

**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 N 89° 12' 11" W 1927.77' ALONG SECTION LINE FROM THE N 1/4 COR. SEC. 19, T. 55, R. 1 W., SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 15° 26' 39" W	6.66	FEET; THENCE
S 12° 08' 21" E	116.08	" "
N 89° 18' 21" W	526.84	" "
N 00° 21' 39" E	463.57	" "
N 74° 43' 48" E	336.27	" "
S 21° 39' 28" E	471.30	FEET TO THE POINT OF BEGINNING

CONTAINS 5.2040 ACRES (1 LOT)

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM

Nov. 30, 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 HEREOF 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 HEREOF FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 15 DAY OF DECEMBER 1995

CEDAR PASS L.L.C. BY: *Paul E. Marsh* GRANT E. MARSH

**ACKNOWLEDGEMENT**

STATE OF UTAH S.S. 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 8/27/96 *Dwain G. Palmer* 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 30 DAY OF April, A.D. 1995

APPROVED *Chap. H. Hanson* ENGINEER (See Seal Below) ATTEST *Julian Potter* DEPUTY RECORDER (See Seal Below)

**PLANNING COMMISSION APPROVAL**

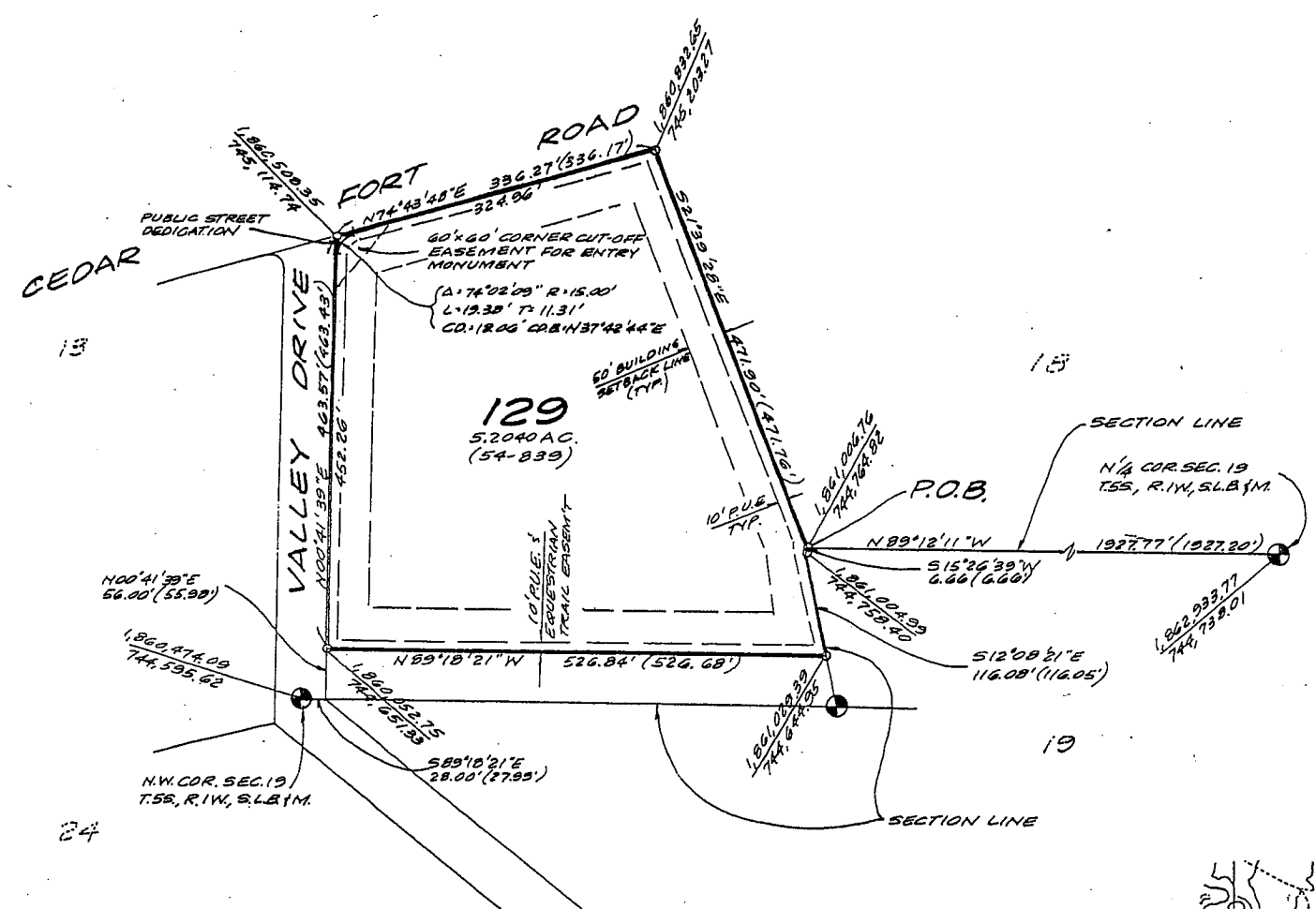
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 19\_\_\_ BY THE \_\_\_ PLANNING COMMISSION.  
DIRECTOR-SECRETARY CHAIRPERSON, PLANNING COMMISSION

PLAT 'C' 10989 # 16592 RANDALL A. COVINGTON UTAH COUNTY RECORDER

**CEDAR PASS RANCH**

SUBDIVISION UTAH COUNTY, UTAH

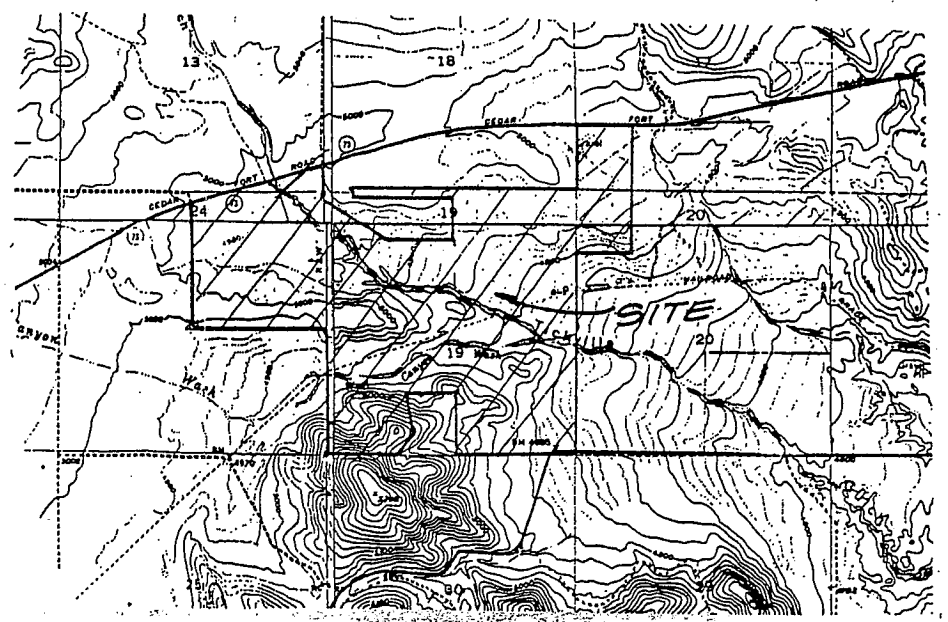
REGISTRY OF LAND SURVEYORS No. 163947 DAVID V. THOMAS Notary Public Seal City Engineer's Seal Clerk of County Board of Health



- CONDITIONS OF APPROVAL**
- ALL HOMES SHALL BE SURROUNDED BY A MINIMUM OF 30 FEET OF IRRIGATED GREEN SPACE.
  - ALL HOMES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE SIDE AND REAR LOT LINES.
  - SIDE AND REAR LOT LINES SHALL HAVE A MINIMUM FIRE OR FUEL BREAK OF 25 FEET. AN APPROPRIATE FUEL BREAK SHALL BE DEFINED AS THINNING NATIVE VEGETATION, REMOVAL OF DEAD PLANT MATERIAL AND RESTRICTING VEGETATION HEIGHT TO NOT GREATER THAN SIX INCHES.
  - LOTS THAT HAVE SIDE OR REAR LOT LINES ALONG THE OUTSIDE BOUNDARY SHALL HAVE A MINIMUM FUEL BREAK OF 50 FEET.
  - ALL HOMES SHALL HAVE FIRE RETARDANT ROOFING MATERIALS.
  - DWELLING EXTERIORS SHALL BE OF A NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO MASONRY, STUCCO AND ALUMINUM SIDING.
  - THERE SHALL BE A 1,000 GALLON WATER TANK MEETING UTAH COUNTY STANDARDS FOR DESIGN AND LOCATION ON EACH LOT PRIOR TO OCCUPANCY OF THE LOT.
  - All Railroad taxes must be paid by developer prior to recording of this and all subsequent plats.

**NOTES:**

- ALL DRAINAGE GENERATED BY SUBDIVISION TO BE HANDLED ON SITE OR THROUGH EXISTING NATURAL DRAINAGE PATTERNS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR OWN TRASH REMOVAL.
- EACH LOT HAS A 50' FRONT YARD SETBACK AND A 60' SETBACK FOR SIDE AND REAR YARDS. THOSE LOTS THAT BACK UP TO TICKVILLE GULCH WILL HAVE A 50' SETBACK FROM TOP OF GULCH.
- EACH LOT WILL HAVE ITS OWN WATER WELL AND WILL BE DRILLED UNDER APPROVED CHANGE APPLICATION NO. AS SHOWN ON EACH LOT.
- NO BUILDING PERMIT FOR A DWELLING OR OTHER OCCUPIED BUILDING WILL BE ISSUED UNTIL THE WELL IS DRILLED AND FOUND TO PRODUCE THE REQUIRED FLOW OF WATER.
- APPROVED WATER RIGHTS CANNOT BE TRANSFERRED APART FROM THE LOTS OF THE PROPOSED SUBDIVISION.
- PERCENTAGE OF SUBDIVISION IN ROADWAYS = 0%
- NO BUILDING PERMIT FOR A DWELLING OR OTHER OCCUPIED BUILDING WILL BE ISSUED UNTIL THE WELL IS DRILLED AND FOUND TO PRODUCE THE REQUIRED FLOW OF WATER.
- APPROVED WATER RIGHTS CANNOT BE TRANSFERRED APART FROM THE LOTS OF THE PROPOSED SUBDIVISION.



VICINITY MAP

S.W. 1/4 SEC 18, T. 55, R. 1 W. OK T.W. 10 TD-035 16 MAY 96