

VICINITY MAP

- CONDITIONS OF APPROVAL
1. ALL HOMES SHALL BE SURROUNDED BY A MIXTURE OF 25 FEET OF IRRIGATED GREEN SPACE.
 2. ALL HOMES SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE SIDE AND REAR LOT LINES.
 3. SIDE AND REAR LOT LINES SHALL HAVE A MINIMUM FIRE OR FUEL BREAK OF 25 FEET. AN APPROPRIATE FUEL BREAK SHALL BE DEFINED AS TRIMMING NATIVE VEGETATION, REMOVAL OF DEAD PLANT MATERIAL AND RESTRICTING VEGETATION HEIGHT TO NOT GREATER THAN SIX INCHES.
 4. LOTS THAT HAVE SIDE OR REAR LOT LINES ALONG THE OUTSIDE BOUNDARY SHALL HAVE A MINIMUM FUEL BREAK OF 25 FEET.
 5. ALL HOMES SHALL HAVE FIRE RETARDANT ROOFING MATERIALS.
 6. DWELLING EXTERIORS SHALL BE OF A NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, MASONRY, STUCCO AND ALUMINUM SIDING.

B'DRY DESCRIPTION CONTINUED

COURSE	DISTANCE	REMARKS
S00°54'18"E	458.78	FEET; THENCE
S65°52'59"W	646.18	FEET; THENCE ALONG THE ARC OF A CURVE
R=528.00'	L=278.57'	(CD=85°56'53"E-278.57'); THENCE
S08°18'15"W	874.65	FEET; THENCE ALONG THE ARC OF A CURVE
R=528.00'	L=198.56'	(CD=19°59'34"W-198.57'); THENCE
S30°45'56"W	427.87	FEET; THENCE ALONG THE ARC
R=15.00'	L=22.94'	(CD=51°03'15"E-22.94'); THENCE ALONG THE ARC OF A CURVE
R=1028.00'	L=884.56'	(CD=53°13'15"E-884.56'); THENCE
S7°34'15"E	475.68	FEET; THENCE ALONG THE ARC OF A CURVE
R=72.00'	L=7.19'	(CD=51°03'15"E-7.19); THENCE ALONG THE ARC OF A CURVE
R=16.00'	L=12.58'	(CD=50°40'18"E-12.58); THENCE ALONG THE ARC OF A CURVE
R=184.46'	L=62.66'	(CD=108°46'21"E-62.66); THENCE
S08°34'43"E	824.16	FEET; THENCE
S00°18'58"E	42.87	FEET TO THE POINT OF BEGINNING.

CONTAINS 40.3886 ACRES (6 LOTS)

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 PLAN 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 PLAN AND THAT THIS PLAN IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT THE SE COR. SEC. 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N88°18'30"W	554.30	FEET; THENCE ALONG THE ARC OF A CURVE
R=106.66'	L=6.86'	(CD=146°26'16"E-6.86'); THENCE ALONG THE
R=116.00'	L=18.54'	(CD=116°26'37"E-138.00'); THENCE ALONG THE
R=128.00'	L=95.18'	(CD=116°26'37"E-138.00'); THENCE
N17°01'15"W	475.68	FEET; THENCE ALONG THE ARC OF A CURVE
R=972.00'	L=304.47'	(CD=116°26'37"E-138.00'); THENCE
N84°45'54"E	428.33	FEET; THENCE ALONG THE ARC OF A CURVE
R=472.00'	L=17.248'	(CD=116°26'37"E-138.00'); THENCE
N0°18'15"E	874.65	FEET; THENCE ALONG THE ARC OF A CURVE
R=472.00'	L=158.17'	(CD=116°26'37"E-138.00'); THENCE
S25°08'09"W	812.87	FEET; THENCE
N68°55'57"W	782.80	" "
N65°18'08"E	684.30	" "
N65°08'08"W	140.35	" "
N18°39'18"E	528.14	" "
S87°57'36"E	224.76	" "
S7°17'56"E	1269.97	" "

Nov 30, 1995

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 6 DAY OF Dec. 1995
 P.H. Evans Properties, L.C. E. Paul Evans
 Cedar Pass L.C. by: Paul G. Wilson, Lucile D. Wilson
 (AGENT & MINE)

ACKNOWLEDGEMENT

STATE OF UTAH S.G.
 COUNTY OF UTAH
 ON THE 12 DAY OF December, A.D. 1995 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES 01/21/96
 Notary Public (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE 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 22 DAY OF December, A.D. 1995

APPROVED: [Signatures]
 ENGINEER (See Seal Below) ATTEST: [Signature]
 PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIRPERSON, PLANNING COMMISSION

PLAT 158

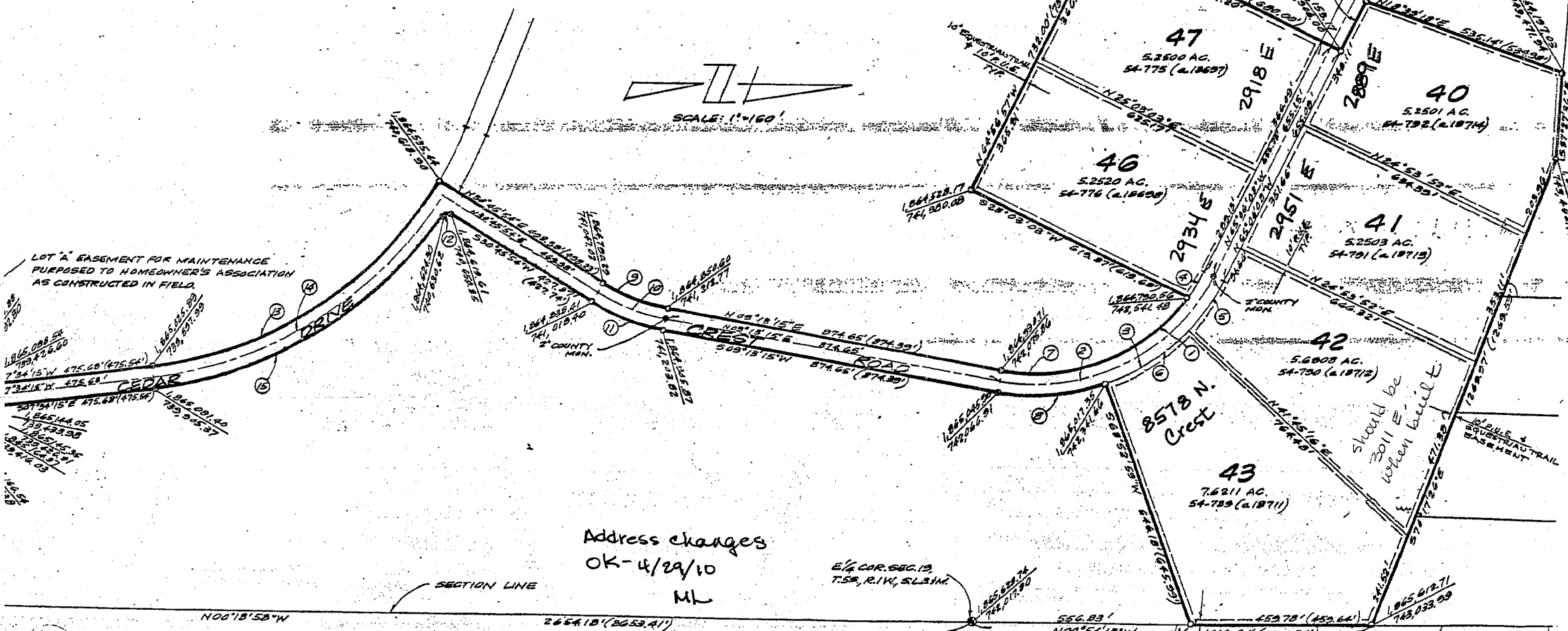
CEDAR PASS RANCH

ENT 8547 MP 86423
 RANDALL A. COVINGTON
 1174 COUNTY RECORDER
 2991 FEB 2 2014 AM FEE \$4.00 BY NT
 RECORDED FOR CENTURY TITLE

SUBDIVISION

UTAH COUNTY, UTAH

Notary Public Seal City Engineer Seal Clerk Seal
 No. 183947



CURVE DATA

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	472.00'	74°19'23"	612.27'	357.77'	570.24'
C2	500.00'	74°19'23"	648.59'	378.95'	604.06'
C3	528.00'	74°19'23"	684.91'	400.22'	637.89'
C4	472.00'	9°21'34"	77.10'	38.64'	77.02'
C5	528.00'	16°51'24"	155.34'	78.24'	154.78'
C6	528.00'	27°07'48"	250.00'	127.39'	247.67'
C7	472.00'	64°57'48"	535.17'	300.49'	505.96'
C8	528.00'	30°20'18"	279.57'	143.15'	278.32'
C9	472.00'	21°32'39"	177.48'	89.80'	178.44'
C10	500.00'	21°32'39"	188.01'	95.13'	188.99'
C11	528.00'	21°32'39"	198.54'	100.45'	197.37'
C12	15.00'	87°38'14"	22.94'	14.39'	20.77'
C13	372.00'	59°18'54"	504.47'	487.96'	872.19'
C14	1300.00'	51°39'51"	901.71'	484.11'	871.47'
C15	1028.00'	49°18'06"	834.36'	471.78'	857.53'
C16	128.00'	15°44'58"	35.19'	17.70'	35.07'
C17	15.00'	70°49'20"	18.54'	10.58'	17.38'
C18	184.46'	2°07'45"	6.86'	3.43'	6.85'
C19	72.00'	5°43'23"	7.19'	3.60'	7.19'

NOTES:

1. ALL DRAINAGE GENERATED BY SUBDIVISION TO BE HANDLED ON SITE OR THROUGH EXISTING NATURAL DRAINAGE PATTERNS.
2. EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR OWN TRASH REMOVAL.
3. EACH LOT HAS A 50' FRONT YARD SETBACK AND A 50' SETBACK FOR SIDE AND REAR YARDS. THOSE LOTS THAT BACK UP TO TICKLE GULCH WILL HAVE A 50' SETBACK FROM TOP OF GULCH.
4. EACH LOT WILL HAVE ITS OWN WATER WELL AND WILL BE DRILLED UNDER APPROVED CHANGE APPLICATION NO. 18 SHOWN ON EACH LOT.
5. NO BUILDING PERMIT FOR A DWELLING OR OTHER OCCUPIED BUILDING WILL BE ISSUED.
6. APPROVED WATER RIGHTS CANNOT BE TRANSFERRED APART FROM THE LOTS OF THE PROPOSED SUBDIVISION.
7. PERCENTAGE OF SUBDIVISION IN ROADWAYS = 15%.

Address changes
 OK-4/29/10
 ML

E/4 COR. SEC. 13,
 T. 5N, R. 1W, S. 13N

E 1/2 Sec 13, S. 13, R. 1W, T. 5N
 70-035 1E, 1995 OK T. 5N

36-627