

**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 343.91' AND EAST 563.83' FROM THE N.W. COR. SEC. 20, T.55, R.1W,

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
		THENCE ALONG THE ARC OF A CURVE
		TO THE LEFT Δ 31° 24' 52"
R:278.00'	L:152.42'	CD N 18° 50' 43" E - 152.52'; THENCE
N00° 14' 17" E	1359.66	FEET; THENCE ALONG THE ARC OF A CURVE
		TO THE RIGHT Δ 89° 02' 58"
R:150.00'	L:22.31'	CD N 44° 45' 34" E - 21.04'; THENCE
N89° 16' 50" E	535.33	FEET; THENCE
S00° 12' 17" W	1088.30	" "
N58° 20' 51" W	693.21	FEET TO THE POINT OF BEGINNING

CONTAINS 21.7178 ACRES (4 LOTS)

BASIS OF BEARING = STATE PLANE COORDINATE SYSTEM

DATE: Nov 30, 1995  
 SURVEYOR: David V. Thomas  
(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 13 DAY OF December 1995  
 CEDAR PASS, LLC BY: Grant E. Margett  
GRANT E. MARGETT

**ACKNOWLEDGEMENT**

STATE OF UTAH, S.S.  
 COUNTY OF UTAH  
 ON THE 13 DAY OF December, 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 02/7/96  
 NOTARY PUBLIC: Denana Palmer  
(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 13 DAY OF April, A.D. 1996

APPROVED: Chapin K. Payne ENGINEER (See Seal Below) ATTEST: Judith A. Smith 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 # 10991-00-5693  
 RANDALL A. COVINGTON  
 UTAH COUNTY RECORDER  
 TRAK # 1000 APR 1996

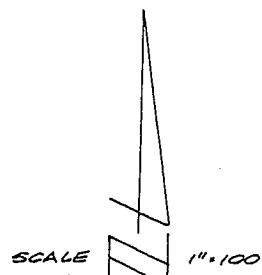
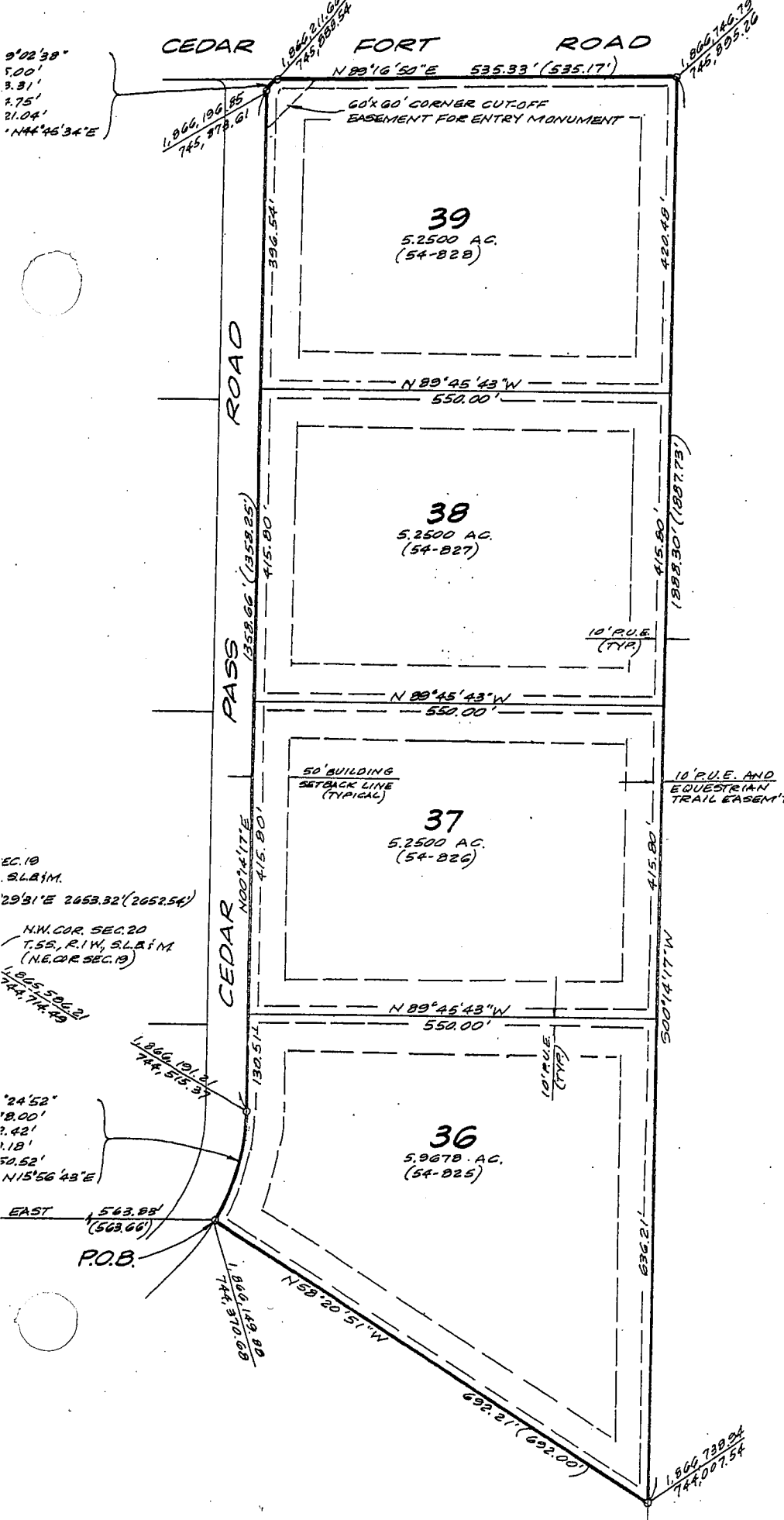
**CEDAR PASS RANCH**

SUBDIVISION SCALE: 1" = 100 FEET UTAH COUNTY, UTAH

REGISTRATION DIVISION  
 No. 163947  
 DAVID V. THOMAS

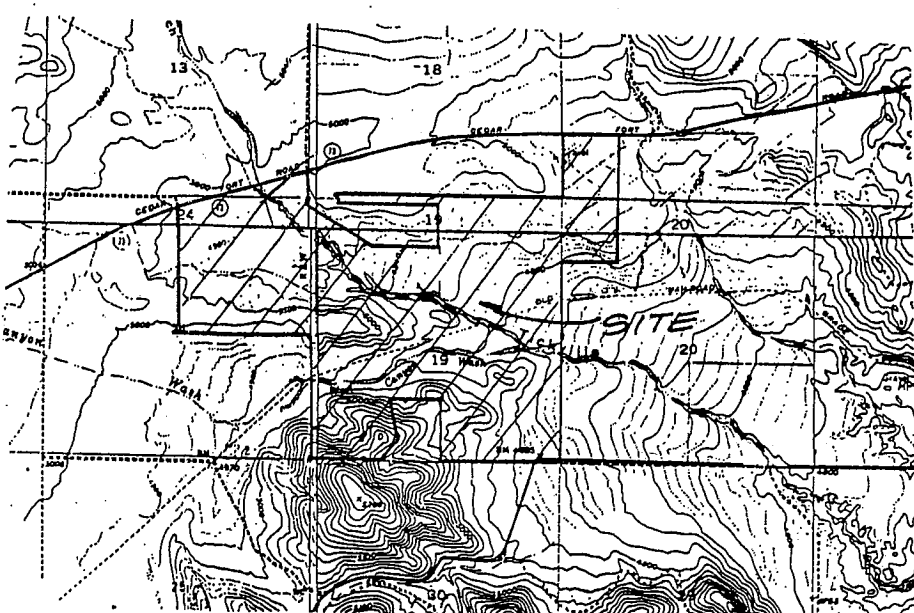
Notary Public Seal City-Engineer's Seal Clerk-Recorder Seal

STATE OF UTAH  
 COUNTY OF UTAH  
 CLERK-RECORDER



**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 TICKVILLE 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. AS SHOWN ON EACH LOT.
5. 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.
6. APPROVED WATER RIGHTS CANNOT BE TRANSFERRED APART FROM THE LOTS OF THE PROPOSED SUBDIVISION.
7. PERCENTAGE OF SUBDIVISION IN ROADWAYS = 0%.
8. 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.
9. APPROVED WATER RIGHTS CANNOT BE TRANSFERRED APART FROM THE LOTS OF THE PROPOSED SUBDIVISION.



VICINITY MAP

100500 Sec 17, T55, R1W, S38N11  
 100500 Sec 20, T55, R1W, S38N11  
 11-035 16 MAY 76 O.K. THOMAS

10003 70