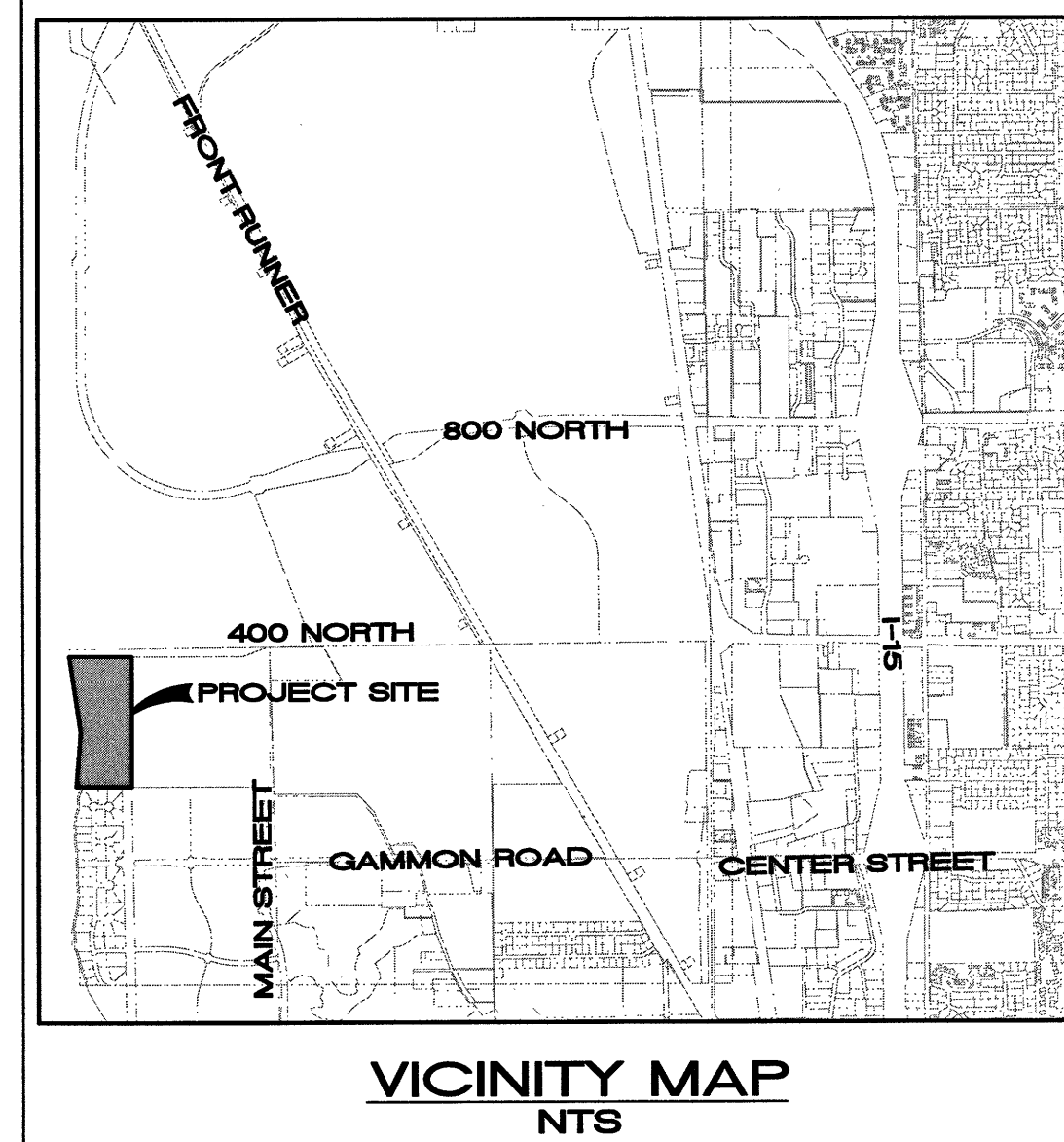
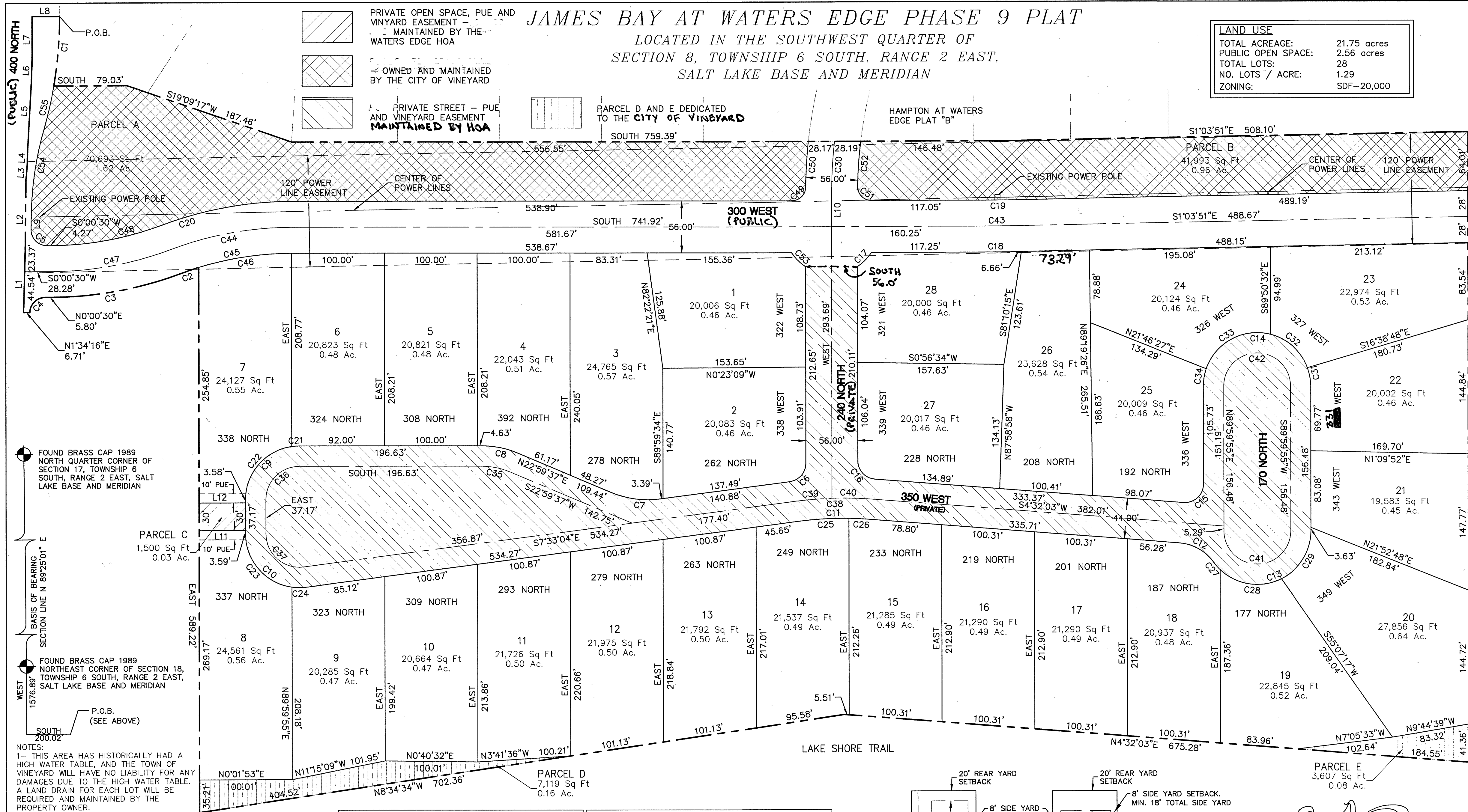
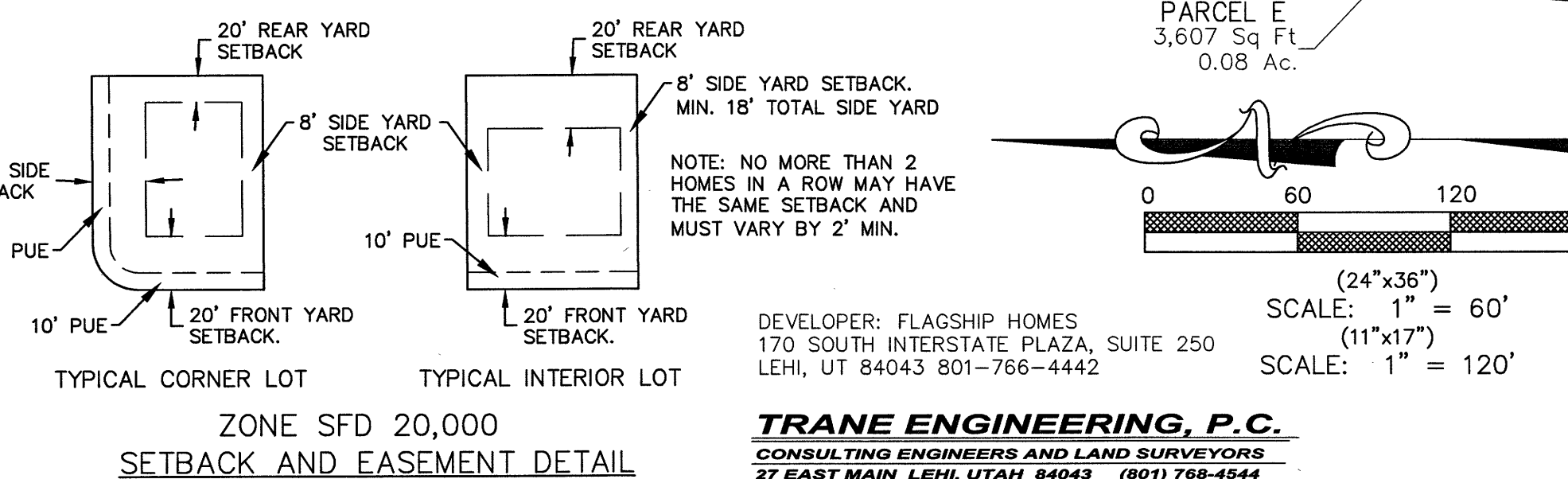




CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	75.33	447.50	93°38'39"	37.75	75.24	N85°10'10"W	C29	64.13	58.00	63°21'01"	35.79
C2	20.93	342.00	33°06'26"	10.47	20.93	N18°45'18"W	C30	53.31	500.00	6°06'32"	26.68
C3	142.52	398.00	20°31'01"	72.03	141.76	N101°5'00"W	C31	20.25	58.00	20°00'12"	10.23
C4	26.41	17.00	89°01'27"	16.71	23.84	N44°30'13"W	C32	56.40	58.00	55°42'38"	30.65
C5	26.99	17.00	90°58'33"	17.29	24.25	S45°29'47"W	C33	86.33	58.00	85°16'54"	53.41
C6	28.78	20.00	82°26'55"	17.52	26.36	S48°46'32"E	C34	19.24	58.00	19°00'16"	9.71
C7	53.31	100.00	30°32'41"	27.31	52.68	S74°31'16"W	C35	31.30	78.00	22°59'37"	15.86
C8	40.13	100.00	22°59'37"	20.34	39.86	N11°29'49"E	C36	56.55	36.00	90°00'00"	36.00
C9	91.11	58.00	90°00'00"	58.00	82.02	N45°00'00"W	C37	61.29	36.00	97°33'05"	41.09
C10	98.75	58.00	97°33'05"	66.20	87.25	S41°13'28"W	C38	81.00	384.00	12°05'08"	40.65
C11	76.36	362.00	12°05'08"	38.32	76.22	N1°30'30"W	C39	39.45	384.00	5°53'08"	19.74
C12	43.54	50.00	49°53'34"	23.26	42.18	N29°28'50"E	C40	41.55	384.00	6°11'59"	20.80
C13	146.20	58.00	144°25'42"	180.80	110.46	S17°47'14"E	C41	113.10	36.00	180°00'00"	INFINITY
C14	182.21	58.00	180°00'00"	INFINITY	116.00	N0°00'00"W	C42	113.10	36.00	180°00'00"	INFINITY
C15	33.00	20.00	94°32'08"	21.65	29.38	S42°44'01"E	C43	37.15	2000.00	1°03'51"	18.58
C16	29.83	20.00	85°27'57"	18.48	27.14	S47°16'02"W	C44	132.44	370.00	20°30'31"	66.94
C17	21.37	51.30	23°51'53"	10.84	21.21	S45°00'00"W	C45	122.42	342.00	20°30'31"	61.87
C18	37.67	2028.00	10°35'51"	18.84	37.67	S0°31'55"E	C46	101.48	342.00	17°00'06"	51.12
C19	36.63	1972.00	10°35'51"	18.32	36.63	N0°31'55"E	C47	132.49	370.00	20°31'01"	66.96
C20	142.46	398.00	20°30'31"	72.00	141.70	S101°5'15"E	C48	122.47	342.00	20°31'01"	61.90
C21	8.03	58.00	7°55'41"	4.02	8.02	N35°17'50"W	C49	23.38	15.00	89°17'29"	14.82
C22	83.08	58.00	82°04'19"	50.48	76.16	N48°57'50"W	C50	49.29	528.00	5°20'55"	24.66
C23	83.08	58.00	82°04'19"	50.48	76.16	S48°57'51"W	C51	23.78	15.00	90°50'31"	15.22
C24	15.67	58.00	15°28'46"	7.88	15.62	S01°11'19"W	C52	48.91	472.00	5°56'14"	24.48
C25	54.88	362.00	8°41'10"	27.49	54.83	N31°22'29"W	C53	21.37	51.30	23°51'53"	10.84
C26	21.48	362.00	32°35'57"	10.74	21.47	N25°00'05"E	C54	92.10	352.50	14°58'15"	46.32
C27	10.96	58.00	10°49'27"	5.49	10.94	S49°00'54"W	C55	49.22	447.50	6°18'09"	24.64
C28	71.12	58.00	70°15'14"	40.80	66.75	S8°28'33"W					



LINE TABLE		LINE TABLE	
LINE	DIRECTION	LINE	DIRECTION
L1	67.92 S88°25'44"E	L1	67.92 S88°25'44"E
L2	75.83 S89°16'18"E	L2	75.83 S89°16'18"E
L3	12.83 S84°17'52"E	L3	12.83 S84°17'52"E
L4	20.68 S88°04'06"E	L4	20.68 S88°04'06"E
L5	74.15 S86°54'37"E	L5	74.15 S86°54'37"E
L6	23.12 S88°18'00"E	L6	23.12 S88°18'00"E
L7	45.61 S89°59'30"E	L7	45.61 S89°59'30"E
L8	29.81 S0°00'30"W	L8	29.81 S0°00'30"W
L9	16.31 S89°00'57"E	L9	16.31 S89°00'57"E
L10	38.81 N89°42'40"W	L10	38.81 N89°42'40"W
L11	50.00 N0°00'00"E	L11	50.00 N0°00'00"E
L12	50.00 N0°00'00"E	L12	50.00 N0°00'00"E

ACCEPTANCE BY LEGISLATIVE BODY

Cullen
VINEYARD PLANNING COMMISSION CHAIR
DATE: 12/26/18

Santhosh
VINEYARD ATTORNEY
DATE: 12/14/2018

DATE: 12/17/2018

DATE: 12/18/2018

DATE: 12/27/2018

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE: Dec 12, 2018

BOUNDARY DESCRIPTION

Commencing at a point which is West 1576.89 feet and South 200.02 feet from the Northeast Corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence Westerly 75.33 feet along the arc of a 447.50 foot radius curve to the right, the chord of which bears North 85°10'10" West 75.24 feet; thence South 19°09'17" West 187.46 feet; thence South 75°39'33" West 117.05 feet; thence South 01°03'51" East 508.10 feet; thence South 89°59'55" West 682.25 feet; thence North 04°32'03" East 675.28 feet; thence North 08°34'34" West 702.36 feet; thence East 589.22 feet; thence North 20°33'33" East along the arc of a 342.00 foot radius curve to the left, the chord of which bears North 18°45'18" West 20.93 feet; thence North 142°52'42" East along the arc of a 398.00 foot radius curve to the right, the chord of which bears North 101°5'00" West 141.76 feet; thence North 00°00'30" East 5.80 feet; thence Northwesterly 26.41 feet along the arc of a 17.00 foot radius curve to the left, the chord of which bears North 44°30'13" West 23.84 feet; thence North 01°34'16" East 6.71 feet; thence South 88°25'44" East 67.92 feet; thence South 89°16'18" East 75.83 feet; thence South 84°17'52" East 12.83 feet; thence South 88°04'06" East 20.68 feet; thence South 86°54'37" East 74.15 feet; thence South 88°18'00" East 23.12 feet; thence South 89°59'30" East 45.61 feet; thence South 00°00'30" West 29.81 feet to the point of beginning. Parcel contains: 21.75 acres more or less.

Basis of bearing: The line between the Northeast Corner of Section 18 and the North Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and meridian which bears North 89°25'01" East.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS JAMES BAY AT WATERS EDGE PLAT "A", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS THIS 12th DAY OF December, A.D. 20 18.

Peter Evans
Authorized Signer
Flagship Development, Inc.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH
ON THIS THE 12th DAY OF December, A.D. 20 18,
PERSONALLY APPEARED BEFORE ME,

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/they SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
6/11/2021
MY COMMISSION EXPIRES:

PHASE 9 PLAT
JAMES BAY AT WATERS EDGE
A RESIDENTIAL SUBDIVISION

VINEYARD, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

RECORDING INFORMATION

CLERK-RECORDED SEAL
VINEYARD
UTAH

See 18-G-2E T4096 2018