



TABULATIONS	
TOTAL ACREAGE	17.67 ACRES
ACREAGE IN LOTS	17.67 ACRES
OPEN SPACE	0.00 ACRES
AVERAGE LOT SIZE	5.89 ACRES
LARGEST LOT SIZE	7.00 ACRES
SMALLEST LOT SIZE	5.30 ACRES
TOTAL NUMBER OF LOTS	3

- LEGEND:
- ◆ Denotes Section monument found.
  - Denotes Survey Cap found.
  - Denotes a #5 rebar with a 1 1/2" aluminum cap set on top marked LMS J&T ENG LS 163634 and additionally stamped as shown on drawing.

14029

**SURVEYOR'S CERTIFICATE**

I, Lee M. Swasey, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 163634 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 into Lots, 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.

DATE 5/22/13 SURVEYOR Lee M. Swasey (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

Beginning at a point which is N 00°54'13" W, 1466.45 feet along section line from the West Quarter corner of Section 20, Township 5 South, Range 1 West, SLB&M; thence N 00°54'13" W, 556.16 feet to a point on a non-tangent circular curve the left having a radius of 528.00 feet and a central angle of 43°32'24"; thence Easterly, 401.24 feet along the arc of said curve (chord bears N 68°44'17" E, 391.65 feet); thence N 46°58'05" E, 193.24 feet to the beginning of a circular curve the left having a radius of 278.00 feet and a central angle of 15°18'56"; thence Northeasterly, 74.31 feet along the arc of said curve (chord bears N 39°18'37" E, 74.09 feet); thence S 58°20'51" E, 692.21 feet; thence S 00°14'17" W, 506.22 feet; thence S 89°05'47" W, 1131.69 feet to the point of beginning.

Containing 17.67 acres.

Basis of bearing = State Plane Coordinate System.

**OWNER'S DEDICATION**

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

Glen L. Jensen  
Leslie M. Jensen  
Robert V. Clegg  
Wendy C. Clegg  
Al Tidwell, TRUSTEE  
Carole Tidwell, TRUSTEE

**ACKNOWLEDGMENT**

State of Utah }  
County of Utah } SS

On the 29 day of August, 2013, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

NOTARY PUBLIC (SEE SEAL BELOW)

**ACCEPTANCE BY LEGISLATIVE BODY**

The City Council of Eagle Mountain City, Utah County, 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 19 day of September, 2013.

MAYOR  
CITY ATTORNEY  
CITY ENGINEER (SEE SEAL BELOW)  
CLERK / RECORDER (SEE SEAL BELOW)

**PLAT J  
CEDAR PASS RANCH SUBDIVISION  
AMENDMENT No. 1**

INCLUDES A VACATION OF PLAT "J" CEDAR PASS RANCH SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH  
NW 1/4, NW 1/4, SEC. 20, T. 5 S., R. 1 W., SLB&M

Prepared By: Johansen & Cottle ENGINEERING INC.  
P.O. Box 487, Castle Dale, UT 84513  
(435) 381-2523 Fax (435) 381-2522, e-mail j@etv.net

Drawn By: L.M. Swasey  
Date: May 22, 2013  
Scale: 1" = 100'

SURVEYOR 	NOTARY PUBLIC 	CITY ENGINEER 	CLERK / RECORDER	CITY RECORDER 
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SEC. 20-5-1W 70-038  
(Lot 24 & 35, PLAT J, CEDAR PASS RANCH)