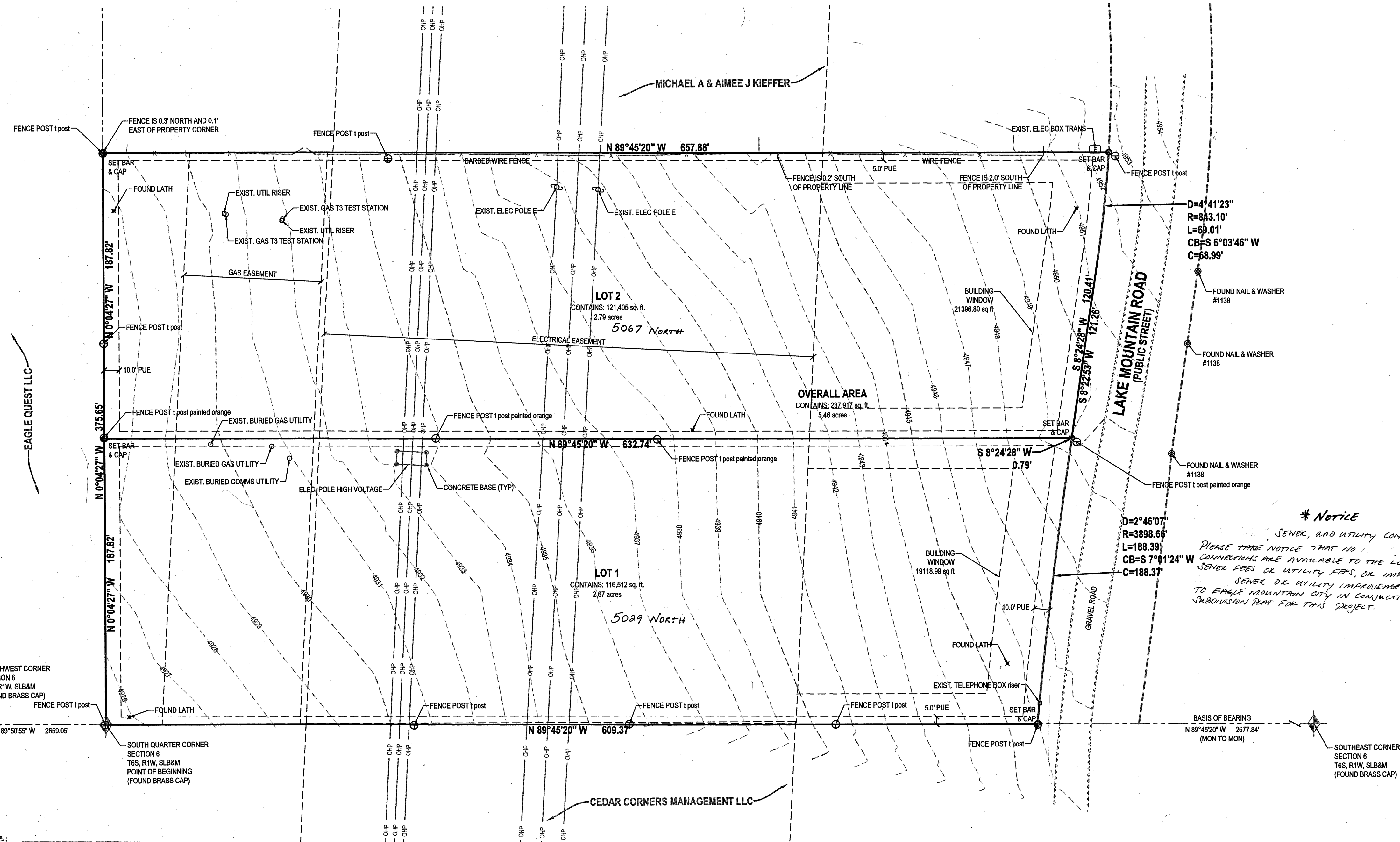


# CEDAR FARM SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



**\* Notice**  
SEWER AND UTILITY CONNECTIONS  
PLEASE TAKE NOTICE THAT NO SEWER OR UTILITY CONNECTIONS ARE AVAILABLE TO THE LOTS AND NO SEWER FEES OR UTILITY FEES, OR IMPROVEMENT BONDS FOR SEWER OR UTILITY IMPROVEMENTS HAVE BEEN DEDICATED TO EAGLE MOUNTAIN CITY IN CONNECTION WITH RECORDING THE SUBDIVISION PLAT FOR THIS PROJECT.

**SURVEYOR'S CERTIFICATE**  
I, Justin R. Jenkins, do hereby certify that I am a registered Land Surveyor, and that I hold a license, Certificate No. 5152644, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. 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, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of recording of this plat, a map of survey I have completed with the Utah County Surveyor.

**BOUNDARY DESCRIPTION**  
A parcel of land lying and situate in the Southeast Quarter of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian for which the Basis of Bearing is N89°45'20" W 2877.84' between the South Quarter Corner and the South East Corner of said Section 6. More particularly described as follows:  
Beginning at the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running:  
THENCE coincident with the West line of the Southeast Quarter of said Section 6, North 00°04'27" West 375.65 feet;  
THENCE parallel with the South line of the Southeast Quarter of said Section 6, South 89°45'20" East 657.88 feet more or less to the Westerly Right-of-Way line of Lake Mountain Road;  
THENCE coincident with said Westerly Right-of-Way line the following three (3) courses:  
1. Southerly 68.01 feet along the arc of a 843.10 feet radius non-tangent curve to the right (center bears North 88°16'56" West and the long chord bears South 08°03'46" West 68.99 feet through a central angle of 04°41'23");  
2. THENCE South 08°24'28" West 121.20 feet;  
3. THENCE Southerly 188.39 feet along the arc of a 3,898.66 feet radius tangent curve to the left (center bears South 81°35'32" East and the long chord bears South 07°01'24" West 188.37 feet through a central angle of 02°46'07") more or less to the South line of the Southeast Quarter of said Section 6;  
THENCE coincident with the South line of the Southeast Quarter of said Section 6, North 88°45'20" West 609.37 feet, to the Point of Beginning.  
Contains 237,917 square feet or 5.46 acres.  
12-10-19  
DATE  
JUSTIN R. JENKINS  
P.L.S. 5152644

**OWNER'S DEDICATION**  
Know all men by these presents that the two 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  
**CEDAR FARM SUBDIVISION**  
do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify 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. The owner(s) voluntarily defend, indemnify and hold harmless the City from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within the subdivision or by establishment or construction of the roads within this subdivision.  
In witness whereof, the parties have hereunto set their hands and seals, this 25 day of August, A.D. 2020.  
By: Jeff Scott  
By: Karen Scott

**PERSONAL ACKNOWLEDGMENT**  
STATE OF UTAH, J.S.S.  
County of Utah  
On this 25 day of August, A.D. 2020, Jeff Scott and, Karen Scott personally appeared before me, the undersigned Notary Public, in and for said County of Utah, in the State of Utah.  
MY COMMISSION EXPIRES: 3/09/2024  
Commission # 71066  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY.

**LENDER'S CONSENT**  
The described tract of land hereon is subject to a Deed of Trust in favor of \_\_\_\_\_ By the lender's signature below, the lender consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust in favor of the dedication of the land to public use.  
ENT 20174212020 Map # 17451  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Dec 27 4:41 PM FEE \$4.00 BY RM  
RECORDED FOR EAGLE MOUNTAIN CITY

**LENDER'S ACKNOWLEDGMENT**  
STATE OF UTAH, J.S.S.  
COUNTY OF SALT LAKE  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ of \_\_\_\_\_ Who being by me duly sworn did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that the foregoing instrument was signed in behalf of said national banking association and he/she acknowledged to me that said national banking association executed the same.  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_ County, \_\_\_\_\_

**APPROVAL BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, 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 25 DAY OF March, A.D. 2020.  
ATTEST:  
CITY RECORDER  
(SEE SEAL BELOW)

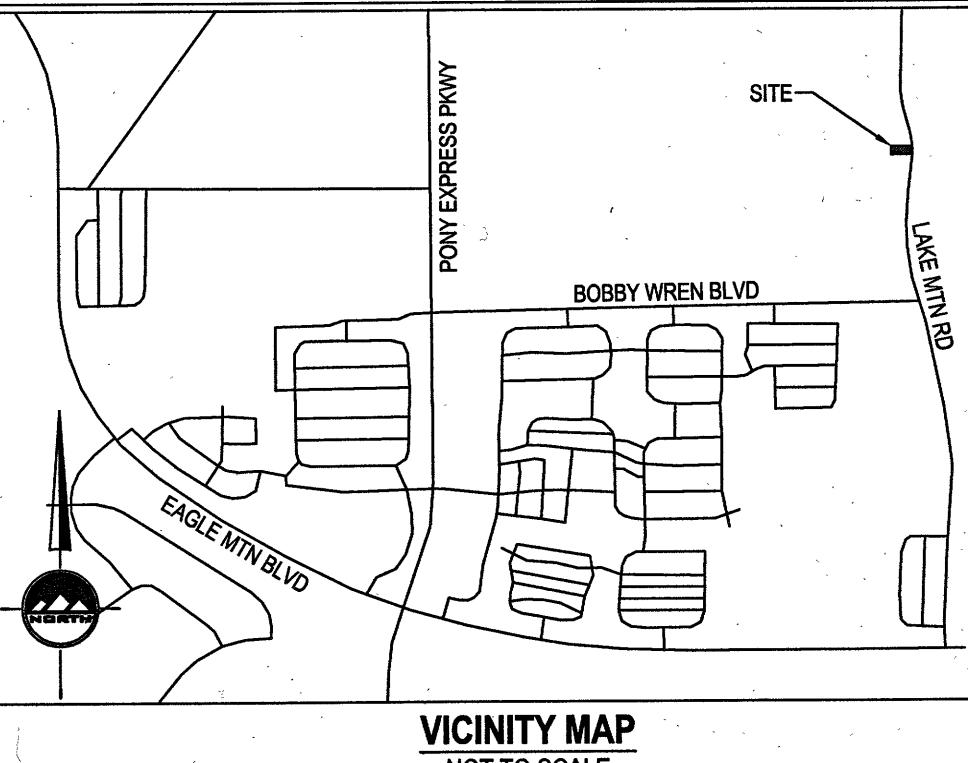
**CEDAR FARM SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: JUSTIN R. JENKINS, P.L.S. 5152644, 12-10-19  
NOTARY PUBLIC SEAL: JEFFERY SMITH, 2020 DEC 27 4:41 PM  
CITY ENGINEER SEAL: DEL EDWARDS, ROCKY MOUNTAIN POWER  
EAGLE MOUNTAIN ATTORNEY SEAL: JUSTIN R. JENKINS, 2-17-20  
CLERK-RECORDER SEAL

**DOMINION ENERGY UTAH-NOTE:**  
QUESTIONS CONCERNING THE DEDICATION HEREIN HEREBY APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, COURSE AND DIMENSIONS OF THE RIGHTS OF WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO THE LOCATION OF EASEMENTS, THE PLAT IS SUBJECT TO THE PUBLIC UTILITY EASEMENTS (PUE) AND PUBLIC UTILITY EASEMENT (PUE) AGREEMENTS (PUEA) AND ANY OTHER RIGHTS, RELATIONS OR LIMITATIONS PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, AFFIRMATION OR AGREEMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET IN THE OWNER'S DECISION OF IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE, OR FURNISHING OF NATURAL GAS SERVICE. DOMINION ENERGY UTAH'S POINT-OF-ENTRY DEPARTMENT OF 800-336-5532.

**ROCKY MOUNTAIN POWER NOTES:**  
1. SUBJECT TO UTAH CODE ANN. § 64-3-2(1) THIS PLAT CONVEYS TO THE DEDICATED OR CREATOR OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES THEREOF.  
2. PURSUANT TO UTAH CODE ANN. § 17-23-1(2) A PUBLIC UTILITY EASEMENT POWER ACCORDS TO THE PUBLIC UTILITY EASEMENT CREATOR THE RIGHT TO EXERCISE THE EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING PUBLIC UTILITY FACILITIES AND APPROXIMATING THE LOCATION OF THE PUBLIC UTILITY FACILITIES, BUT DOES NOT LIMIT THE CREATOR'S LOCATION, EAGLE MOUNTAIN POWER, FROM REGULATING OTHER EASEMENTS IN ORDER TO SERVE THIS REQUIREMENT.  
THIS APPROVAL DOES NOT PREVENT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDING EASEMENT OR RIGHT OF WAY.  
2.2. THE LAW APPLICABLE TO PRESERVATIVE RIGHTS.  
2.3. TITLE OR INTEREST IN PROPERTY TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

LOT	SQUARE FEET	ACRES	ADDRESS
LOT 1	116,512	2.67	5029 N Lake Mountain Road
LOT 2	121,405	2.79	5067 N Lake Mountain Road



**DEVELOPER**  
JEFF AND KAREN SCOTT  
5504 N LAKE MOUNTAIN ROAD  
EAGLE MOUNTAIN, UT 84005

**MANAGER:** J. JENKINS  
**DRAWN BY:** M. BURT  
**CHECKED BY:** J. JENKINS  
**DATE:** 12/10/19

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0629  
Fax: 801.255.4449  
WWW.ENSIGNENGS.COM

**LAYTON**  
Phone: 801.502.1160  
**TOOLE**  
Phone: 435.843.3300  
**CEDAR CITY**  
Phone: 435.846.043  
**RICHFIELD**  
Phone: 435.882.5187  
**COLORADO SPRINGS**  
Phone: 719.478.0119

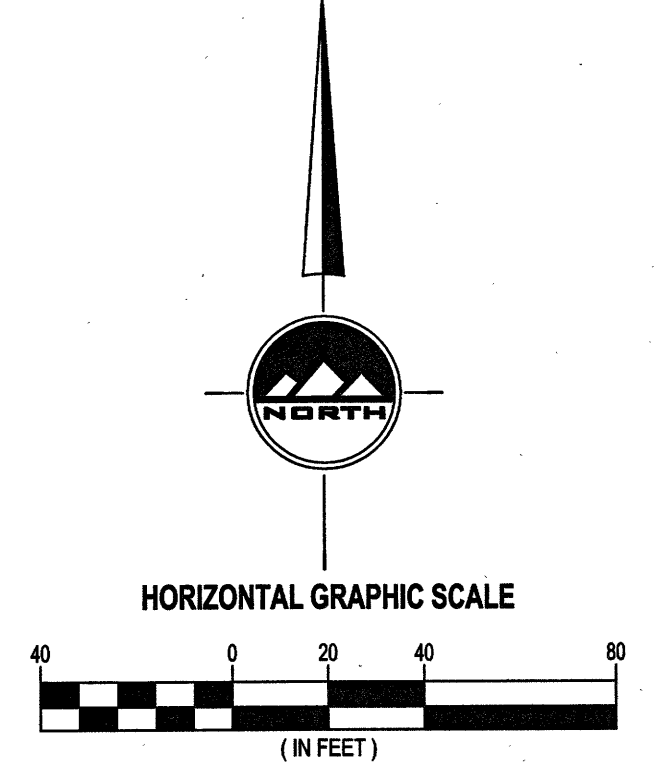
**DIRECT COMMUNICATIONS**  
APPROVED THIS 31 DAY OF January, A.D. 2020  
Mauris Clifford  
DIRECT COMMUNICATIONS

**DOMINION ENERGY**  
APPROVED THIS 5 DAY OF February, A.D. 2020  
Dorothy Eldredge  
DOMINION ENERGY

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 31 DAY OF Jan., A.D. 2020  
Del Edwards  
ROCKY MOUNTAIN POWER

**EAGLE MOUNTAIN ENGINEER APPROVAL**  
APPROVED BY THE CITY ENGINEER ON THIS 19 DAY OF March, A.D. 2020  
Del Edwards  
CITY ENGINEER

**EAGLE MOUNTAIN ATTORNEY**  
APPROVED BY EAGLE MOUNTAIN CITY ATTORNEY THIS 22 DAY OF January, 2020  
Justin R. Jenkins  
EAGLE MOUNTAIN ATTORNEY



17451

SEC 6-6-1W T4038 JT