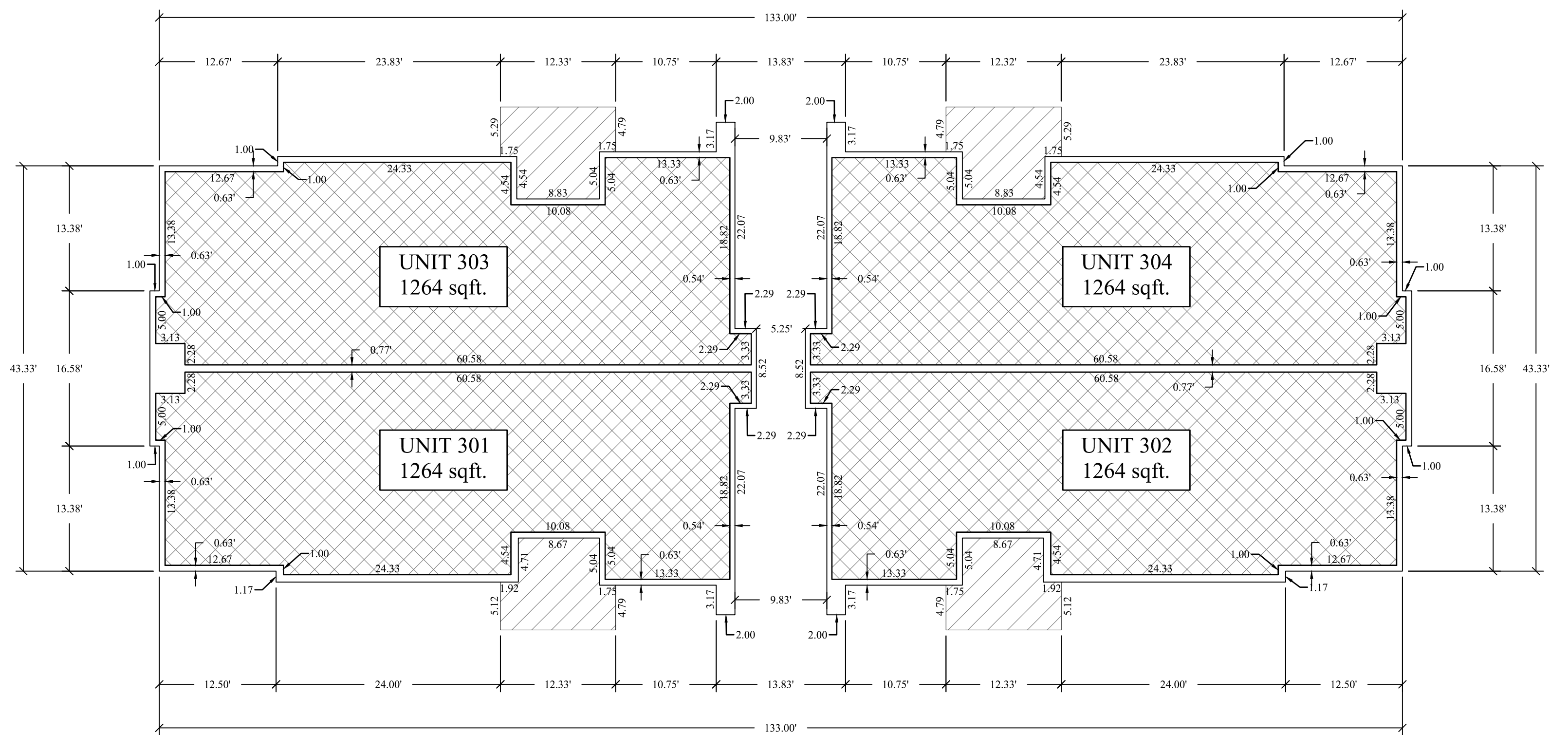
BUILDING HH LAKEFRONT @ VINEYARD TOWN CENTER

(AMENDING CONVERTIBLE SPACE #6 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

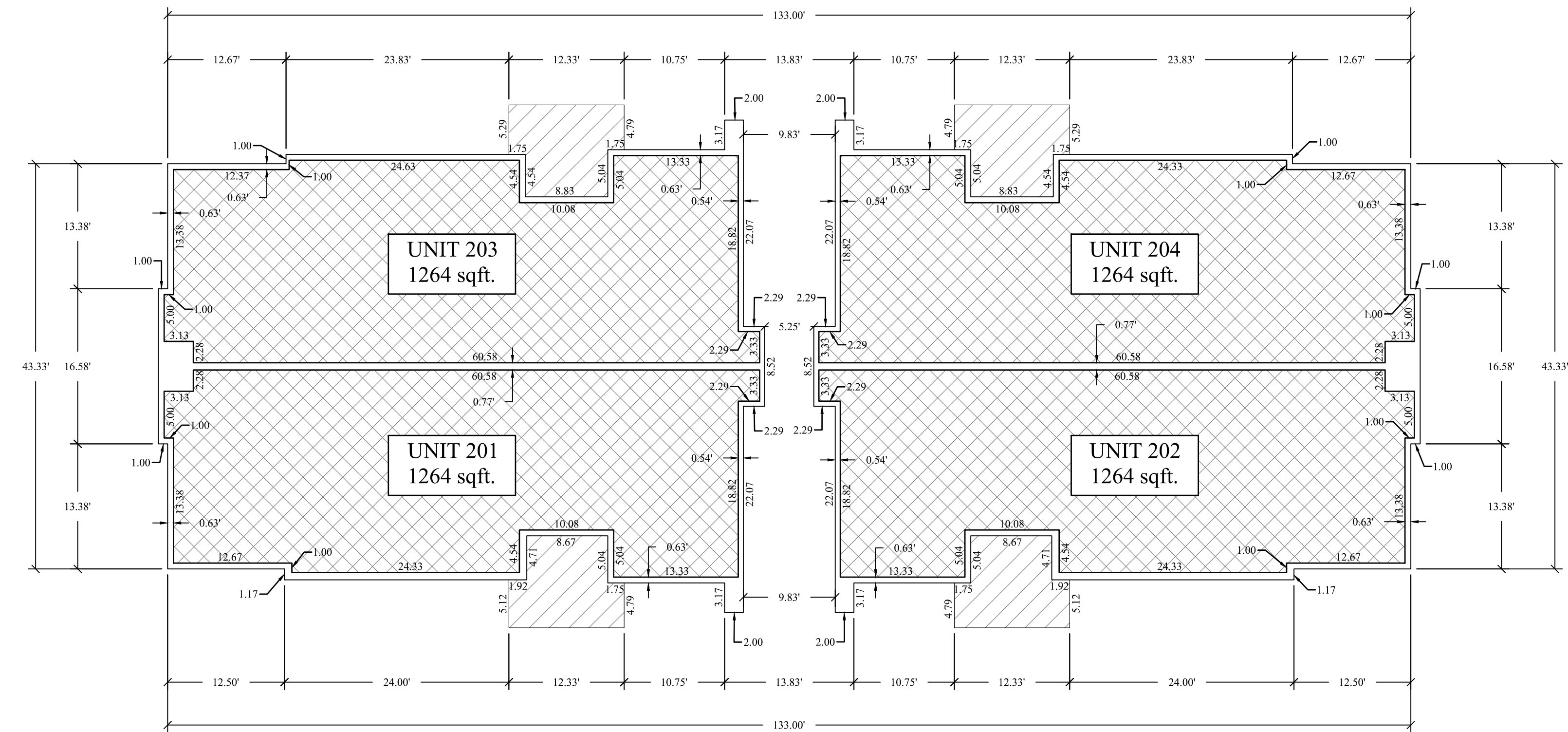
1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	
SURVEYOR'S SEAL	CLERK - RECORDER SEAL	



MAIN FLOOR
(UNIT 102 IS ADA)



THIRD FLOOR



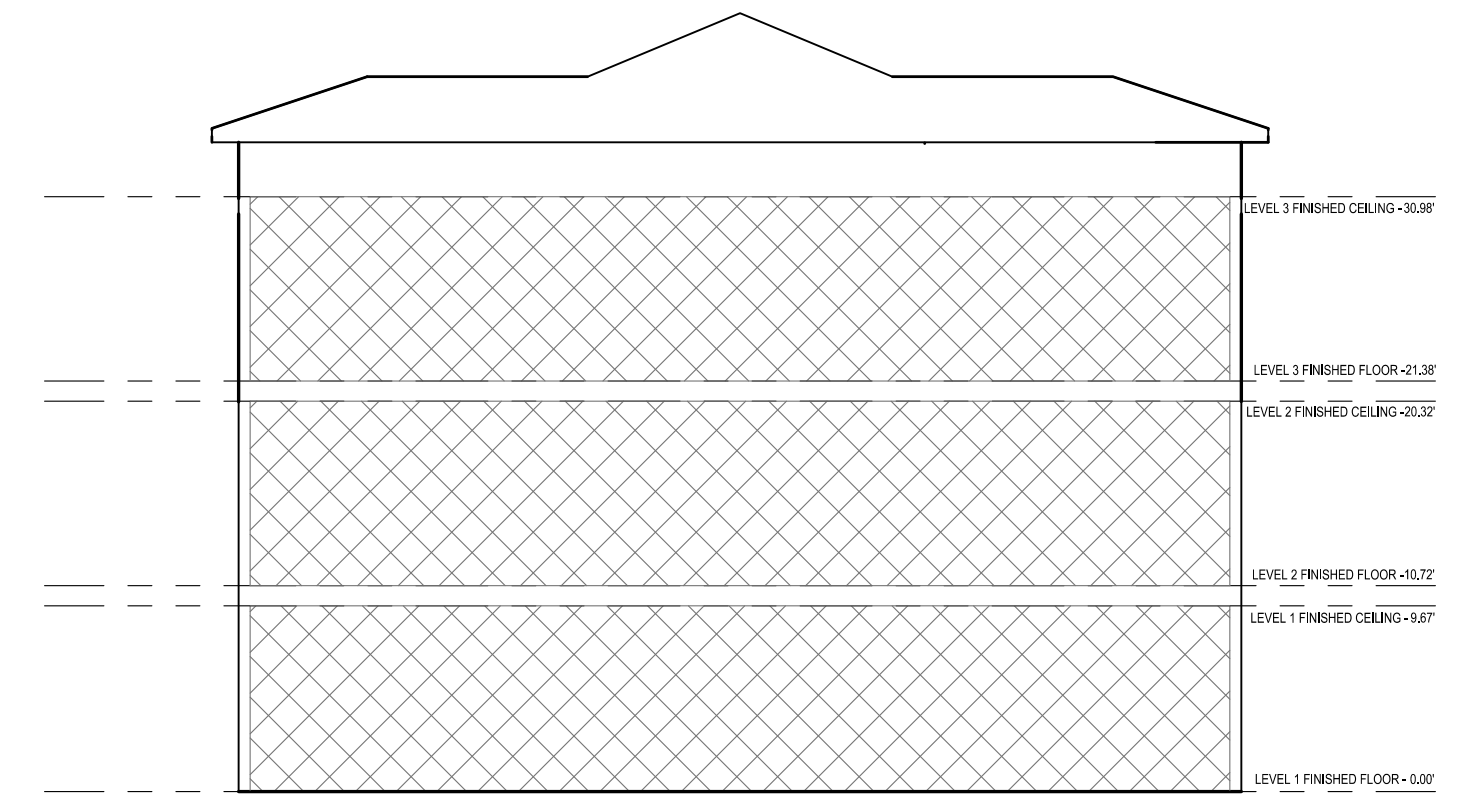
SECOND FLOOR

CONDOMINIUM DETAILS BLDG. HH

NOTES

1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
HH	101	
HH	102	
HH	201	
HH	202	
HH	203	
HH	204	
HH	301	
HH	302	
HH	303	
HH	304	





FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG II

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/7/2019
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox Edge Vineyard Shores, LLC, as owner(s) of the property identified in the attached application, do pose 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7
day of January, 2020.

My commission expires: 7-10-2021

Shelley King
(Notary Public)

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.

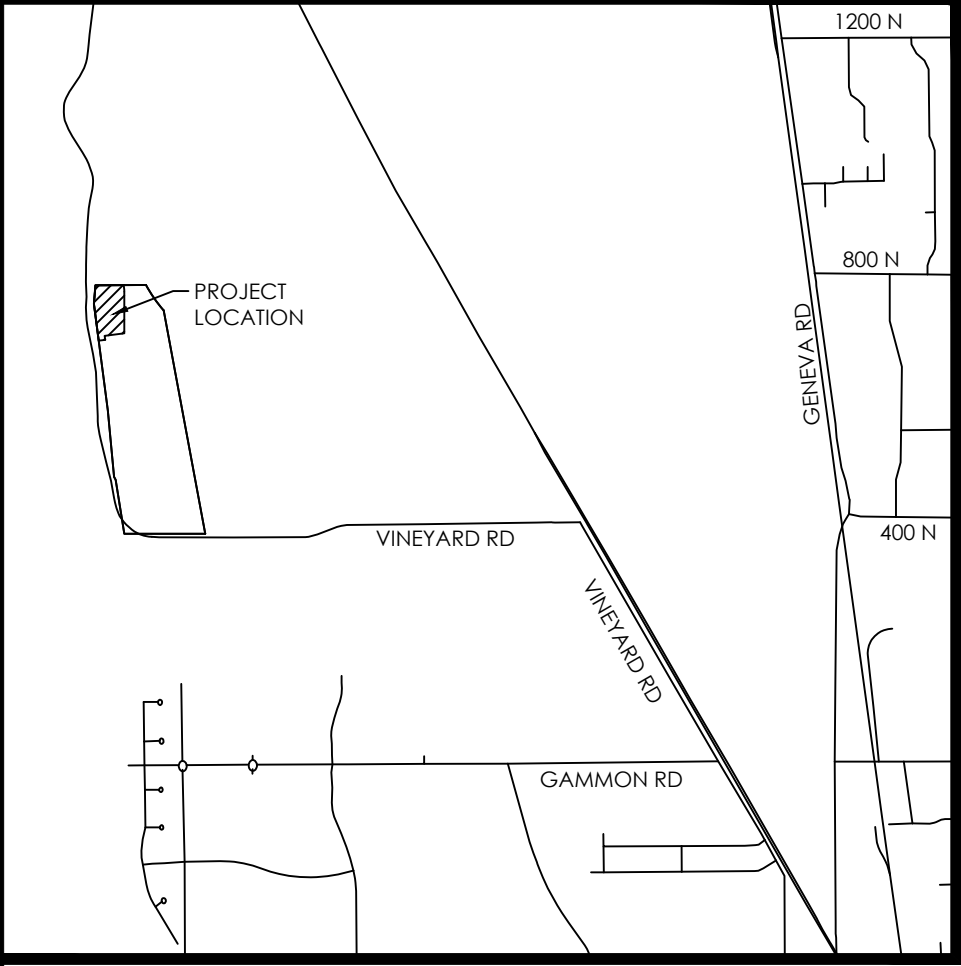
(Property Owner)

(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: _____



VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
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ROCKY MOUNTAIN POWER

1. 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.

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DOMINION ENERGY CORPORATION

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LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)

LIMITS OF COMMON AREA & PUE

LIMITS OF PRIVATE OWNERSHIP

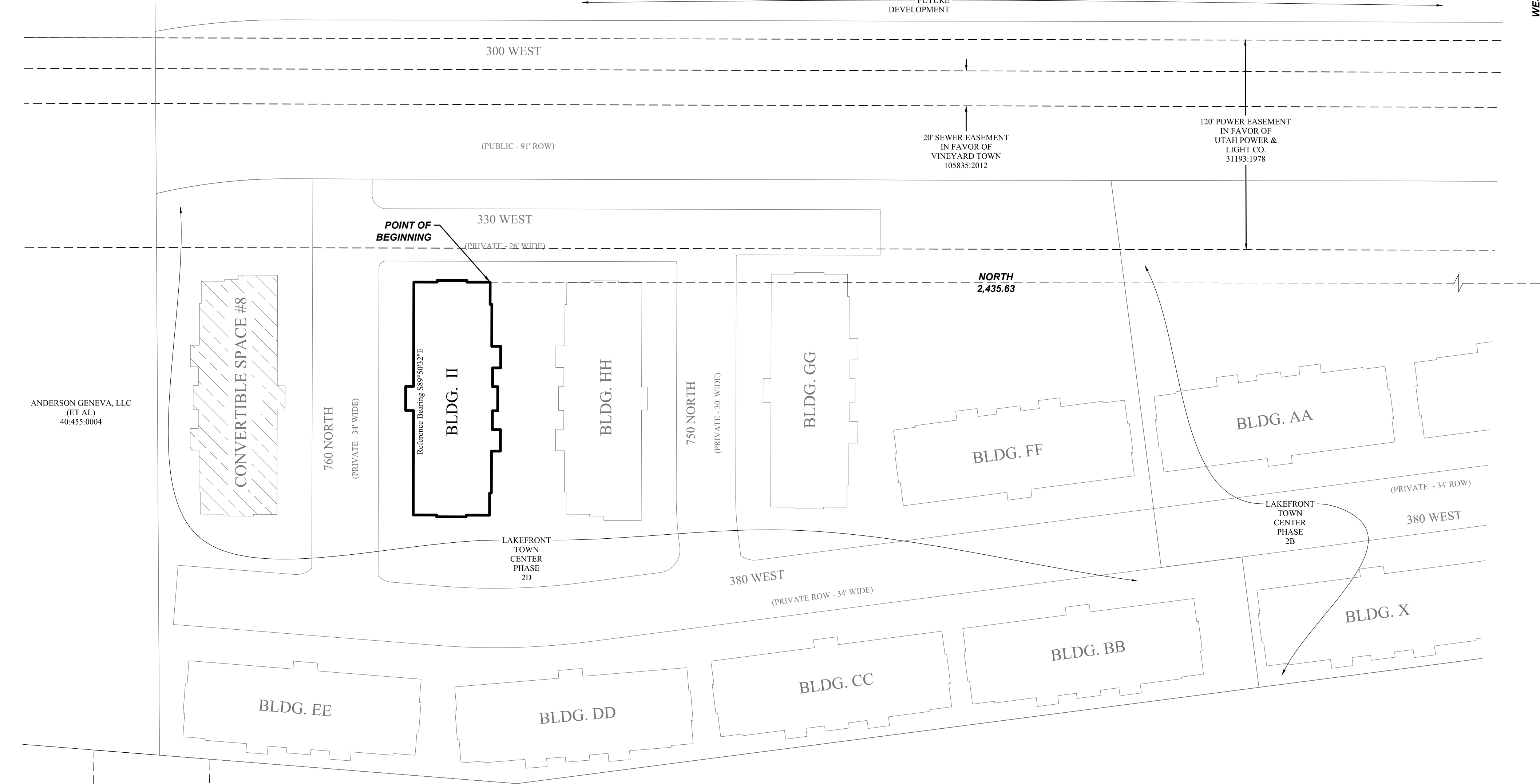
LIMITS OF LIMITED COMMON AREA & PUE

LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING II

(AMENDING CONVERTIBLE SPACE #7 OF PHASE 2-D LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS) LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E, SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF SECTION 8, T6S, R2E, SLB&M 3" BRASS CAP MONUMENT (FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF SECTION 7, T6S, R2E, SLB&M 3" BRASS CAP MONUMENT (FLUSH WITH GROUND)

MEASURED: 2.715.70 (NAD83: 889'250"W 2715.70)

BASIS OF BEARING: S89°25'01"W (SECTION LINE)

WEST 2,474.60

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #7, of Phase 2-D of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. II CONDOMINIUM

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ___, A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF ___, A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

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__.

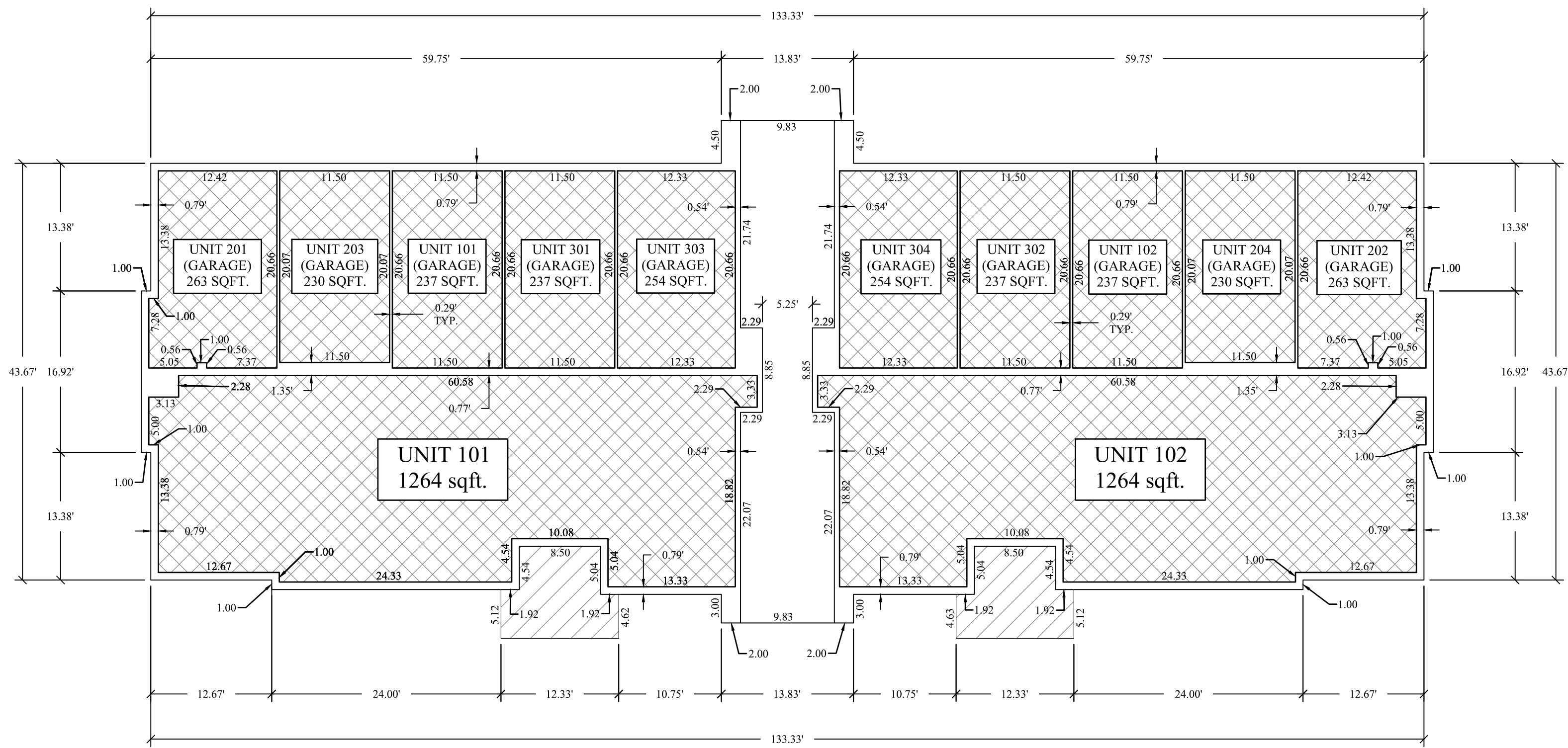
VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

BUILDING II LAKEFRONT @ VINEYARD TOWN CENTER

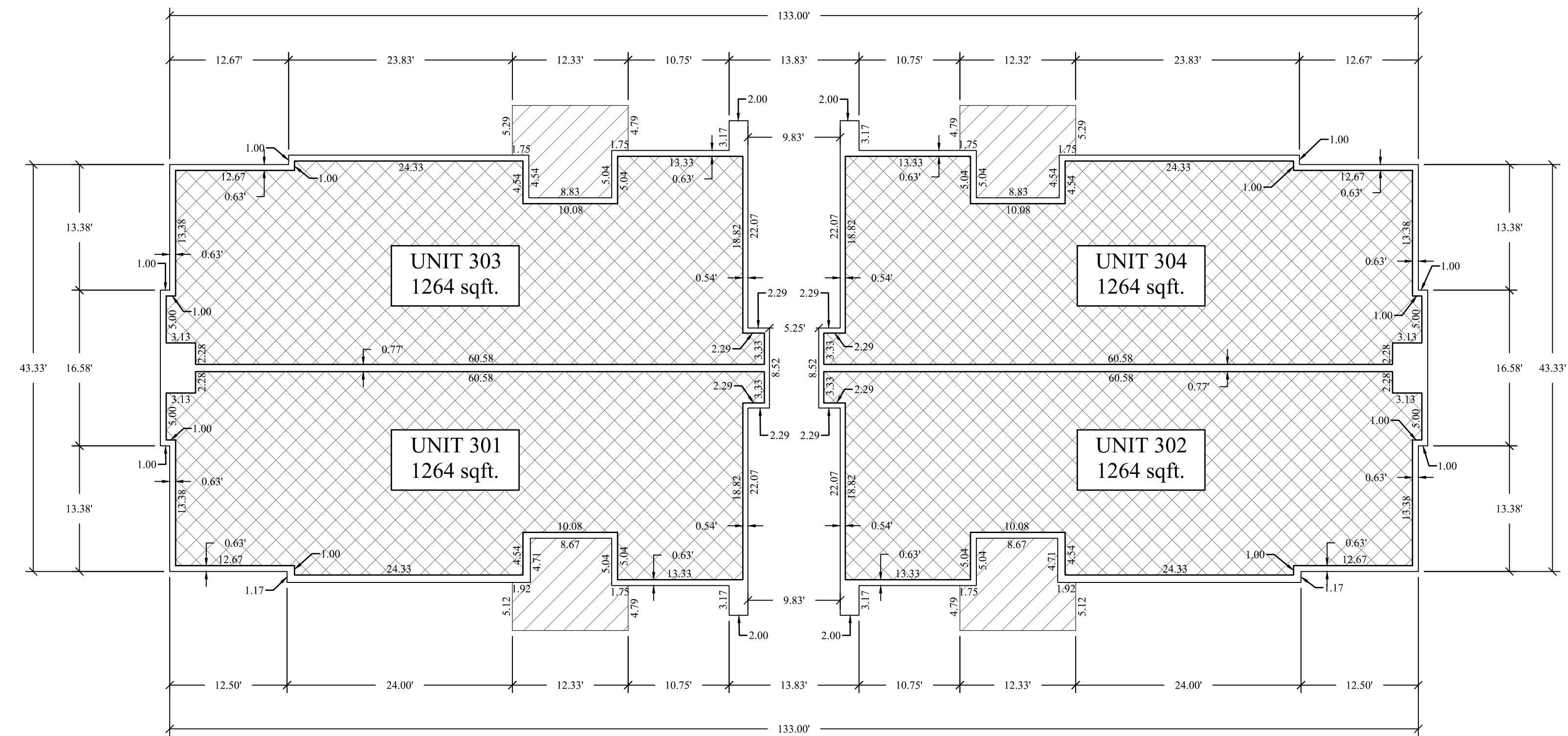
(AMENDING CONVERTIBLE SPACE #7 OF PHASE 2-D LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS) LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E, SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	
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1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	

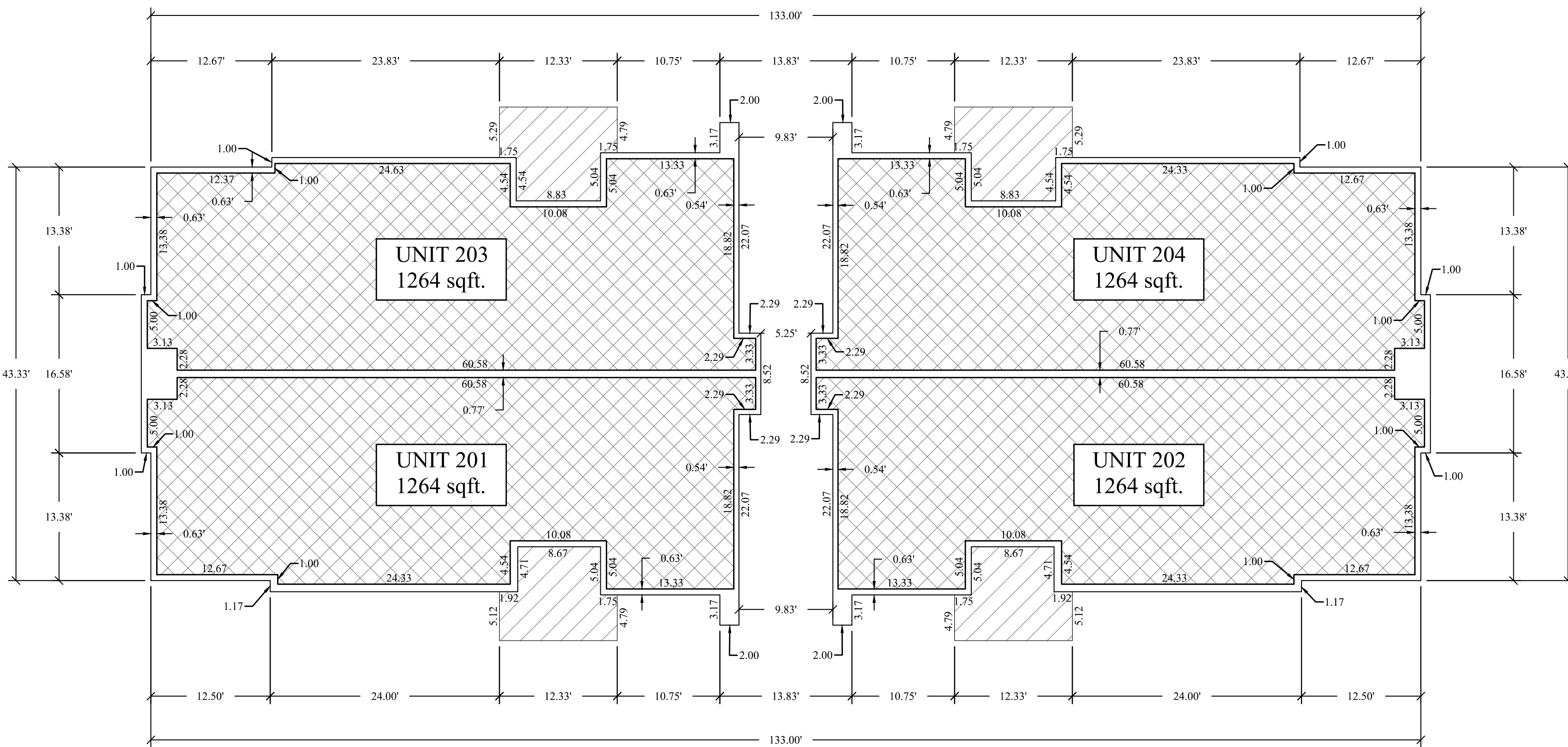


MAIN FLOOR



THIRD FLOOR

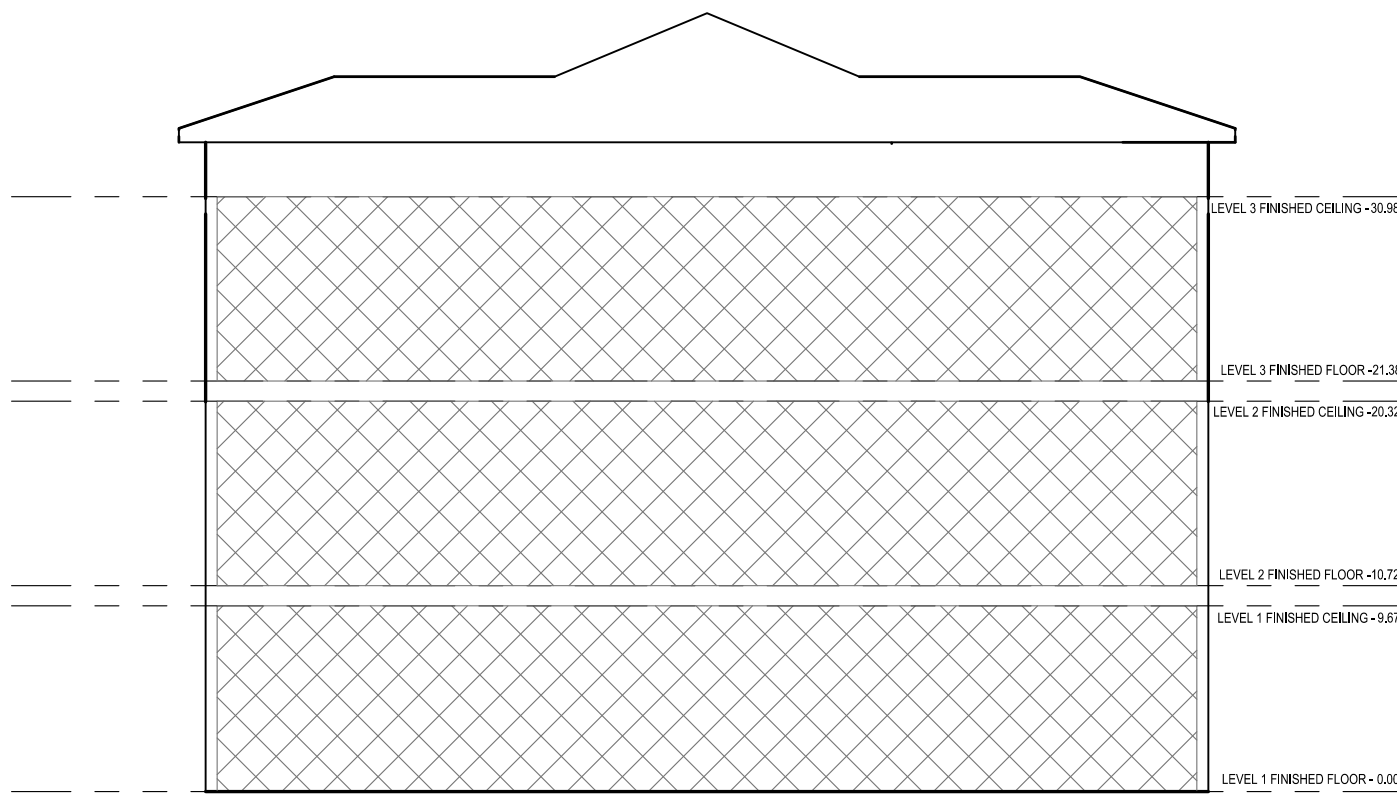
CONDOMINIUM DETAILS BLDG. II



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
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II	303	
II	304	



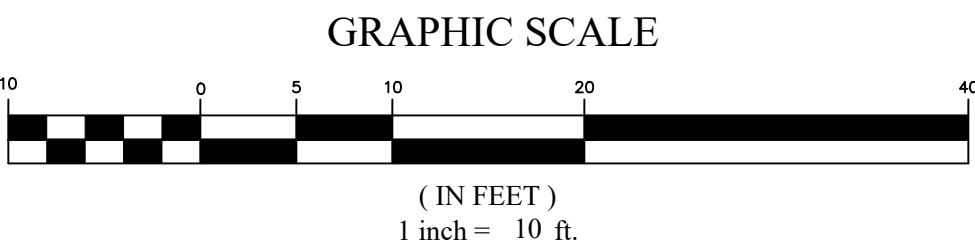
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BLDG. II
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #7 OF PHASE 2-D
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 212/23/2019SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com





FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/6/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG JJ

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

Steve Maddalena / _____ / _____

Applicant Signature

Date

_____/_____/_____

Applicant Signature

Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shares, LLC 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 7 day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7.10.2021

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.

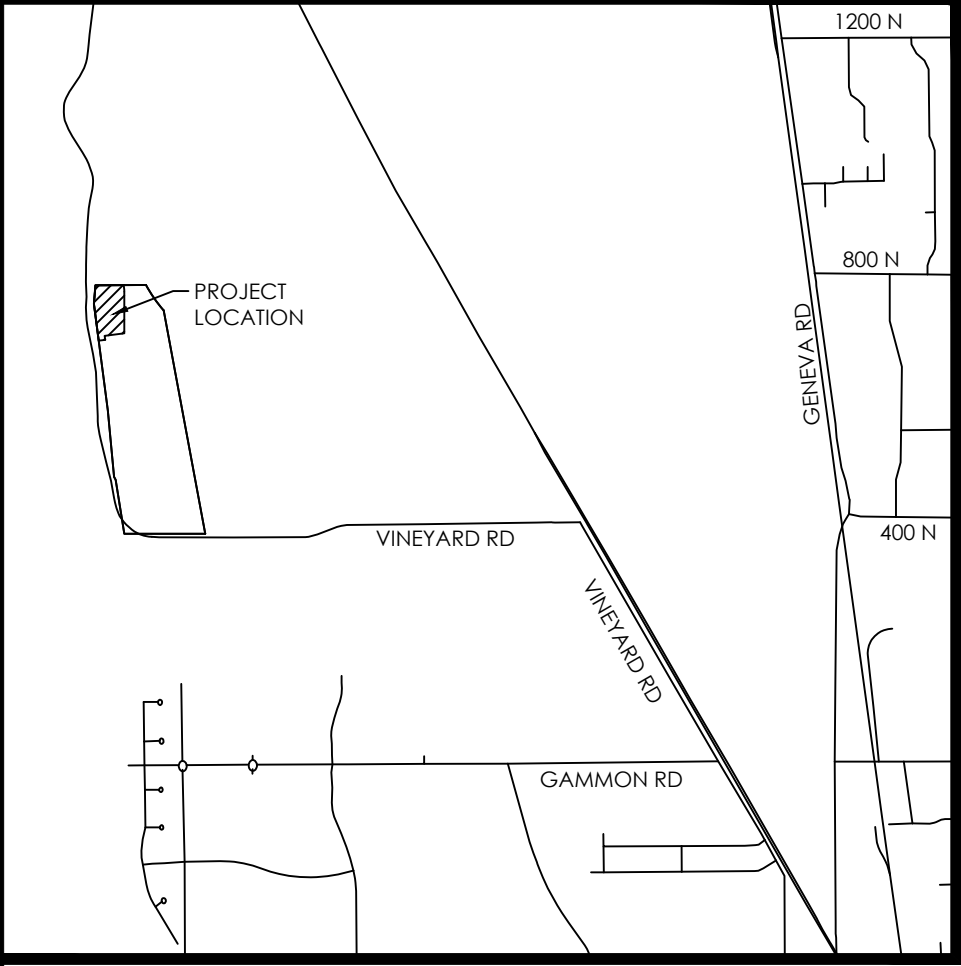
(Property Owner)

(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: _____



VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)

LIMITS OF COMMON AREA & PUE

LIMITS OF PRIVATE OWNERSHIP

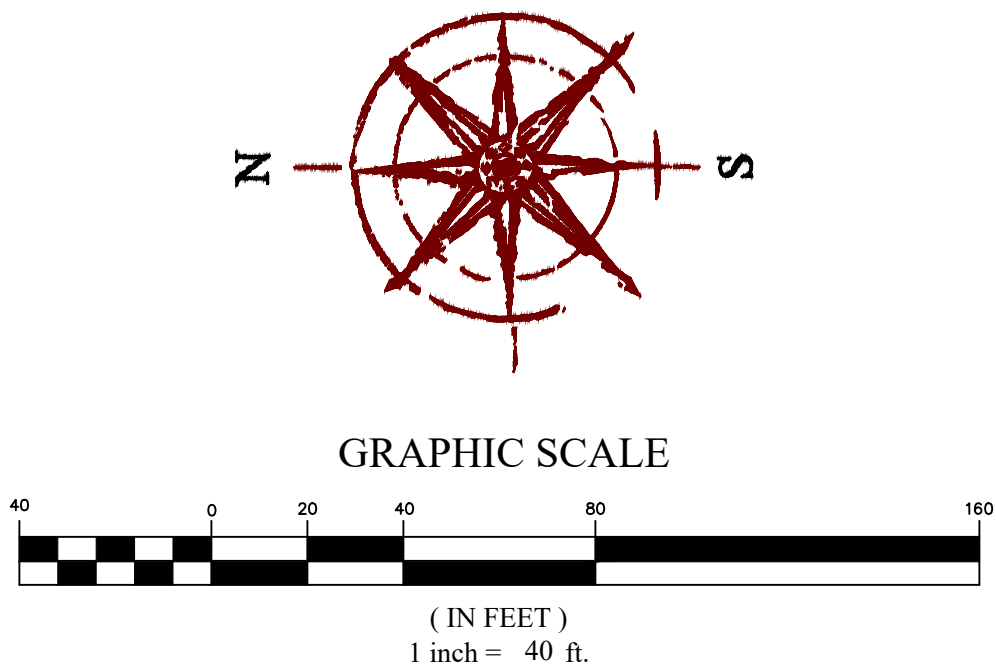
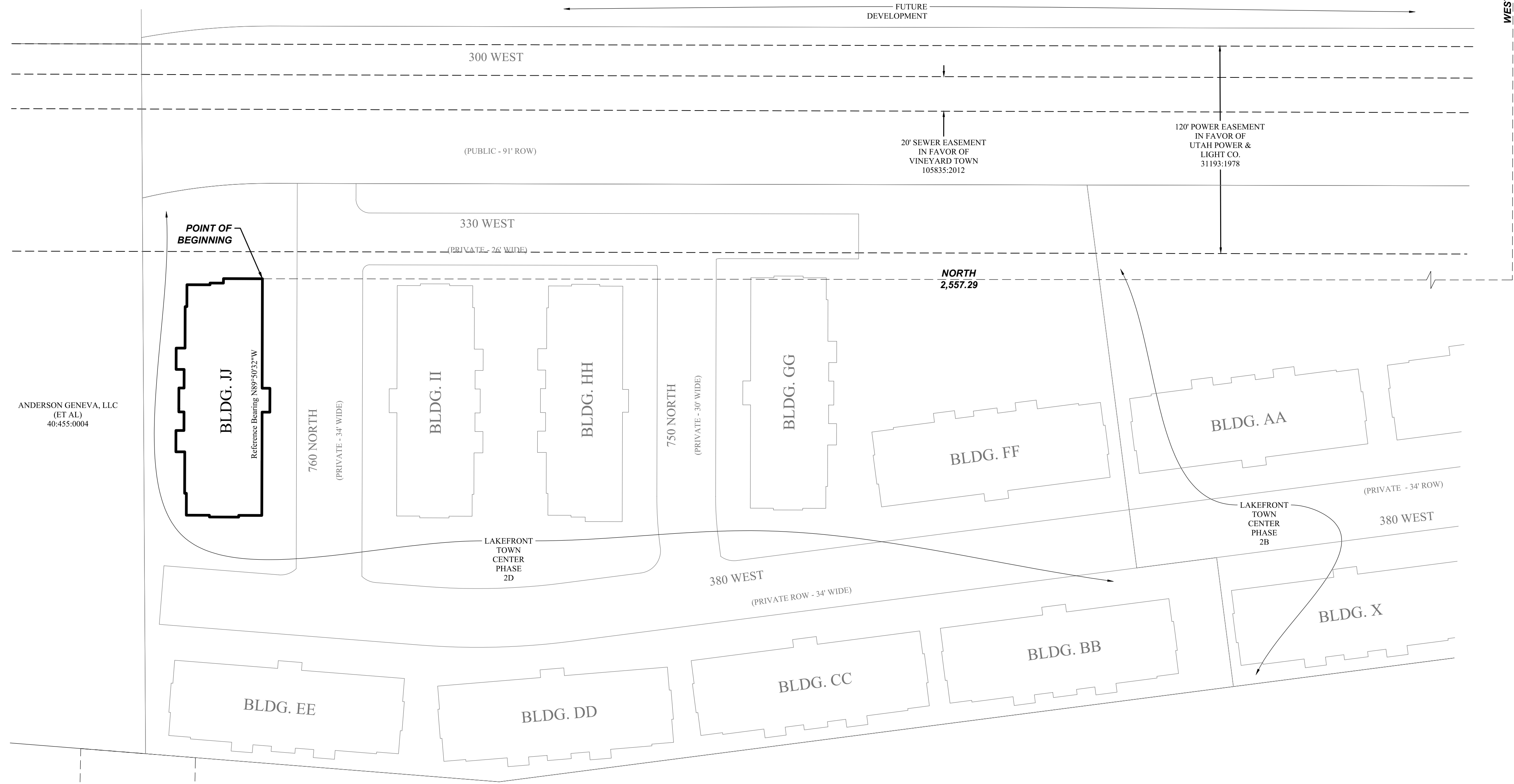
LIMITS OF LIMITED COMMON AREA & PUE

LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD TOWN CENTER

BUILDING JJ

(AMENDING CONVERTIBLE SPACE #8 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: 889'250" W 2715.70)
BASIS OF BEARING: S89°25'01" W (SECTION LINE)
WEST 2,470.46

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #8, of Phase 2-D of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.
Contains: 6,212 sq. ft. +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HERewith AS

LAKEFRONT @ VINEYARD TOWN CENTER, BUILDING. JJ CONDOMINIUM

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ___, A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ___, A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ___, IN SAID STATE OF UTAH, ___, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

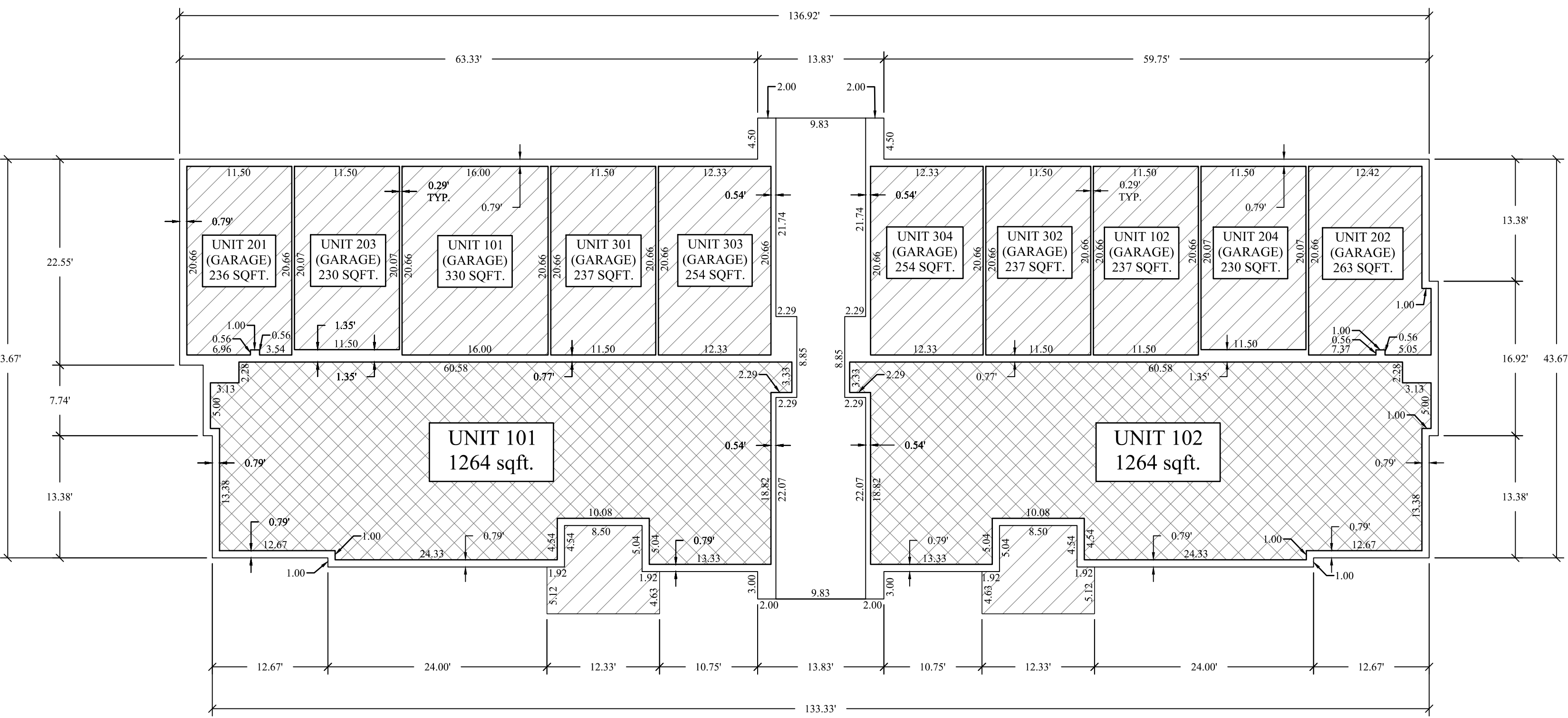
THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ___, 20__.

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

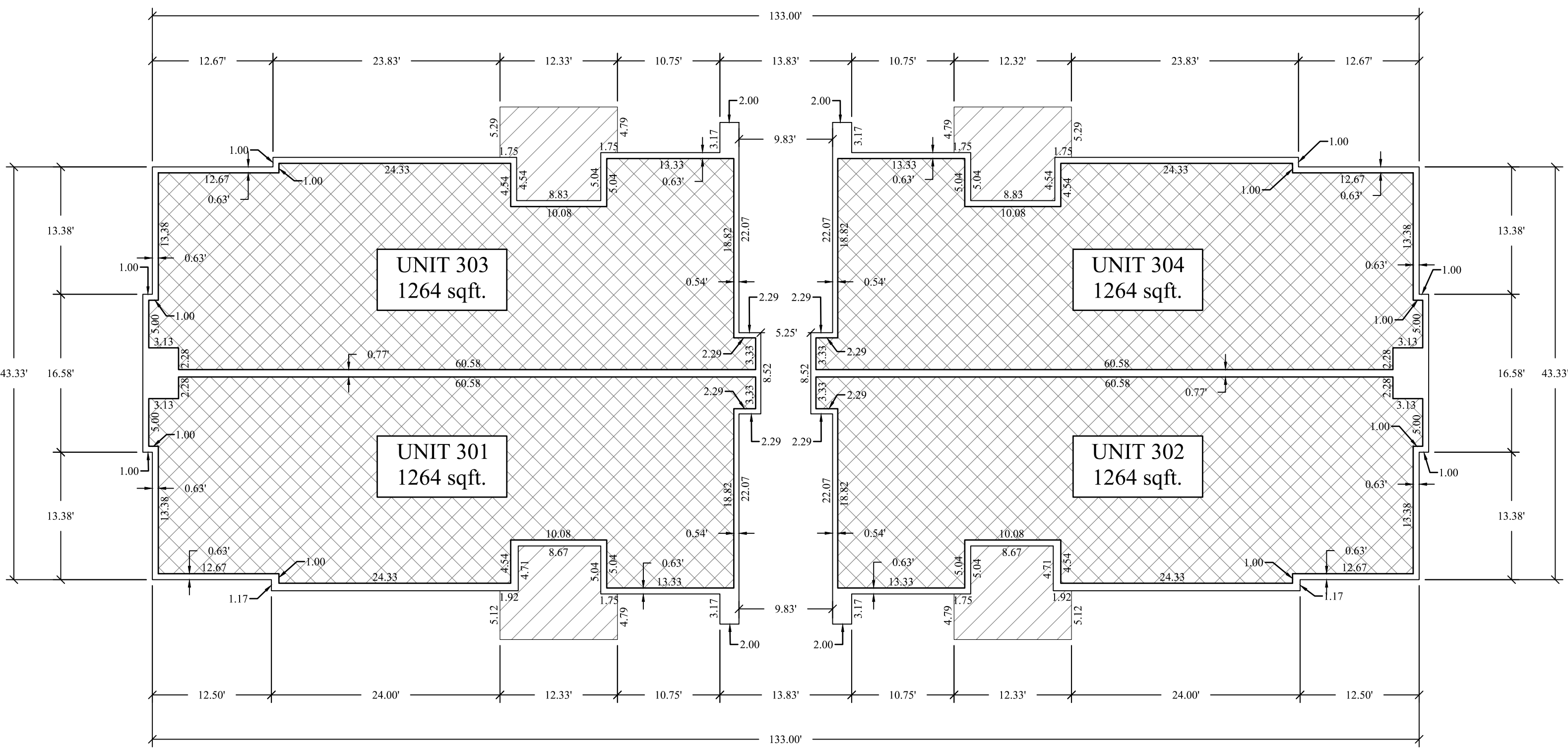
BUILDING JJ LAKEFRONT @ VINEYARD TOWN CENTER

(AMENDING CONVERTIBLE SPACE #8 OF PHASE 2-D
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

1 OF 2	12/23/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	



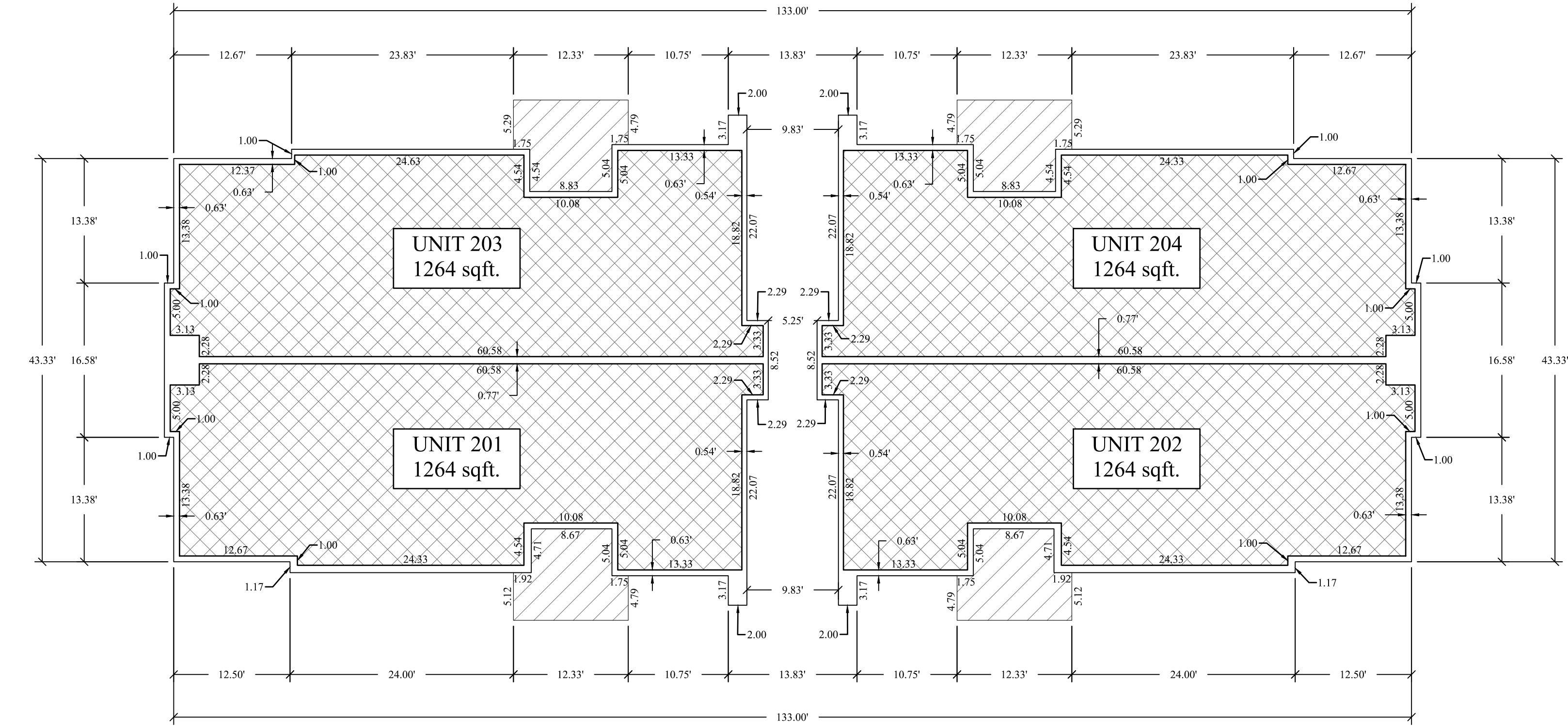
MAIN FLOOR
(UNIT 101 IS ADA)



THIRD FLOOR

CONDOMINIUM DETAILS

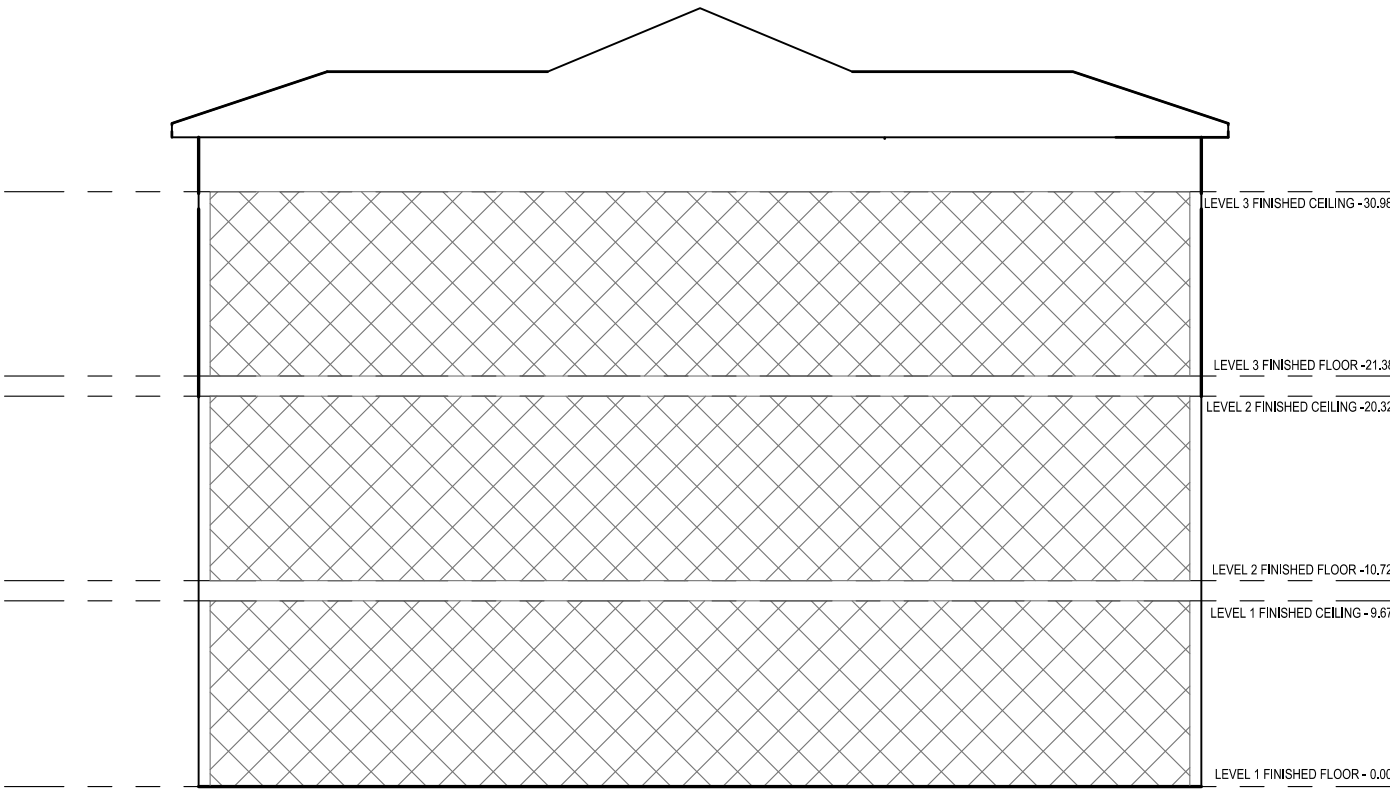
BLDG. JJ



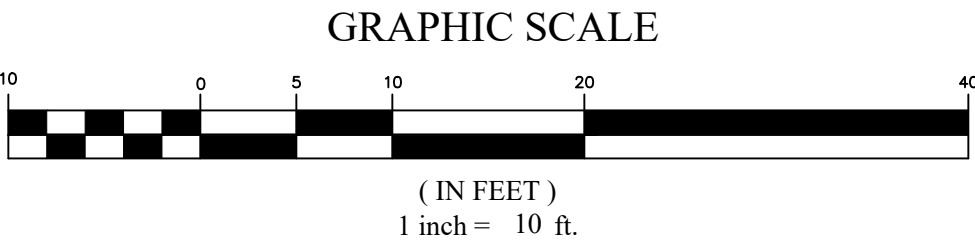
SECOND FLOOR

- NOTES**
- 1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 - 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
JJ	101	
JJ	102	
JJ	201	
JJ	202	
JJ	203	
JJ	204	
JJ	301	
JJ	302	
JJ	303	
JJ	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE



2 OF 2

12/23/2019

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

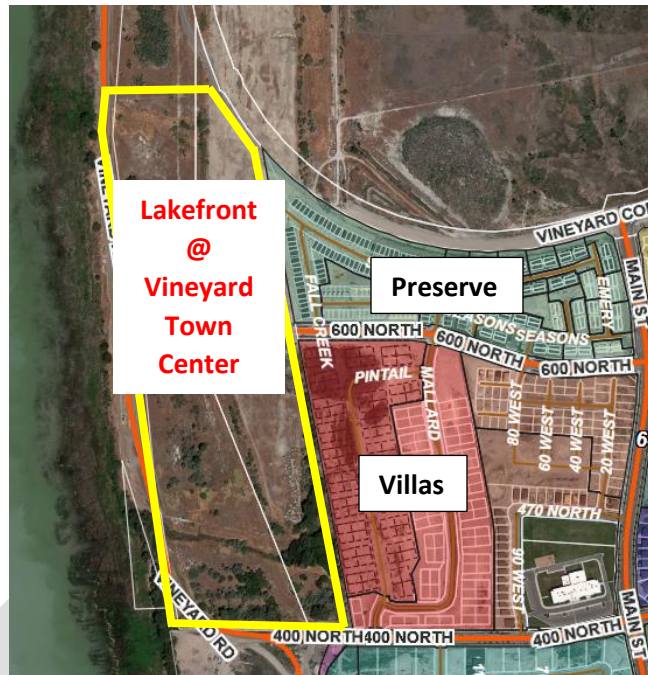
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

BLDG. JJ
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #8 OF PHASE 2-D
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			

Z:_2018\18-006 Vineyard Multi Family\design 18-006 Vineyard sheets\Final Plots\Phase 2D - BLDG. JJ.dwg

Date: February 12, 2020
From: Elizabeth Hart, planner
To: City Council
Item: 6.5 Lakefront @ Vineyard Town Center Final Plats Phase 2F Buildings KK, LL, MM, and NN
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting final plat approval for forty (40) condominium units of the Lakefront at Vineyard Town Center development. The subject development is located within the Town Center Lake Front Residential district, which extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions the Preserve and Leisure Villas to the edge of the existing Vineyard Road. The proposed plat buildings are located on the east side of 300 West and abut the Vineyard Connector.

The preliminary plat for the entire development of 685 units was approved on August 22, 2018. The Planning Commission approved the site plan for this project on February 6, 2019.

Staff has reviewed the final plat and has found them to be in conformance with the Town Center zoning ordinance, staff is recommending approval with the listed conditions.

ANAYLISIS

3.10.040 Single Purpose

The Single Purpose building types permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used strictly for residential or office use. The applicant is proposing forty (40) condominium units.

Standard	Building KK	Building LL	Building MM	Building NN
# of Units	10	10	10	10
Front Setback Min: 0' Max: 15'	All buildings meet the front setback requirements			
Min. Side Yard Setback 0'	Side yard setbacks range from 11 feet to ~25 feet. There is no maximum side yard setback, all buildings meet the minimum side yard setback requirement.			
Min. Rear Setback 20'	All buildings have a 20-foot rear yard setback.			
Min. Vineyard Connector ROW Setback 14'	Buildings are setback from the Vineyard Connector ~50 feet.			

FINDINGS:

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

- It is in conformance with the Town Center Zoning Ordinance.

STAFF RECOMMENDATION:

Staff is recommending approval to the City Council with the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state and local laws.

PROPOSED MOTION:

"I move to approve of the proposed Lakefront @ Vineyard Town Center Final Plats Phase 2F Buildings KK, LL, MM, and NN with a total of forty (40) condominium units with the proposed conditions."

Attachments:

Final Plat Application
Final Plats



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/14/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG KK

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 2.37

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/14/201
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox Edge Vineyard shares LLC 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 14 day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7.10.2021

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: _____

FINAL SUBDIVISION APPLICATION REQUIREMENTS:

1. **Application Form.** A Final 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 Final Subdivision Application. All persons with a fee interest in the Subject Property shall be required to join in and sign the Final Subdivision Application.
2. **Final Subdivision Application Fees.** The Final Subdivision Application shall include the payment of all Preliminary Subdivision Application fees, as established by the Council, 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. **Final Subdivision Plat.** A Final 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 Engineer. The Final Subdivision Plat shall be prepared in pen and all sheets shall be numbered. The following shall be included and accompany the Final Subdivision Application form:

_____ **A digital copy of the Final Plat.** Thumb Drive or emailed PDF format is preferred. Other methods may be considered if necessary.

The Final 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 1:3,000. 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 Planning Commission Chair, City Manager, 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 Final 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 City Planner or City 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. A photometric plan and power plan must be provided.
- n. The location of all existing and proposed street trees and other landscape 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. **Final 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. **Final Erosion Control Plan.** When required by the City Engineer, a Final Erosion Control Plan shall be provided and included with the Preliminary Subdivision Application.
9. **Final Easement Plan.** A Final Easement plan, identifying the location, size, and use of all existing and proposed easements. If there are cross-access easements between multiple project properties, it is the obligation of the applicant to facilitate cross-access easement agreements between the affected parties.
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 Final 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 City Engineer is hereby designated as the Culinary Water Authority for the City. It shall be the responsibility of the Applicant to provide all information and materials, as required by the City 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 City Engineer is hereby designated as the Sanitary Sewer Authority for the City. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 City 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 City 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 Final 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 City Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 Final 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 City Development Standards and Design Specifications. The Vineyard City Fire Marshal 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 City Fire Marshal, necessary to review, and to provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.

FINAL SUBDIVISION APPLICATION REVIEW PROCEDURES

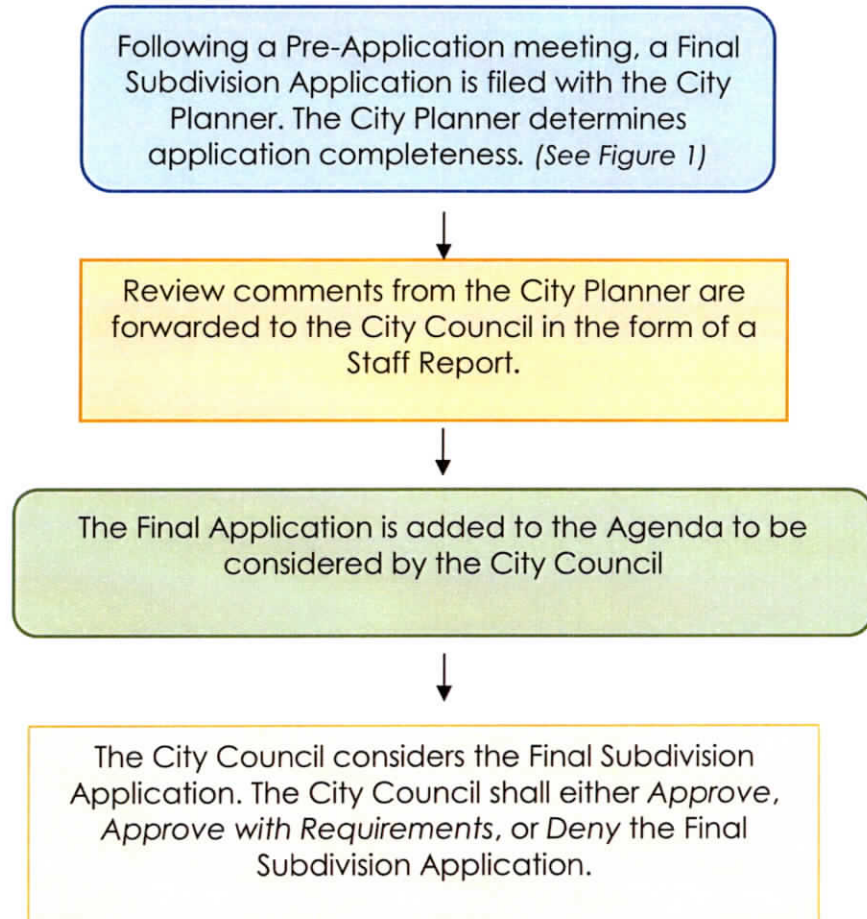
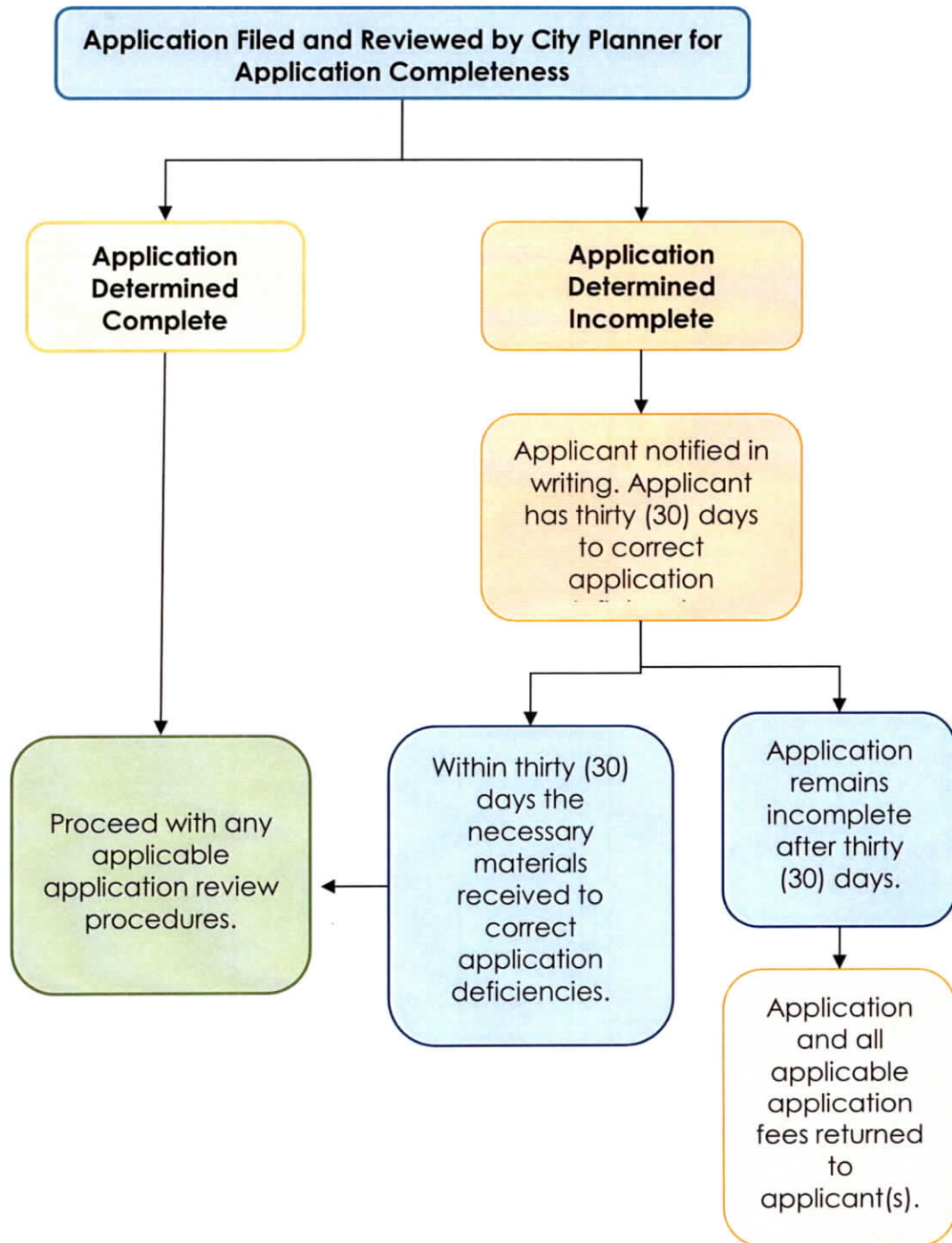
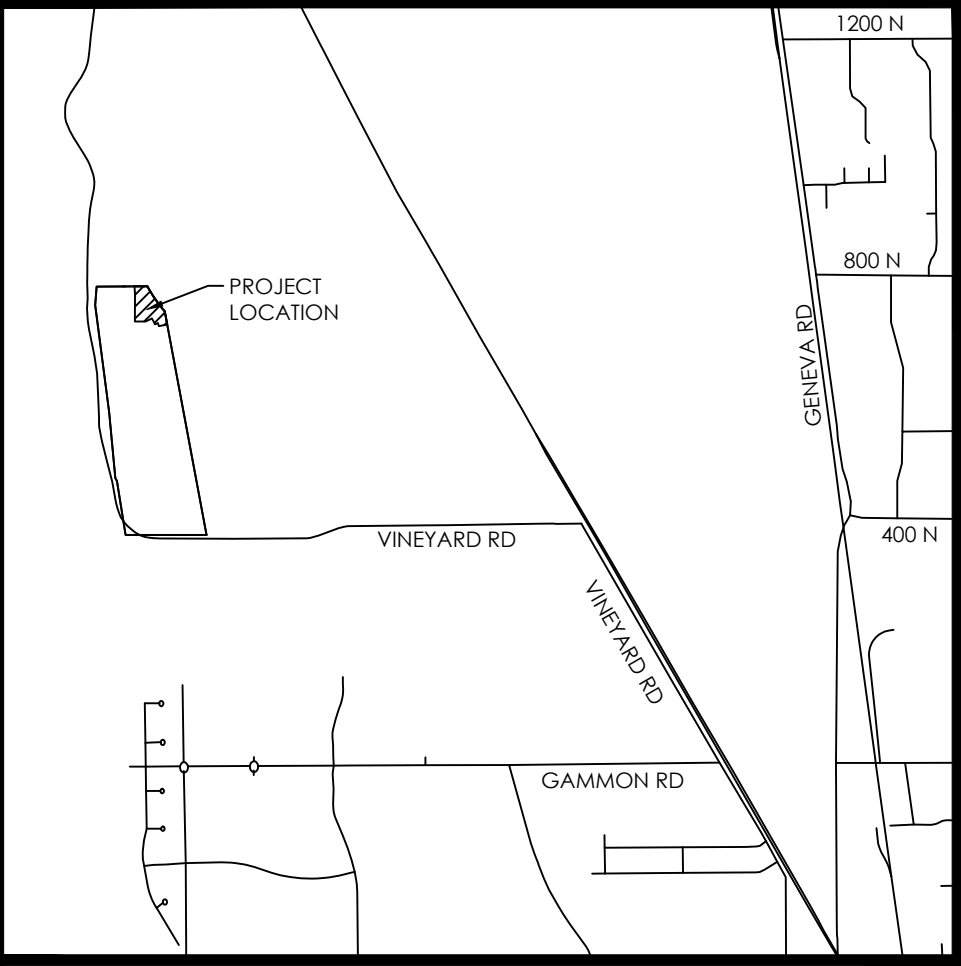


FIGURE 1
DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES





VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

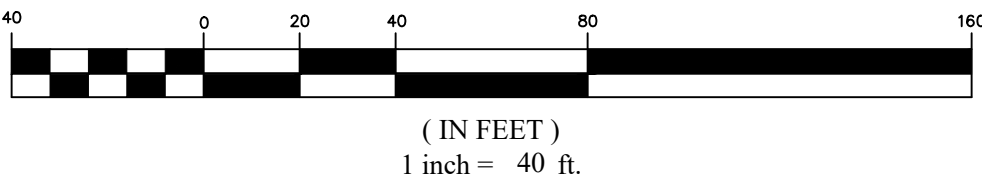
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE
- LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD
TOWN CENTER

PHASE 2-F
CONDOMINIUMS

(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE



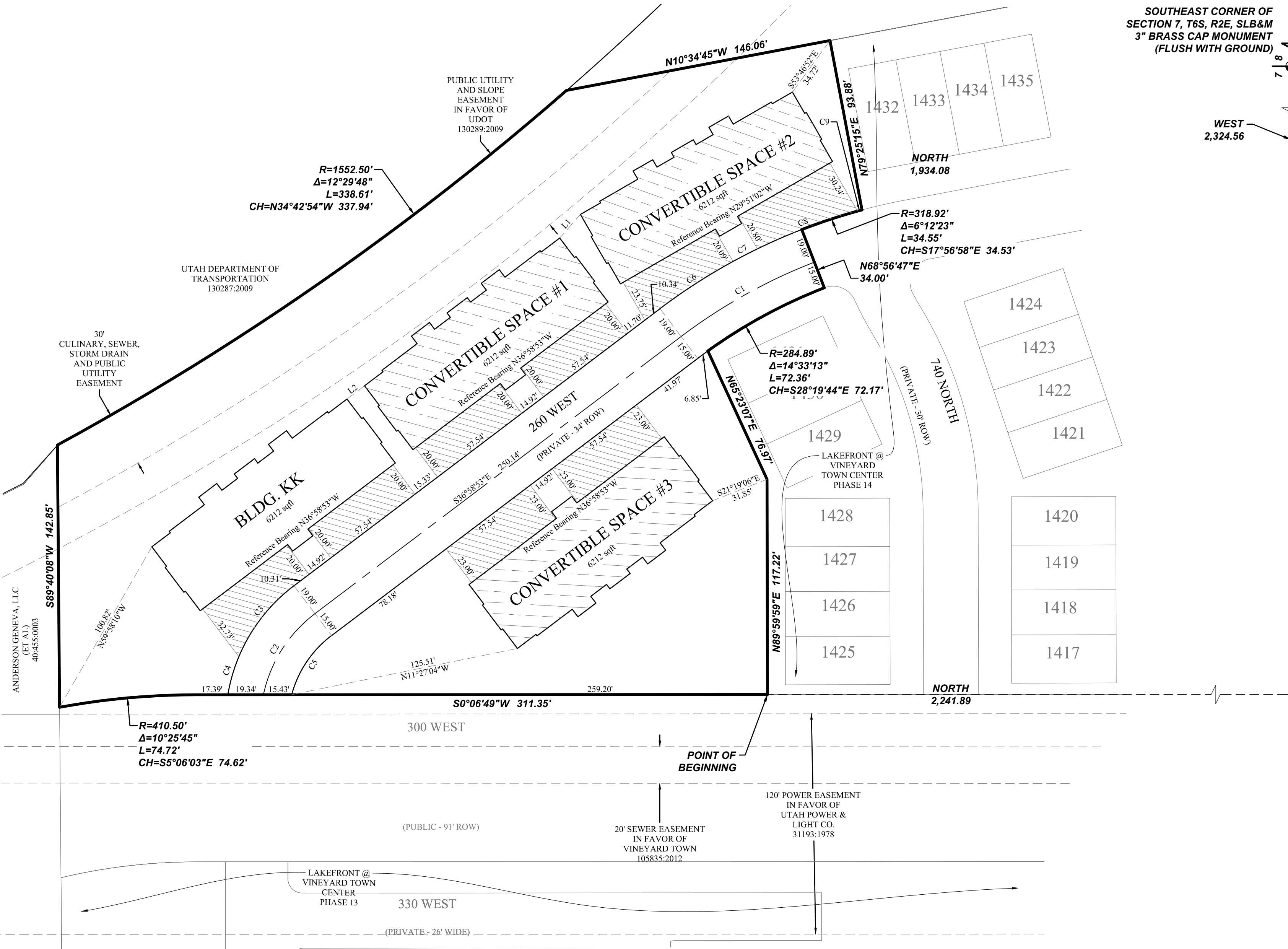
SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: S89°28'02"W 2715.70)

WEST
2,324.56

NORTH
2,241.89



SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:
Beginning at a point located West 2,324.56 feet and North 2,241.89 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01\"/>

Contains: 2.37 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-F
CONDOMINIUM PLAT

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____, IN SAID STATE OF UTAH, ____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY
MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY

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 PLANNING COMMISSION CHAIR	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

PHASE 2-F
LAKEFRONT
@ VINEYARD TOWN CENTER
CONDOMINIUMS
(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL

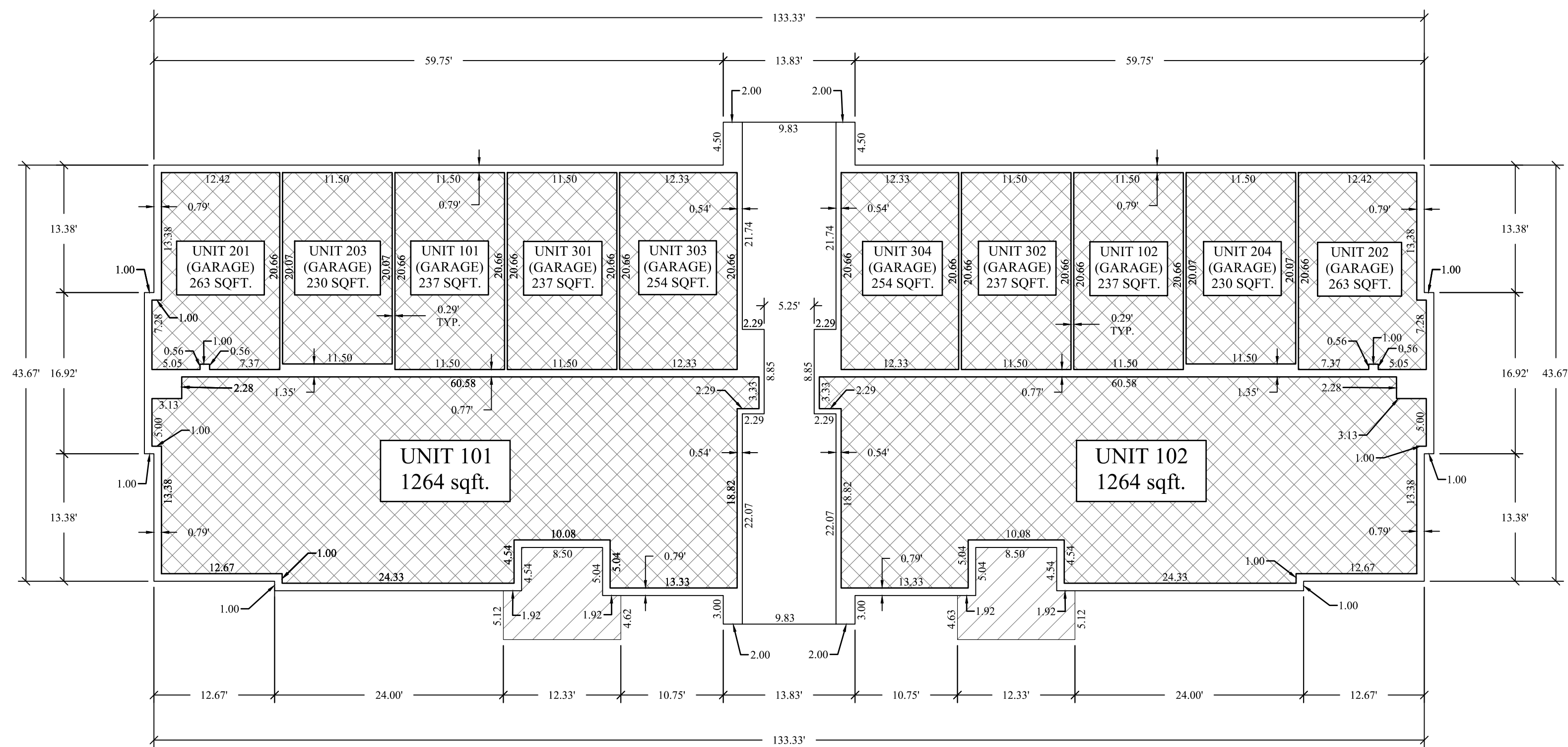
1 OF 3

01/13/2020

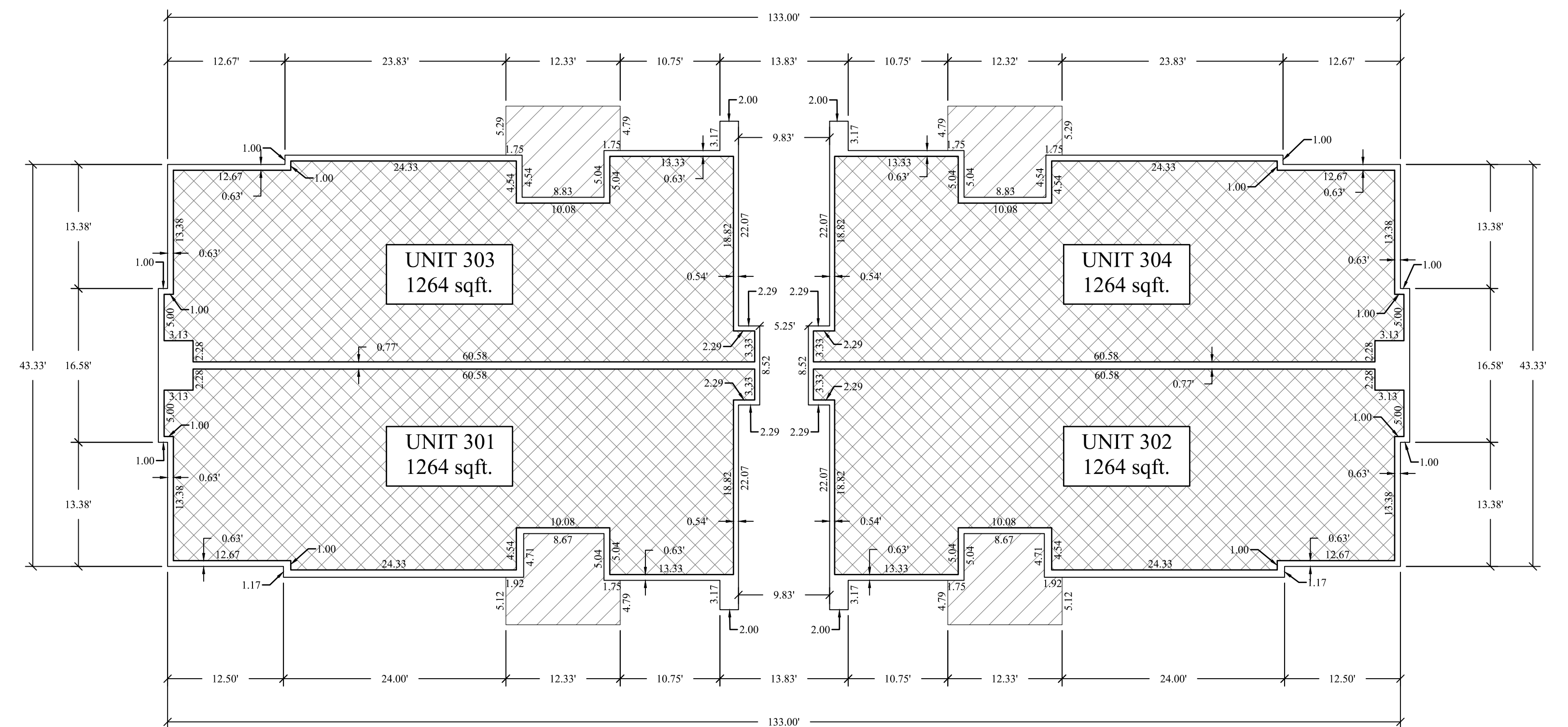
SCALE: 1" = 40'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



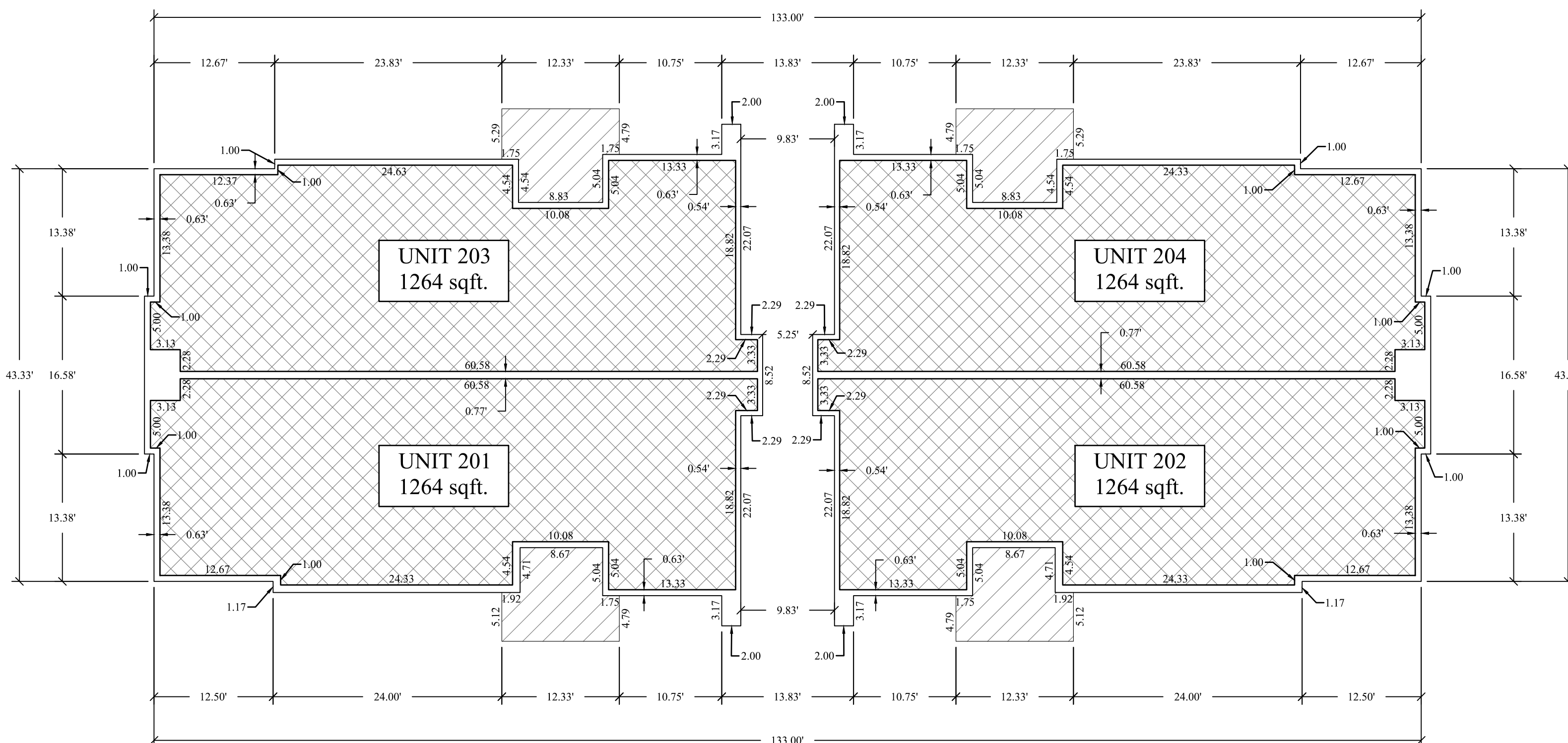
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

BLDG. KK

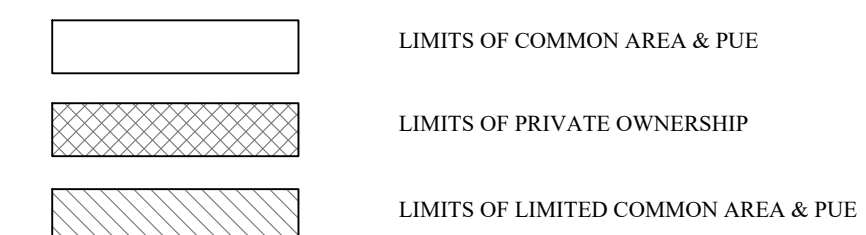
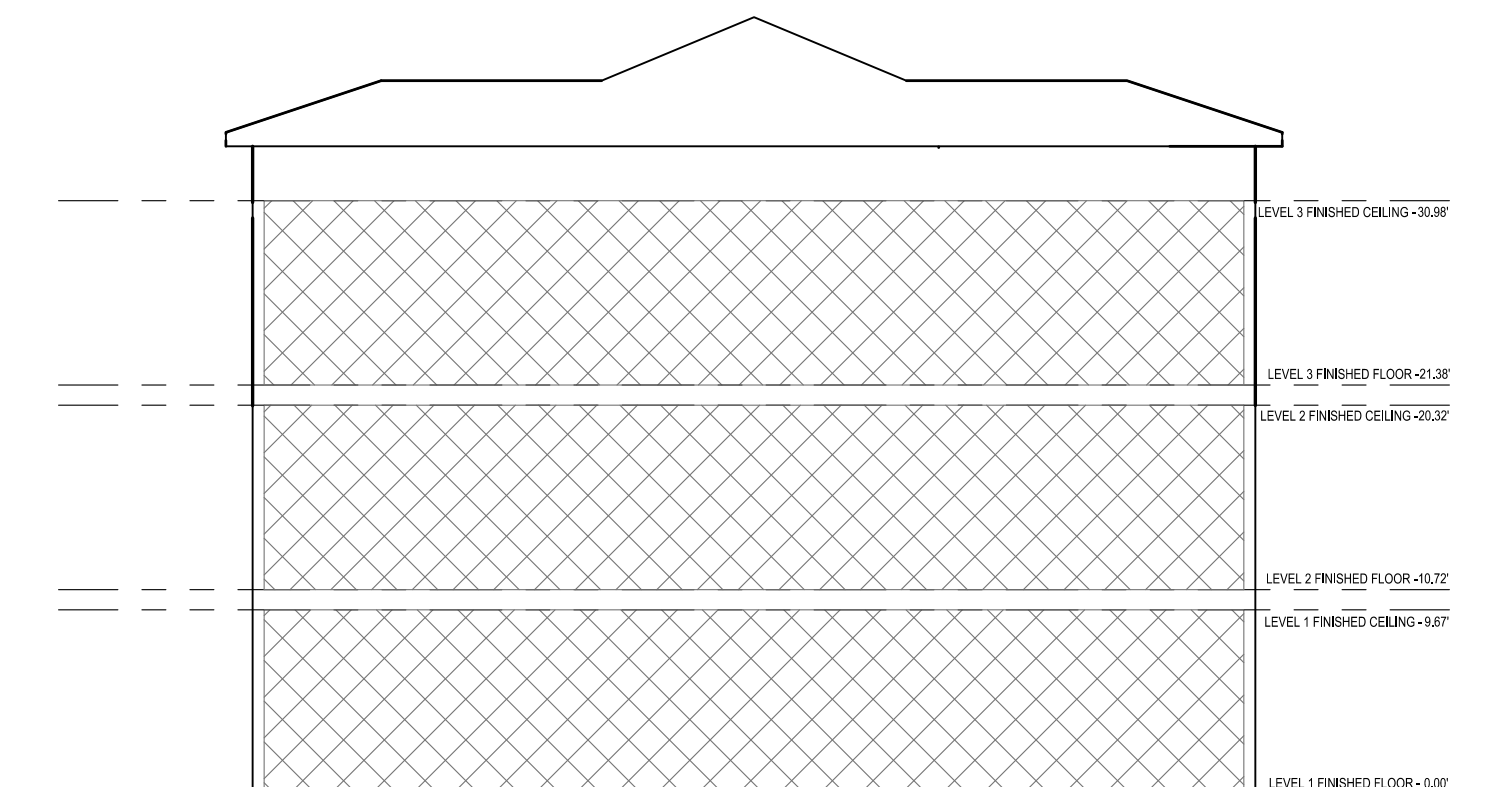


SECOND FLOOR

NOTES

1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

<u>ADDRESS TABLE</u>		
<u>BUILDING NO.</u>	<u>UNIT NO.</u>	<u>ADDRESS</u>
KK	101	
KK	102	
KK	201	
KK	202	
KK	203	
KK	204	
KK	301	
KK	302	
KK	303	
KK	304	



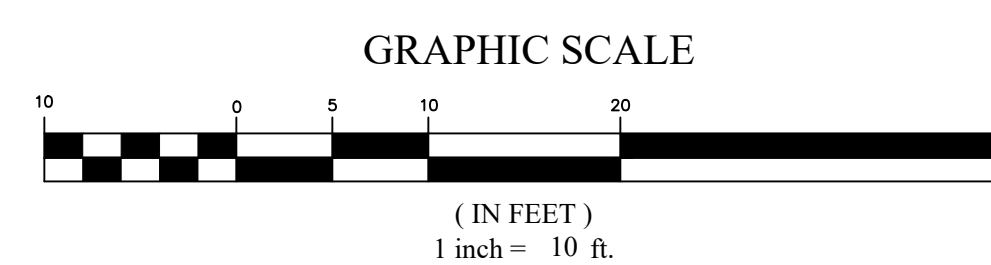
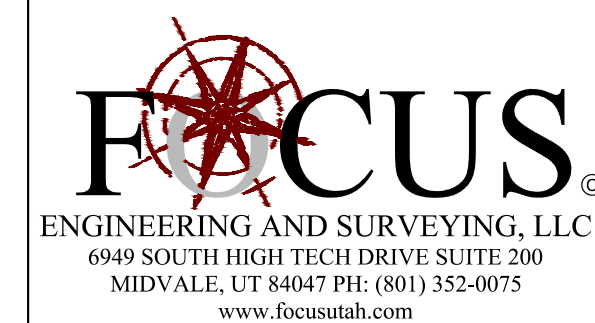
BLDG. KK
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)

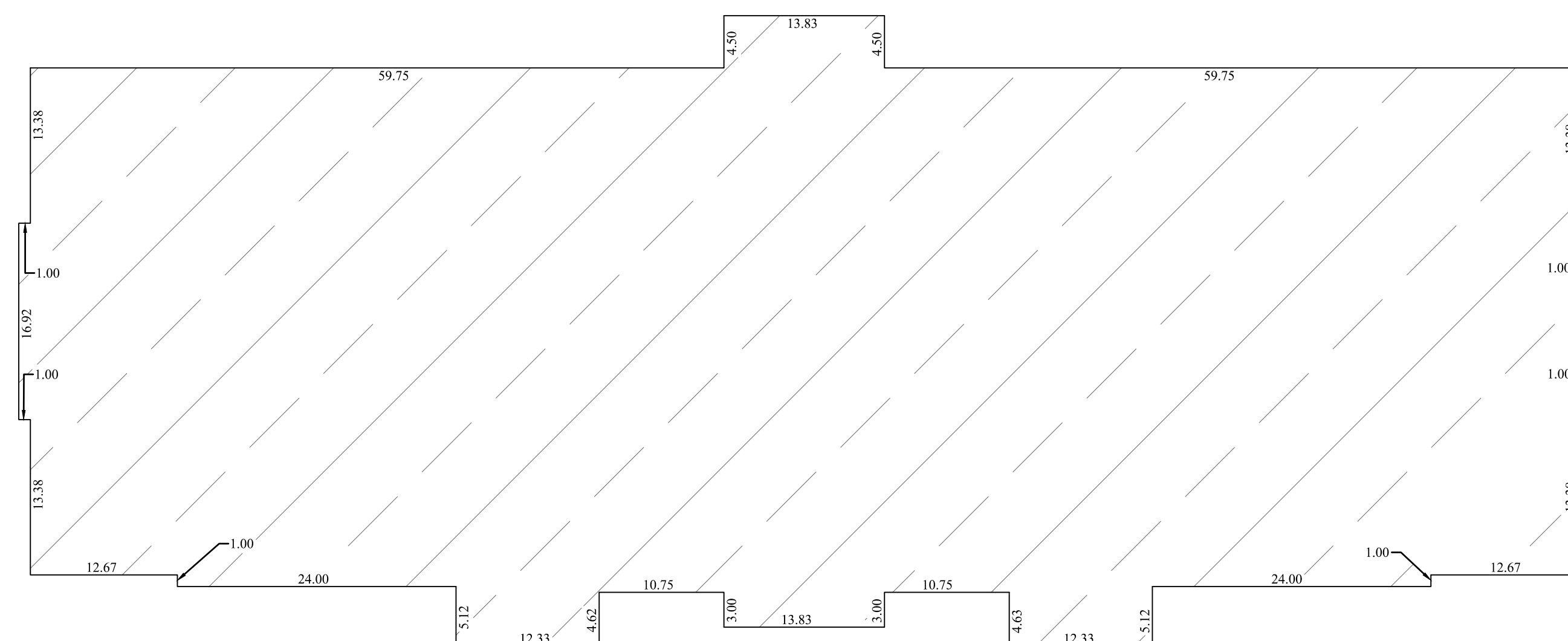
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 3	01/13/2020	SCALE: 1" = 10'
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PREPARED FOR
EDGE HOMES

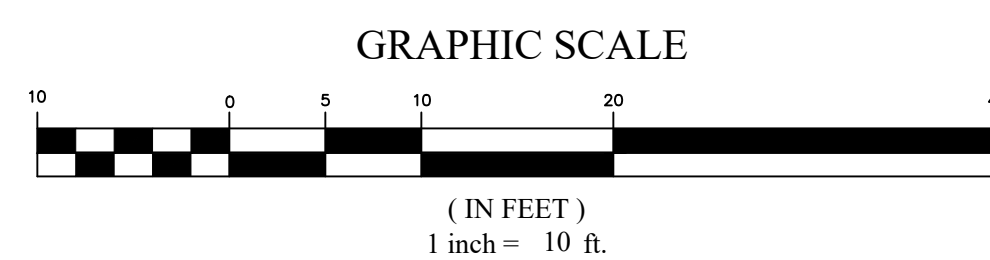
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

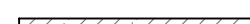




CONVERTIBLE SPACE

#1, 2, 3



		LIMITS OF CONVERTIBLE SPACE		S() LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E, SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH	
3 OF 3	01/13/2020	SCALE: 1" = 10'	SURVEYOR'S SEAL	CLERK - RECORDER SEAL	
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150		 FOCUS [®] ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/14/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG LL

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/14/2019
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shores, LLC 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 14 day of January, 2020.

Shelley King
(Notary Public)

My commission expires: 7.10.2021

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: _____

FINAL SUBDIVISION APPLICATION REQUIREMENTS:

1. **Application Form.** A Final 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 Final Subdivision Application. All persons with a fee interest in the Subject Property shall be required to join in and sign the Final Subdivision Application.
2. **Final Subdivision Application Fees.** The Final Subdivision Application shall include the payment of all Preliminary Subdivision Application fees, as established by the Council, 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. **Final Subdivision Plat.** A Final 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 Engineer. The Final Subdivision Plat shall be prepared in pen and all sheets shall be numbered. The following shall be included and accompany the Final Subdivision Application form:

_____ **A digital copy of the Final Plat.** Thumb Drive or emailed PDF format is preferred. Other methods may be considered if necessary.

The Final 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 (½) 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 1:3,000. 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 Planning Commission Chair, City Manager, 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 Final 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 City Planner or City 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. A photometric plan and power plan must be provided.
- n. The location of all existing and proposed street trees and other landscape 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. **Final 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. **Final Erosion Control Plan.** When required by the City Engineer, a Final Erosion Control Plan shall be provided and included with the Preliminary Subdivision Application.
9. **Final Easement Plan.** A Final Easement plan, identifying the location, size, and use of all existing and proposed easements. If there are cross-access easements between multiple project properties, it is the obligation of the applicant to facilitate cross-access easement agreements between the affected parties.
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 Final 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 City Engineer is hereby designated as the Culinary Water Authority for the City. It shall be the responsibility of the Applicant to provide all information and materials, as required by the City 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 City Engineer is hereby designated as the Sanitary Sewer Authority for the City. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 City 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 City 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 Final 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 City Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 Final 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 City Development Standards and Design Specifications. The Vineyard City 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 City Fire Marshall, necessary to review, and to provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.

FINAL SUBDIVISION APPLICATION REVIEW PROCEDURES

Following a Pre-Application meeting, a Final Subdivision Application is filed with the City Planner. The City Planner determines application completeness. (See Figure 1)



Review comments from the City Planner are forwarded to the City Council in the form of a Staff Report.

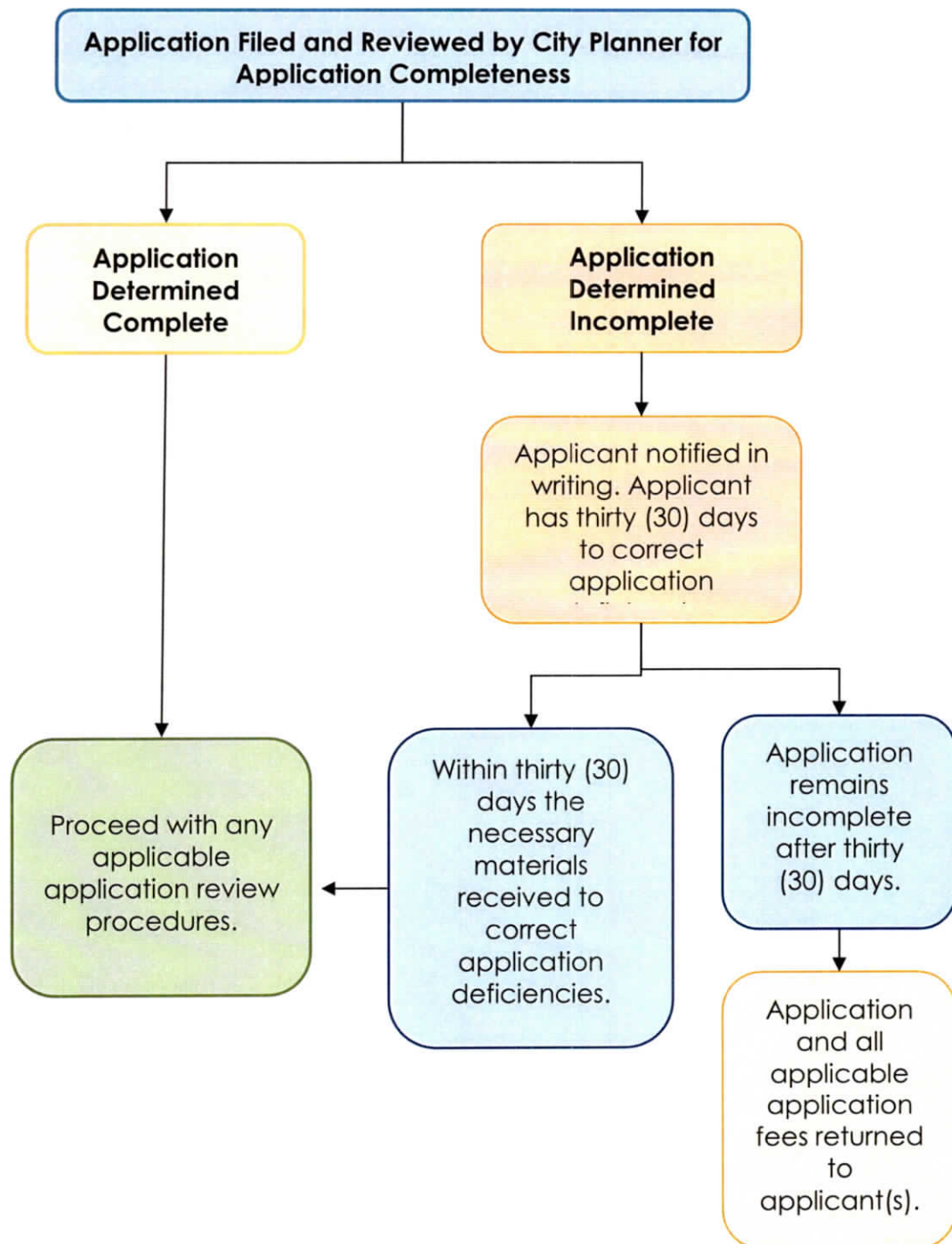


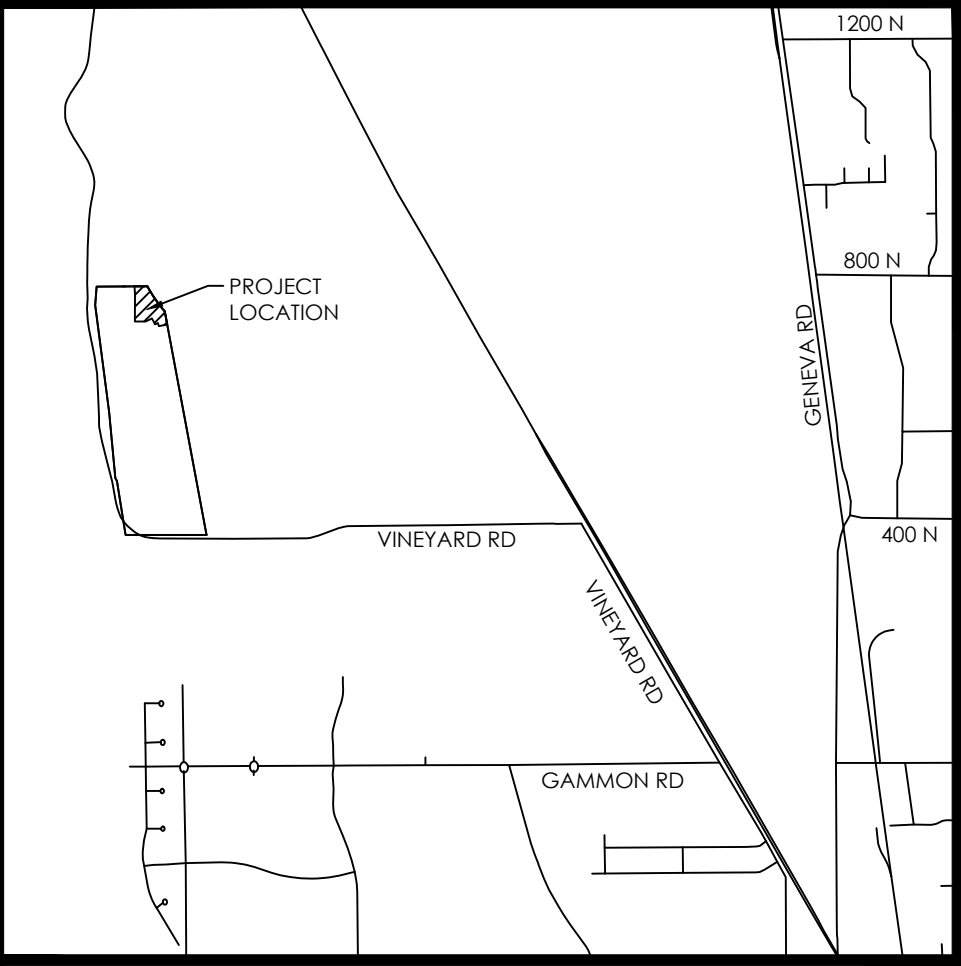
The Final Application is added to the Agenda to be considered by the City Council



The City Council considers the Final Subdivision Application. The City Council shall either *Approve*, *Approve with Requirements*, or *Deny* the Final Subdivision Application.

FIGURE 1
DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES





VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

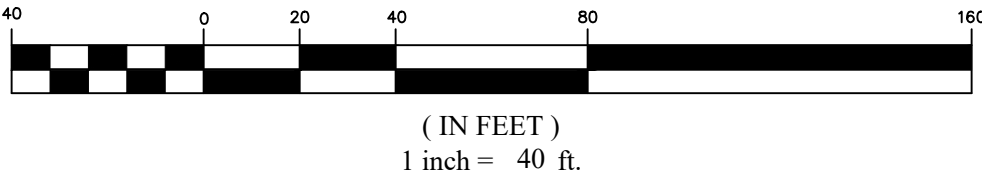
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE
- LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD
TOWN CENTER

BLDG. LL

(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-F
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE



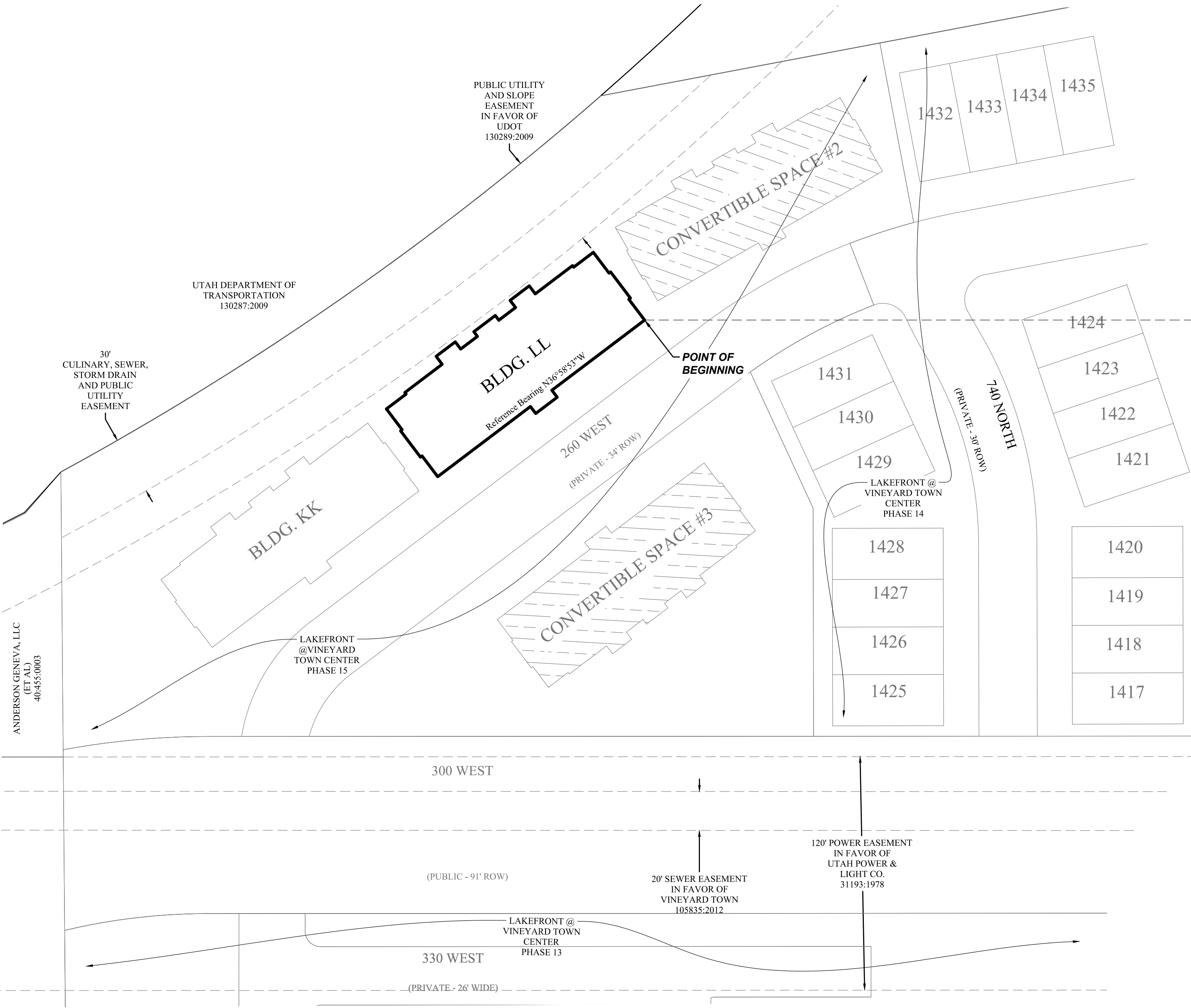
SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: S89°25'01"E 2715.70)

WEST
2,110.54

NORTH
2,328.23



1 OF 2	01/13/2020	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE, SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #1, of Phase 2-F of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft./-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

LAKEFRONT @ VINEYARD TOWN CENTER, BLDG. LL
CONDOMINIUM PLAT

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDED OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY:_____
(PRINTED NAME)

BY:_____
(PRINTED NAME)

ITS:_____

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

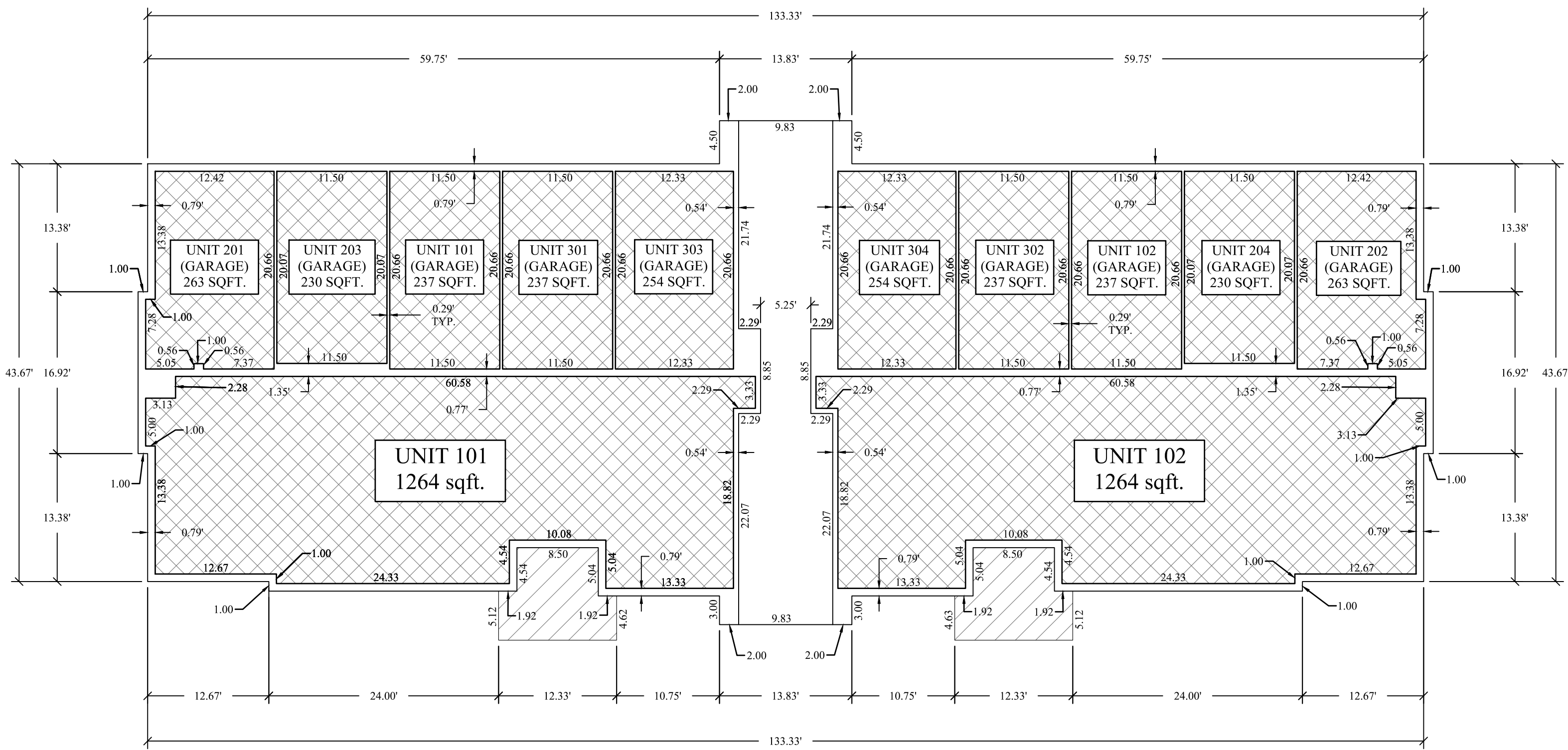
PRINTED FULL NAME OF NOTARY

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__.

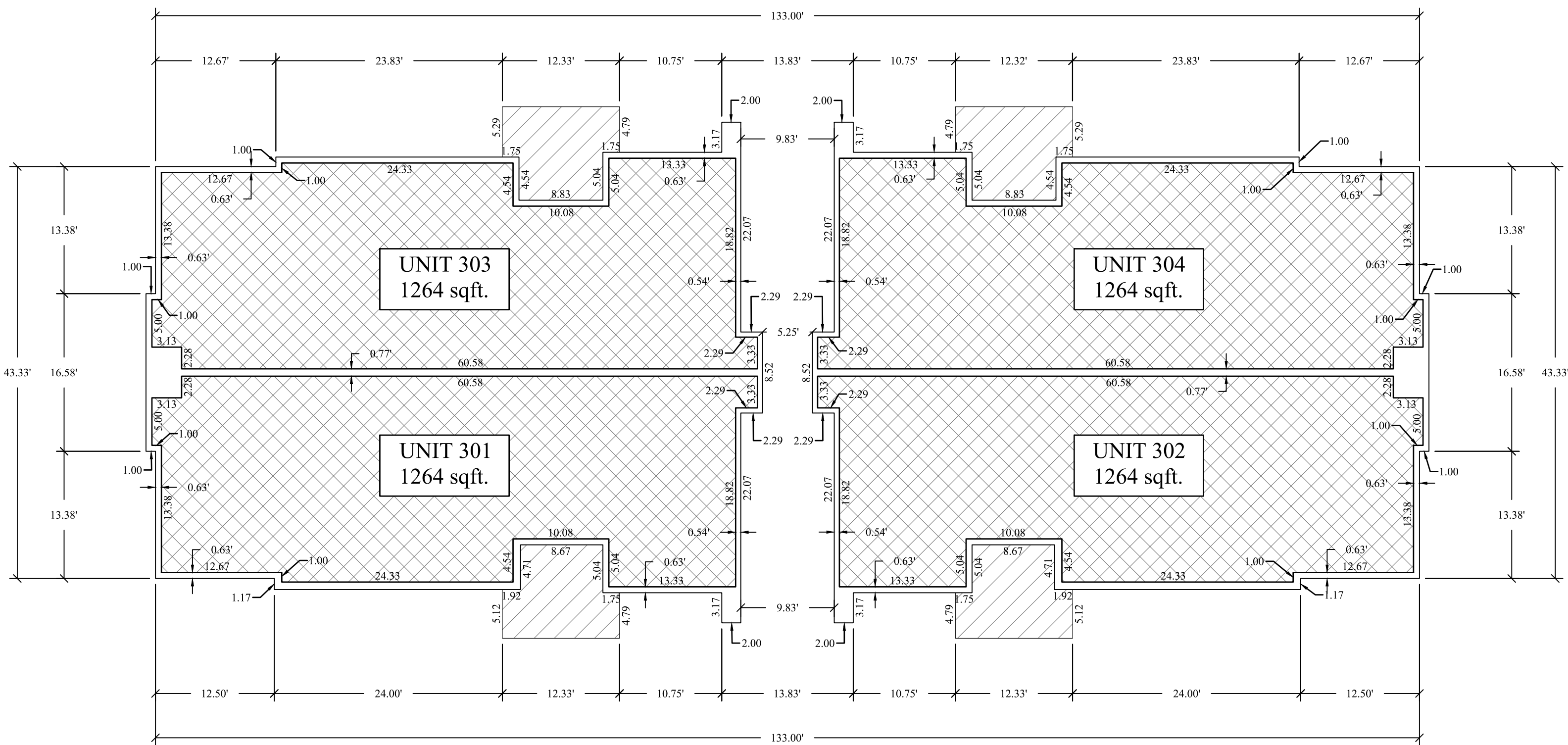
VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

BLDG. LL
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-F
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL		
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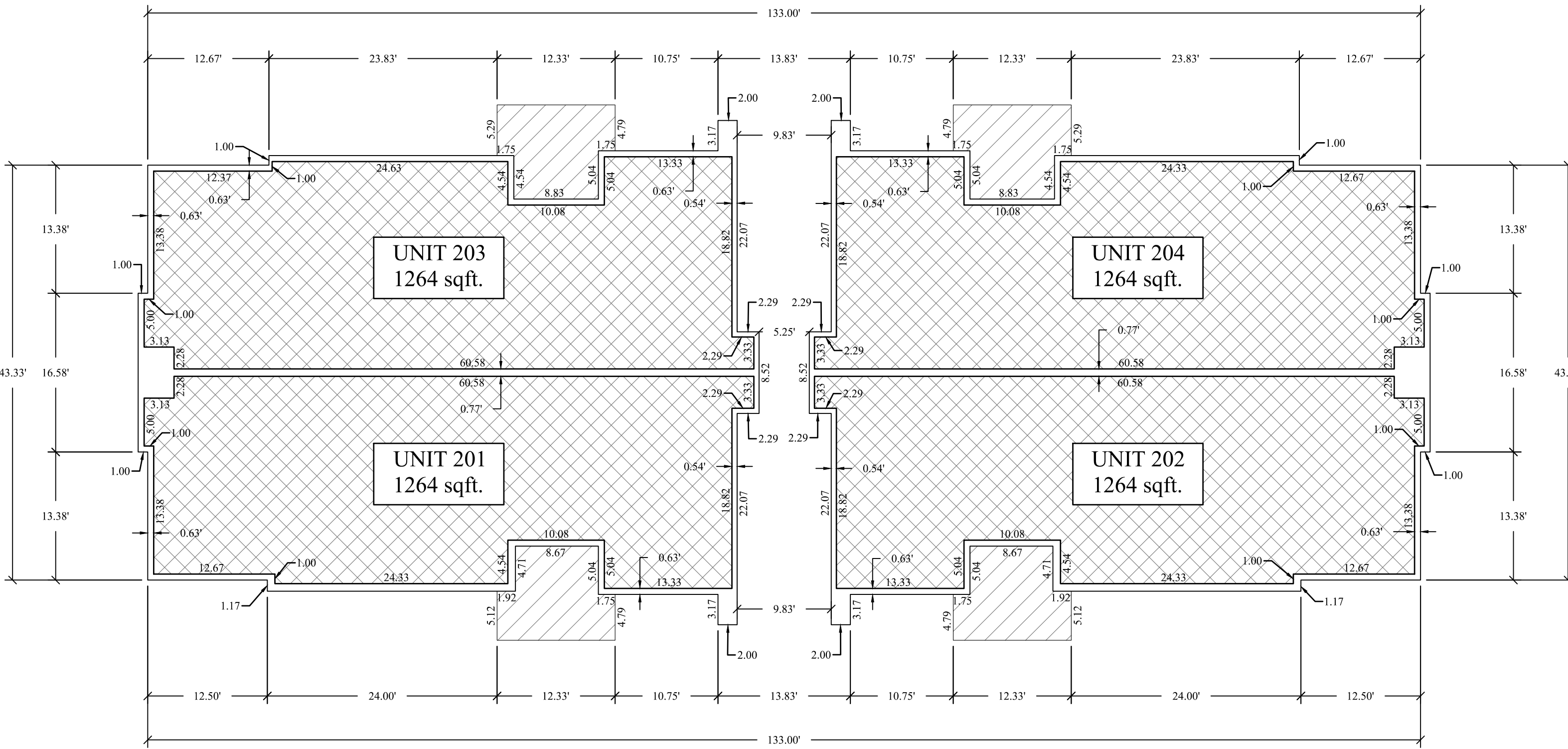
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

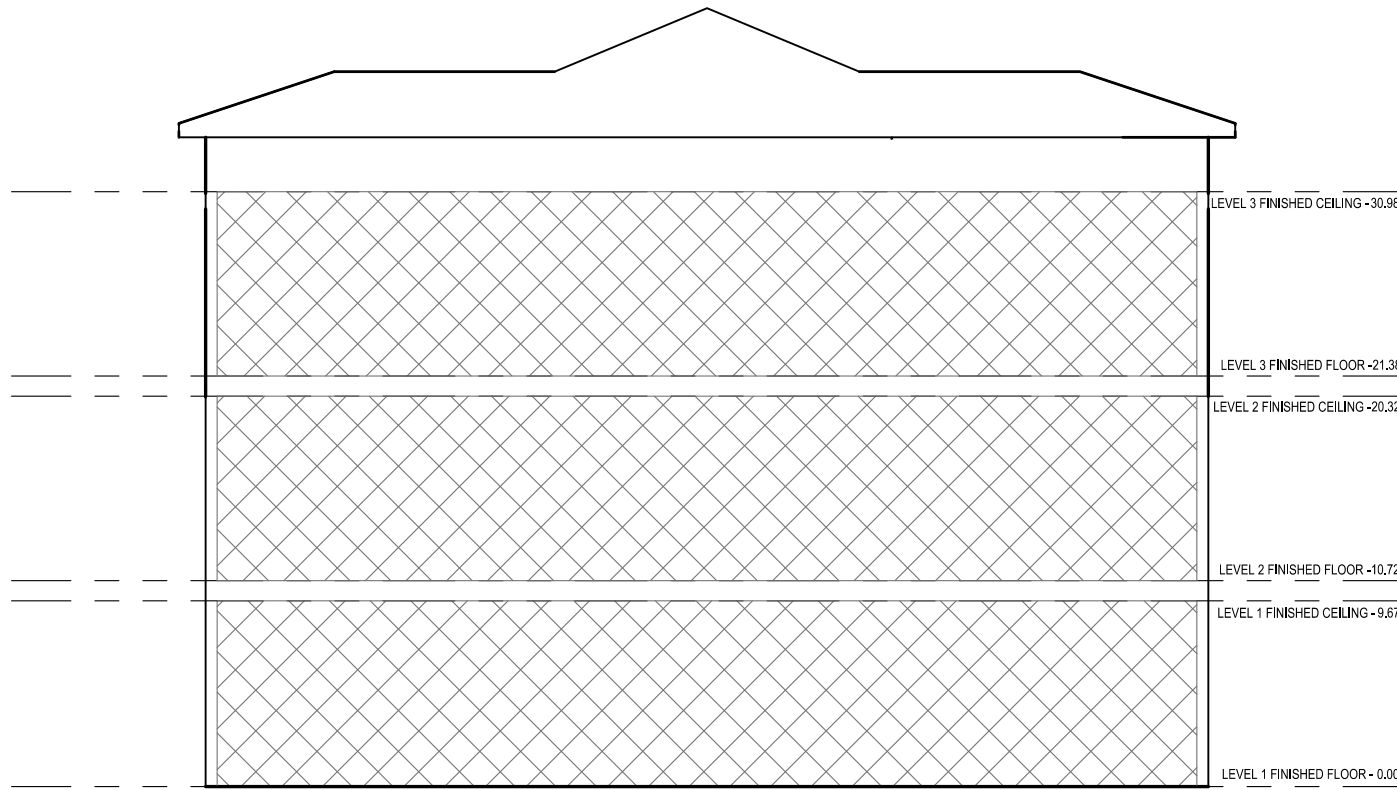
BLDG. LL



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
LL	101	
LL	102	
LL	201	
LL	202	
LL	203	
LL	204	
LL	301	
LL	302	
LL	303	
LL	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BLDG. LL
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #1 OF PHASE 2-F
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2 OF 2

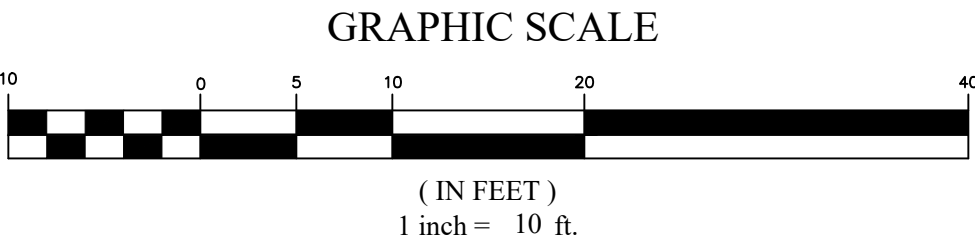
01/13/2020

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			





FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/14/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG MM

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/14/201

Applicant Signature

Date

_____/____/____

Applicant Signature

Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shares LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 14 day of January, 20 20.

Shelley King
(Notary Public)

My commission expires: 7-10-2021

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: _____

FINAL SUBDIVISION APPLICATION REQUIREMENTS:

1. **Application Form.** A Final 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 Final Subdivision Application. All persons with a fee interest in the Subject Property shall be required to join in and sign the Final Subdivision Application.
2. **Final Subdivision Application Fees.** The Final Subdivision Application shall include the payment of all Preliminary Subdivision Application fees, as established by the Council, 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. **Final Subdivision Plat.** A Final 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 Engineer. The Final Subdivision Plat shall be prepared in pen and all sheets shall be numbered. The following shall be included and accompany the Final Subdivision Application form:

_____ **A digital copy of the Final Plat.** Thumb Drive or emailed PDF format is preferred. Other methods may be considered if necessary.

The Final 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 (½) 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 1:3,000. 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 Planning Commission Chair, City Manager, 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 Final 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 City Planner or City 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. A photometric plan and power plan must be provided.
- n. The location of all existing and proposed street trees and other landscape 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. **Final 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. **Final Erosion Control Plan.** When required by the City Engineer, a Final Erosion Control Plan shall be provided and included with the Preliminary Subdivision Application.
9. **Final Easement Plan.** A Final Easement plan, identifying the location, size, and use of all existing and proposed easements. If there are cross-access easements between multiple project properties, it is the obligation of the applicant to facilitate cross-access easement agreements between the affected parties.
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 Final 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 City Engineer is hereby designated as the Culinary Water Authority for the City. It shall be the responsibility of the Applicant to provide all information and materials, as required by the City 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 City Engineer is hereby designated as the Sanitary Sewer Authority for the City. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 City 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 City 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 Final 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 City Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 Final 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 City Development Standards and Design Specifications. The Vineyard City 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 City Fire Marshall, necessary to review, and to provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.

FINAL SUBDIVISION APPLICATION REVIEW PROCEDURES

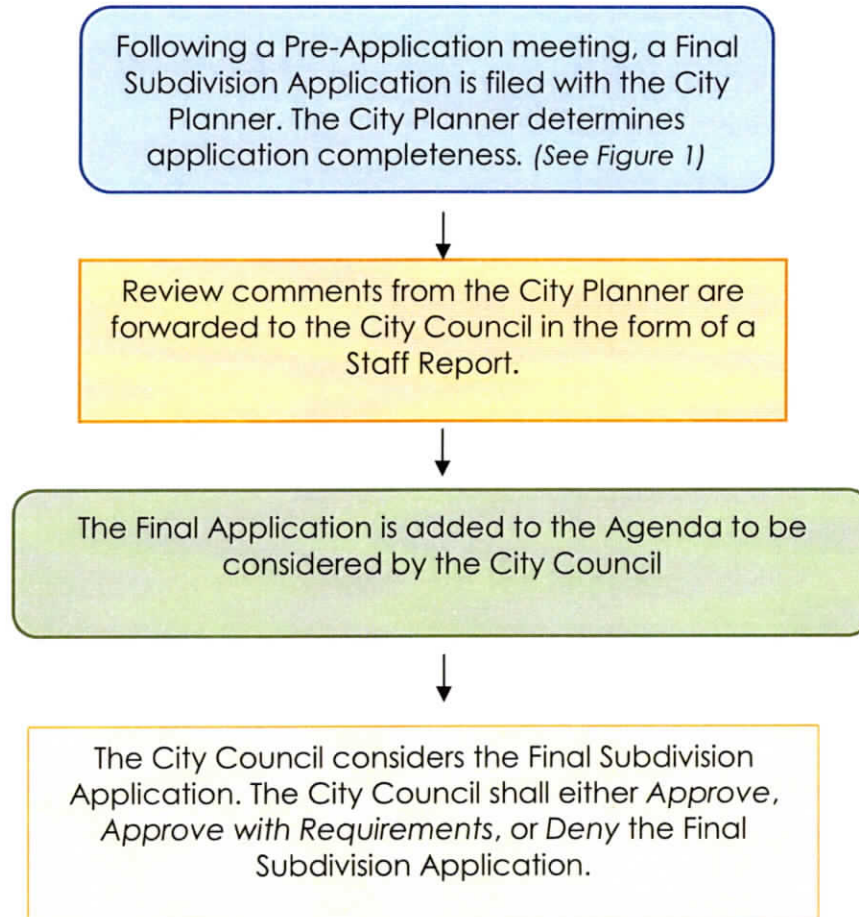
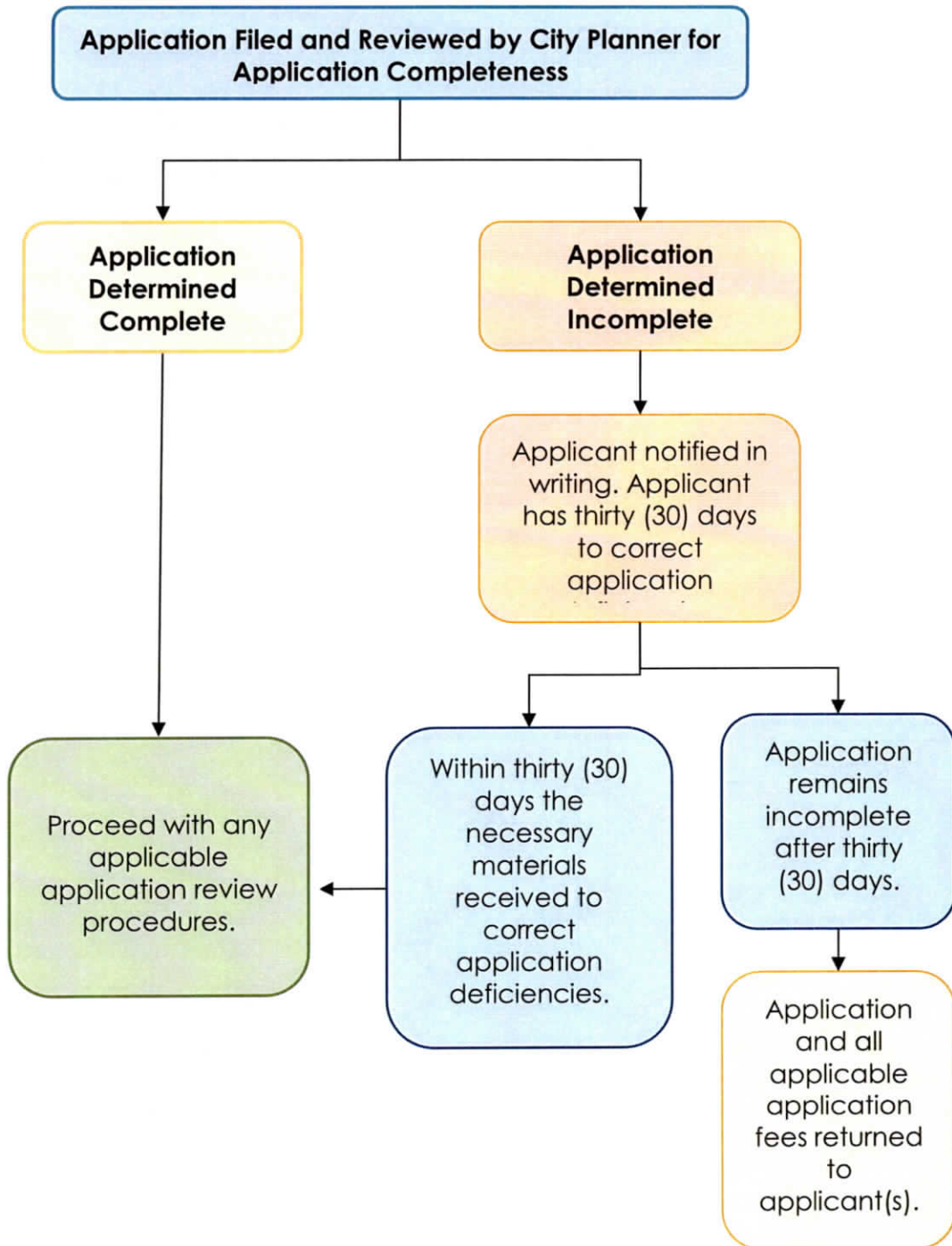
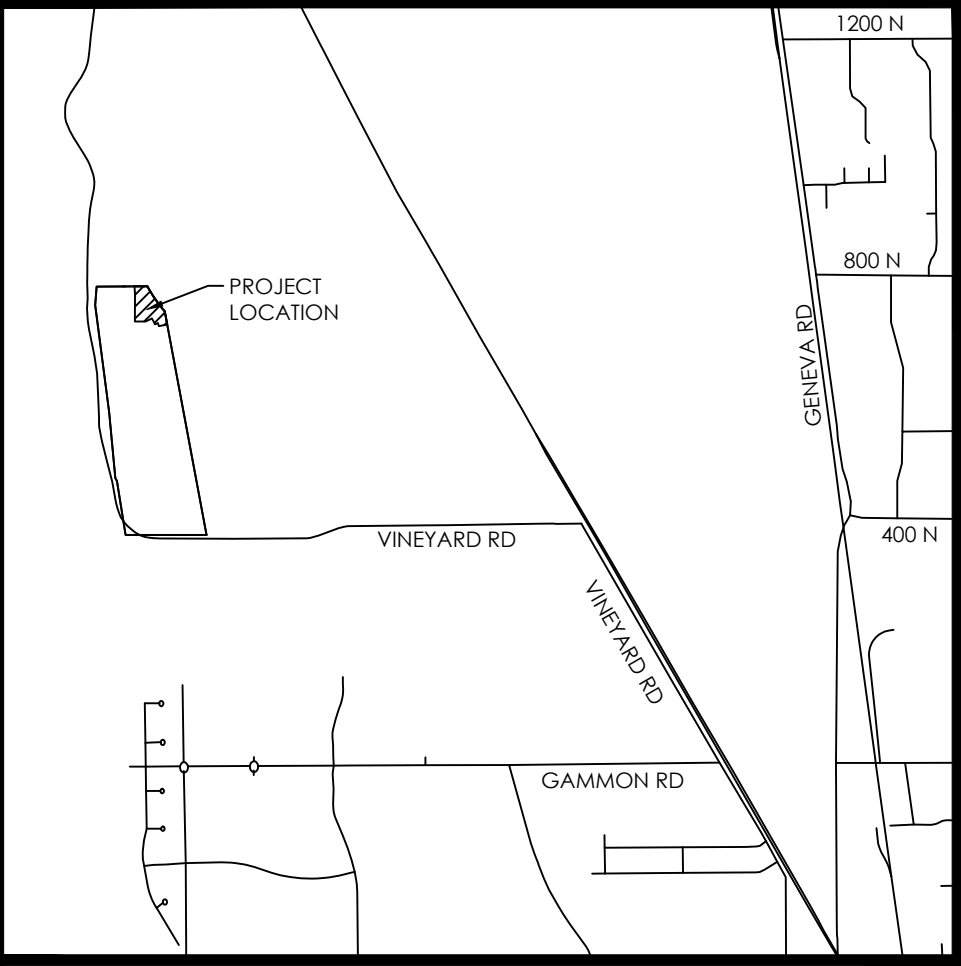


FIGURE 1
DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES





VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

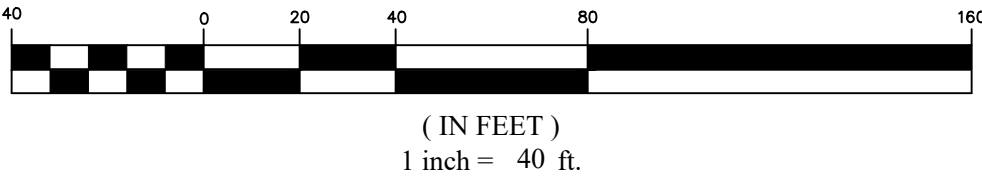
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE
- LIMITS OF CONVERTIBLE SPACE

LAKEFRONT @ VINEYARD
TOWN CENTER

BLDG. MM

(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-F
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE



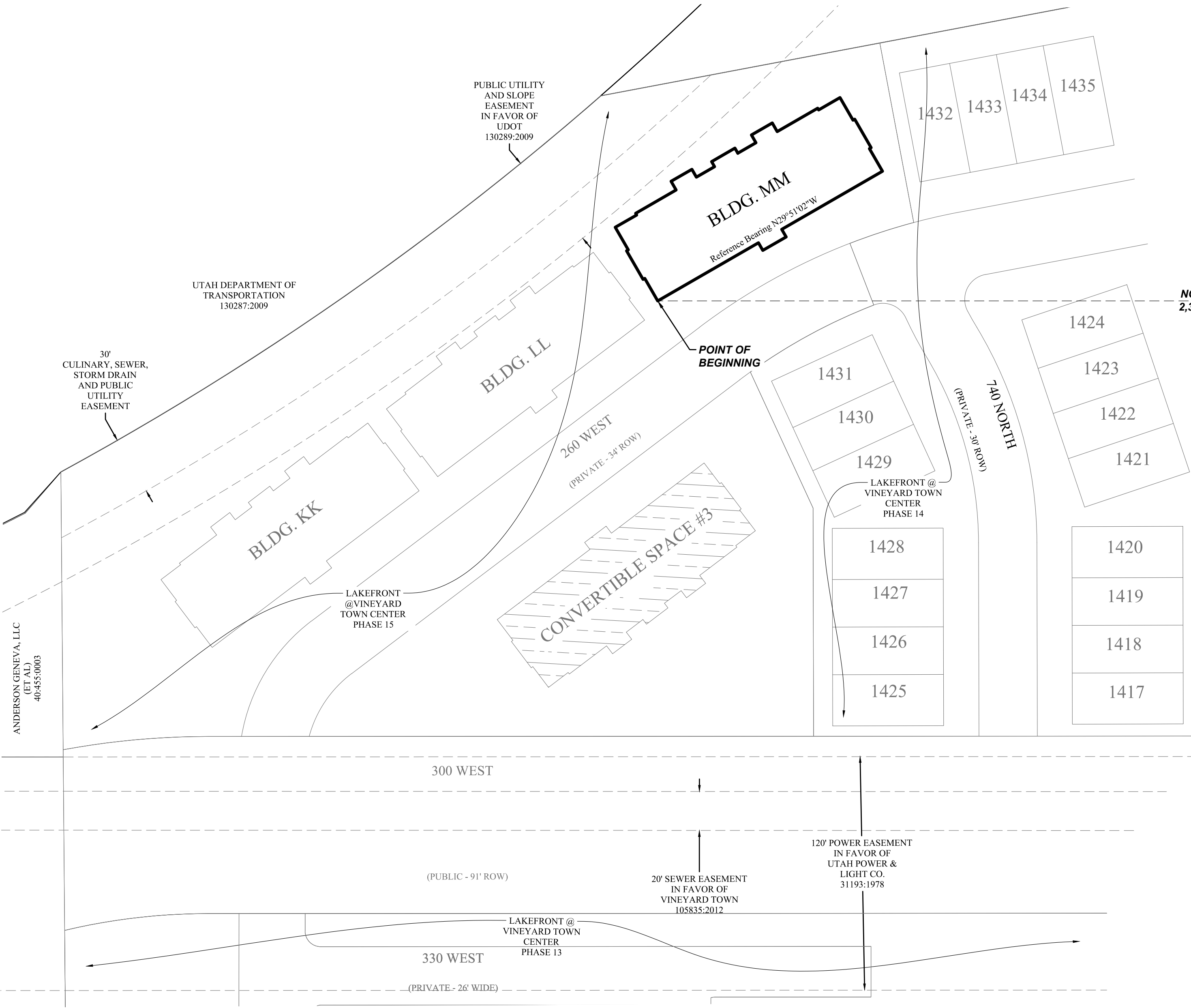
SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

MEASURED: 2,715.70
(NAD83: S89°28'02"W 2715.70)

WEST
2,700.72

NORTH
2,321.45



SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #2, of Phase 2-F of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft./-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

LAKEFRONT @ VINEYARD TOWN CENTER, BLDG. MM
CONDOMINIUM PLAT

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY:_____
(PRINTED NAME)

BY:_____
(PRINTED NAME)

ITS:_____

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

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__.

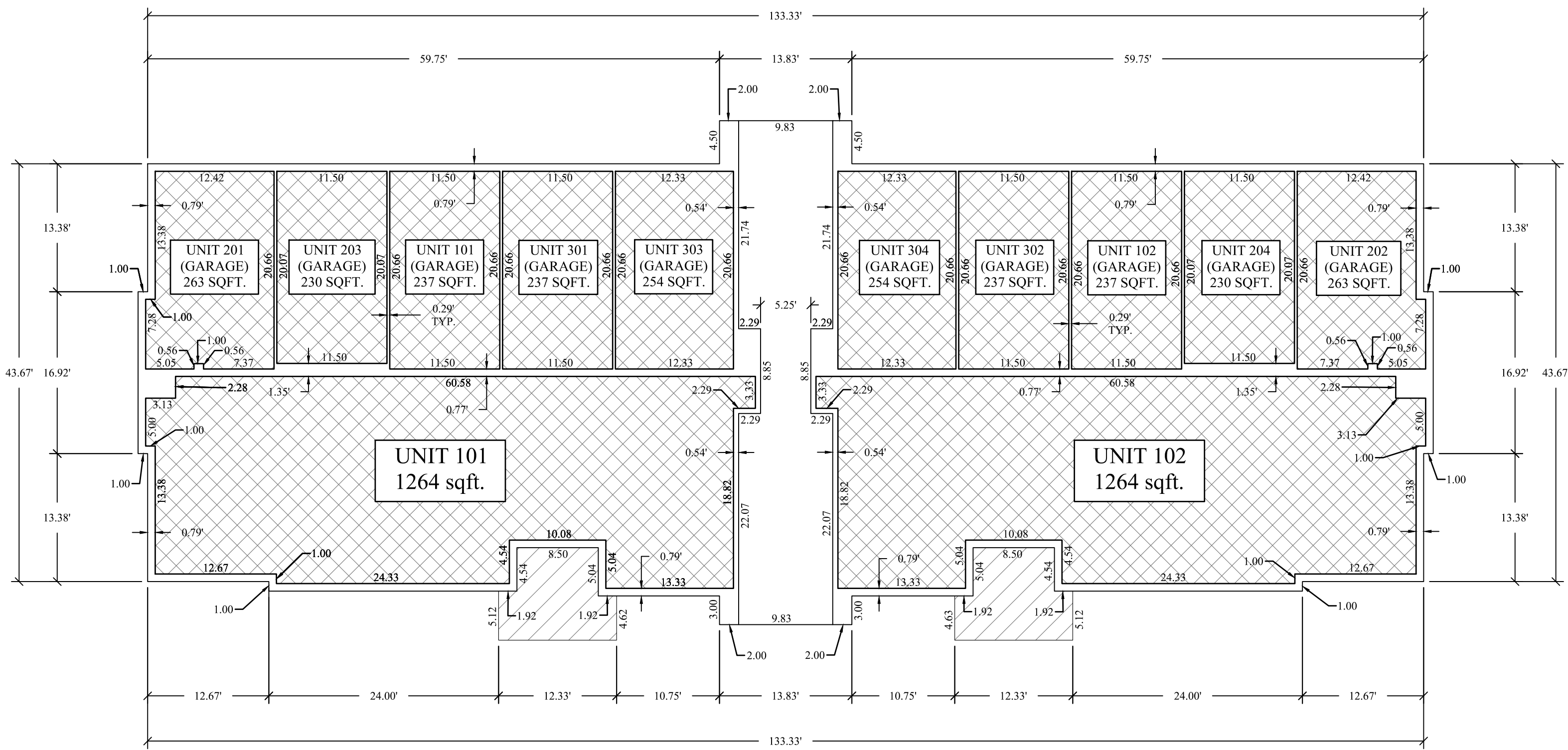
VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

BLDG. MM
LAKEFRONT
@ VINEYARD TOWN CENTER

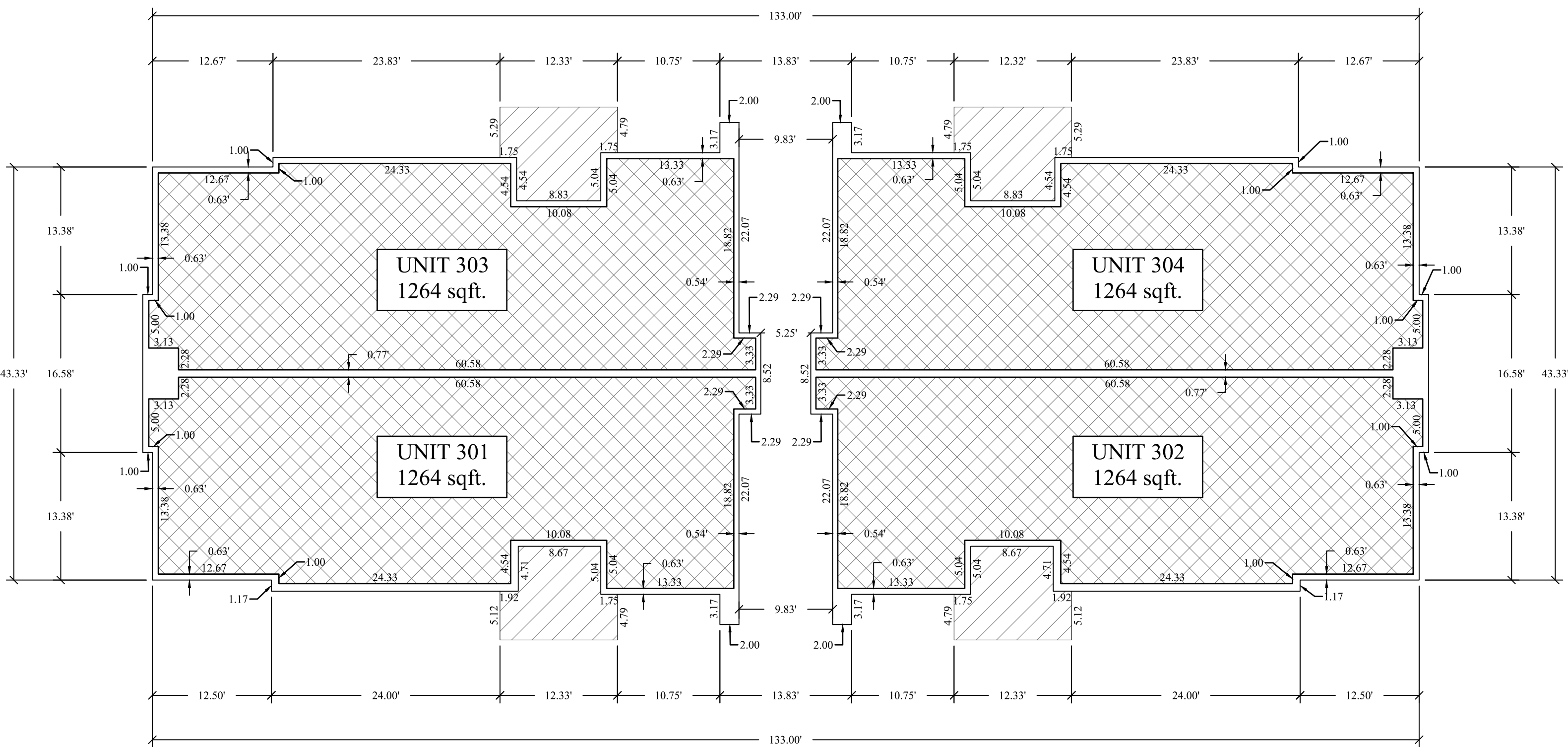
(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-F
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL		
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1 OF 2	01/13/2020	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	



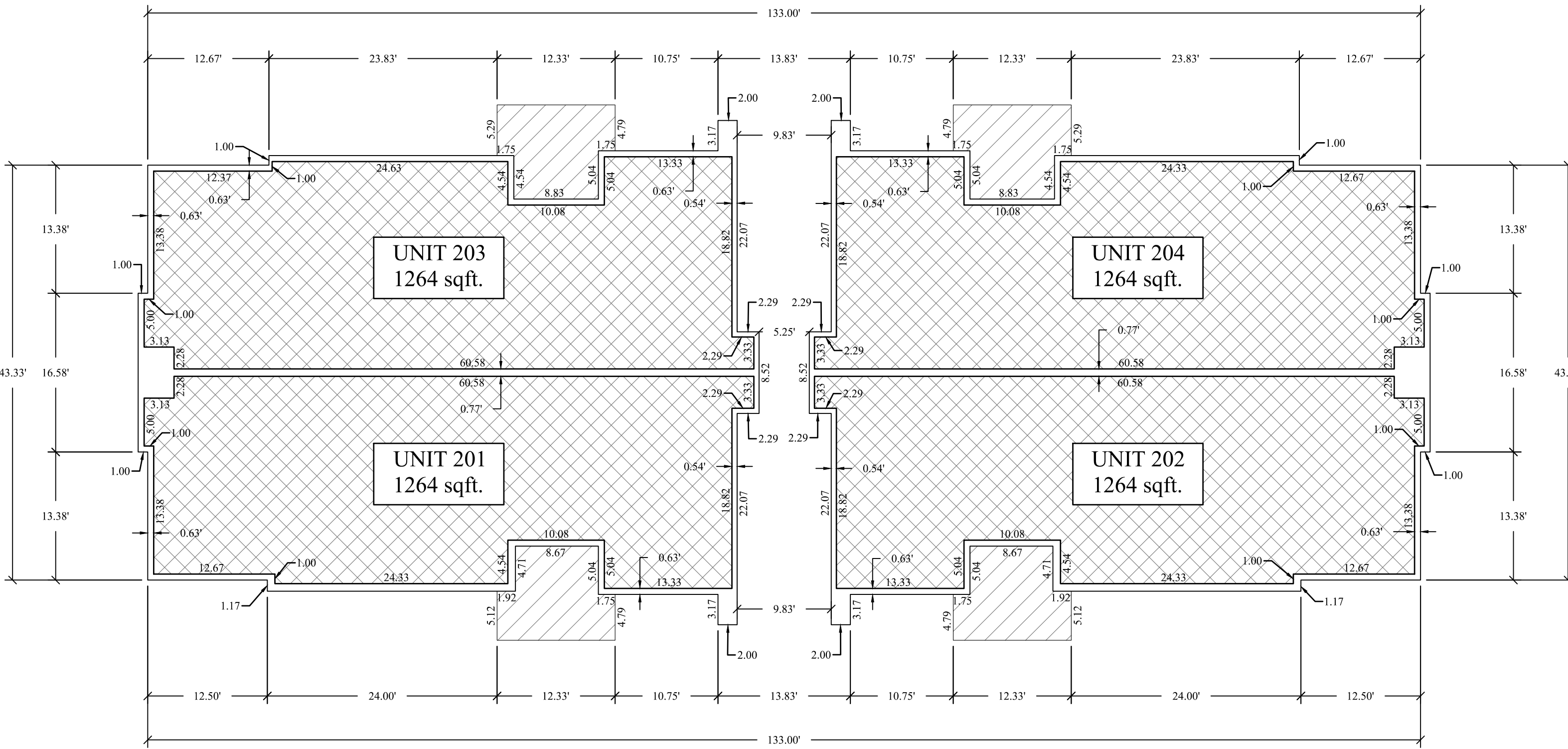
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

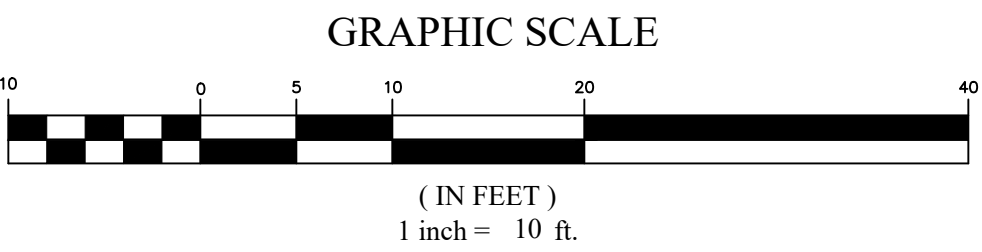
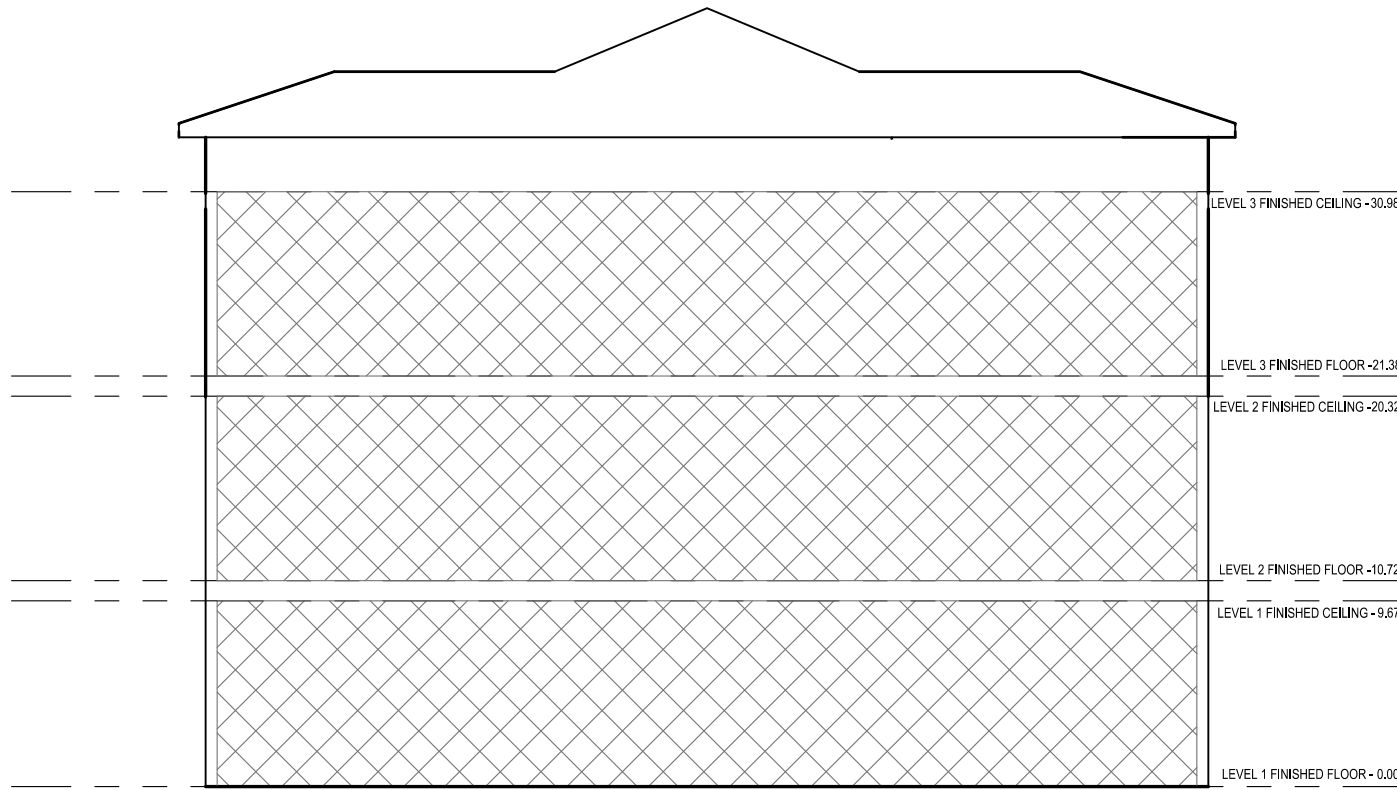
BLDG. MM



SECOND FLOOR

- NOTES**
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
 2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

ADDRESS TABLE		
BUILDING NO.	UNIT NO.	ADDRESS
MM	101	
MM	102	
MM	201	
MM	202	
MM	203	
MM	204	
MM	301	
MM	302	
MM	303	
MM	304	



- LIMITS OF COMMON AREA & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON AREA & PUE

BLDG. MM
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #2 OF PHASE 2-F
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 2

01/13/2020

SCALE: 1" = 10'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEAL	CLERK - RECORDER SEAL			



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 +\$6.20 per lot

APPLICATION DATE: 1/14/2019

APPLICANT(S): Edge Homes

ADDRESS OF APPLICANT: 13702 S 200 W B12 Draper, UT 84020

BUSINESS PHONE #: 801-494-0150 CELL PHONE #: 801-608-1719

EMAIL ADDRESS: mhansen@edgehomes.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: Vineyard Town Center

NUMBER OF PROPOSED NEW LOTS: 10

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 300 W. Vineyard Loop Rd

BLDG NN

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: .14

NAME OF PROPERTY OWNER(S): Edge Vineyard Shores, LLC

SIGNATURE OF APPLICANT(S):

 1/14/19
Applicant Signature Date

Applicant Signature Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, Steve Maddox - Edge Vineyard Shores LLC, 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.



Steve Maddox
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Steve Maddox, a Notary Public, on this 14
day of January, 2020.

My commission expires: 7-10-2021

Shelley King
(Notary Public)

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: _____

FINAL SUBDIVISION APPLICATION REQUIREMENTS:

1. **Application Form.** A Final 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 Final Subdivision Application. All persons with a fee interest in the Subject Property shall be required to join in and sign the Final Subdivision Application.
2. **Final Subdivision Application Fees.** The Final Subdivision Application shall include the payment of all Preliminary Subdivision Application fees, as established by the Council, 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. **Final Subdivision Plat.** A Final 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 Engineer. The Final Subdivision Plat shall be prepared in pen and all sheets shall be numbered. The following shall be included and accompany the Final Subdivision Application form:

_____ **A digital copy of the Final Plat.** Thumb Drive or emailed PDF format is preferred. Other methods may be considered if necessary.

The Final 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 1:3,000. 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 Planning Commission Chair, City Manager, 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 Final 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 City Planner or City 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. A photometric plan and power plan must be provided.
- n. The location of all existing and proposed street trees and other landscape 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. **Final 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. **Final Erosion Control Plan.** When required by the City Engineer, a Final Erosion Control Plan shall be provided and included with the Preliminary Subdivision Application.
9. **Final Easement Plan.** A Final Easement plan, identifying the location, size, and use of all existing and proposed easements. If there are cross-access easements between multiple project properties, it is the obligation of the applicant to facilitate cross-access easement agreements between the affected parties.
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 Final 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 City Engineer is hereby designated as the Culinary Water Authority for the City. It shall be the responsibility of the Applicant to provide all information and materials, as required by the City 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 City Engineer is hereby designated as the Sanitary Sewer Authority for the City. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 City 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 City 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 Final 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 City Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the City 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 Final 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 City Development Standards and Design Specifications. The Vineyard City Fire Marshal 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 City Fire Marshal, necessary to review, and to provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.

FINAL SUBDIVISION APPLICATION REVIEW PROCEDURES

Following a Pre-Application meeting, a Final Subdivision Application is filed with the City Planner. The City Planner determines application completeness. (See Figure 1)



Review comments from the City Planner are forwarded to the City Council in the form of a Staff Report.

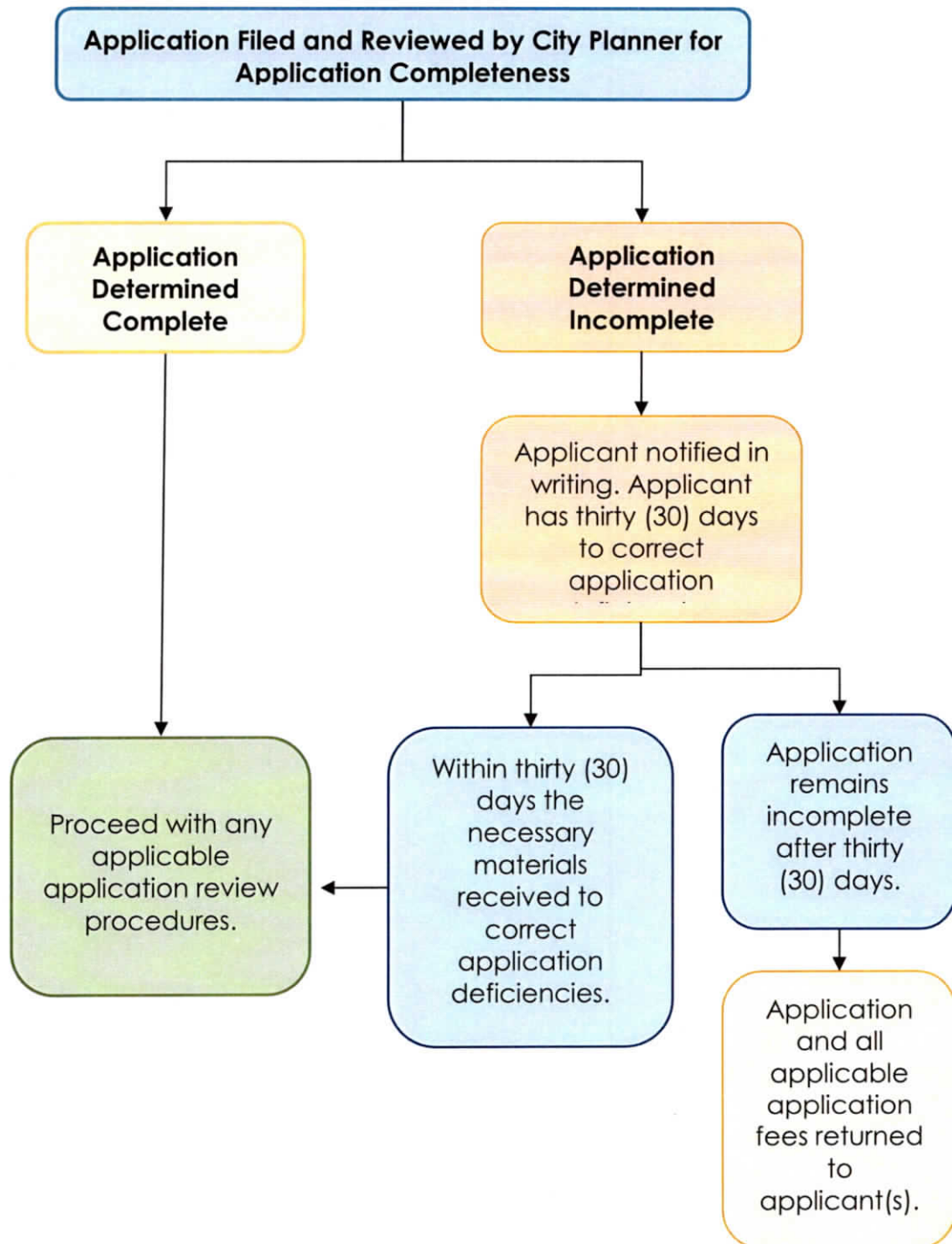


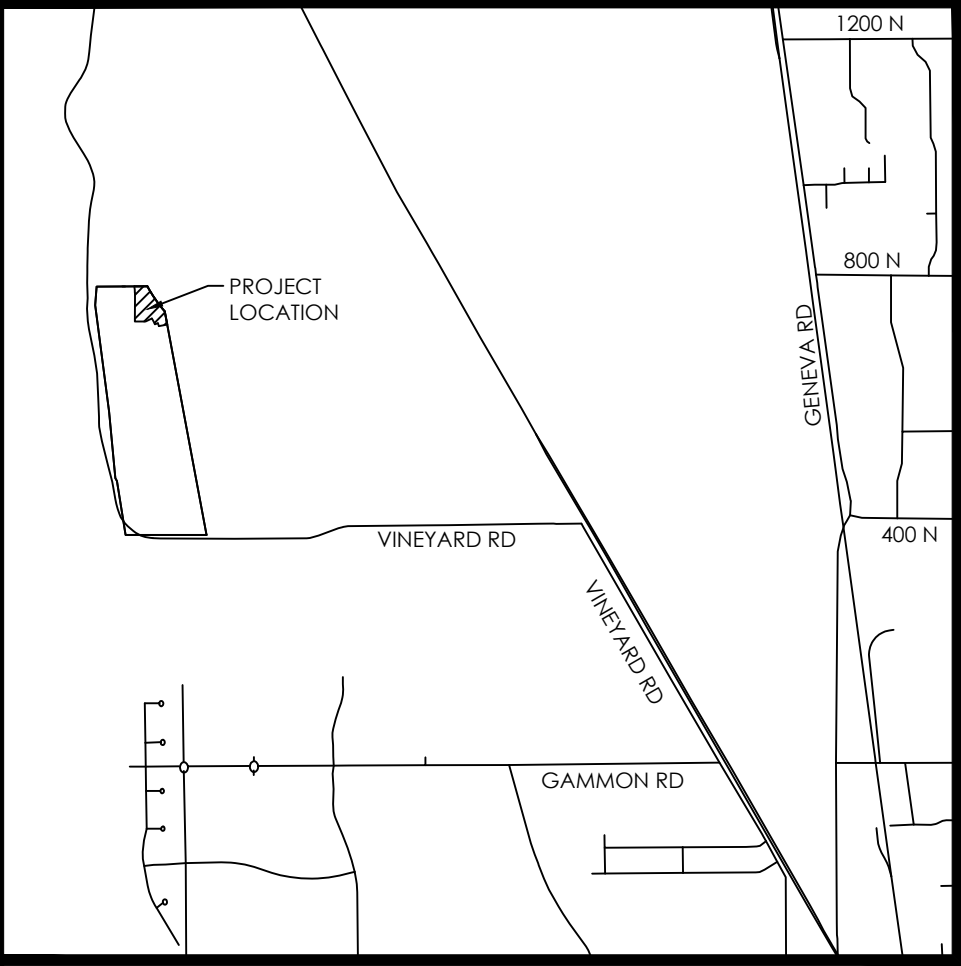
The Final Application is added to the Agenda to be considered by the City Council



The City Council considers the Final Subdivision Application. The City Council shall either *Approve*, *Approve with Requirements*, or *Deny* the Final Subdivision Application.

FIGURE 1
DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES





VICINITY MAP
N.T.S

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION 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, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
 - DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

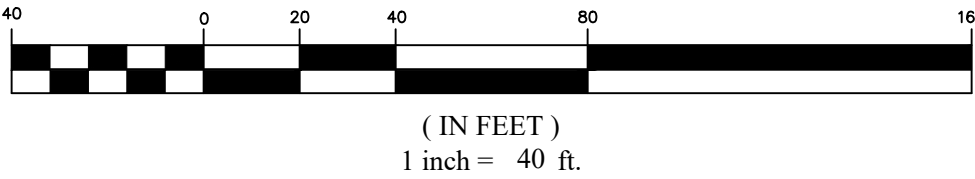
DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LAKEFRONT @ VINEYARD TOWN CENTER

BLDG. NN

(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-F
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

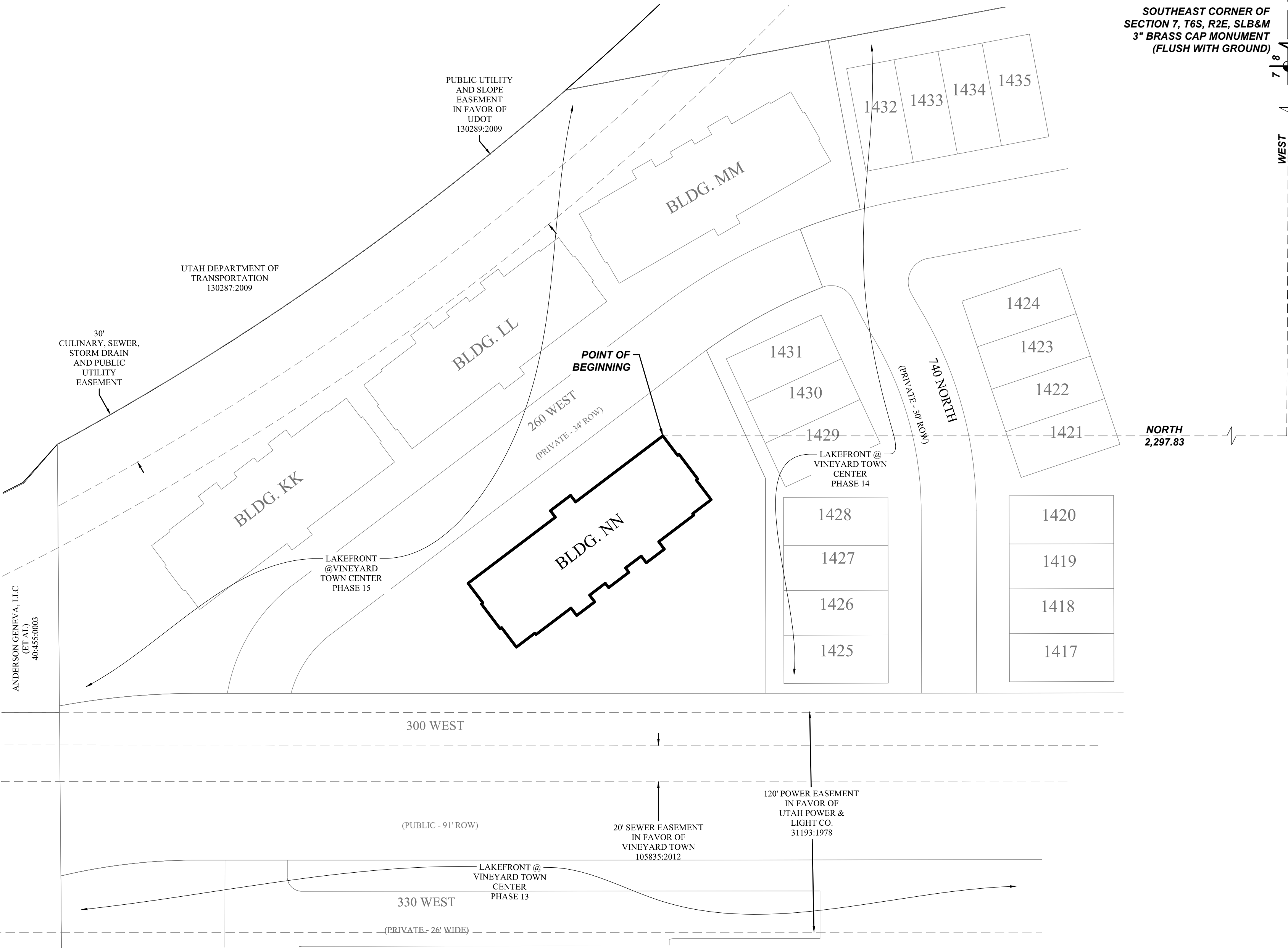
GRAPHIC SCALE



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

WEST 2,184.04
BASIS OF BEARING: N89°25'01"E (SECTION LINE)
MEASURED: 2,715.70
(NAD83: S89°25'02"W 2715.70)



SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED - AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Convertible Space #3, of Phase 2-F of LAKEFRONT @ TOWN CENTER CONDOMINIUMS on file in the Office of the Utah County Recorder.

Contains: 6,212 sq. ft./-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

LAKEFRONT @ VINEYARD TOWN CENTER, BLDG. NN CONDOMINIUM PLAT

A EXPANDABLE UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY:_____
(PRINTED NAME)

BY:_____
(PRINTED NAME)

ITS:_____

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

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__.

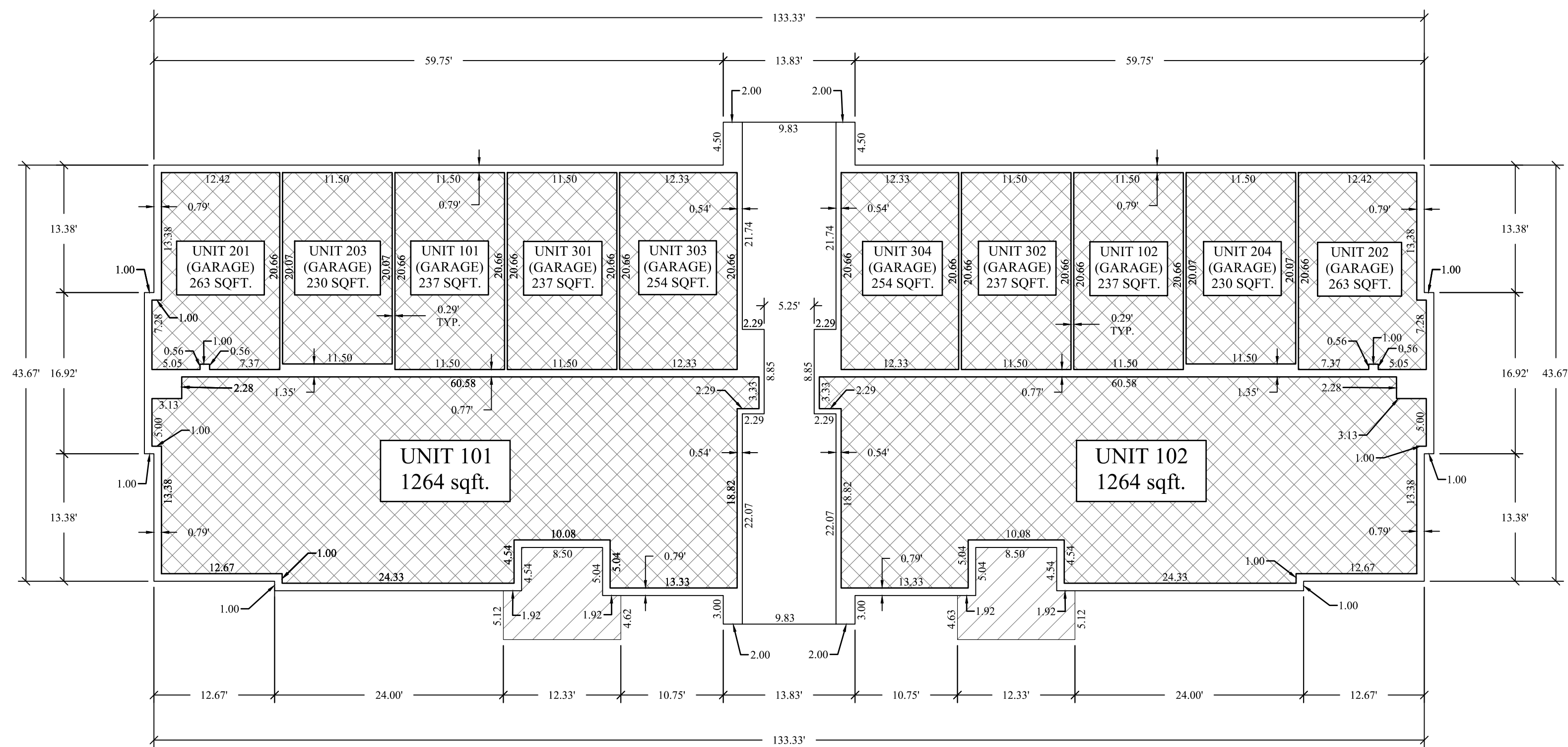
VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	CITY ENGINEER DATE: ____/____/____
CITY MANAGER DATE: ____/____/____	CLERK/RECORDER DATE: ____/____/____
CITY ATTORNEY DATE: ____/____/____	

BLDG. NN LAKEFRONT @ VINEYARD TOWN CENTER

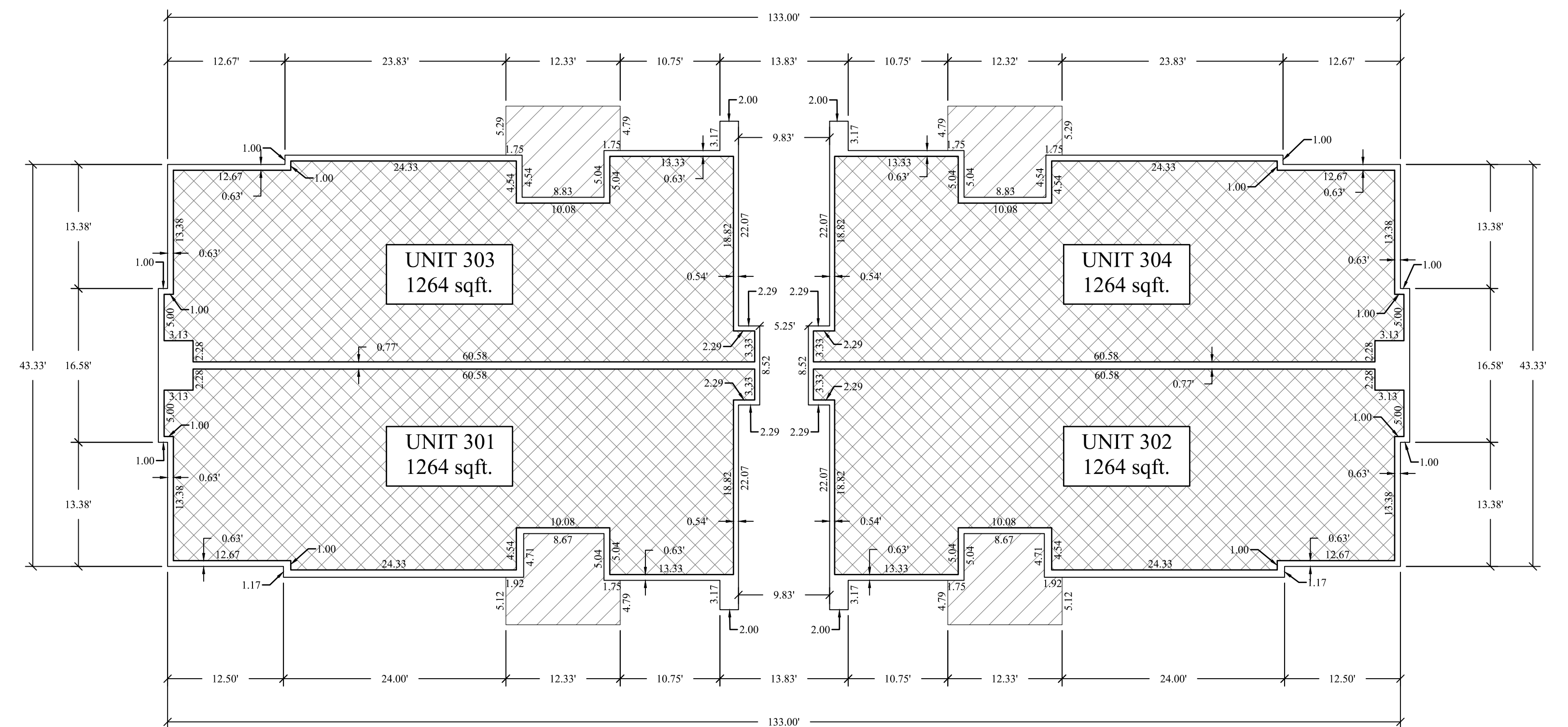
(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-F
LAKEFRONT @ VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL		
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1 OF 2	01/13/2020	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE, SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	



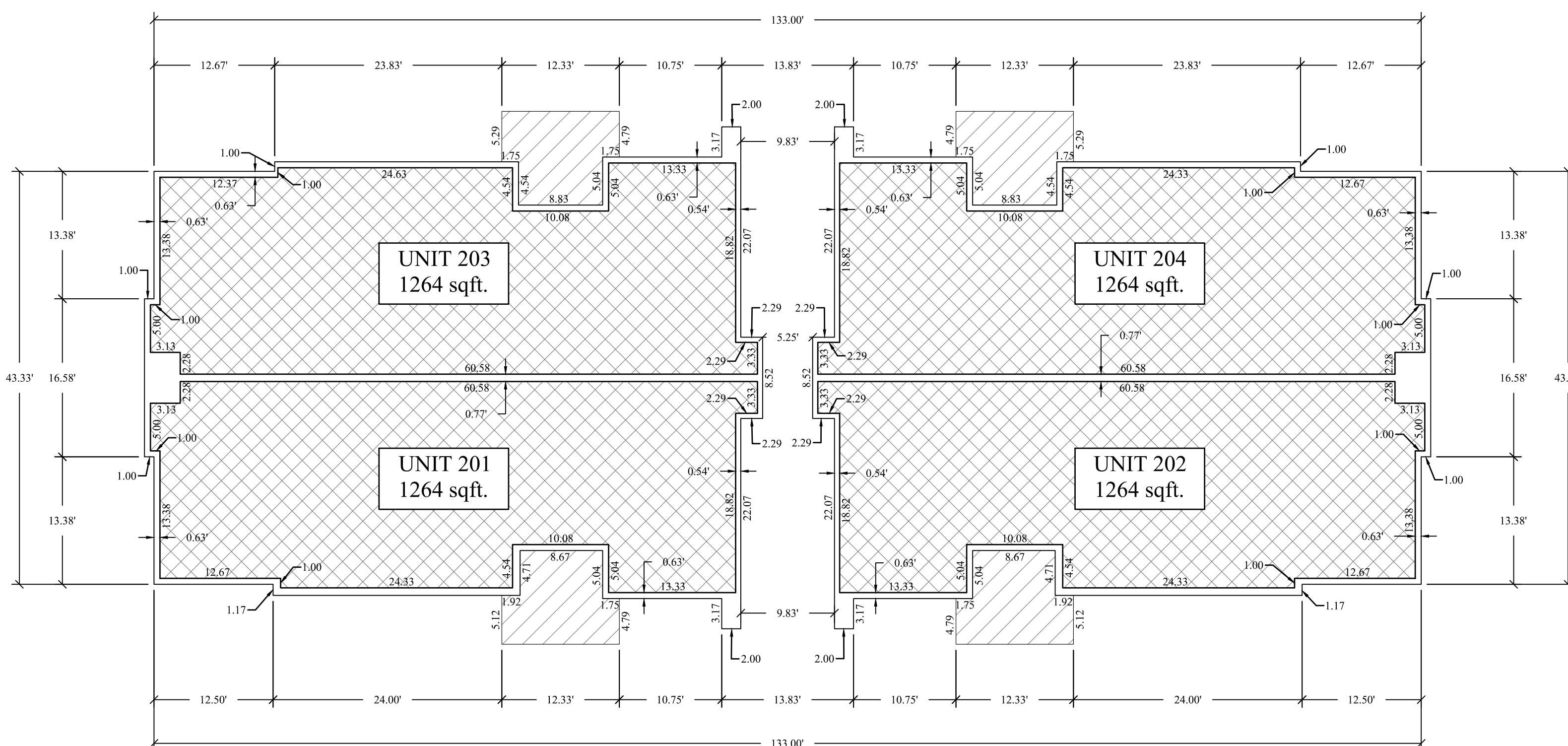
MAIN FLOOR



THIRD FLOOR

CONDOMINIUM DETAILS

BLDG. NN

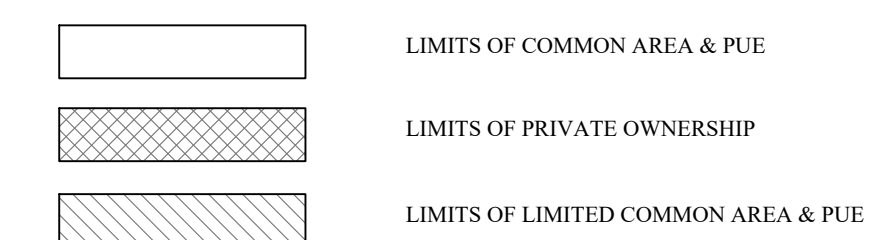
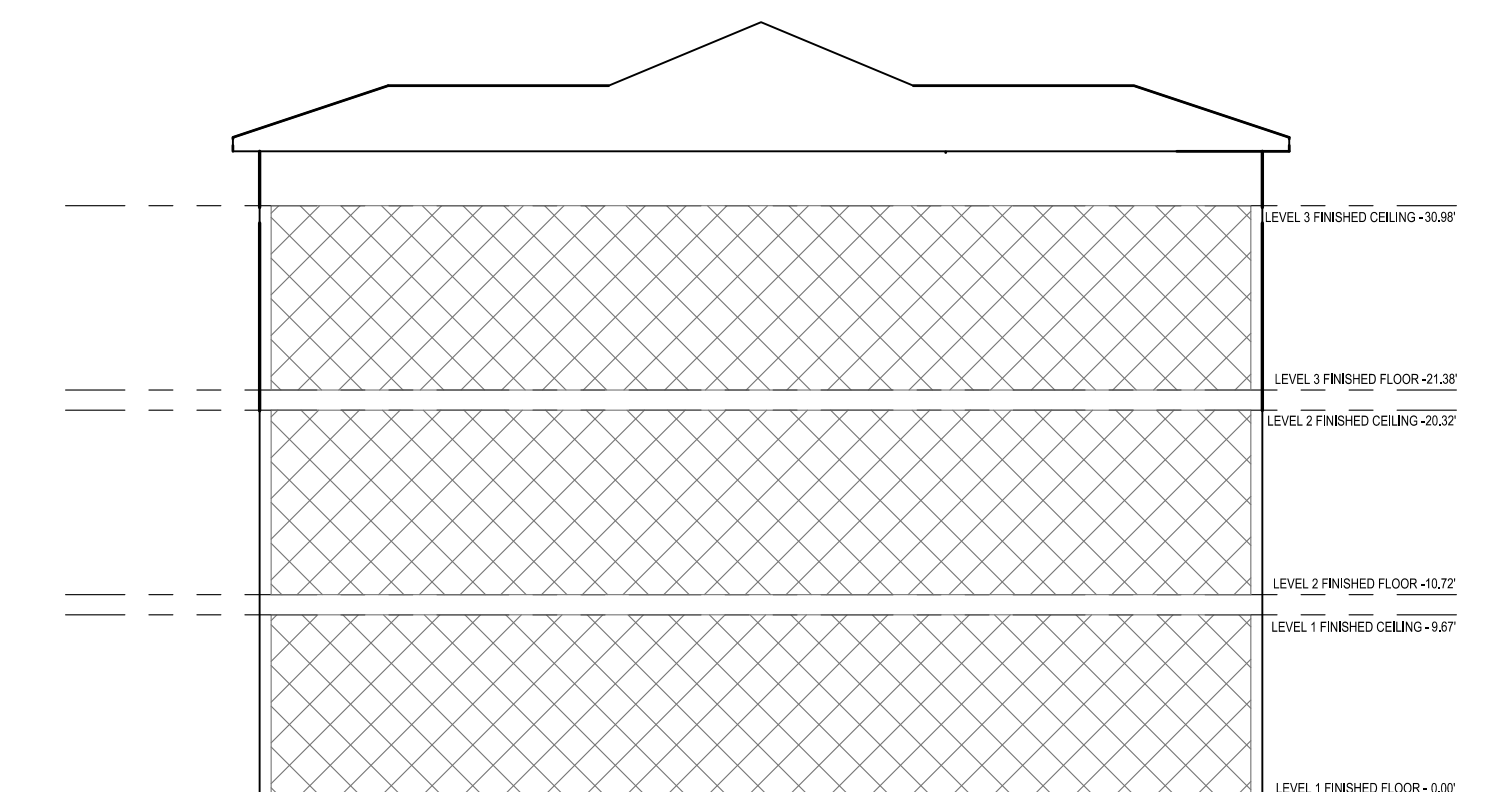


SECOND FLOOR

NOTES

1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

<u>ADDRESS TABLE</u>		
<u>BUILDING NO.</u>	<u>UNIT NO.</u>	<u>ADDRESS</u>
NN	101	
NN	102	
NN	201	
NN	202	
NN	203	
NN	204	
NN	301	
NN	302	
NN	303	
NN	304	



LIMITS OF COMMON AREA & PUE

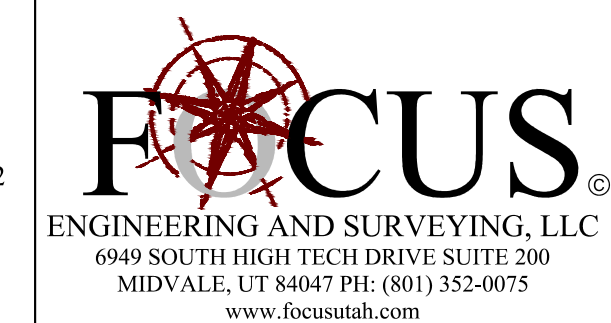
LIMITS OF PRIVATE OWNERSHIP

LIMITS OF LIMITED COMMON AREA & PUE

2 OF 2	01/13/2020	SCALE: 1" = 10'
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PREPARED FOR

13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150



BLDG. NN
LAKEFRONT
@ VINEYARD TOWN CENTER
(AMENDING CONVERTIBLE SPACE #3 OF PHASE 2-F
LAKEFRONT @VINEYARD TOWN CENTER CONDOMINIUMS)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

	SURVEYOR'S SEAL	CLERK - RECORDER SEAL		
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[illegible]

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[illegible]

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GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 02/12/2020

Agenda Item: 8.1 FY2020 Fiscal Year Budget Adjustment

Department: Finance

Presenter: Jacob McHargue

Background/Discussion: Staff has prepared adjustments to the budget to reflect the actual revenues received to date this fiscal year. We have included some additional expenditures that were not included in the original budget.

We are increasing the internal service fund, which will distribute costs to each of the different funds within the city instead of relying on the general fund to bear the full burden of those costs.

We are proposing a split of the city engineer / public works position, that impact will also be spread across various departments.

We are increasing the transfers to both the transportation fund and the capital projects fund.

A more detailed description of the changes proposed to the budget are attached below.

Fiscal Impact: The increase to the General Fund budget is \$693,000. The General Fund budget with the proposed changes will be \$6,670,000.

Recommendation: Staff recommends approval of the FY2020 budget adjustment as presented.

Sample Motion: I move to adopt resolution _____ to approve the FY 2020 budget adjustment as presented by staff.

Attachments:

Resolution

Budget Amendment Worksheet



VINEYARD CITY COUNCIL STAFF REPORT

Budget Adjustments			
<u>Fund</u>	<u>Budget</u>	<u>Change</u>	<u>Description</u>
General Revenue	Property Tax	\$ 105,000	Adjust for Acutuals
General Revenue	Sales Tax	\$ 248,000	Adjust for Acutuals
General Revenue	Transportation Tax	\$ 135,000	New tax
General Revenue	Class C Roads	\$ 100,000	Adjust for Acutuals
General Revenue	Inspection Fees	\$ 100,000	Adjust for Acutuals
General Revenue	Misc Revenues	\$ 5,000	Adjust for Acutuals
General Expenditure	General Admin	\$ 26,600	Reallocation of salaries, charging IT to internal service fund, admin costs
General Expenditure	Prof & Tech Services	\$ 201,000	HR Contract services, engineering costs, contract finance services
General Expenditure	Building	-\$ 70,700	Reduced employee costs
General Expenditure	Public Works	-\$ 13,000	moving employee costs to internal service fund
General Expenditure	Parks & Recreation	\$ 55,400	reallocation of salaries, recreation intern
General Expenditure	Transfer to Transportation	\$ 235,000	B&C Roads
General Expenditure	Transfer to Capital Projects	\$ 207,000	Transfer to Capital Projects
General Expenditure	Transfer to Storm Water	\$ 12,400	stipend to fund enterprise fund
General Expenditure	Transfer to Internal Service	\$ 39,300	
RDA		No Change	reallocation of costs, added city engineer, offset costs for no net change
Capital Projects	Expenditures	\$ 11,000	Additional office space, MAG planning match
Water Revenue	Service Fees	\$ 81,000	Adjusted projections with current actual revenues
Water Expenditure	Misc	\$ 83,500	Orem pass through, impact fee study, transfer to IS fund
Sewer Revenue	Service Fees	\$ 66,000	Adjusted projections with current actual revenues
Sewer Expenditure	Misc	\$ 24,400	Impact fee study, reallocation of salaries
Storm Water Revenue	Service Fees	-\$ 4,700	Adjusted projections with current actual revenues
Storm Water Expenditure	Misc	\$ 15,800	transfer to IS, reallocation of salaries
Transportation Revenues	Mix	\$ 243,400	Transfer from Tax & actual service fee revenue
Transportation Expenditures	Misc	\$ 96,300	Reallocation of salaries, safety signs, & transfer to IS
Internal Service Revenues	Mix	\$ 150,700	Split costs between all departments
Internal Service Expenditures		\$ 150,700	IT costs, Fleet technician, salary reallocation

RESOLUTION NO. 2020-02

A RESOLUTION AMENDING THE VINEYARD CITY BUDGET FOR THE 2019-2020 FISCAL YEAR.

WHEREAS, the city of Vineyard has previously adopted a budget for the 2019-2020 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the city needs to now amend that adopted budget; and

NOW THEREFORE BE IT RESOLVED BY THE VINEYARD CITY COUNCIL AS FOLLOWS:

1. The attached exhibit A hereby adopted as the amended 2019-2020 fiscal year budget for the city of Vineyard.
2. This resolution shall take effect upon passing.

Passed and dated this 12th day of February, 2020.

Mayor Julie Fullmer

Attest:

Pamela Spencer, City Recorder

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAXES	1,511,529	1,881,821	2,384,599	2,350,000	2,322,650	2,325,000	2,430,000	
3130 SALES TAXES	572,252	753,751	1,108,008	967,200	921,053	1,262,000	1,510,000	
3131 TRANSPORTATION TAX	0	0	0	0	59,383	0	135,000	
3138 FRANCHISE TAX	278,766	313,777	421,859	400,000	247,883	422,000	422,000	
Total Taxes	2,362,547	2,949,349	3,914,466	3,717,200	3,550,969	4,009,000	4,497,000	
Licenses and permits								
3210 BUSINESS LICENSES AND PERMITS	13,701	11,813	20,681	15,000	16,713	20,000	20,000	
3221 BUILDING PERMITS	2,028,116	1,559,100	909,973	1,000,000	636,779	750,000	750,000	
3710 FIRE INSPECTIONS & PLAN REVIEW FEES	36,358	0	0	0	0	15,000	15,000	
Total Licenses and permits	2,078,175	1,570,913	930,654	1,015,000	653,492	785,000	785,000	
Intergovernmental revenue								
3356 CLASS "C" ROAD FUND ALLOTMENT	78,070	157,673	269,816	225,000	244,678	240,000	340,000	
3360 GRANTS	0	42,904	41,230	41,200	7,798	5,000	8,000	
Total Intergovernmental revenue	78,070	200,577	311,046	266,200	252,476	245,000	348,000	
Charges for services								
3410 DEVELOPMENT FEES	487,812	449,236	319,747	450,000	234,121	275,000	275,000	
3510 SANITATION FEES	132,114	222,029	314,746	310,000	216,316	334,000	334,000	
3520 INSPECTION FEES	214,311	144,943	203,729	150,000	185,540	100,000	200,000	
3530 RECREATION FEES	0	0	47,220	45,600	44,648	78,000	78,000	
Total Charges for services	834,237	816,208	885,442	955,600	680,625	787,000	887,000	
Fines and forfeitures								
3531 FINES AND FORFEITURES	0	0	1,700	0	1,845	0	2,000	
Total Fines and forfeitures	0	0	1,700	0	1,845	0	2,000	
Interest								
3660 INTEREST EARNINGS	112,663	135,934	170,569	150,000	79,029	125,000	125,000	
Total Interest	112,663	135,934	170,569	150,000	79,029	125,000	125,000	
Miscellaneous revenue								
3620 RENTS AND CONCESSIONS	975	1,445	9,070	4,000	2,273	1,000	1,000	
3640 HISTORY BOOK	300	30	60	0	0	0	0	
3681 DONATIONS FROM PRIVATE SOURCES	1,049	4,088	24,373	1,000	10,551	25,000	25,000	
3690 SUNDRY REVENUES	1,328	14,808	7,676	0	99	0	0	
Total Miscellaneous revenue	3,652	20,371	41,179	5,000	12,923	26,000	26,000	
Contributions and transfers								
3699 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,695,100	0	0	0	
3826 TRANSFER FROM CAPITAL PROJECTS FUND	0	1,400,000	0	0	0	0	0	
Total Contributions and transfers	0	1,400,000	0	1,695,100	0	0	0	
Total Revenue:	5,469,344	7,093,352	6,255,056	7,804,100	5,231,359	5,977,000	6,670,000	
Expenditures:								
General government								
Administrative								

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
4311 Admin SALARIES AND WAGES	352,952	365,029	471,977	479,000	293,613	450,000	480,000	
4313 Admin EMPLOYEE BENEFITS	68,934	79,112	91,544	115,000	57,615	114,000	123,000	
4321 Admin BOOKS/SUBSCRIPTIONS/MEMBERSHP	7,004	10,797	10,401	9,800	5,472	11,500	11,500	
4322 Admin PUBLIC NOTICES	2,020	2,887	2,115	3,000	1,782	2,000	2,000	
4323 Admin TRAVEL	14,680	13,739	18,052	20,300	7,559	20,700	20,700	
4324 Admin OFFICE SUPPLIES AND EXPENSE	38,243	14,855	24,582	23,500	5,358	21,500	21,500	
4325 Admin EQUIPMENT-SUPPLIES & MAINT	45,793	41,164	226	0	0	0	0	
4326 Admin INFORMATION SYSTEMS	72,476	51,802	63,307	58,800	51,273	57,400	30,800	
4327 Admin UTILITIES	54,751	62,958	272,209	75,900	17,181	37,400	37,400	
4328 Admin ADMINISTRATIVE COSTS	32,247	26,983	19,282	25,300	14,945	15,600	29,800	
4333 Admin EDUCATION & TRAINING	7,874	11,136	10,215	11,300	3,932	11,400	11,400	
4342 Admin BANK CHARGES	8,642	13,218	14,090	13,800	5,860	15,300	15,300	
4349 Admin ELECTIONS	62	5,412	0	0	5,068	6,000	6,000	
4351 Admin INSURANCE AND SURETY BONDS	38,154	45,239	46,986	61,600	15,008	30,400	30,400	
4374 Admin Capital Outlay	0	2,750,197	0	0	0	0	0	
Total Administrative	743,832	3,494,528	1,044,986	897,300	484,666	793,200	819,800	
Non-Departmental								
5031 Prof & Tech Services GENERAL	0	0	0	0	2,500	0	6,000	
5031.1 Prof & Tech Services PLANNER	3,625	24,089	43,804	57,500	0	3,000	3,000	
5031.2 Prof & Tech Services ENGINEER	263,084	131,404	66,894	100,000	105,672	35,000	200,000	
5031.3 Prof & Tech Services FIN PLAN	0	0	0	0	0	5,000	35,000	
5031.4 Prof & Tech Services AUDITOR	7,600	8,000	8,000	8,000	8,000	15,000	15,000	
5032.0 Prof & Tech Services LEGAL	14,400	13,200	14,400	15,000	8,400	15,000	15,000	
5051.0 Prof & Tech Services LIBRARY REIM FEES	9,556	17,177	21,532	19,300	14,482	23,500	23,500	
Total Non-Departmental	298,265	193,870	154,630	199,800	139,054	96,500	297,500	
Buildings and grounds								
5125.0 Buildings & Grounds EQUIPMENT MAINT	17,650	14,562	13,121	15,000	0	0	0	
5126.0 Buildings & Grounds SUPPLIES & MAINT	7,974	15,614	34,653	36,000	0	0	0	
51740 Public Works Capital Outlay	76,935	42,134	44,213	45,000	0	0	0	
Total Buildings and grounds	102,559	72,310	91,987	96,000	0	0	0	
Inspections								
5311 Building SALARIES & WAGES	441,630	556,837	484,151	558,900	247,353	542,200	466,600	
5313 Building EMPLOYEE BENEFITS	78,081	128,942	90,512	167,800	50,859	155,500	135,400	
5321 Building BOOKS & MEMBERSHIPS	4,317	2,205	3,825	3,500	209	2,300	2,300	
5323 Building TRAVEL	4,190	5,670	7,459	7,200	4,958	7,200	7,200	
5324 Building EDUCATION & TRAINING	8,066	14,497	10,669	11,700	5,438	9,700	9,700	
5325 Building OFFICE SUPPLIES	30,394	7,567	5,418	10,900	426	9,900	9,900	
5326 Building EQUIPMENT & MAINT	1,410	1,245	3,373	3,500	302	2,000	2,000	
5327 Building CONTRACT LABOR	106,979	119,179	9,657	10,000	3,711	0	25,000	
Total Inspections	675,067	836,142	615,064	773,500	313,256	728,800	658,100	
Total General government	1,819,723	4,596,850	1,906,667	1,966,600	936,976	1,618,500	1,775,400	
Public safety								
Police								
5431.0 Police LAW ENFORCEMENT	291,233	533,113	870,820	850,100	430,475	1,227,600	1,227,600	
5431.1 Police FIRE SERVICES	412,652	626,966	846,403	846,500	665,692	1,141,200	1,141,200	

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
5431.2 Police DISPATCH	9,569	19,849	21,801	32,000	28,880	47,500	47,500	
Total Police	713,454	1,179,928	1,739,024	1,728,600	1,125,047	2,416,300	2,416,300	
Total Public safety	713,454	1,179,928	1,739,024	1,728,600	1,125,047	2,416,300	2,416,300	
Highways and public improvements								
Highways								
6011.0 Public Works SALARIES AND WAGES	106,150	139,337	138,543	123,000	75,720	142,000	131,000	
6013.0 Public Works EMPLOYEE BENEFITS	15,328	31,751	31,000	37,000	17,114	37,000	35,000	
6023.0 Public Works TRAVEL	0	3,054	2,525	8,300	1,200	3,000	3,000	
6024.0 Public Works EDUCATION & TRAINING	0	2,534	5,537	10,000	3,451	9,700	9,700	
6025.0 Public Works EQUIPMENT-SUPPLIES & MAIN	11,991	48,653	193,283	136,900	4,954	22,000	22,000	
6031.0 Streets PROF & TECHNICAL SERVICES	124,039	64,505	109,025	134,500	63,270	142,100	142,100	
6032.0 Public Works REPAIRS & MAINTENANCE	31,969	25,683	72,674	70,000	27,610	40,000	40,000	
Total Highways	289,477	315,517	552,587	519,700	193,319	395,800	382,800	
Sanitation								
5235.0 Sanitation SERVICES	106,186	167,768	259,683	293,500	190,120	322,100	322,100	
Total Sanitation	106,186	167,768	259,683	293,500	190,120	322,100	322,100	
Total Highways and public improvements	395,663	483,285	812,270	813,200	383,439	717,900	704,900	
Parks, recreation, and public property								
Recreation								
7211 Parks SALARIES AND WAGES	0	20,659	69,228	67,900	70,731	134,000	106,600	
7213 Parks EMPLOYEE BENEFITS	0	1,173	3,800	11,200	11,357	21,300	22,000	
7248.0 Parks DEPT SUPPLIES	35,743	8,938	73,339	30,000	6,375	18,000	18,000	
7260.0 Parks PROGRAM COSTS	4,794	11,036	25,753	18,600	16,245	29,800	29,800	
7270.0 Parks MAINTENANCE	68,530	88,826	257,546	318,500	120,719	264,500	264,500	
7276.0 YOUTH COUNCIL	12,405	19,591	40,517	24,500	1,880	26,500	26,500	
8211 Recreation SALARIES AND WAGES	0	0	0	0	5,888	0	65,900	
8213 Recreation EMPLOYEE BENEFITS	0	0	0	0	843	0	16,200	
Total Recreation	121,472	150,223	470,183	470,700	234,038	494,100	549,500	
Total Parks, recreation, and public property	121,472	150,223	470,183	470,700	234,038	494,100	549,500	
Transfers								
9505.0 TRANSFER TO CAPITAL PROJ FUND	3,261,600	256,211	1,882,732	2,825,000	0	490,000	944,400	
9515.0 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	240,200	279,500	
Total Transfers	3,261,600	256,211	1,882,732	2,825,000	0	730,200	1,223,900	
Total Expenditures:	6,311,912	6,666,497	6,810,876	7,804,100	2,679,500	5,977,000	6,670,000	
Total Change In Net Position	(842,568)	426,855	(555,820)	0	2,551,859	0	0	

Vineyard City
Budgeting Worksheet
23 Impact Fees - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Interest								
3810.0 INTEREST EARNINGS - PUBLIC SAF	0	0	0	0	0	0	0	
3820.0 INTEREST EARNINGS - ROADWAY	18,500	38,363	88,108	6,000	45,569	6,000	6,000	
3840.0 INTEREST EARNINGS - STORM SYST	6	10	3	0	0	0	0	
Total Interest	18,506	38,373	88,111	6,000	45,569	6,000	6,000	
Miscellaneous revenue								
3110.0 PUBLIC SAFETY FACILITIES	0	0	3,586	0	0	0	0	
3120.0 ROADWAY FACILITIES	1,589,437	1,414,361	771,085	1,200,000	460,510	1,200,000	1,200,000	
3150.0 STORM & GROUND WATER FACILTIES	48,528	90,284	35,779	50,000	25,763	50,000	50,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,794,000	0	2,461,400	2,461,400	
Total Miscellaneous revenue	1,637,965	1,504,645	810,450	3,044,000	486,273	3,711,400	3,711,400	
Total Revenue:	1,656,471	1,543,018	898,561	3,050,000	531,842	3,717,400	3,717,400	
Expenditures:								
Miscellaneous								
4061.0 ROADWAY FACILITIES	275,193	1,712,186	112,908	3,000,000	563,658	3,661,400	3,661,400	
4064.0 STORM & GROUND WATER FACILTIE	45,832	91,632	26,286	50,000	7,077	50,000	50,000	
Total Miscellaneous	321,025	1,803,818	139,194	3,050,000	570,735	3,711,400	3,711,400	
Total Expenditures:	321,025	1,803,818	139,194	3,050,000	570,735	3,711,400	3,711,400	
Total Change In Net Position	1,335,446	(260,800)	759,367	0	(38,893)	6,000	6,000	

Vineyard City
Budgeting Worksheet
25 Redvelopment Agency - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAX INCREMENT	5,703,340	6,786,593	7,949,296	8,097,000	8,232,538	8,092,400	8,092,400	
3113 PROPERTY TAX ADMIN	364,043	357,189	0	337,400	343,022	323,700	323,700	
Total Taxes	6,067,383	7,143,782	7,949,296	8,434,400	8,575,560	8,416,100	8,416,100	
Interest								
3660 INTEREST INCOME	335,306	954,156	1,515,281	500,000	677,459	500,000	500,000	
Total Interest	335,306	954,156	1,515,281	500,000	677,459	500,000	500,000	
Miscellaneous revenue								
3430 ADMINISTRATIVE COSTS	34,875	0	0	0	0	0	0	
3820 BOND PROCEEDS	15,576,000	32,292,580	0	0	0	0	0	
Total Miscellaneous revenue	15,610,875	32,292,580	0	0	0	0	0	
Contributions and transfers								
3815 DEVELOPER CONTRIBUTIONS	0	508,248	0	0	0	0	0	
3960 EXCESS BEG. FUND APPROPRIATION	0	0	0	20,500,300	0	20,375,800	20,375,800	
Total Contributions and transfers	0	508,248	0	20,500,300	0	20,375,800	20,375,800	
Total Revenue:	22,013,564	40,898,766	9,464,577	29,434,700	9,253,019	29,291,900	29,291,900	
Expenditures:								
Miscellaneous								
5500 RDA Salaries & Wages	173,687	171,179	189,755	185,100	112,492	198,600	237,300	
5510 Employee Benefits	30,789	37,805	41,874	53,100	24,782	56,800	68,100	
5520 PUBLIC NOTICES	0	0	0	2,000	0	2,000	2,000	
5531 PROF & TECH - GENERAL	60,981	72,256	70,217	27,600	26,587	27,600	27,600	
5532 PROF & TECH - PLANNER	1,272	0	50,000	50,000	0	57,500	57,500	
5533 PROF & TECH - ENGINEER	250,140	138,577	252,770	150,000	0	0	0	
5534 PROF & TECH - FIN PLAN	140,580	33,150	15,800	12,000	15,650	30,000	30,000	
5535 PROF & TECH - AUDITOR	2,400	4,000	4,000	4,000	4,000	4,000	4,000	
5540 HOUSING FUND	249,683	255,728	129,435	140,000	0	0	0	
5542 TIFF PAYMENTS	700,313	1,024,712	2,348,512	2,880,200	0	3,812,400	3,387,500	
5561 MISCELLENEOUS EXPENSES	0	0	50	0	0	0	0	
5600 Bond issuance costs	0	178,616	0	0	0	0	0	
8010 DEBT PRINCIPAL PAYMENTS	20,469,000	3,429,580	2,972,000	2,951,000	0	2,969,000	2,969,000	
8020 DEBT INTEREST PAYMENT	1,046,417	1,258,540	1,504,731	1,579,700	537,102	1,426,700	1,426,700	
9070 CAPITAL PROJECTS	2,720,568	4,294,885	7,193,892	21,400,000	3,830,842	20,700,000	20,800,000	
Total Miscellaneous	25,845,830	10,899,028	14,773,036	29,434,700	4,551,455	29,284,600	29,009,700	
Transfers								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	7,300	25,500	
Total Transfers	0	0	0	0	0	7,300	25,500	
Total Expenditures:	25,845,830	10,899,028	14,773,036	29,434,700	4,551,455	29,291,900	29,035,200	
Total Change In Net Position	(3,832,266)	29,999,738	(5,308,459)	0	4,701,564	0	256,700	

Vineyard City
Budgeting Worksheet
49 Capital Projects - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3010.0 TRANSFER FROM GENERAL FUND	3,261,600	256,211	1,882,732	2,500,000	0	250,000	250,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	87,500	0	595,000	606,000	
Total Contributions and transfers	3,261,600	256,211	1,882,732	2,587,500	0	845,000	856,000	
Total Revenue:	3,261,600	256,211	1,882,732	2,587,500	0	845,000	856,000	
Expenditures:								
Miscellaneous								
4031.0 PROF & TECHINAL SERVICES	0	486	0	0	0	0	0	
4032.0 CONSTRUCTION	1,398,911	593,136	1,882,732	2,517,986	165,465	845,000	856,000	
Total Miscellaneous	1,398,911	593,622	1,882,732	2,517,986	165,465	845,000	856,000	
Transfers								
4094.0 TRANSFER TO GENERAL FUND	0	1,400,000	0	0	0	0	0	
4096.0 TRANSFER TO WATER FUND	0	0	0	36,200	0	0	0	
4097.0 TRANSFER TO SEWER FUND	0	15,911	0	0	0	0	0	
4098.0 TRANSFER TO STORM WATER FUND	0	0	0	33,300	0	0	0	
4099.0 TRANSFER TO TRANSPORATION FUND	0	240,300	0	0	0	0	0	
Total Transfers	0	1,656,211	0	69,500	0	0	0	
Total Expenditures:	1,398,911	2,249,833	1,882,732	2,587,486	165,465	845,000	856,000	
Total Change In Net Position	1,862,689	(1,993,622)	0	14	165,465	0	0	

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Miscellaneous revenue								
3820 BOND PROCEEDS	0	0	0	0	0	3,252,000	3,252,000	
Total Miscellaneous revenue	0	0	0	0	0	3,252,000	3,252,000	
Contributions and transfers								
3960.0 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,500,000	0	1,721,385	1,721,385	
Total Contributions and transfers	0	0	0	1,500,000	0	1,721,385	1,721,385	
Total Revenue:	0	0	0	1,500,000	0	4,973,385	4,973,385	
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	23,200	44,000	
Total Fleet	0	0	0	0	0	23,200	44,000	
Total Internal Service	0	0	0	0	0	23,200	44,000	
Total Expenditures:	0	0	0	0	0	23,200	44,000	
Total Change In Net Position	0	0	0	1,500,000	0	4,950,185	4,929,385	
Income or Expense								
Income From Operations:								
Operating income								
3710.0 WATER FEES	687,095	981,117	1,454,883	1,201,500	1,089,160	1,539,400	1,620,800	
3720.0 CONNECTION FEES	268,958	203,377	117,298	171,000	84,865	73,600	73,600	
3730.0 RECONNECTION FEES	0	0	0	1,000	0	500	500	
Total Operating income	956,053	1,184,494	1,572,181	1,373,500	1,174,025	1,613,500	1,694,900	
Operating expense								
4011.0 SALARIES AND WAGES	87,820	171,993	255,320	255,200	152,036	313,900	307,800	
4013.0 EMPLOYEE BENEFITS	14,361	30,428	51,666	77,800	32,097	102,900	109,100	
4021.0 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	975	680	86	1,000	314	2,100	2,100	
4023.0 TRAVEL	0	1,500	3,000	2,700	1,750	2,700	2,700	
4025.0 EQUIPMENT-SUPPLIES & MAINT	157,577	190,273	186,584	219,100	43,582	89,100	89,100	
4027.0 UTILITIES	6,255	13,069	53,592	8,700	21,541	30,500	30,500	
4031.0 PROF & TECHNICAL SERVICES	16,068	9,187	11,322	8,900	7,616	18,800	23,800	
4031.2 CUWD PROJECT WATER ALLOT FEE	5,323	5,323	5,323	30,000	5,323	30,000	30,000	
4031.3 OREM - FISCAL YEAR -WATER BILL	260,744	310,928	426,787	413,200	437,373	413,200	470,800	
4031.5 LINDON - WATER BILL	7,239	22,535	7,132	30,000	4,608	0	0	
4031.6 CUWCD - WATER BILL	274,054	365,949	393,568	357,000	159,290	357,000	357,000	
4035.0 EQUIPMENT LEASE	0	0	522	10,000	0	0	0	
4061.0 MISCELLANEOUS	0	0	0	0	0	100,000	100,000	
4067.0 DEPRECIATION	68,530	68,530	70,020	0	0	0	0	
Total Operating expense	898,946	1,190,395	1,464,922	1,413,600	865,530	1,460,200	1,522,900	
Total Income From Operations:	57,107	(5,901)	107,259	(40,100)	308,495	153,300	172,000	
Non-Operating Items:								
Non-operating income								

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
3760.0 IMPACT FEE-CULINARY & IRRIGATIO	661,740	422,904	236,765	174,600	214,097	122,200	122,200	
3770 ADMINISTRATIVE COSTS	170	250	0	0	0	0	0	
3810.0 INTEREST EARNINGS	6,975	4,695	8,625	4,000	5,535	5,000	5,000	
3835 Developer Contributions	0	0	344,263	0	0	0	0	
Total Non-operating income	668,885	427,849	589,653	178,600	219,632	127,200	127,200	
Non-operating expense								
4066.0 IMPACT FEE-CULINARY & IRRIGATI	0	0	0	1,500,000	0	4,973,700	4,973,700	
Total Non-operating expense	0	0	0	1,500,000	0	4,973,700	4,973,700	
Total Non-Operating Items:	668,885	427,849	589,653	(1,321,400)	219,632	(4,846,500)	(4,846,500)	
Total Income or Expense	725,992	421,948	696,912	(1,361,500)	528,127	(4,693,200)	(4,674,500)	

Vineyard City
Budgeting Worksheet
52 Sewer Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	55,300	69,500	
Total Fleet	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>55,300</u>	<u>69,500</u>	
Total Internal Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>55,300</u>	<u>69,500</u>	
Total Expenditures:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>55,300</u>	<u>69,500</u>	
Total Change In Net Position	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>55,300</u>	<u>69,500</u>	
Income or Expense								
Income From Operations:								
Operating income								
3710.0 SEWER FEES	393,652	559,477	846,048	795,000	653,271	958,800	1,024,772	
Total Operating income	<u>393,652</u>	<u>559,477</u>	<u>846,048</u>	<u>795,000</u>	<u>653,271</u>	<u>958,800</u>	<u>1,024,772</u>	
Operating expense								
4011.0 SALARIES AND WAGES	69,821	91,841	146,181	161,300	102,316	205,700	200,100	
4013.0 EMPLOYEE BENEFITS	11,218	17,759	29,098	37,600	20,820	46,300	57,100	
4023.0 TRAVEL	0	0	61	900	0	900	900	
4025.0 EQUIPMENT-SUPPLIES & MAINT	12,210	64,924	58,523	92,500	4,525	39,300	39,300	
4027.0 UTILITIES	7,045	19,928	19,775	25,000	9,892	25,000	25,000	
4031.0 PROF & TECHNICAL SERVICES	0	0	0	0	0	5,000	10,000	
4031.1 LINDON - SEWER BILL	1,231	3,304	2,506	5,000	655	5,000	5,000	
4031.2 OREM - SEWER BILL	44,118	32,858	40,622	42,500	20,608	42,500	42,500	
4031.3 TSSD- SEWER BILL	192,880	285,069	371,491	380,000	207,188	420,000	420,000	
4067.0 DEPRECIATION	262,774	262,774	317,624	262,800	0	262,800	262,800	
Total Operating expense	<u>601,297</u>	<u>778,457</u>	<u>985,881</u>	<u>1,007,600</u>	<u>366,004</u>	<u>1,052,500</u>	<u>1,062,700</u>	
Total Income From Operations:	<u>(207,645)</u>	<u>(218,980)</u>	<u>(139,833)</u>	<u>(212,600)</u>	<u>287,267</u>	<u>(93,700)</u>	<u>(37,928)</u>	
Non-Operating Items:								
Non-operating income								
3760.0 IMPACT FEE-SEWER	588,191	529,206	373,343	478,200	221,225	334,700	334,700	
3769.0 TSSD IMPACT FEE	2,784	1,879	0	0	0	0	0	
3835 Developer Contributions	0	0	222,932	0	0	0	0	
3910 Transfer from general fund	0	15,911	0	0	0	0	0	
Total Non-operating income	<u>590,975</u>	<u>546,996</u>	<u>596,275</u>	<u>478,200</u>	<u>221,225</u>	<u>334,700</u>	<u>334,700</u>	
Total Non-Operating Items:	<u>590,975</u>	<u>546,996</u>	<u>596,275</u>	<u>478,200</u>	<u>221,225</u>	<u>334,700</u>	<u>334,700</u>	
Total Income or Expense	<u>383,330</u>	<u>328,016</u>	<u>456,442</u>	<u>265,600</u>	<u>508,492</u>	<u>241,000</u>	<u>296,772</u>	

Vineyard City
Budgeting Worksheet
53 Storm Water Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	30,900	38,500	
Total Fleet	0	0	0	0	0	30,900	38,500	
Total Internal Service	0	0	0	0	0	30,900	38,500	
Total Expenditures:	0	0	0	0	0	30,900	38,500	
Total Change In Net Position	0	0	0	0	0	30,900	38,500	
Income or Expense								
Income From Operations:								
Operating income								
3710 STORM WATER FEES	69,598	95,725	132,124	130,900	106,112	191,500	186,800	
3760 IMPACT FEE-STORM WATER	2,688	337	0	0	0	0	0	
Total Operating income	72,286	96,062	132,124	130,900	106,112	191,500	186,800	
Operating expense								
4011 SALARIES AND WAGES	49,724	65,880	79,325	91,800	51,925	104,200	107,500	
4013 EMPLOYEE BENEFITS	9,181	13,432	13,611	29,900	10,300	29,800	34,700	
4021 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	537	430	430	0	480	0	0	
4023 TRAVEL	0	0	0	2,000	0	2,000	2,000	
4025 EQUIPMENT-SUPPLIES & MAINT	0	3,441	18,240	40,500	8,093	16,500	16,500	
4031 PROF & TECHNICAL SERVICES	550	0	0	0	0	0	0	
4067 DEPRECIATION	0	0	1,412	0	0	0	0	
Total Operating expense	59,992	83,183	113,018	164,200	70,798	152,500	160,700	
Total Income From Operations:	12,294	12,879	19,106	(33,300)	35,314	39,000	26,100	
Non-Operating Items:								
Non-operating income								
3835 Developer Contributions	0	0	288,667	0	0	0	0	
Total Non-operating income	0	0	288,667	0	0	0	0	
Total Non-Operating Items:	0	0	288,667	0	0	0	0	
Total Income or Expense	12,294	12,879	307,773	(33,300)	35,314	39,000	26,100	

Vineyard City
Budgeting Worksheet
54 Tansportation Utility Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	0	51,300	
Total Fleet	0	0	0	0	0	0	51,300	
Total Internal Service	0	0	0	0	0	0	51,300	
Total Expenditures:	0	0	0	0	0	0	51,300	
Total Change In Net Position	0	0	0	0	0	0	51,300	
Income or Expense								
Income From Operations:								
Operating income								
3710 TRANSPORTATION UTILITY FEES	34,034	56,389	122,220	78,600	90,098	145,600	154,000	
Total Operating income	34,034	56,389	122,220	78,600	90,098	145,600	154,000	
Operating expense								
4011 SALARIES AND WAGES	6,807	4,997	16,143	26,700	14,805	41,200	68,900	
4013 EMPLOYEE BENEFITS	1,209	1,275	3,516	8,500	3,189	12,400	21,500	
4025 EQUIPMENT-SUPPLIES & MAINT	0	0	0	0	8,156	0	8,200	
4026 ROAD PROJECTS	0	0	0	0	11,899	0	0	
4027 UTILITIES	0	0	417	0	0	0	0	
4031 PROF & TECHNICAL SERVICES	0	144,385	207,705	345,000	5,619	330,000	330,000	
4066 IMPACT FEE-TRANSPORTATION	527	0	0	0	0	0	0	
Total Operating expense	8,543	150,657	227,781	380,200	43,668	383,600	428,600	
Total Income From Operations:	25,491	(94,268)	(105,561)	(301,600)	46,430	(238,000)	(274,600)	
Non-Operating Items:								
Non-operating income								
3910 Transfer from general fund	0	240,300	0	325,000	0	240,000	475,000	
Total Non-operating income	0	240,300	0	325,000	0	240,000	475,000	
Total Non-Operating Items:	0	240,300	0	325,000	0	240,000	475,000	
Total Income or Expense	25,491	146,032	(105,561)	23,400	46,430	2,000	200,400	

Vineyard City
Budgeting Worksheet
61 Internal Service Fund - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3810 TRANSFER FROM GENERAL FUND	0	0	0	0	0	240,400	279,500	
3811 TRANSFER FROM WATER FUND	0	0	0	0	0	23,200	44,000	
3812 TRANSFER FROM SEWER FUND	0	0	0	0	0	55,300	69,500	
3813 TRANSFER FROM STORM WATER FUND	0	0	0	0	0	30,900	38,500	
3814 TRANSFER FROM TRANSPORTATION FUND	0	0	0	0	0	0	51,300	
3815 TRANSFER FROM RDA FUND	0	0	0	0	0	7,300	25,000	
Total Contributions and transfers	0	0	0	0	0	357,100	507,800	
Total Revenue:	0	0	0	0	0	357,100	507,800	
Expenditures:								
Internal Service								
Fleet								
4725 VEHICLE MAINTENANCE	0	0	0	0	4,188	4,700	4,700	
4726 VEHICLE REPAIR	0	0	0	0	4,069	3,000	6,600	
4727 FUEL	0	0	0	0	13,655	24,000	24,000	
4761 FLEET MISCELLANEOUS	0	0	0	0	2,452	5,500	5,500	
4774 FLEET CAPITAL OUTLAY	0	0	0	0	79,381	90,000	90,000	
4781 FLEET LEASE PAYMENTS	0	0	38,313	0	82,775	124,100	124,100	
Total Fleet	0	0	38,313	0	186,520	251,300	254,900	
Facilities Maintenance								
4625 JANITORIAL SERVICE AND SUPPLIES	0	0	0	0	5,961	8,800	8,800	
4626 FACILITIES SUPPLIES & MAINTENANCE	0	0	1,210	0	1,802	5,000	5,000	
4627.0 FACILITIES UTILITIES	0	0	0	0	22,059	28,000	28,000	
4661 FACILITIES MISCELLANEOUS	0	0	0	0	0	0	97,200	
Total Facilities Maintenance	0	0	1,210	0	29,822	41,800	139,000	
Total Internal Service	0	0	39,523	0	216,342	293,100	393,900	
Miscellaneous								
4011.0 SALARIES AND WAGES	0	0	0	0	0	8,300	47,100	
4013 EMPLOYEE BENEFITS	0	0	0	0	0	2,600	2,700	
4351 INSURANCE	0	0	0	0	27,860	24,300	24,300	
Total Miscellaneous	0	0	0	0	27,860	35,200	74,100	
Total Expenditures:	0	0	39,523	0	244,202	328,300	468,000	
Total Change In Net Position	0	0	39,523	0	244,202	28,800	39,800	
Income or Expense								
Income From Operations:								
Operating expense								
4867 DEPRECIATION	0	0	0	0	0	28,800	39,800	
Total Operating expense	0	0	0	0	0	28,800	39,800	
Total Income From Operations:	0	0	0	0	0	28,800	39,800	
Total Income or Expense	0	0	0	0	0	28,800	39,800	

Vineyard City
Budgeting Worksheet
91 General Fixed Assets - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4100 Depn exp general government	23,024	537,658	0	0	0	0	0	
4400 Depn exp highway and public works	755,112	732,906	0	0	0	0	0	
4500 Depn exp parks and recreation	3,805	20,557	0	0	0	0	0	
Total Miscellaneous	781,941	1,291,121	0	0	0	0	0	
Total Expenditures:	781,941	1,291,121	0	0	0	0	0	
Total Change In Net Position	781,941	1,291,121	0	0	0	0	0	

Vineyard City
Budgeting Worksheet
95 Governmental Long-term Liabilities - 07/01/2019 to 02/05/2020
66.67% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4101 Pension expense	10,069	43,087	76,127	0	0	0	0	
Total Miscellaneous	10,069	43,087	76,127	0	0	0	0	
Total Expenditures:	10,069	43,087	76,127	0	0	0	0	
Total Change In Net Position	10,069	43,087	76,127	0	0	0	0	



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 12, 2020

Agenda Item: 8.2 PUBLIC HEARING – Consolidated Fee Schedule

Department: Finance

Presenter: Jacob McHargue, City Manager

Background/Discussion:

Utah Code section 10-3-17 authorizes cities to create, amend, and set a fee schedule appropriate for the services rendered by the municipality by way of a resolution. The provided attachment shows recommended changes to Vineyard's current fee schedule to assure our fees are up to date.

Fiscal Impact:

The proposed changes should have minimal fiscal impact as fees are increased and added to assure that the City's costs (supplies, labor, overhead, etc) are covered for the provided services.

Recommendation:

The Finance Department recommends accepting all changes as they are presented in the attachment.

Sample Motion:

I move to adopt, by Resolution, the Consolidated Fee Schedule as presented.

Attachments:

Resolution

Consolidated Fee Schedule – 2019-2020 Fiscal Year

RESOLUTION NO. 2020-03

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE

WHEREAS, Section 10-3-717 UCA authorizes cities to establish the amounts of fees to be charged for municipal services to be set by resolution, and

WHEREAS, The City Ordinances, in various locations, provides for the establishment of fee amounts for certain municipal services, by resolution of the City Council.

WHEREAS, a Public Hearing was duly noticed and was held on the 12th day of February, 2020 on the proposed amendment.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD, UTAH as follows:

See exhibit A

PASSED BY THE CITY COUNCIL OF VINEYARD, UTAH THIS 12th DAY OF February, 2020.

APPROVED:

Julie Fullmer, Mayor

ATTEST:

Pamela Spencer, City Recorder



Consolidated Fee Schedule 2019-2020 Fiscal Year

Administrative	2
Recreation.....	2
Utilities	3
Sanitation	4
Facilities Rental	4
Special Event Permit.....	5
Code Enforcement Fess.....	5
Business Licensing	6
Land Use Applications	6
Building Permit Fees	8
Building Inspection Fees	10
Impact Fees	10
Pass Through Fees	11
Water Department Fees	11



ADMINISTRATIVE FEES

Records (GRAMA) Requests	per hour for staff time after first 15 minutes (based on lowest paid employee working on the request) Copies \$0.10 per page
Returned Checks	\$10.00
Credit Card Convenience Fee	3% of transaction
Colored Map Copies – 8 1/2 x 11	\$3.00
Black and White Map Copies	Free
Notarization	Free
Library Card/Fitness Center Reimbursement	\$80 annual reimbursement per Vineyard household (can be used toward non-resident library card OR municipal fitness center membership)
Weed Abatement	Actual Abatement Costs
Administrative Citation	\$100
Credit Card Fee	3% of Transaction Total
Candidate Filing Fee	\$35

RECREATION FEES

Youth 3-5 Soccer Registration	\$40 \$47
Youth 6-9 Soccer Registration	\$45 -\$47
Race Registration (5k or 10k)	Two Months Prior \$17 One Month Prior \$22, Race Month \$25, Day of Registration \$27
Race Registration (1/2 Mile)	Two Months Prior \$12 One Month Prior \$15, Race Month \$17, Day of Registration \$20
Youth T-Ball Registration	\$45



Youth Coach Pitch Registration	\$45
Youth Flag Football Registration	\$45
Adult Flag Football Team Registration	\$350
Adult Soccer Team Registration	\$350
Jr Jazz Registration	\$55
Pickleball Tournament Team	\$30
3 on 3 Basketball Tournament	\$40
Late Registration	\$5 or \$10 depending on sport
Late Team Registration	\$50

UTILITY FEES

Water Base Rate ¾" Meter	\$27.09 first 5,000 gallons
Water Base Rate 1" Meter	\$37.93 first 5,000 gallons
Water Base Rate 1 ½" Meter	\$48.76 first 5,000 gallons
Water Base Rate 2" Meter	\$78.56 first 5,000 gallons
Water Base Rate 3" Meter	\$297.99 first 5,000 gallons
Water Base Rate 4" Meter	\$386.48 first 5,000 gallons
Water Base Rate 6" Meter	\$568.89 first 5,000 gallons
Water Base Rate 8" Meter	\$758.52 first 5,000 gallons
Residential Water Usage Rates: Tier 1 (5,001 -29,999) Tier 2 (30,000+)	\$1.50 per 1,000 gallons \$3.00 per 1,000 gallons
Commercial Water Usage Rates: Tier 1 (5,001 – 29,999) Tier 2 (30,000 – 99,999) Tier 3 (100,000+)	\$1.50 per 1,000 gallons \$1.75 per 1,000 gallons \$2.50 per 1,000 gallons
Sewer Base Rate	\$17.25
Sewer Usage Rate	\$3.50 per 1,000 gallons
Transportation Utility	\$3.5 Per ERU
Storm Water Utility	\$5 Per ERU



SANITATION FEES

90 Gallon Residential Can	\$13
Second 90 gallon Residential Can	\$8
Recycling Can	\$6

FACILITIES RENTAL FEES

Small Park Pavilion Rental	\$40 for Resident, \$80 for Non-Resident
Small Park Pavilion Cleaning Deposit	\$40 for Resident, \$80 for Non-Resident
Large Park Pavilion Rental	\$75 for Resident, \$150 for Non-Resident
Large Park Pavilion Cleaning Deposit	\$75 for Resident, \$150 for Non-Resident
Inflatables Fee with Pavilion Rental	\$25
Inflatable Deposit with Pavilion Rental	\$175
Pavilion Rental Cancellation Fee	\$5
Single Soccer 4 Hour Field Rental (Monday – Thursday)	\$300 Deposit + \$150 for Residents, \$300 for Non-Resident
Single Soccer Hourly Field Rental (Monday – Thursday)	\$300 Deposit + \$50/hour for Residents, \$100/hour for Non-Resident
Single Soccer 4 Hour Field Rental (Weekend)	\$300 Deposit + \$200 for Residents, \$400 for Non-Residents
Single Soccer Hourly Field Rental (Weekend)	\$300 Deposit + \$65/hour for Residents, \$135 for Non-Residents
Tennis/Pickleball Court Rental	\$25 per hour per court
Pickleball Net Repair/Replacement Fee	Up to \$300
Outdoor Basketball Court Rental	\$25 per hour per ½ court
Non-Existing Line Painting – Per Field	1-499 Feet - \$200 500-999 Feet - \$250 1000+ Feet - \$300
Remarking Line Painting – Per Field	1-499 Feet - \$50 500-999 Feet - \$75



	1000+ Feet - \$100
Town Hall Rental – Resident	Unavailable at this time
Town Hall – Non-Resident	Unavailable at this time
Town Hall Cleaning Deposit – Resident	Unavailable at this time
Town Hall Cleaning Deposit – Non-Resident	Unavailable at this time
Town Hall – Wedding/Reception – Resident (currently unavailable)	Unavailable at this time
Town Hall – Wedding/Reception – Non-resident (currently unavailable)	Unavailable at this time

SPECIAL EVENT FEES

Special Event Permit	\$50
Special Event with Vendors	\$75
Special Events with >250 participants	\$100
Summer Celebration Food Vendor	\$300
Summer Celebration Vendor Booth	\$100
Boo-A-Palooza Vendor Fee	\$50

CODE ENFORCEMENT FEES

Code Violation Fee (per calendar year from first offense)	1 st Offense - \$100 2 nd Offense - \$200 3 rd (or more) Offense - \$400
Civil Penalty Fee	\$25 per day, per violation
Code Violation Fee - Interest	20% per annum of total outstanding amounts
Default/Administrative Code Enforcement Hearing Fee	\$100
Animal Defecation without Removal Fine	\$250



Off-Leash Animal Fine	\$250
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ANNUAL BUSINESS LICENSING FEES

Home-Based Occupation (exceeds residential impact)	\$25
Home-Based Occupation (does not exceed residential impact)	\$0
Industrial Manufacturing/Distribution	\$250
Restaurant/Food	\$190
Food Truck Fee	\$25 per truck
Retail	\$215
Service Related	\$75
Solicitor License	\$30
Transient/Itinerant Merchant (90-day maximum)	\$30
Towing/Parking Enforcement Certificate	\$30
Beer License	\$400 + Bond
A, B, or C Liquor License	\$300 + Bond
Duplicate Paper Copy of License	\$10 (Electronic copy — \$0)
Unclassified Business	\$25 Base fee until classification established by Resolution
Business fitting in 2+ Categories	Higher rate
Late Fee	50% of license fee, or \$25, whichever is greater, if not paid by January 31st the license expiration date.
Penalty Fee for doing business without a Vineyard Business License	50% of license fee, or \$25, whichever is greater

LAND USE APPLICATION FEES

Development Agreement	\$1,500
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Development Agreement Amendment	\$1,500
Subdivision – Preliminary Plat	\$1,930 + \$6.20 per lot
Subdivision – Preliminary Plat – Additional Review	\$786 + \$2.50 per lot
Subdivision – Final Plat	\$1,940 + \$6.20 per lot
Subdivision – Final Plat Additional Reviews	\$1010 + \$2.50 per lot
Condominium Plat – New or Conversion	\$1,406 + \$25 per unit
Major Plat Amendment	\$1,706
Minor Plat Amendment	\$1,406
Recording Fees	As charged by Utah County Recorder
Site Plan – Residential	\$2,663
Site Plan – Non-residential	\$3,756
Site Plan – Non-residential – Additional Reviews	\$1,693 for each additional review after two reviews
Site Plan – Minor Amendment	\$500
General Plan Text or Map Amendment	\$1,000
Land Use Ordinance Text or Map Amendment	\$1,000
Lot Line/Property Boundary Line Adjustment	\$300
Conditional Use Permit	\$400
Temporary Use Permit	\$75
Variance	\$100
Appeals	\$100
Zoning Verification	\$100
Accessory Dwelling Unit Application	\$100
Sign Permit	\$150
Sign Standard Waiver	\$250
Commercial Temporary Sign Permit	\$25
Street and Traffic Control Signs	\$350 per post
Land Disturbance Permit – Lot size less than an acre	\$50 + \$20 per acre + \$30 per month \$20 per month



Land Disturbance Permit – Lot size more than an acre	\$50 + \$30 per month
Land Disturbance Permit – Subdivision and Site Plan	Included in engineering inspection fees
Engineering Inspection Fees – Subdivision Related	3% of bid tabulation placed in escrow before construction begins.
Engineering Inspection Fees – Non-Subdivision Related	\$150 per hour, rounded up to nearest hour
Engineering Re-Inspection Fees	\$150 per hour, 2 hour minimum
Demolition	Up to \$500 plan review fee
Right-of-Way/Road Cut Permit	\$150 + \$1 per square foot
Fine for Use of Public Right of Way without Approved Permit	\$300 + \$150 per hour inspector is onsite past initial hour
Infrastructure Construction	Bond/Escrow account as determined by bid tabulation
Building Relocation	\$500 Plan Review Fee
Full or Partial Road Closure	\$50
Use of City Barricades for Road Closure	\$300 refundable deposit per set of barricades
Additional plan review required by changes, additions, or revisions to any land use applications	\$65 per hour, half hour minimum
Special Planning Commission Meeting	\$390 per meeting

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1 to \$1,300	\$48
\$1,301 to \$2,000	\$48 for the first \$1,300; plus \$3 for each additional \$ 100 or fraction thereof, to and including \$2,000



\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$ 5,000,000; plus \$1 for each additional \$1,000 or fraction thereof
Residential Plan Review	25% of Building Permit Fee
Commercial Plan Review	35% of Building Permit Fee
Duplicate Plan Review	15% of Building Permit Fee
Reinstating an Expired Permit	\$50 + any additional review time
Fire Inspection & Plan Review	10% of Building Permit Fee



BUILDING INSPECTION FEES

Inspections outside of normal business hours	\$48 per hour, two hour minimum
Re-inspection	\$48 per hour
Inspection for which no specific fee is indicated	\$48 per hour, one hour minimum
Additional plan review required by changes, additions, or revisions to plans,	\$85 per hour, one hour minimum
Use of outside consultants for plan checking and inspections, or both	Actual costs, including administrative and overhead costs
Fire Inspection	Included in Business License Fee
Work Without a Permit*	\$100 per infraction
Working Beyond a Stop Work Order*	\$200 per infraction

*Fines doubled for each subsequent infraction

IMPACT FEES

(Impact Fee Area Maps are found on the website)

Sewer Facilities	• Area A - \$539 • Area B - \$2,391 • Area C – RDA
Culinary and Irrigation Water Systems	• Area A - \$873 • Area B (RDA) - \$521
Roadway Facilities	• Area A - \$3,586 • Area B (RDA) - \$1,286
Storm and Ground Water	• Area A - \$222 • Area B - \$337 • Area C - \$237



PASS THROUGH FEES

Timpanogos Special Service District	\$1708 Per ERU
Orem Water Reclamation	Equal to Orem City's Water Reclamation as dictated in their up-to-date Consolidated Fee Schedule.
Orem Water Rights	Equal to Orem City's Water Rights as dictated in their up-to-date Consolidated Fee Schedule.
CUWCD Water Rights Takedown	Equal to CUWCD's contract cost for water as updated each year

All impact fees will be assessed at the time building permits are issued. All other development Impact Fees will be calculated based on Equivalent Residential Units.

WATER DEPARTMENT FEES

¾" Water Meter & Connection Fee	\$363.00
1" Water Meter & Connection Fee	\$495
1½" Water Meter & Connection Fee	\$775
2" Water Meter & Connection Fee	\$1,206
Water Lateral Inspection Fee	\$40
Water Meter Reconnect Fee	\$50
Utility Application Fee	\$20
Fire Hydrant Meter Rental Deposit	\$1,100
Daily Rate – Fire Hydrant Meter	\$10/100 month
Water Rate – Fire Hydrant Meter	\$2 Per 1,000 gallons of water
Residential Construction Water	\$50 minimum
Non-Residential Construction Water	\$50 minimum
Illegal Connection to Water System	\$1,000 per occurrence