

**SURVEYOR'S CERTIFICATE**

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE # 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT WHICH IS SOUTH 22.75' AND EAST 27.73' FROM THE N.W. COR. SEC. 19, T.5S, R.1W, S.L.B.M., SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

| COURSE      | DISTANCE | REMARKS                               |
|-------------|----------|---------------------------------------|
| S51°21'45"E | 1361.61  | FEET; THENCE                          |
| N80°35'33"E | 1359.97  | " "                                   |
| N00°31'41"E | 1005.02  | " "                                   |
| S89°29'31"E | 2659.32  | " "                                   |
| N00°16'17"E | 1166.62  | " "                                   |
| N89°16'17"E | 620.84   | FEET; THENCE ALONG THE ARC OF A CURVE |
| S89°02'58"  | 815.81   | FEET; THENCE ALONG THE ARC OF A CURVE |
| S00°41'39"W | 1359.50  | FEET; THENCE ALONG THE ARC OF A CURVE |
| S44°43'40"  | 1170.00  | FEET; THENCE ALONG THE ARC OF A CURVE |
| S46°58'05"W | 193.34   | FEET; THENCE ALONG THE ARC OF A CURVE |
| S43°32'24"  | 815.81   | FEET; THENCE ALONG THE ARC OF A CURVE |
| S00°54'13"E | 1006.00  | FEET; THENCE                          |
| N70°17'26"W | 1269.97  | " "                                   |
| N87°12'26"W | 220.70   | " "                                   |
| S10°39'18"W | 535.14   | " "                                   |
| S65°02'00"E | 140.35   | " "                                   |
| S25°08'08"W | 680.20   | " "                                   |
| N64°56'57"W | 980.76   | " " (CONT'D ABOVE LEFT)               |

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM

JULY 18 1995  
DATE

David V. Thomas  
SURVEYOR (See Seal Below)

**OWNER'S DEDICATION**

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 3<sup>RD</sup> DAY OF August 1995

Cedar Pass, L.C. By: [Signature]

**ACKNOWLEDGEMENT**

STATE OF UTAH, S.S.  
COUNTY OF UTAH

ON THE 3<sup>RD</sup> DAY OF August, A.D. 1995, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 11/1/96

[Signature]  
NOTARY PUBLIC (See Seal Below)

**ACCEPTANCE BY LEGISLATIVE BODY**

THE UTAH COUNTY BOARD OF COMMISSIONERS, COUNTY OF UTAH, 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 11<sup>TH</sup> DAY OF August, A.D. 1995

[Signature]  
[Signature]

APPROVED [Signature] ATTEST [Signature]  
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_\_\_, BY THE \_\_\_\_\_ PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIRPERSON, PLANNING COMMISSION

PLAT 'A'  
**CEDAR PASS RANCH**

SUBDIVISION

SCALE: 1"=150' FEET

UTAH COUNTY, UTAH

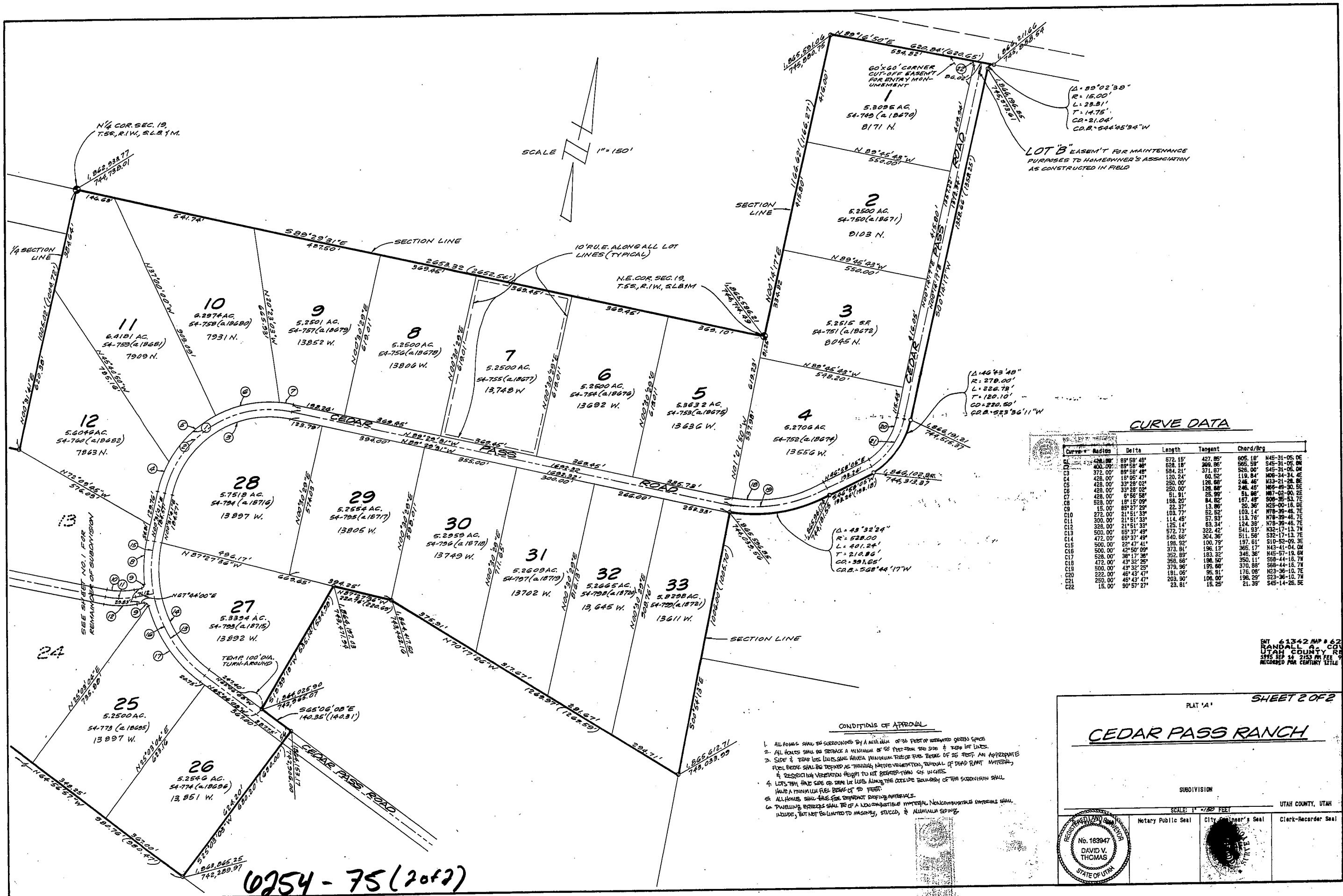
Notary Public Seal City Engineer's Seal Clerk-Recorder's Seal

ENT 61342 MP # 6254  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2195 SEP 24 2:53 PM FEE \$3.50  
RECORDED FOR CENTURY TITLE

N/E Sec 19, T.5S, R.1W, S.L.B.M.  
S.E. Sec 13, T.5S, R.2W, S.L.B.M.  
T.10-N.25, R.1-W.10, S.10-N.25, R.1-W.10

**NOTES:**

1. ALL DRAINAGE GENERATED BY SUBDIVISION TO BE HANDLED ON SITE OR EXIST. DRAINAGE SYSTEMS AND A 50' SETBACK FOR SIDE AND REAR YARDS.



LOT "B" EASEMENT FOR MAINTENANCE PURPOSES TO HOMEOWNER'S ASSOCIATION AS CONSTRUCTED IN FIELD

$\Delta = 89^{\circ}02'30''$   
 $R = 15.00'$   
 $L = 23.31'$   
 $T = 14.75'$   
 $CD = 21.04'$   
 $CR = 544'45'34''W$

$\Delta = 43^{\circ}32'24''$   
 $R = 528.00'$   
 $L = 401.24'$   
 $T = 210.86'$   
 $CD = 391.65'$   
 $CR = 568'44'17''W$

**CURVE DATA**

| Curve | Radius  | Delta     | Length  | Tangent | Chord/Bcg    |
|-------|---------|-----------|---------|---------|--------------|
| C1    | 400.00' | 89°58'48" | 572.15' | 427.85' | 606.18'      |
| C2    | 400.00' | 89°58'48" | 528.18' | 390.86' | 565.59'      |
| C3    | 428.00' | 89°58'48" | 584.21' | 371.87' | 545.31-05.0W |
| C4    | 428.00' | 89°58'48" | 120.24' | 60.52'  | 119.84'      |
| C5    | 428.00' | 33°29'02" | 250.00' | 128.88' | 246.46'      |
| C6    | 428.00' | 33°29'02" | 250.00' | 128.88' | 246.46'      |
| C7    | 428.00' | 6°56'58"  | 51.91'  | 25.99'  | 51.96'       |
| C8    | 528.00' | 18°15'09" | 188.20' | 84.82'  | 167.49'      |
| C9    | 15.00'  | 85°27'29" | 22.37'  | 13.86'  | 20.36'       |
| C10   | 272.00' | 21°51'33" | 103.77' | 52.52'  | 103.14'      |
| C11   | 300.00' | 21°51'33" | 114.48' | 57.93'  | 113.76'      |
| C12   | 328.00' | 21°51'33" | 125.14' | 63.34'  | 124.38'      |
| C13   | 500.00' | 65°37'49" | 572.73' | 322.42' | 541.33'      |
| C14   | 472.00' | 65°37'49" | 540.68' | 304.36' | 511.36'      |
| C15   | 500.00' | 42°50'09" | 373.81' | 196.13' | 365.17'      |
| C16   | 528.00' | 38°17'38" | 352.89' | 183.32' | 345.36'      |
| C17   | 472.00' | 43°32'24" | 358.68' | 198.30' | 350.11'      |
| C18   | 500.00' | 43°32'24" | 378.96' | 195.68' | 370.88'      |
| C19   | 222.00' | 48°43'47" | 191.06' | 95.91'  | 176.08'      |
| C20   | 222.00' | 48°43'47" | 191.06' | 95.91'  | 176.08'      |
| C21   | 250.00' | 48°43'47" | 203.90' | 108.00' | 196.29'      |
| C22   | 15.00'  | 90°57'27" | 23.81'  | 15.25'  | 21.39'       |

BT 61342 MP # 6254  
 RANDALL A. COVINGSTON  
 UTAH COUNTY RECORDER  
 1995 SEP 24 2:53 PM FEE \$6.00 BY J  
 RECORDED FOR CENTURY TITLE

- CONDITIONS OF APPROVAL**
1. ALL HOMES SHALL BE SURROUNDED BY A MINIMUM OF 50 FEET OF UNMATURED GREEN SPACES.
  2. ALL HOMES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE SIDE & REAR LOT LINES.
  3. SIDE & REAR LOT LINES SHALL HAVE A MINIMUM TREE OR TREE BEARD OF 25 FEET. AN APPROPRIATE FUEL BREAK SHALL BE DEFINED AS THINNING NATIVE VEGETATION, REMOVAL OF DEAD PLANT MATERIAL, & REDUCING VEGETATION HEIGHT TO NOT GREATER THAN 4 1/2 INCHES.
  4. LOTS THAT HAVE SIDE OR REAR LOT LINES ALONG THE OUTSIDE BOUNDARY OF THE SUBDIVISION SHALL HAVE A MINIMUM FUEL BEARD OF 50 FEET.
  5. ALL HOMES SHALL HAVE FIRE RESISTANT ROOFING MATERIALS.
  6. DWELLING EXTENSIONS SHALL BE OF A NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO MASONRY, STEEL, & ALUMINUM SIDING.

PLAT "A" **SHEET 2 OF 2**

**CEDAR PASS RANCH**

SUBDIVISION

UTAH COUNTY, UTAH

SCALE: 1" = 150 FEET

Notary Public Seal City Engineer's Seal Clerk-Recorder Seal

RECORDS & DEEDS DIVISION  
 No. 163947  
 DAVID V. THOMAS  
 STATE OF UTAH

0254 - 75 (2 of 2)