



BOUNDARY DESCRIPTION CONTINUED

COURSE	DISTANCE	REMARKS
S88°19'10"W	61.51	FEET, THENCE
N01°40'50"W	460.00	" "
S88°19'10"W	470.42	" "
N01°40'50"W	465.54	" "
N49°50'50"W	427.23	FEET, THENCE ALONG THE ARC
Δ-67°12'45"	R-428.00	FEET (CO-57°19'51"W-478°10'); THENCE
N89°04'47"W	33.30	FEET, THENCE
N00°50'19"E	52.00	" "
N89°04'47"W	173.26	FEET TO THE POINT OF BEGINNING

CONTAINS 149.5879 ACRES (26 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 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 5004.800"W 233.47' ALONG SECTION LINE AND EAST 316.09' FROM THE W/4 COR. SEC. 19, T.55, R.1W,

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N89°50'13"E	426.00	FEET, THENCE
E-00°00'00"W	180.35	" "
E-00°50'13"E	72.52	" "
E-02°08'47"E	24.210	" "
Δ-07°42'45"E	270.89	" "
E-00°40'06"E	761.41	" "
N-00°23'19"E	429.33	" "
S-04°56'57"E	1712.76	" "
S-04°16'31"W	641.88	" "
E-22°44'11"W	577.00	" "
E-22°19'23"W	56.00	" "
E-03°40'37"E	179.59	" "
E-21°19'28"W	719.86	" "
E-21°32'29"W	56.00	" "
E-17°27'31"E	117.96	FEET, THENCE ALONG THE ARC
Δ-1°18'52"00"	R-528.40	FEET (CO-1°58'52"34"E-176°19'); THENCE
E-00°41'31"W	557.55	FEET, THENCE
N-00°18'59"W	1479.58	" "
N-00°31'41"E	1279.11	" "

(CONTINUED AT LEFT)

BASE OF BEARING - STATE PLANE COORDINATE SYSTEM

APRIL 15, 1996
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 15 DAY OF APRIL 1996

Scott Kiehlund
Scott Kiehlund

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE 15 DAY OF April, A.D. 1996 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 8/21/97

Juan 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. 1996

Jerry D. Logan
JERRY D. LOGAN
ENGINEER (See Seal Below)

APPROVED *John A. Wynn* ATTEST *Julia A. Smith*
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

CURVE DATA

Curve #	Radius	Delta	Length	Tangent	Chord/Tag
C1	528.00'	10°50'08"	173.57'	67.50'	172.75' 1006-52-34.24'
C2	428.00'	67°12'45"	902.00'	284.43'	473.70' 957-13-50.84'
C3	520.00'	40°02'03"	73.00'	36.57'	72.86' 807-29-46.34'
C4	100.00'	04°09'01"	146.87'	30.28'	134.02' 849-45-42.1E'
C5	372.00'	00°00'00"	684.34'	372.00'	506.09' 948-50-13.44'
C6	400.00'	00°00'00"	628.32'	400.00'	565.89' 845-50-13.44'
C7	428.00'	22°47'15"	170.22'	86.25'	169.10' 512-13-50.84'
C8	15.00'	00°00'00"	23.56'	15.00'	21.21' 544-09-46.4E'
C9	15.00'	00°00'00"	23.56'	15.00'	21.21' 805-50-13.44'
C10	1028.00'	9°58'13"	107.15'	53.82'	107.10' 508-10-37.0E'
C11	1000.00'	9°58'13"	104.21'	52.10'	104.18' 508-10-37.0E'
C12	972.00'	9°58'13"	101.31'	50.72'	101.27' 508-10-37.0E'
C13	1028.00'	7°14'05"	58.04'	29.03'	58.03' 507-32-44.1E'
C14	1028.00'	7°14'05"	45.11'	24.50'	45.11' 504-33-34.54'
C15	1008.00'	22°15'00"	417.15'	211.40'	414.28' 871-33-57.04'
C16	1000.00'	22°15'00"	405.79'	205.72'	403.01' 871-33-57.04'
C17	372.00'	22°15'00"	394.43'	198.95'	391.73' 871-33-57.04'
C18	1028.00'	10°41'00"	191.68'	96.12'	191.40' 877-50-52.24'
C19	1028.00'	12°33'59"	225.47'	113.19'	225.02' 868-13-27.44'
C20	178.00'	00°15'51"	249.36'	124.66'	239.46' 819-40-32.2E'
C21	150.00'	00°15'51"	210.13'	105.06'	193.27' 819-40-32.2E'
C22	132.00'	00°15'51"	170.91'	85.05'	167.07' 819-40-32.2E'
C23	178.00'	30°21'40"	109.85'	56.74'	109.12' 542-15-37.9E'
C24	178.00'	44°54'11"	136.50'	73.55'	136.26' 802-07-42.4E'
C25	1520.00'	22°00'13"	966.81'	493.00'	966.21' 500-40-42.4E'
C26	1500.00'	22°00'13"	916.08'	468.82'	915.48' 500-40-42.4E'
C27	1472.00'	22°00'13"	885.30'	456.30'	884.69' 500-40-42.4E'
C28	1472.00'	10°00'28"	412.15'	206.07'	410.49' 500-40-42.4E'
C29	1472.00'	09°57'41"	412.15'	206.07'	410.49' 500-40-42.4E'
C30	15.00'	00°00'00"	23.56'	15.00'	21.21' 505-19-23.34'
C31	15.00'	00°00'00"	23.56'	15.00'	21.21' 505-19-23.34'
C32	15.00'	00°00'00"	23.56'	15.00'	21.21' 505-19-23.34'
C33	15.00'	00°00'00"	23.56'	15.00'	21.21' 505-19-23.34'
C34	97.00'	07°45'54"	185.54'	111.10'	184.17' 424-40-36.74'
C35	125.00'	07°45'54"	213.33'	143.24'	212.36' 424-40-36.74'
C36	152.00'	07°45'54"	281.11'	175.37'	280.50' 424-40-36.74'
C37	152.00'	07°45'54"	281.11'	175.37'	280.50' 424-40-36.74'
C38	152.00'	11°38'32"	31.00'	15.59'	30.95' 871-39-14.54'

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 50' SETBACK FOR SIDE AND REAR YARDS. THOSE LOTS THAT BACK UP TO TICKLEVILLE 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.

6595-78

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 60 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 TRIMMING 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.
- DRILLING 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 4,000 GALLON WATER TANK MEETING UTAH COUNTY STANDARDS FOR DESIGN AND LOCATION ON EACH LOT PRIOR TO OCCUPANCY OF THE LOT.
- All setback fences must be paid by the developer prior to recording of this and all subsequent plats.

PLAT # 10996-04-03795

RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 APR 16 10:18 AM P.O. Box 9170
SALT LAKE CITY, UT 84143

CEDAR PASS RANCH

SCALE: 1" = 200 FEET

UTAH COUNTY, UTAH

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

DAVID V. THOMAS
STATE OF UTAH