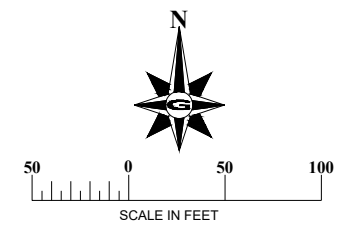
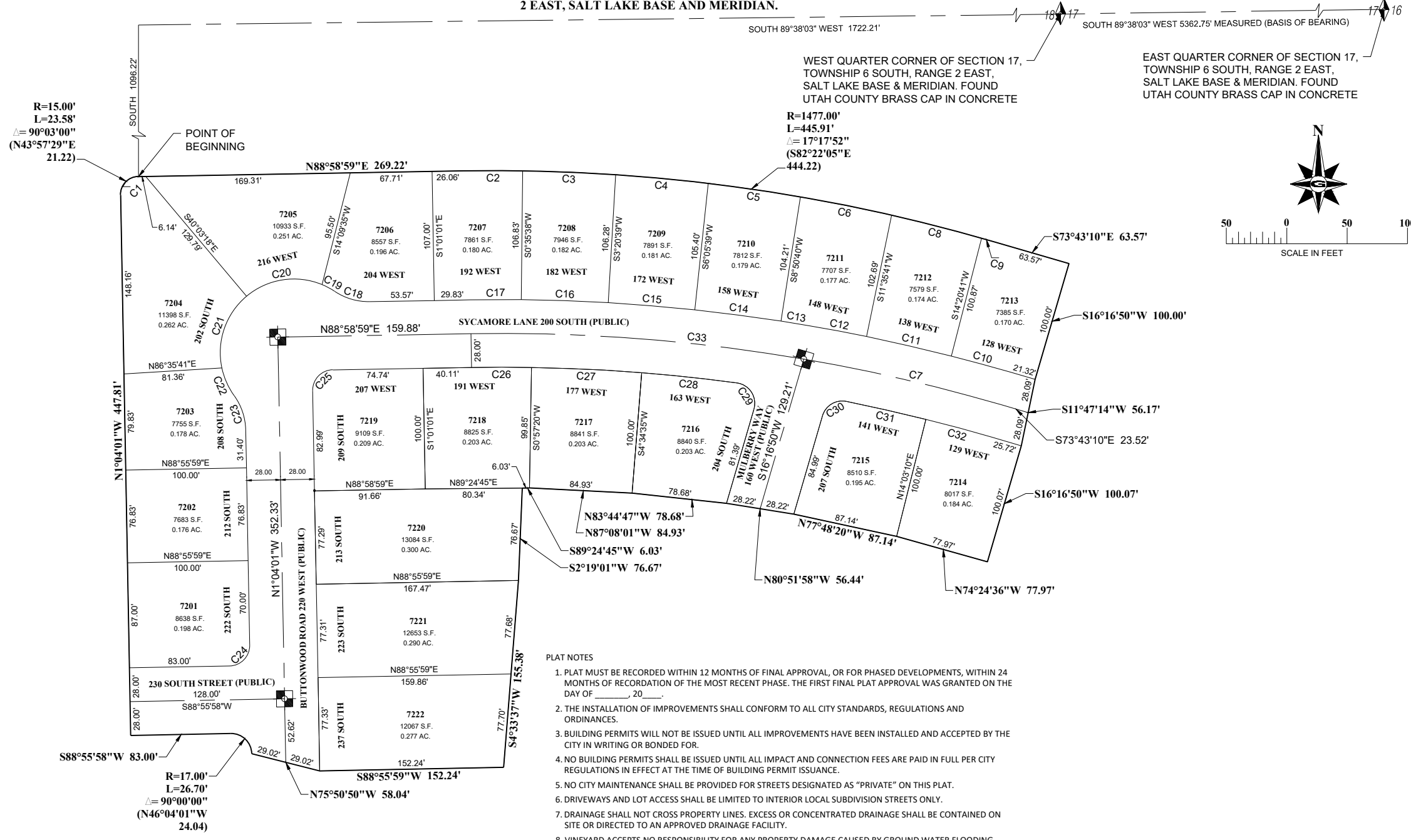


# THE SYCAMORES

## PHASE 2

LOCATED IN SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



### QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

### 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. 17-27A803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
  - ANY OTHER PROVISION OF LAW

### PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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 BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

### LEGEND

	FOUND UTAH COUNTY BRASS CAP MONUMENT AS DESCRIBED HEREON
	SET REBAR & CAP OR NAIL & WASHER STAMPED "GILSON ENG"
	STREET CENTERLINE
	SUBDIVISION BOUNDARY
	SUBDIVISION LOT LINE
	ADJOINING PROPERTY LINES
	SECTION LINE
	TIE LINES TO POINT OF BEGINNING
NR	NON-RADIAL LINE
C1	CURVE LABEL TAG (SEE SHEET 2)

### 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	VINEYARD ATTORNEY
DATE _____/_____/_____	DATE _____/_____/_____
VINEYARD ENGINEER	VINEYARD CITY MANAGER
DATE _____/_____/_____	DATE _____/_____/_____
CLERK/RECORDER	
DATE _____/_____/_____	

### SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE SYCAMORES PHASE 2 SUBDIVISION.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 1722.21 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1096.22 FEET; THENCE NORTH 88°58'59" EAST 269.22 FEET; TO A POINT OF A 1477.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 445.91 FEET THROUGH A CENTRAL ANGLE OF 17°17'52" (CHORD BEARING SOUTH 82°22'05" EAST 444.22 FEET); THENCE SOUTH 73°43'10" EAST 63.57 FEET; THENCE SOUTH 16°16'50" WEST 100.00 FEET; THENCE SOUTH 11°47'14" WEST 56.17 FEET; THENCE SOUTH 16°16'50" WEST 100.07 FEET; THENCE NORTH 74°24'36" WEST 77.97 FEET; THENCE NORTH 77°48'20" WEST 87.14 FEET; THENCE NORTH 80°51'58" WEST 56.44 FEET; THENCE NORTH 83°44'47" WEST 78.68 FEET; THENCE NORTH 87°08'01" WEST 84.93 FEET; THENCE SOUTH 89°24'45" WEST 6.03 FEET; THENCE SOUTH 2°19'01" WEST 76.67 FEET; THENCE SOUTH 4°33'37" WEST 155.38 FEET; THENCE SOUTH 88°55'59" WEST 152.24 FEET; THENCE NORTH 75°50'50" WEST 58.04 FEET TO A 17.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE 26.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" WHICH CENTER BEARS SOUTH 88°55'59" WEST (CHORD NORTH 46°04'01" WEST 24.04 FEET); THENCE SOUTH 88°55'58" WEST 83.00 FEET; THENCE NORTH 1°04'01" WEST 447.81 FEET TO A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 23.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'00" (CHORD NORTH 43°57'29" EAST 21.22 FEET) TO THE POINT OF BEGINNING.

268,077 SQFT AND 22 LOTS

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

### THE SYCAMORES PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
COUNTY OF UTAH )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF HOME CENTER CONSTRUCTION COMPANY, LLC A UTAH LIMITED LIABILITY COMPANY, BY PRO MANAGEMENT - UTAH, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.  
HOME CENTER CONSTRUCTION COMPANY, LLC  
BY PRO MANAGEMENT - UTAH, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY \_\_\_\_\_ GLEN R. PETTIT, MANAGER  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT \_\_\_\_\_

Recorded # \_\_\_\_\_  
State of Utah, County of UTAH, recorded and filed at the request of \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Fee \$ \_\_\_\_\_ Utah County Recorder

### THE SYCAMORES PHASE 2

LOCATED IN SOUTHEAST QUARTER SECTION 18 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



ENGINEERS-GILSON ENGINEERING  
12401 SOUTH 450 EAST C2  
DRAPER, UTAH 84020  
801-571-9414  
SURVEYORS-GILSON ENGINEERING  
P.L.S. CERTIFICATE NO. 9152657  
12401 SOUTH 450 EAST C2  
DRAPER, UTAH 84020  
801-571-9414