

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 S40°12'58"E 1158.43' ALONG SECTION LINE FROM THE E 1/4 COR. SEC. 19, T.55, R.1W, S.L.B. 1M, SALT LAKE BASE & MERIDIAN THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S60°18'55"E	439.70	FEET, THENCE
S67°22'50"W	678.61	FEET, THENCE ALONG THE ARC
Δ=13°56'02" R=1028.00' L=250.00'		(CO. N29°35'11"W 249.38'); THENCE
N62°25'55"E	568.09	FEET, THENCE
N52°01'30"E	322.92	FEET TO THE POINT OF BEGINNING
CONTAINS 5.3258 ACRES (1 LOT)		

BASIS 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 HERETO SET OUR HANDS THIS 15 DAY OF April 1996

Cedar Pass, L.C.  
 BY: SCOTT KIRKLAND

**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 8/27/96  
 Susan 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 15 DAY OF April A.D. 1996

APPROVED: [Signatures]  
 ENGINEER (See Seal Below) ATTEST: [Signature]  
 CLERK/RECORDER (See Seal Below)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 19\_\_\_, BY THE PLANNING COMMISSION.  
 DIRECTOR-SECRETARY CHAIRPERSON, PLANNING COMMISSION

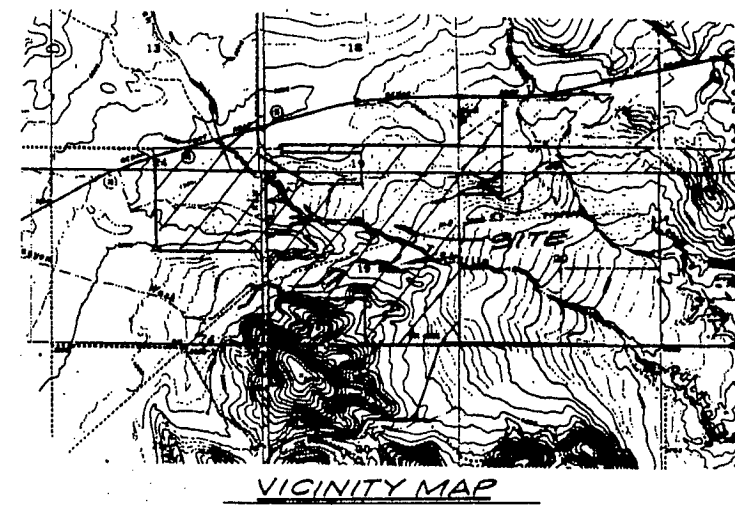
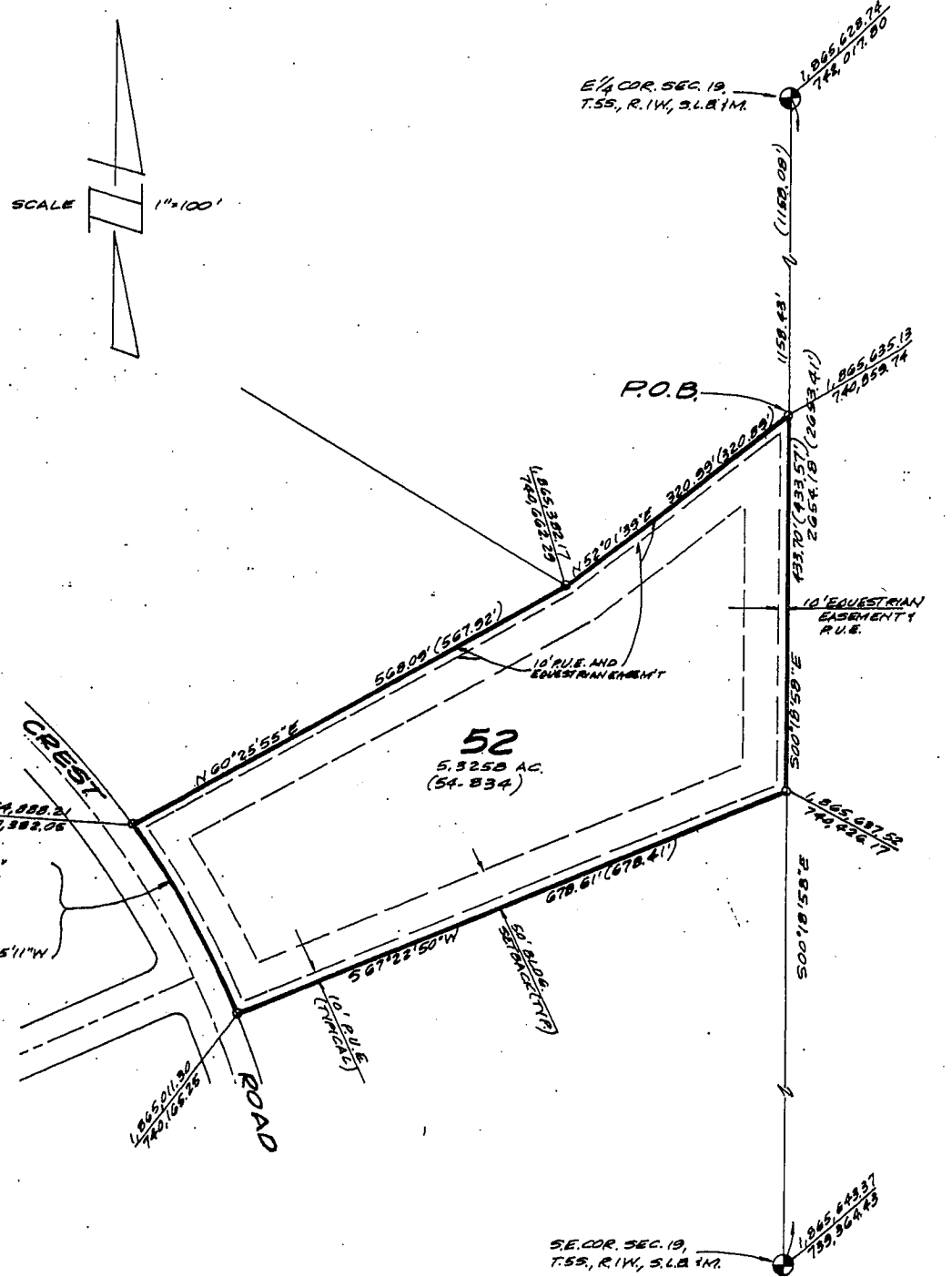
PLAT #9  
 40999 200 85598  
 RECORD IN A COUNTY RECORDS OFFICE TO OBTAIN AN OFFICIAL RECORD FOR CARRY TITLE

**CEDAR PASS RANCH**

SUBDIVISION

SCALE: 1" = 100 FEET UTAH COUNTY, UTAH

REGISTERED LAND SURVEYOR No. 163947 DAVID V. THOMAS STATE OF UTAH  
 Notary Public Seal City-Eng Seal City Seal



- 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 30 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.
  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 4000 GALLON WATER TANK MEETING UTAH COUNTY STANDARDS FOR DESIGN AND LOCATION, AND EACH LOT PRIOR TO OCCUPANCY OF THE LOT.
  8. All rollback taxes must be paid by the developer prior to recording this and all subsequent plats.

**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 30' FRONT YARD SETBACK AND A 50' SETBACK FOR SIDE AND REAR YARDS. THOSE LOTS THAT BACK UP TO TUCKVILLE 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 ROADWAY = 0%
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.

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