

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. IN WITNESS WHEREOF I 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 $N00^{\circ}48'00''E$ 1336.65' ALONG SECTION LINE AND EAST 1424.36' FROM THE SW COR. SEC. 19, T.55, R.1W, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
$N01^{\circ}40'50''W$	480.00	FEET; THENCE
$N88^{\circ}19'10''E$	497.20	" "
$S01^{\circ}40'50''E$	480.00	" "
$S88^{\circ}19'10''W$	497.20	FEET TO THE POINT OF BEGINNING
CONTAINS 6.2505 ACRES (1 LOT)		

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM

DATE: Feb. 13, 1997
 SURVEYOR (See Seal Below): *David 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 HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 13th DAY OF Feb. 1997
 Scott Kirklund for Cedar Pass, L.C.
 SCOTT KIRKLAND FOR CEDAR PASS L.C.

ACKNOWLEDGEMENT

STATE OF UTAH, S.S.
 COUNTY OF UTAH
 ON THE 13th DAY OF Feb., A.D. 1997 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES 8/27/00
 Notary Public (See Seal Below): *Susan A. Poole*

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 13th DAY OF February, A.D. 1997.
Richard H. Hoge

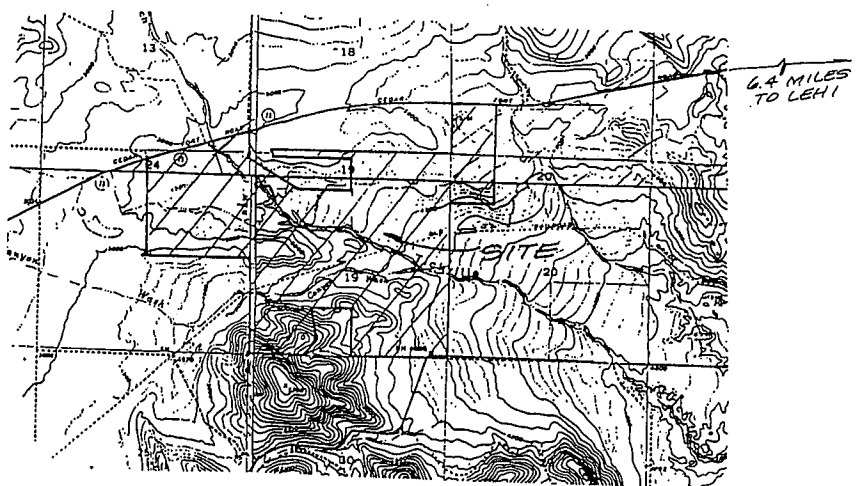
APPROVED: *Richard H. Hoge* ENGINEER (See Seal Below) ATTEST: *Christine A. Richter* CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 13th DAY OF Feb., A.D. 1997 BY THE PLANNING COMMISSION.
 DIRECTOR-SECRETARY: _____ CHAIRPERSON, PLANNING COMMISSION: _____

PLAT 'L'
CEDAR PASS RANCH
 SUBDIVISION
 CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1" = 400 FEET
 UTAH COUNTY RECORDS
 FILED FOR RECORDING
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 RECORDS FOR EAGLE MOUNTAIN

Notary Public Seal: _____
 City Engineer's Seal: *Richard H. Hoge*
 Clerk-Recorder Seal: _____



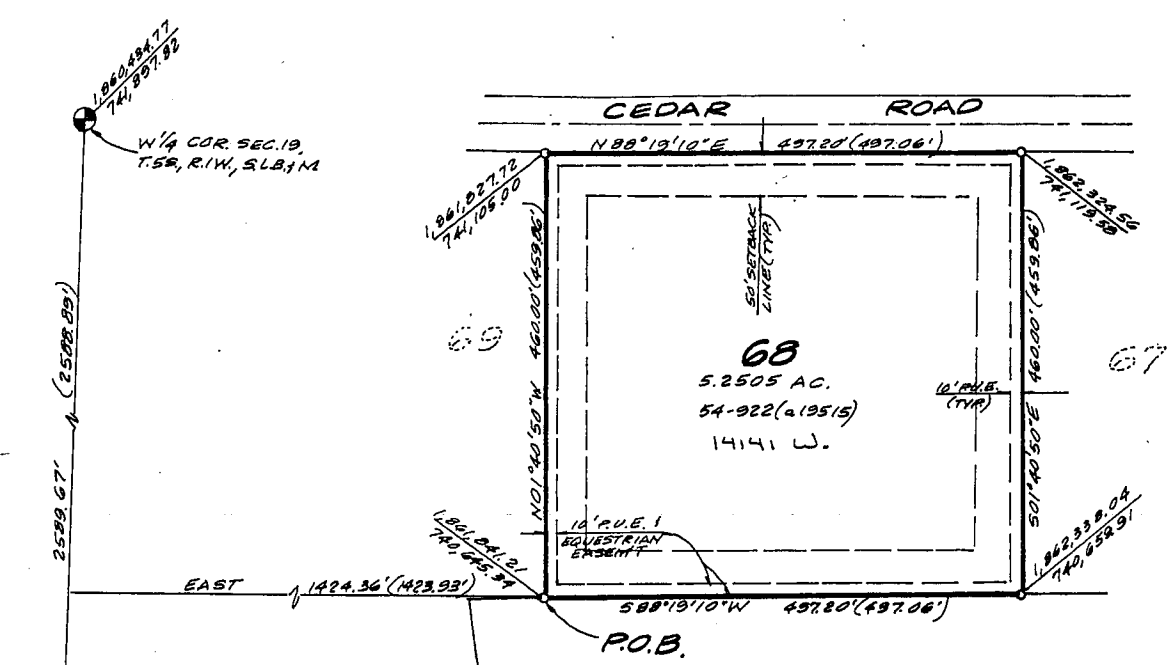
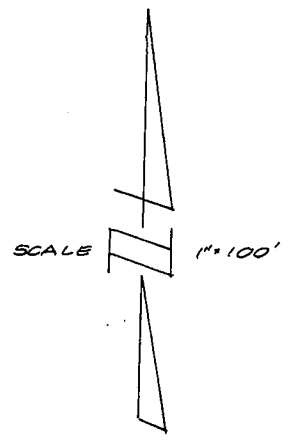
VICINITY MAP

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 = 3%.
- 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.

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 50 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.
- DWELLING EXTERIORS SHALL BE OF A NONCOMBUSTIBLE MATERIAL. NONCOMBUSTIBLE MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO MASONRY, STUCCO AND ALUMINUM SIDING.



W/4 COR. SEC. 19, T.55, R.1W, S.L.B.1M
 S.W. COR. SEC. 19, T.55, R.1W, S.L.B.1M

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