

CONDITIONS OF APPROVAL

1. ALL HOMES SHALL BE SURROUNDED BY A MINIMUM OF 30 FEET OF IRRIGATED GREEN SPACE.
2. ALL HOMES SHALL BE SETBACK A MINIMUM OF 50 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 THINNING 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 50 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.
7. THERE SHALL BE A 4,000 GALLON WATER TANK MEETING UTAH COUNTY STANDARDS FOR DESIGN AND LOCATION ON EACH LOT PRIOR TO OCCUPANCY OF THE LOT.
8. All setback lines must be paid by developer prior to recording of this and all subsequent plots.

COURSE	DISTANCE	REMARKS
Δ15°44'58"	R=128.00' L=351.8'	THENCE ALONG THE ARC
Δ27°04'20"	R=15.00' L=18.54'	THENCE ALONG THE ARC
Δ2°07'45"	R=184.46' L=6.86'	THENCE
N89°18'39"W	725.95	FEET, THENCE
N80°4'21"E	557.55	FEET, THENCE ALONG THE ARC
Δ18°40'06"	R=528.00' L=178.57'	FEET, THENCE
N77°27'31"W	117.96	" "
N12°32'29"E	56.00	" "
N20°0'23"E	719.86	" "
N69°40'37"W	173.59	" "
N20°19'23"E	56.00	" "

COURSE	DISTANCE	REMARKS
N28°44'11"E	571.00	FEET, THENCE
N04°16'31"E	661.87	" "
N25°29'09"E	612.87	" "
S48°36'53"E	902.36	" "
N68°32'59"E	646.18	" "
S00°54'13"E	556.83	FEET TO THE POINT OF BEGINNING

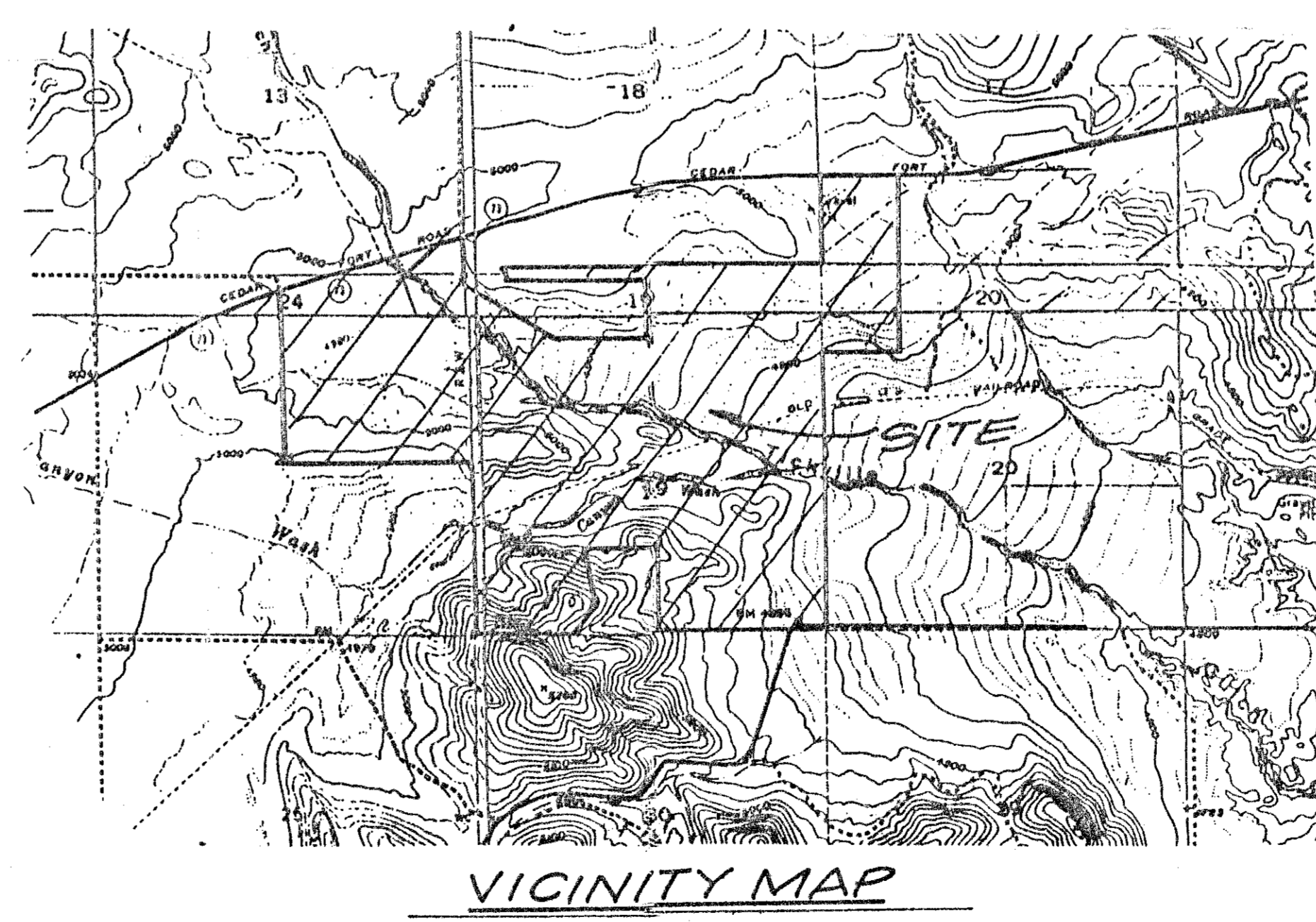
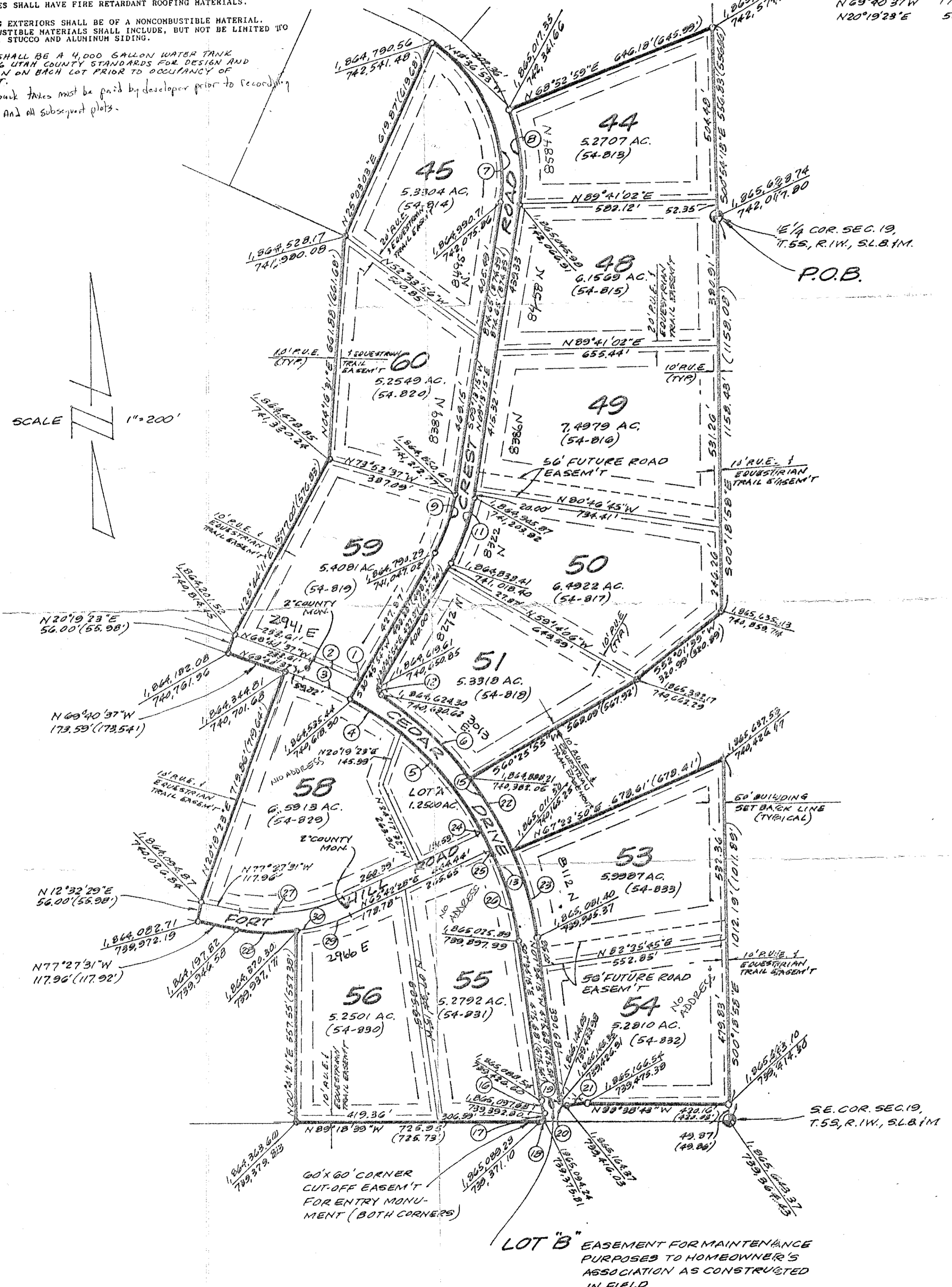
CONTAINS 78.0490 ACRES (13 LOTS)

CURVE DATA

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	15.00'	87°38'14"	22.94'	14.39'	20.77'
C2	1028.00'	8°04'44"	144.95'	72.60'	144.83'
C3	972.00'	8°47'28"	149.14'	74.72'	148.59'
C4	972.00'	19°33'42"	331.86'	167.56'	330.25'
C5	972.00'	21°34'05"	386.30'	185.14'	363.74'
C6	1028.00'	20°19'09"	364.56'	184.22'	362.68'
C7	472.00'	64°57'49"	535.17'	300.49'	506.56'
C8	528.00'	30°20'16"	279.57'	143.15'	276.32'
C9	472.00'	21°32'39"	177.46'	89.80'	176.44'
C10	500.00'	21°32'39"	188.61'	95.13'	186.90'
C11	528.00'	21°32'39"	198.24'	100.45'	197.37'
C12	15.00'	87°38'14"	22.94'	14.39'	20.77'
C13	972.00'	53°18'54"	904.41'	457.98'	872.19'
C14	1000.00'	51°39'51"	901.71'	484.11'	871.47'
C15	1028.00'	49°18'05"	884.56'	471.76'	857.53'
C16	128.00'	15°44'58"	35.18'	17.70'	35.07'
C17	15.00'	70°49'20"	10.54'	10.68'	17.38'
C18	184.46'	2°07'45"	6.36'	3.43'	6.85'
C19	72.00'	5°43'23"	7.43'	3.60'	7.19'
C20	15.00'	93°52'57"	24.58'	16.05'	21.92'
C21	184.46'	18°31'53"	58.86'	30.09'	59.40'
C22	1028.00'	13°56'02"	250.00'	125.62'	249.30'
C23	1028.00'	15°02'55"	270.00'	135.78'	269.22'
C24	15.00'	94°15'17"	24.88'	15.16'	21.99'
C25	15.00'	90°53'53"	23.80'	15.24'	21.30'
C26	972.00'	15°49'24"	268.44'	135.08'	267.56'
C27	472.00'	36°50'01"	303.43'	157.17'	298.24'
C28	528.00'	18°50'06"	173.57'	87.58'	172.79'
C29	528.00'	17°59'55"	165.36'	83.62'	165.19'
C30	528.00'	30°50'01"	339.43'	176.81'	333.62'

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 TICKETVILLE 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 = 2%.
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.



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, SHEETS, 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 THE EAST QUARTER CORNER SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N28°44'11"E	571.00	FEET, THENCE
N04°16'31"E	661.87	" "
N25°29'09"E	612.87	" "
S48°36'53"E	902.36	" "
N68°32'59"E	646.18	" "
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DATE: Nov 30, 1995  
 David V. Thomas  
 SURVEYOR (See Seal Below)

OWNER'S DEDICATION

I, 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 HERETO SET OUR HANDS THIS 6 DAY OF Dec 19 95  
 P. L. Evans Properties LLC, E. Paul Evans  
 Cedar Pass LLC, Andrew E. Marsh, Lucile O. Evans

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 2/21/96  
 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 30 DAY OF April, A.D. 1996  
 Henry D. Conner  
 ENGINEER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF December, A.D. 1995 BY THE PLANNING COMMISSION.  
 DIRECTOR-SECRETARY  
 CHAIRPERSON, PLANNING COMMISSION

30-1018  
 PLAT #1  
 RANDALL A. COVINGTON  
 UTAH COUNTY RECORDER  
 RECORDED PER CENTURY TITLE

## CEDAR PASS RANCH

SUBDIVISION

SCALE: 1" = 200 FEET

Notary Public Seal  
 City Engineer's Seal  
 City Recorder Seal

REGISTRATION # 163947  
 DAVID V. THOMAS  
 SURVEYOR  
 STATE OF UTAH

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