

### CURVE DATA

Curve No.	Radius	Delta	Length	Tangent	Chord/Brg
C1	15.00'	90°00'00"	23.56'	15.00'	21.21'
C2	15.00'	90°00'00"	23.56'	15.00'	21.21'
C3	15.00'	90°00'00"	23.56'	15.00'	21.21'
C4	15.00'	90°00'00"	23.56'	15.00'	21.21'
C5	528.00'	15°57'00"	146.98'	73.97'	148.51'
C6	500.00'	15°57'00"	139.19'	70.08'	138.74'
C7	472.00'	15°57'00"	131.40'	66.13'	130.97'
C8	728.00'	51°08'54"	649.89'	348.40'	628.52'
C9	700.00'	51°08'54"	624.89'	335.00'	604.35'
C10	672.00'	51°08'54"	599.90'	321.60'	580.18'
C11	728.00'	27°30'33"	349.43'	178.15'	348.01'
C12	728.00'	27°30'33"	349.43'	178.15'	348.01'
C13	672.00'	8°40'37"	101.77'	50.98'	101.67'
C14	672.00'	42°28'17"	498.13'	261.13'	486.81'
C15	15.00'	90°00'00"	23.56'	15.00'	21.21'
C16	15.00'	90°00'00"	23.56'	15.00'	21.21'
C17	50.00'	59°58'39"	48.82'	26.55'	48.90'
C18	50.00'	239°58'39"	205.90'	0.00'	88.32'
C19	50.00'	159°01'45"	144.89'	408.07'	99.28'
C20	50.00'	69°54'55"	61.01'	34.98'	57.30'
C21	328.00'	51°04'23"	292.38'	156.70'	282.79'
C22	300.00'	51°04'23"	267.42'	143.33'	258.65'
C23	272.00'	51°04'23"	242.46'	129.95'	234.51'
C24	15.00'	90°38'34"	23.73'	15.17'	21.35'
C25	15.00'	89°21'26"	23.39'	14.83'	21.09'
C26	1028.00'	28°28'42"	510.38'	260.55'	508.13'
C27	1000.00'	28°28'42"	496.46'	253.46'	491.37'
C28	972.00'	28°28'42"	482.58'	246.38'	477.62'
C29	472.00'	9°47'26"	80.65'	40.43'	80.58'
C30	500.00'	9°47'26"	85.44'	42.82'	85.34'
C31	528.00'	9°47'26"	90.22'	45.22'	90.11'
C32	50.00'	59°58'39"	48.82'	26.55'	48.90'
C33	50.00'	239°58'39"	205.90'	0.00'	88.32'
C34	50.00'	159°01'45"	144.89'	408.07'	99.28'
C35	50.00'	69°54'55"	61.01'	34.98'	57.30'
C36	15.00'	90°00'00"	23.56'	15.00'	21.21'
C37	15.00'	90°00'00"	23.56'	15.00'	21.21'
C38	1084.00'	10°26'00"	197.39'	98.97'	197.12'
C39	1056.00'	10°26'00"	192.30'	96.41'	192.03'
C40	1028.00'	10°26'00"	187.20'	93.86'	186.94'
C41	568.00'	16°01'31"	147.68'	74.32'	147.20'
C42	500.00'	16°01'31"	139.85'	70.38'	139.38'
C43	472.00'	16°01'31"	132.02'	66.44'	131.58'
C44	1028.00'	7°25'43"	193.28'	66.74'	193.19'
C45	972.00'	29°00'21"	492.07'	251.53'	486.84'

### BOUNDARY DESCRIPTION

COMMENCING AT ELY COR. SEC. 21, T.5S, R.2W.

COURSE	DISTANCE	REMARKS
N85°21'00"W	2602.58	FEET; THENCE
002°58'19"E	2419.87	" "
076°42'58"E	219.02	" "
S89°13'12"E	1187.50	" "
S82°18'48"E	208.17	" "
S89°10'18"E	447.17	" "
S35°41'55"E	208.78	" "
S71°43'28"E	35.50	" "
S46°23'07"E	578.10	" "
S68°00'46"E	378.06	" "
S36°51'58"E	609.31	" "
N80°00'47"W	688.20	" "
S89°08'17"W	688.55	FEET; THENCE
N89°08'17"W	15.85	FEET; THENCE ALONG THE ARC
Δ 29°20'31"	21072.149207	(C.D. INT. 99.96 W. 400.88'). THENCE
S20°50'35"W	56.00	FEET; THENCE ALONG THE ARC
Δ 7°25'43"	14228.133228	(C.D. 563°52'17"E - 133.19'). THENCE
S40°50'06"W	276.95	FEET TO THE POINT OF BEGINNING

CONTAINS 170.353 ACRES (31 LOTS)

BASIS OF BEARING "STATE PLANE COORDINATE SYSTEM"

DATE: FEB 13 1997  
SURVEYOR: David V. Thomas

### 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 Feb 1997

*Scott Kirkland for Cedar Pass, L.C.*  
SCOTT KIRKLAND FOR CEDAR PASS L.C.

### ACKNOWLEDGEMENT

STATE OF UTAH, S.S.  
COUNTY OF UTAH, \_\_\_\_\_

ON THE 13 DAY OF Feb, A.D. 1997, I PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 9/27/00

*Notary Public Seal*  
NOTARY PUBLIC (See Seal Below)

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF EAGLE MOUNTAIN, 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 February, A.D. 1997

*Director-Secretary*  
DIRECTOR-SECRETARY

*Clerk-Recorder Seal*  
CLERK-RECORDER (See Seal Below)

### PLANNING COMMISSION APPROVAL

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

*Chairperson*  
CHAIRPERSON, PLANNING COMMISSION

PLAT 'Z'

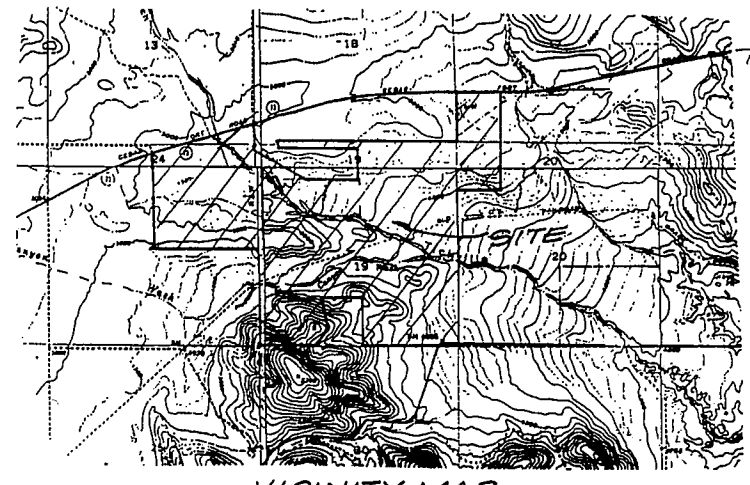
## CEDAR PASS RANCH

SUBDIVISION  
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH  
SCALE: 1" = 200 FEET

Notary Public Seal: *David V. Thomas*

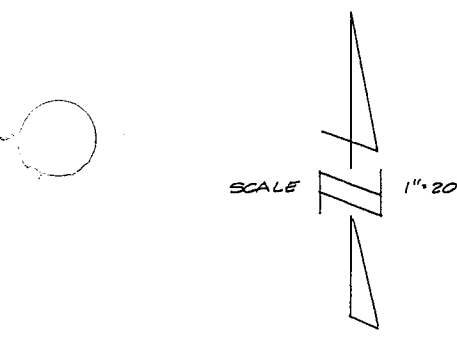
City Engineer's Seal: *David V. Thomas*

Clerk-Recorder Seal: *David V. Thomas*



- ### 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 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 = 6%
  - 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.

CENTER SEC. 21, T.5S, R.2W, S.L.B.1M



6920-82