ENT 26839:2006 PG 1 of 13
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Mar 07 2:21 pm FEE 393.00 BY CS
RECORDED FOR MERIDIAN TITLE COMPANY
ELECTRONICALLY RECORDED

After Recordation, return to:

AMENDMENT TO CC&R'S AND HOME OWNER BYLAWS FOR PLATS B,C,D,F,I

The Cedars Home Owners Association
10732 Congressional
Cedar Hills, UT 84062

AMENDMENT TO THE CEDARS PLANNED UNIT DEVELOPMENT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS & HOME OWNER BYLAWS

Pursuant to the provisions of Sections 6.06 and 17.02 of the CEDARS PLANNED UNIT DEVELOPMENT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS & HOME OWNER BYLAWS, FOR THE CEDARS PLANNED UNIT DEVELOPMENT, PLATS B,C,D,F,I made on or about September 2004, by "Lone Peak Links, L.L.C.", and mailed to lot owners on or about that time, and hosted on the website of the current management company, Field Master Community Management, (the "Declaration"), the majority of Lot owners within The Cedars Planned Unit Development, Plats "B", "C", "D", "F", "I", "L", "M", "N", "O" (the "Owners"), hereby modify the Declaration, as follows:

1. **BACKGROUND**. At some time in 2004, Field Master Community Management, a community management company that manages the Cedars Homeowners Association, mailed a document titled THE CEDARS PLANNED UNIT DEVELOPMENT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS & HOME OWNER BYLAWS to the Owners, on behalf of the Declarant. Questions surround the validity of this amended document. Because doubt exists as to its validity, the Owners hereby modify, repeal and amend this Declaration in the event that it is upheld as legally binding. Sections 6.06 and 17.02 of the "Declaration" permits the Owners by a vote of more than fifty percent (50%) of the total votes of the HOA to modify, repeal, or amend the Declaration. Given, therefore, the consensus of over fifty percent (50%) of the total votes of the HOA, the Owners modify, repeal, and amend the Declaration as provided herein.

2. **CONSIDERATION**. The Owners acknowledge the proffer and receipt of good and valuable consideration for this Amendment.

3. **MODIFICATION, REPEAL, and AMENDMENT**. The following sections of the Declaration are modified, repealed, and amended as follows:

   6.01 Breach of Violation of Covenant. In the event of a violation or breach or attempted violation or breach of any of these covenants, restrictions, limitations, conditions, or agreements, as they may be amended from time to time, by any person or concern claiming by virtue of any judicial proceedings, The Cedars HOA or the owner of any Lot in the Subdivision, jointly or severally, shall be authorized to take such legal or administrative action as it deems appropriate, consistent with the laws of the State of Utah, to enforce said Covenants, Conditions, and Restrictions. This authorization, however, shall not extend to any dispute concerning or challenge to a proper amendment of these Covenants, Conditions, and Restrictions.

   6.02 Recovery. In the event that The Cedars HOA, The Cedars Committee, or any property owners in the subdivision are successful in prosecuting any violation of these restrictive covenants, as they may be amended from time to time, such successful party may recover (in addition to any other damages) costs, and expenses of the litigation, including reasonable attorney's fees from the party found to be in violation thereof.

   13.02 Election and Service. Election of the members of the Committee shall be conducted at the annual meeting of the lot owners. Election shall be by majority vote cast by all owners or proxies in attendance at the meeting. The term of those members elected shall be for the remainder of the year in which they are elected and until the next annual meeting of the HOA. The number of the members of The Cedars Committee may be changed at any annual meeting. Any member of The Cedars Committee may resign from the Committee, at any time, upon written notice to the other members of The Cedars Committee.

13.04 Duties of the Cedars Committee. The rights, duties and functions of The Cedars Committee shall be exercised by Declarant until the date the Articles are filed with the State of Utah, after which the initial Cedars Committee, named in Section 13.08 below, shall serve until replaced by an amendment. The Cedars Committee shall have all the powers, duties and responsibilities as are now or may hereafter be provided by this Declaration, the Articles and Bylaws, including, but not limited to, the following:

(1) To make and enforce all rules and regulations covering the operation and maintenance of the Subdivision.

(2) To maintain those common areas in the Subdivision listed below.

a. The common park
b. All private roads and appurtenant landscape areas.
c. The fifty foot buffer strip on the east side of Canyon Rd.

(3) To enforce the conditions, covenants, restrictions, and agreements set forth herein and as may be hereafter adopted by the HOA.

(4) To serve as the Architectural Review Committee and perform the duties and tasks delegated thereto at any time no ARC shall exist.

(5) To enter into contracts, deeds, leases and/or other written instructions or documents and to authorize the execution and delivery thereof by the appropriate officers.

(6) To assess and collect fees from its Members to cover the costs of the maintenance of the common areas of the Subdivision and administration of The Cedars HOA,

(7) To open bank accounts on behalf of The Cedars HOA and to designate the signatures thereof.

(8) To bring, prosecute and settle litigation for itself, The Cedars HOA, and the Subdivision.

(9) To own, purchase, or lease, hold and sell, or otherwise dispose of, on behalf of the Members or Owners, items of personal property necessary or convenient to the management of the business and affairs of The Cedars HOA or for the operation of the Subdivision, including, without limitation, furniture, furnishings, fixtures, maintenance equipment, appliances, and office supplies.

(10) To keep adequate books and records.

(11) To do all other acts necessary for the operation and maintenance of the Subdivision and the performance of its duties as agent for The Cedars HOA, including the maintenance and repair of any portion of the subdivision and common improvements therein as deemed necessary to protect or preserve the Subdivision.

13.13 Resignation or Removal. A member of The Cedars Committee may resign at any time by delivering a written resignation to either the president or The Cedars Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any member of The Cedars Committee may be removed at any time, for or without cause, by the affirmative vote of the Owners holding more than fifty (50%) of the total number of votes appurtenant to all Lots in the Development, at a special meeting of the members duly called for such purpose.

13.14 Vacancies. If vacancies shall occur in The Cedars Committee by reason of the death, resignation, or disqualification of a member of The Cedars Committee, or if the authorized number of The Cedars Committee shall be increased The Cedars Committee then in office shall continue to act, and such vacancies or newly created memberships shall be filled by a vote of The Cedars Committee then in office, though less than a quorum, in any way approved by such The Cedars Committee at the meeting. Any member of The Cedars Committee elected or appointed hereunder

to fill a vacancy shall serve for the unexpired term of his predecessor or for the term of the newly created Cedars Committee, as the case may be.

16.01 Architectural Review Committee. There is hereby established an Architectural Review Committee (ARC) for the Cedars. The ARC shall consist of five (5) members. The ARC shall have the duty and responsibility to carry out the tasks set forth under ARTICLE IV, and shall pass upon, approve or reject any plans or specifications for improvements to be made on lots in the Subdivision, and to enforce the conditions, covenants and restrictions set forth herein, and standards found in "The Cedars Design Standards", set forth herein or made an attachments hereto, so that all structures shall conform to the restrictions and general plans, of The Cedars HOA, and The Cedars Committee, for the improvement and development of the whole Subdivision. The ARC may act by any three (3) of its members, and the approval of any plans for the construction of homes or improvements to The Cedars and must have a stamp of approval and be signed by three (3) members of the ARC.

16.02 The members of the ARC shall be appointed by The Cedars Committee, in accordance with the provisions of ARTICLE XIV. Any member of the ARC may resign from the Committee, at any time, upon written notice to the other members of the ARC.

4. Effective immediately, the members (and offices) of the Cedars Committee shall be

President Jeffrey Welch 10732 Congressional Cedar Hills, UT 84062	Secretary TK Plant 10737 Congressional Cedar Hills, UT 84062	Member Lynn Spencer 10695 Spyglass Cedar Hills, UT 84062
Member Kelton Busby 10752 Shinnecock Cedar Hills, UT 84062	Member Lynette Schloer 3999 Centennial Cedar Hills, UT 84062	

until the soonest an election can be reasonably held, on which date a general election will be held for all five positions of The Cedars Committee. Election shall be by majority vote cast by all owners or proxies in attendance at the meeting. The term of those members elected shall be for the remainder of the year in which they are elected and until the next annual meeting of the HOA.

5. The Cedars Committee shall permit the Declarant to serve as three (3) of the five (5) Architectural Review Committee positions for 'Plat I' only contingent upon the Declarant:
   c. Executing, verifying and mailing this amendment to each Member of the HOA with a postmark of no later than October 7, 2005.
   d. Enforcing the Conditions, Covenants, and Restrictions, and the standards found in "The Cedars Design Standards", so that all structures in 'Plat I' shall conform to the restrictions and general plans of The Cedars HOA.

6. The Declarant's right to amend as described in Sections 6.05 and 17.02 of the Declaration shall be limited to 'Plat I'.

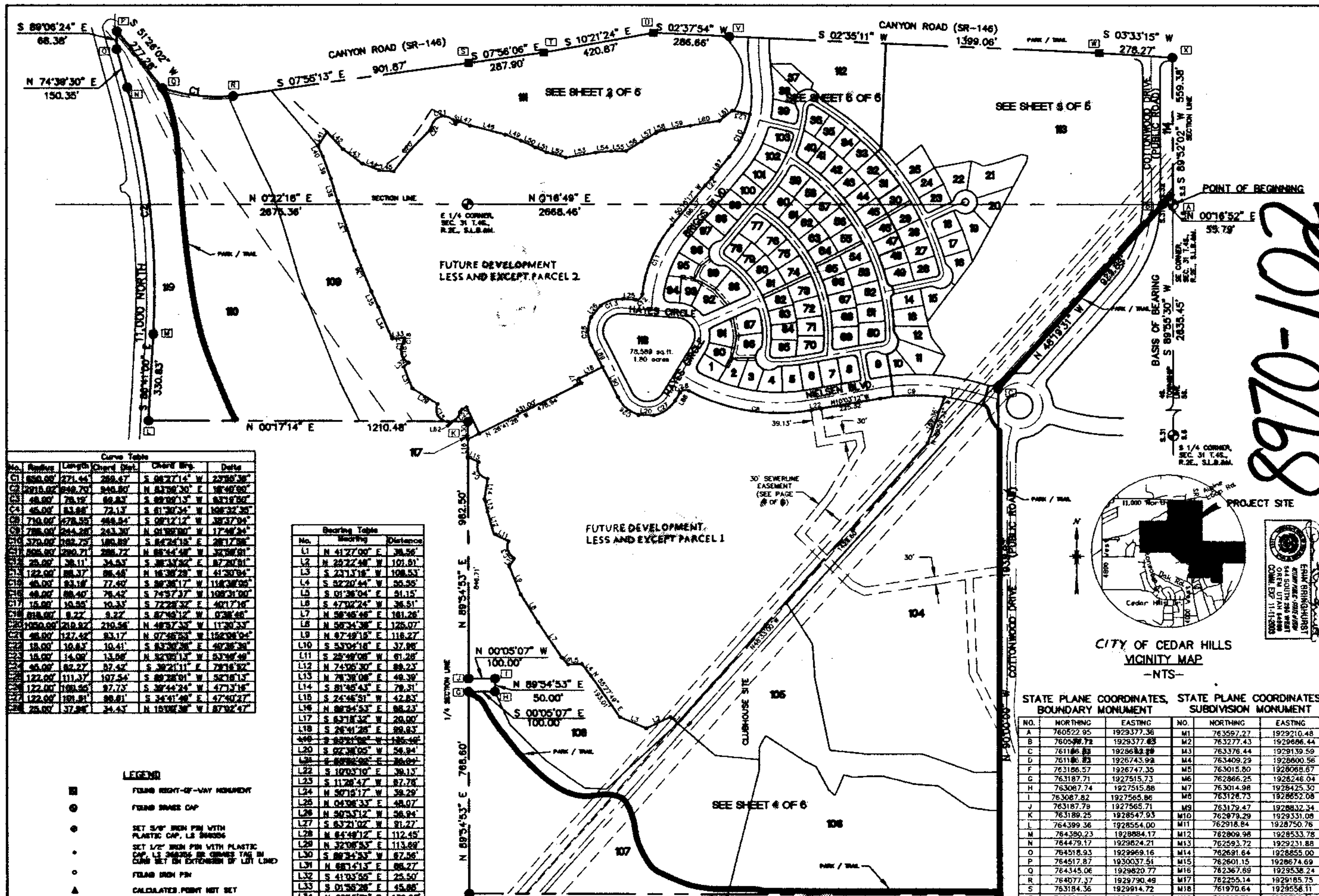
7. **SCOPE.** All provisions of the Declaration remain in effect except as modified, repealed, or amended by this instrument.

VOTING: Aye: 183 Nay: 0 Total Votes in the HOA: 284

Executed and Verified this 6 day of Oct, 2005,

Craig D Nielsen

By: CRAIG D. NIELSEN
President, Cedars
Homeowners Association



No.	Radius	Length	Chord Dist.	Chord Brg.	Delta
C1	650.00'	271.44'	269.47'	S 06°27'14" W	23°55'36"
C2	2915.00'	949.70'	945.80'	N 83°50'30" E	18°40'00"
C3	48.00'	79.19'	68.83'	S 89°00'13" W	94°31'50"
C4	45.00'	83.86'	72.13'	S 61°30'34" W	106°32'36"
C8	710.00'	478.55'	469.54'	S 09°12'12" W	38°37'04"
C9	786.00'	244.26'	243.30'	N 01°00'00" W	17°48'24"
C10	370.00'	182.75'	180.89'	S 84°24'15" E	28°17'56"
C11	505.00'	290.71'	286.72'	N 65°44'48" W	32°58'01"
C12	25.00'	38.11'	34.53'	S 38°37'02" E	87°20'01"
C13	122.00'	88.37'	86.46'	N 16°38'28" W	41°30'04"
C14	46.00'	93.18'	77.40'	S 86°36'17" W	116°36'05"
C15	48.00'	88.40'	76.42'	S 74°37'37" W	105°31'00"
C17	15.00'	10.55'	10.33'	S 72°28'32" E	40°17'16"
C18	818.00'	9.22'	9.22'	S 87°46'12" W	0°38'46"
C20	1050.00'	210.92'	210.56'	N 48°57'33" W	11°30'33"
C21	48.00'	127.42'	93.17'	N 07°46'53" W	152°06'04"
C22	15.00'	10.63'	10.41'	S 83°36'36" E	40°36'38"
C23	15.00'	14.09'	13.58'	N 52°05'13" W	53°49'48"
C24	95.00'	82.27'	87.42'	S 30°21'11" E	78°18'52"
C25	122.00'	111.37'	107.54'	S 80°28'01" W	52°18'13"
C26	122.00'	100.56'	97.73'	S 30°44'24" W	47°13'16"
C27	122.00'	101.61'	98.81'	S 34°41'49" E	47°40'27"
C28	25.00'	37.96'	34.43'	N 15°30'38" W	87°02'47"

No.	Bearing	Distance
L1	N 41°27'00" E	36.56'
L2	N 26°22'48" W	101.61'
L3	S 23°13'16" W	108.53'
L4	S 32°20'44" W	55.55'
L5	S 01°36'04" E	51.15'
L6	S 47°02'24" W	36.51'
L7	N 58°46'46" E	161.26'
L8	N 58°34'36" E	125.07'
L9	N 87°49'15" E	118.27'
L10	S 53°04'18" E	37.86'
L11	S 25°49'08" W	61.28'
L12	N 74°35'30" E	89.23'
L13	N 76°38'08" E	49.39'
L14	S 81°45'43" E	79.31'
L15	S 24°46'51" W	42.83'
L16	N 88°54'52" E	88.23'
L17	S 63°18'32" W	20.00'
L18	S 26°41'26" E	89.93'
~~L19~~	~~S 89°59'00" W~~	~~135.49'~~
L20	S 02°38'05" W	56.94'
~~L21~~	~~S 89°52'02" E~~	~~30.04'~~
L22	S 10°03'10" E	39.13'
L23	S 11°26'47" W	87.78'
L24	N 50°15'17" W	39.29'
L25	N 04°36'33" E	48.07'
L26	N 50°53'12" W	56.94'
L27	S 63°21'02" W	91.27'
L28	N 64°49'12" E	112.45'
L29	N 32°06'53" E	113.69'
L30	S 89°54'53" W	67.56'
L31	N 88°14'13" E	86.27'
L32	S 41°03'55" E	25.50'
L33	S 01°56'26" E	45.86'
L34	N 68°15'31" E	130.92'
L35	N 65°53'37" E	85.03'
L36	N 88°01'57" E	187.79'
L37	N 71°08'46" E	198.79'
L38	N 73°35'46" E	88.67'
L39	N 70°37'18" E	90.34'
L40	N 64°44'12" E	43.93'
L41	S 58°50'16" E	62.43'
L42	S 47°29'33" W	88.45'
L43	S 36°35'28" W	91.21'
L44	S 21°41'21" W	69.65'
L45	S 05°28'17" W	55.17'
L46	S 44°11'02" E	16.21'
L47	N 20°33'09" E	48.91'
L48	N 14°21'36" E	138.24'
L49	N 21°15'13" E	62.73'
L50	N 25°45'29" E	80.32'
L51	N 23°35'21" E	47.17'

No.	Bearing	Distance
L52	N 15°12'33" E	75.33'
L53	S 09°58'51" E	113.29'
L54	S 05°18'59" E	57.47'
L55	S 00°30'56" E	57.47'
L56	S 32°11'19" E	64.52'
L57	S 30°50'14" E	65.02'
L58	S 17°21'06" E	37.35'
L59	S 00°57'06" E	95.33'
L60	S 09°45'12" E	111.76'
L61	S 38°24'42" E	62.05'
L62	N 00°17'14" E	75.17'
L86	S 25°10'46" E	19.36'
L87	N 50°15'17" W	102.80'
L88	S 56°32'02" E	36.04'
L89	S 63°21'02" W	91.27'
L90	S 83°21'02" W	135.49'

LEGEND

- FOUND RIGHT-OF-WAY MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368356
- SET 1/2" IRON PIN WITH PLASTIC CAP, LS 368356 OR CHINES TAG IN CURB SET ON EXTENSION OF LOT LINE
- FOUND IRON PIN
- CALCULATED POINT NOT SET
- SUBDIVISION MONUMENT
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- LOT NUMBER
- LOT ADDRESS

K:\3-99-193-00\Drawings\FINAL-PLAT\FINAL-PLAT-8-25\FLPLAT-A.dwg 12/22/00 10:12:37 AM MST

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

SCALE: 1" = 200'

STATE PLANE COORDINATES, BOUNDARY MONUMENT

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	1926743.92
F	763186.57	1926747.35
G	763187.71	1927515.73
H	763087.74	1927515.88
I	763087.82	1927565.86
J	763187.79	1927565.71
K	763189.25	1928547.93
L	764399.36	1928554.00
M	764380.23	1928884.17
N	764479.17	1929824.21
O	764518.93	1929969.16
P	764517.87	1930037.51
Q	764345.06	1929820.77
R	764077.37	1929790.49
S	763184.36	1929914.72
T	762899.30	1929954.46
U	762485.41	1930030.10
V	762199.13	1930016.94
W	760801.90	1929953.82
X	760524.25	1929936.58

STATE PLANE COORDINATES, SUBDIVISION MONUMENT

NO.	NORTHING	EASTING
M1	763597.27	1929210.48
M2	763277.43	1929686.44
M3	763376.44	1929139.59
M4	763409.29	1928600.56
M5	763015.80	1928068.67
M6	762866.25	1928246.04
M7	763014.98	1928425.30
M8	763128.73	1928652.08
M9	763179.47	1928832.34
M10	762979.29	1929331.08
M11	762918.84	1928750.76
M12	762809.98	1928533.78
M13	762593.72	1929231.88
M14	762691.64	1928855.00
M15	762601.15	1928674.69
M16	762367.69	1929538.24
M17	762255.14	1929185.75
M18	761970.64	1929558.11
M19	761918.76	1929795.51
M20	762073.45	1928780.85
M21	762236.27	1928495.57
M22	762008.02	1928465.81
M23	761612.39	1929044.92
M24	761595.90	1928841.64
M25	761681.19	1928512.32
M26	761385.47	1929092.92
M27	762425.69	1927894.65
M28	762400.98	1927664.59

PLANNING COMMISSION APPROVAL

APPROVED THIS 31st DAY OF August, A.D. 2000 BY THE City of Cedar Hills PLANNING COMMISSION

DIRECTOR-SECRETARY — CHAIRMAN, PLANNING COMMISSION

8970-102 (Sheet 1 of 6)

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

12-28-00
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

SEE DESCRIPTION ON PAGE 2 OF 6

TOTAL ACREAGE = 142.[illegible] ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE UNLESS OTHERWISE NOTED, AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THESE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. LOTS 104, 105, 109, 110, 111, 112, 113, AND 114 SHALL HAVE A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN WATER, STORM DRAIN, DETENTION PONDS, IRRIGATION RESERVOIR AND DISPERSAL FACILITIES, TOGETHER WITH THE RIGHT-OF-WAY THERETO. THE OPEN SPACE PARCELS ARE NOT DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC.

DATED THIS 5th DAY OF January 2001

Lone Peak Links, L.L.C.

CRAIG D. NIELSEN, PRESIDENT DAKOTA HOMES

GORDON JONES

State of Utah s.s.
County of Utah
The foregoing instrument was acknowledged before me this 5th day of January, 2001, by Kenneth G. Briggs in his capacity as a member of Lone Peak Links LLC, who duly acknowledged to me that said instrument was executed by his authority.

Notary Public — Com. exp. 7-1-01

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4 DAY OF January, A.D. 2001 BY Gordon Jones IN HIS CAPACITY AS A MEMBER OF LONE PEAK LINKS LLC. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 4-13-2002

NOTARY PUBLIC
(SEE SEAL BELOW)

ERIN BRINGHURST
NOTARY PUBLIC - STATE of UTAH
544 SOUTH 280 WEST
OREM UTAH 84058
COMM. EXP. 11-11-2003

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 7th DAY OF September, A.D. 2000.

Brad Sears, Mayor

APPROVED ______ ENGINEER (SEE SEAL BELOW)

ATTEST ______ CLERK-RECORDER (SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

THE CEDARS AT CEDAR HILLS PLAT "B"

PLANNED RESIDENTIAL DEVELOPMENT

PAGE 1 OF 6
CEDAR HILLS ______ UTAH COUNTY, UTAH
SCALE 1" = 200 FEET

ENT 21550:2001 Map# 8970
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Mar 07 2:51 pm
RECORDED FOR CEDAR HILLS TOWN

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
ROBBIN J. MULLEN, No. 368356, STATE OF UTAH	NOTARY PUBLIC, KIM E. HOLINDRAKE, 10018 North Pine Court, Cedar Hills, Utah 84062, My Commission Expires July 1, 2001, STATE OF UTAH	CITY OF CEDAR HILLS, ENGINEER, STATE OF UTAH	CEDAR HILLS CITY RECORDER, SEAL, STATE OF UTAH

SEC 31 & 32 T4S R2E TN 021 UV

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 AND IN THE WEST 1/2 OF SECTION 32 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N. 00°16'52" E. A DISTANCE OF **55.79** FEET; THENCE N. 48°19'31" W. A DISTANCE OF **929.89** FEET; THENCE WEST A DISTANCE OF 193**9.82** FEET; THENCE N. 00°05'56" E. A DISTANCE OF **1980.31** FEET; THENCE N. 89°54'53" E. A DISTANCE OF 768.60 FEET; THENCE S. 00°05'07" E. A DISTANCE OF 100.00 FEET; THENCE N. 89°54'53" E. A DISTANCE OF 50.00 FEET; THENCE N. 00°05'07" W. A DISTANCE OF 100.00 FEET; THENCE N. 89°54'53" E. A DISTANCE OF 982.50 FEET; THENCE N. 00°17'14" E. A DISTANCE OF 1210.48 FEET TO THE SOUTH SIDE OF AN U.D.O.T. RIGHT-OF-WAY; THENCE ALONG SAID R.O.W. THE FOLLOWING 3 COURSES: 1) S. 86°41'00" E. A DISTANCE OF 330.83 FEET; 2) THENCE NORTHEASTERLY A DISTANCE OF 949.70 FEET ALONG THE ARC OF A 2915.02-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°40'00", SUBTENDED BY A CHORD THAT BEARS N. 83°59'30" E A DISTANCE OF 945.50 FEET; 3) THENCE N. 74°39'30" E. A DISTANCE OF 150.35 FEET; THENCE S. 89°06'24" E. A DISTANCE OF 68.38 FEET TO AN U.D.O.T. RIGHT-OF-WAY; THENCE ALONG SAID R.O.W. THE FOLLOWING 8 COURSES: 1) S. 51°26'02" W. A DISTANCE OF 277.28 FEET; 2) THENCE SOUTHWESTERLY A DISTANCE OF 271.44 FEET ALONG THE ARC OF A 650.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23°55'36", SUBTENDED BY A CHORD THAT BEARS S. 06°27'14" W A DISTANCE OF 269.47 FEET; 3) THENCE S. 07°55'13" E. A DISTANCE OF 901.87 FEET TO A FOUND R.O.W. MONUMENT; 4) THENCE S. 07°56'06" E. A DISTANCE OF 287.90 FEET TO A FOUND R.O.W. MONUMENT; 5) THENCE S. 10°21'24" E. A DISTANCE OF 420.87 FEET TO A FOUND R.O.W. MONUMENT; 6) THENCE S. 02°37'54" W. A DISTANCE OF 286.66 FEET; 7) THENCE S. 02°35'11" W. A DISTANCE OF 1399.06 FEET TO A FOUND R.O.W. MONUMENT; 8) THENCE S. 03°33'15" W. A DISTANCE OF 278.27 FEET; THENCE S. 89°52'02" W. A DISTANCE OF 559.38 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 199.06 ACRES OF LAND.

LESS AND EXCEPTING THE FOLLOWING TWO (2) PARCELS

PARCEL #1

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 865.69 FEET; THENCE WEST A DISTANCE OF 738.04 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 69°59'33" W. A DISTANCE OF 189.36 FEET; THENCE N. 48°33'00" W. A DISTANCE OF 1428.60 FEET; THENCE N. 41°27'00" E. A DISTANCE OF 36.56 FEET; THENCE N. 25°22'48" W. A DISTANCE OF 101.51 FEET; THENCE N. 23°13'16" E. A DISTANCE OF 108.53 FEET; THENCE N. 55°27'49" E. A DISTANCE OF 193.01 FEET; THENCE N. 52°20'44" E. A DISTANCE OF 55.55 FEET; THENCE N. 01°36'04" W. A DISTANCE OF 51.15 FEET; THENCE N. 47°02'24" E. A DISTANCE OF 36.51 FEET; THENCE N. 56°45'46" E. A DISTANCE OF 161.26 FEET; THENCE N. 58°34'38" E. A DISTANCE OF 125.07 FEET; THENCE N. 67°49'15" E. A DISTANCE OF 116.27 FEET; THENCE S. 53°04'18" E. A DISTANCE OF 37.98 FEET; THENCE NORTHEASTERLY A DISTANCE OF 78.19 FEET ALONG THE ARC OF A 48.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 93°19'50", SUBTENDED BY A CHORD THAT BEARS N. 69°09'13" E. A DISTANCE OF 69.83 FEET; THENCE N. 25°49'08" E. A DISTANCE OF 61.28 FEET; THENCE N. 74°05'30" E. A DISTANCE OF 89.23 FEET; THENCE N. 76°39'08" E. A DISTANCE OF 49.39 FEET; THENCE S. 81°45'43" E. A DISTANCE OF 79.31 FEET; THENCE NORTHEASTERLY A DISTANCE OF 83.68 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 106°32'35", SUBTENDED BY A CHORD THAT BEARS N. 61°30'34" E. A DISTANCE OF 72.13 FEET; THENCE N. 24°46'51" E. A DISTANCE OF 42.83 FEET; THENCE N. 89°54'53" E. A DISTANCE OF 68.23 FEET; THENCE S. 26°41'28" E. A DISTANCE OF 478.94 FEET; THENCE N. 63°18'32" E. A DISTANCE OF 20.00 FEET; THENCE S. 26°41'28" E. A DISTANCE OF 99.93 FEET; THENCE S. 63°21'02" W. A DISTANCE OF 135.49 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 100.55 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°13'16", SUBTENDED BY A CHORD THAT BEARS S. 39°44'24" W. A DISTANCE OF 97.73 FEET; THENCE S. 02°38'05" W. A DISTANCE OF 56.94 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 101.51 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°40'27", SUBTENDED BY A CHORD THAT BEARS S. 34°41'49" E. A DISTANCE OF 98.61 FEET; THENCE S. 58°32'02" E. A DISTANCE OF 36.04 THENCE SOUTHEASTERLY A DISTANCE OF 37.98 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°02'47", SUBTENDED BY A CHORD THAT BEARS S. 15°00'39" E. A DISTANCE OF 34.43 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 478.55 FEET ALONG THE ARC OF A 710.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°37'04", SUBTENDED BY A CHORD THAT BEARS S. 09°12'12" W. A DISTANCE OF 469.54 FEET; THENCE S. 10°03'10" E. A DISTANCE OF 39.13 FEET; THENCE S. 10°03'12" E. A DISTANCE OF 225.32 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 244.28 FEET ALONG THE ARC OF A 786.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°48'24", SUBTENDED BY A CHORD THAT BEARS S. 01°09'00" E A DISTANCE OF 243.30 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 31.47 ACRES OF LAND.

PARCEL #2

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 AND IN THE WEST 1/2 OF SECTION 32 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 1599.59 FEET; THENCE EAST A DISTANCE OF 336.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY A DISTANCE OF 182.75 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°17'56", SUBTENDED BY A CHORD THAT BEARS N. 64°24'15" W. A DISTANCE OF 180.89 FEET; THENCE N. 50°15'17" W. A DISTANCE OF 102.90 FEET; THENCE N. 50°15'17" W. A DISTANCE OF 39.29 FEET; THENCE N. 50°15'17" W. A DISTANCE OF 196.37 FEET; THENCE NORTHWESTERELY A DISTANCE OF 290.71 FEET ALONG THE ARC OF A 505.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°59'01", SUBTENDED BY A CHORD THAT BEARS N. 66°44'48" W. A DISTANCE OF 286.72 FEET; THENCE NORTHWESTERLY A DISTANCE OF 38.11 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°20'51", SUBTENDED BY A CHORD THAT BEARS N. 39°33'52" W. A DISTANCE OF 34.53 FEET; THENCE N. 04°06'33" E. A DISTANCE OF 48.07 FEET; THENCE NORTHWESTERLY A DISTANCE OF 88.37 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°30'04", SUBTENDED BY A CHORD THAT BEARS N. 16°38'29" W. A DISTANCE OF 86.45 FEET; THENCE N. 50°53'12" W. A DISTANCE OF 56.94 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 111.37 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 52°18'13, SUBTENDED BY A CHORD THAT BEARS S. 89°28'01" W. A DISTANCE OF 107.54 FEET; THENCE S. 63°21'02" W. A DISTANCE OF 91.27 FEET; THENCE N. 26°41'28" W. A DISTANCE OF 99.93 FEET; THENCE S. 63°18'32" W. A DISTANCE OF 20.00 FEET; THENCE N. 26°41'28" W. A DISTANCE OF 431.00 FEET; THENCE N. 64°49'12" E. A DISTANCE OF 112.45 FEET; THENCE N. 25°10'48" W. A DISTANCE OF 19.36 FEET; THENCE NORTHWESTERLY A DISTANCE OF 14.09 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°48'49", SUBTENDED BY A CHORD THAT BEARS N. 52°05'13" W. A DISTANCE OF 13.58 FEET; THENCE NORTHWESTERLY A DISTANCE OF 62.27 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 79°16'52", SUBTENDED BY A CHORD THAT BEARS N. 39°21'11" W. A DISTANCE OF 57.42 FEET; THENCE NORHTEASTERLY A DISTANCE OF 93.18 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 118°38'05, SUBTENDED BY A CHORD THAT BEARS N. 59°36'17" E. A DISTANCE OF 77.40 FEET; THENCE N. 32°08'53" E. A DISTANCE OF 113.69 FEET; THENCE N. 68°14'13" E. A DISTANCE OF 88.27 FEET; THENCE S. 41°03'55" E. A DISTANCE OF 25.50 FEET; THENCE NORTHEASTERLY A DISTANCE OF 88.40 FEET ALONG THE ARC OF A 48.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 105°31'00", SUBTENDED BY A CHORD THAT BEARS N. 74°57'37" E. A DISTANCE OF 76.42 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 10.55 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°17'18", SUBTENDED BY A CHORD THAT BEARS S. 72°25'32" E. A DISTANCE OF 10.33 FEET; THENCE NORTHEASTERLY A DISTANCE OF 9.22 FEET ALONG THE ARC OF A 818.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°38'45", SUBTENDED BY A CHORD THAT BEARS N. 87°45'12" E. A DISTANCE OF 9.22 FEET; THENCE N. 01°55'26" W. A DISTANCE OF 45.88 FEET; THENCE N. 66°15'31" E. A DISTANCE OF 130.92 FEET; THENCE N. 65°53'37" E. A DISTANCE OF 65.03 FEET; THENCE N. 68°01'57" E. A DISTANCE OF 167.79 FEET; THENCE N. 71°08'46" E A DISTANCE OF 199.79 FEET; THENCE N. 73°35'45" E. A DISTANCE OF 88.67 FEET; THENCE N. 70°32'18" E. A DISTANCE OF 90.34 FEET; THENCE N. 64°44'12" E. A DISTANCE OF 43.93 FEET; THENCE S. 56°50'16" E. A DISTANCE OF 62.43 FEET; THENCE S. 47°29'33" W. A DISTANCE OF 88.45 FEET; THENCE S. 36°35'25" W. A DISTANCE OF 91.21 FEET; THENCE S. 21°41'21" W. A DISTANCE OF 69.65 FEET; THENCE S. 05°26'17" W. A DISTANCE OF 55.17 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 210.92 FEET ALONG THE ARC OF A 1050.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°30'33", SUBTENDED BY A CHORD THAT BEARS S. 48°57'33" E. A DISTANCE OF 210.56 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 10.63 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°36'39", SUBTENDED BY A CHORD THAT BEARS S. 63°30'36" E. A DISTANCE OF 10.41 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 127.42 FEET ALONG THE ARC OF A 48.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 152°06'04", SUBTENDED BY A CHORD THAT BEARS S. 07°45'53" E. A DISTANCE OF 93.17 FEET; THENCE S. 44°11'02" E. A DISTANCE OF 16.21 FEET; THENCE S. 20°33'09" W. A DISTANCE OF 46.91 FEET; THENCE S. 14°21'38" W. A DISTANCE OF 138.24 FEET; THENCE S. 21°15'13" W. A DISTANCE OF 62.73 FEET; THENCE S. 25°45'29" W. A DISTANCE OF 60.32 FEET; THENCE S. 23°35'21" W. A DISTANCE OF 47.17 FEET; THENCE S. 15°12'33" W. A DISTANCE OF 75.33 FEET; THENCE S. 09°56'51" E. A DISTANCE OF 113.29 FEET; THENCE S. 05°18'59" E. A DISTANCE OF 57.47 FEET; THENCE S. 00°30'56" E. A DISTANCE OF 57.47 FEET; THENCE S. 32°11'19" E. A DISTANCE OF 68.52 FEET; THENCE S. 30°50'14" E. A DISTANCE OF 65.02 FEET; THENCE S. 17°21'08" E. A DISTANCE OF 37.35 FEET; THENCE S. 09°57'06" E. A DISTANCE OF 95.33 FEET; THENCE S. 09°45'12" E. A DISTANCE OF 111.76 FEET; THENCE S. 38°24'42" E. A DISTANCE OF 62.05 FEET; THENCE S. 11°26'47" W. A DISTANCE OF 67.78 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 24.70 ACRES OF LAND.

8970-102 sheet 2 of 6

ENT 26839:2001 MAP 8970 RANDALL A. COVINGTON UTAH COUNTY RECORDER

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

LAND SURVEYOR

APPROVED THIS 23 DAY OF Feb A.D. 20 01

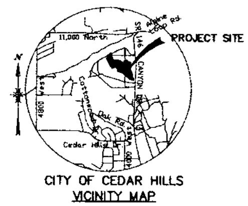
LAND SURVEYOR

THE CEDARS AT CEDAR HILLS PLAT "B"

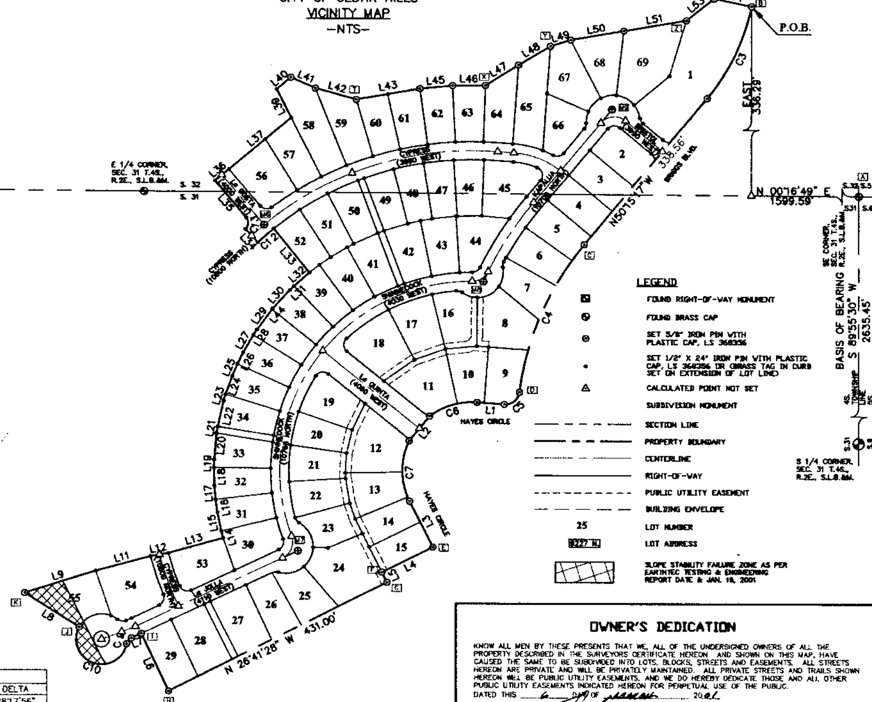
PLANNED RESIDENTIAL DEVELOPMENT

K:\3-99-193-00\Drawings\FINAL-PLAT\FINAL-PLAT-8-25\FLPLATWEST.dwg 01/10/01 09:54:21 AM MST

SCALE: 1" = 100'



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-



LEGEND

- FOUND RIGHT-OF-WAY MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368356
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, LS 368356 OR BRASS TAG IN CURB SET ON EXTENSION OF LOT LINE
- CALCULATED POINT NOT SET
- SUBDIVISION MONUMENT
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- 25 LOT NUMBER
- 10227 N. LOT ADDRESS
- SLOPE STABILITY FAILURE ZONE AS PER EARTHTEC TESTING & ENGINEERING REPORT DATE & JAN. 18, 2001

LINE TABLE

LINE	DIST.	BEARING
L1	48.07'	N04°06'33"E
L2	56.94'	N50°53'12"W
L3	91.27'	S63°21'02"W
L4	99.93'	N26°41'28"W
L5	20.00'	S63°18'32"W
L6	112.45'	N64°49'12"E
L7	19.36'	S25°10'48"E
L8	113.69'	N32°08'53"E
L9	130.96'	S17°16'14"E
L11	100.00'	S15°14'02"E
L12	32.13'	S10°07'35"E
L13	100.00'	S15°31'20"E
L14	12.78'	N75°17'03"E
L15	34.32'	N78°15'24"E
L16	23.14'	N81°53'00"E
L17	23.96'	N84°51'21"E
L18	33.02'	N88°27'09"E
L19	14.08'	S88°34'30"E
L20	47.02'	S84°43'06"E
L21	12.00'	S80°59'35"E
L22	47.15'	S77°15'33"E
L23	12.04'	S73°31'23"E
L24	34.81'	S70°33'57"E
L25	23.66'	S66°52'32"E
L26	23.20'	S63°55'07"E
L27	35.27'	S60°13'43"E
L28	11.58'	S57°16'18"E
L29	45.18'	S53°41'19"E
L30	44.34'	S47°49'38"E
L31	10.84'	S44°20'38"E
L32	36.01'	S41°23'13"E
L33	100.00'	N50°53'10"E
L34	32.00'	S47°02'53"W
L35	86.06'	S50°00'17"W
L36	32.00'	S39°12'29"E
L37	143.27'	S39°59'43"E
L39	56.46'	N63°04'44"E
L40	32.26'	S39°59'43"E
L41	47.17'	S23°35'21"W
L42	75.33'	S15°12'33"W
L43	113.29'	S09°56'51"E
L44	1.67'	S50°43'54"E
L45	57.47'	S05°18'59"E
L46	57.47'	S00°30'56"E
L47	68.52'	S32°11'19"E
L48	65.02'	S30°50'14"E
L49	37.35'	S17°21'08"E
L50	95.33'	S09°57'06"E
L51	111.76'	S09°45'12"E
L53	62.05'	S38°24'42"E
L54	67.78'	S11°26'47"W

STATE PLANE COORDINATES, SUBDIVISION MONUMENT

NO.	NORTHING	EASTING
M6	762979.29	1929331.08
M7	762918.84	1928750.76
M8	762593.72	1929231.88
M9	762367.69	1929538.24

STATE PLANE COORDINATES, BOUNDARY MONUMENT

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	762122.05	1929721.39
C	762416.58	1929298.06
D	762529.74	1929034.71
E	762681.01	1928758.23
F	762770.33	1928713.32
G	762761.35	1928695.46
H	763146.30	1928501.92
I	763194.13	1928603.65
J	763303.53	1928615.05
K	763399.76	1928675.53
T	762816.66	1929554.55
X	762590.47	1929579.96
Y	762476.68	1929649.76
Z	762237.07	1929696.30
AA	762188.46	1929734.84

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C3	182.75'	370.00'	S64°24'15"E	180.89'	28°17'56"
C4	290.71'	505.00'	N66°44'48"W	286.72'	32°59'01"
C5	38.11'	25.00'	N39°33'52"W	34.53'	87°20'51"
C6	88.37'	122.00'	N16°38'29"W	86.45'	41°30'04"
C7	111.37'	122.00'	S89°28'01"W	107.54'	52°18'13"
C9	14.09'	15.00'	N52°05'13"W	13.58'	53°48'49"
C10	155.44'	45.00'	N19°57'51"E	88.90'	197°54'57"
C12	37.11'	554.00'	N41°01'58"W	37.10'	3°50'17"
C13	22.79'	15.00'	S86°28'25"E	20.66'	87°02'36"

HUBBLE ENGINEERING, INC.

ENGINEERING-SURVEYING-PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

9308-106 (sheet 1 of 2)

K:\3-99-193-00\Drawings\FINAL-PLAT\FINAL-PLAT 1-10-01\FLPLATC.dwg 03/01/01 10:42:59 AM MST

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 366356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

March 1, 2001
DATE

[signature]
ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 AND IN THE WEST 1/2 OF SECTION 32 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 1599.59 FEET; THENCE EAST A DISTANCE OF 336.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY A DISTANCE OF 182.75 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°17'56", SUBTENDED BY A CHORD THAT BEARS N. 64°24'15" W. A DISTANCE OF 180.89 FEET; THENCE N. 50°15'17" W. A DISTANCE OF 338.56 FEET; THENCE NORTHWESTERLY A DISTANCE OF 290.71 FEET ALONG THE ARC OF A 505.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°59'01", SUBTENDED BY A CHORD THAT BEARS N. 66°44'48" W. A DISTANCE OF 286.72 FEET; THENCE NORTHWESTERLY A DISTANCE OF 38.11 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°20'51", SUBTENDED BY A CHORD THAT BEARS N. 39°33'52" W. A DISTANCE OF 34.53 FEET; THENCE N. 04°06'33" E. A DISTANCE OF 48.07 FEET, THENCE NORTHWESTERLY A DISTANCE OF 88.37 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°30'04", SUBTENDED BY A CHORD THAT BEARS N. 16°38'29" W. A DISTANCE OF 86.45 FEET; THENCE N. 50°53'12" W. A DISTANCE OF 56.94 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 111.37 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 52°18'13", SUBTENDED BY A CHORD THAT BEARS S. 89°28'01" W. A DISTANCE OF 107.54 FEET; THENCE S. 63°21'02" W. A DISTANCE OF 91.27 FEET; THENCE N. 26°41'28" W. A DISTANCE OF 99.93 FEET; THENCE S. 63°18'32" W. A DISTANCE OF 20.00 FEET; THENCE N. 26°41'28" W. A DISTANCE OF 431.00 FEET; THENCE N. 64°49'12" E. A DISTANCE OF 112.45 FEET; THENCE N. 25°10'48" W. A DISTANCE OF 19.36 FEET; THENCE NORTHWESTERLY A DISTANCE OF 14.09 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°48'49", SUBTENDED BY A CHORD THAT BEARS N. 52°05'13" W. A DISTANCE OF 13.58 FEET; THENCE NORTHWESTERLY A DISTANCE OF 155.44' FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 197°54'57", SUBTENDED BY A CHORD THAT BEARS N. 19°57'51" E. A DISTANCE OF 88.90 FEET; THENCE N. 32°08'53" E. A DISTANCE OF 113.69 FEET; THENCE S. 17°16'14" E. A DISTANCE OF 130.96 FEET; THENCE S. 15°14'02" E. A DISTANCE OF 100.00 FEET; THENCE S. 10°07'35" E. A DISTANCE OF 32.13 FEET; THENCE S. 15°31'20" E. A DISTANCE OF 100.00 FEET; THENCE N. 75°17'03" E. A DISTANCE OF 12.78 FEET; THENCE N. 78°15'24" E. A DISTANCE OF 34.32 FEET; THENCE N. 81°53'00" E. A DISTANCE OF 23.14 FEET; THENCE N. 84°51'21" E. A DISTANCE OF 23.96 FEET; THENCE N. 88°27'09" E. A DISTANCE OF 33.02 FEET; THENCE S. 88°34'30" E. A DISTANCE OF 14.08 FEET; THENCE S. 84°43'06" E. A DISTANCE OF 47.02 FEET; THENCE S. 80°59'35" E. A DISTANCE OF 12.00 FEET; THENCE S. 77°15'33" E. A DISTANCE OF 47.15 FEET; THENCE S. 73°31'23" E. A DISTANCE OF 12.04 FEET; THENCE S. 70°33'57" E. A DISTANCE OF 34.81 FEET; THENCE S. 66°52'32" E. A DISTANCE OF 23.66 FEET; THENCE S. 63°55'07" E. A DISTANCE OF 23.20 FEET; THENCE S. 60°13'43" E. A DISTANCE OF 35.27 FEET; THENCE S. 57°16'18" E. A DISTANCE OF 11.58 FEET; THENCE S. 53°41'19" E. A DISTANCE OF 45.18 FEET; THENCE S. 50°43'54" E. A DISTANCE OF 1.67 FEET; THENCE S. 47°49'38" E. A DISTANCE OF 44.34 FEET; THENCE S. 44°20'38" E. A DISTANCE OF 10.84 FEET; THENCE S. 41°23'13" E. A DISTANCE OF 36.01 FEET; THENCE N. 50°53'10" E. A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 37.11 FEET ALONG THE ARC OF A 554.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 3°50'17", SUBTENDED BY A CHORD THAT BEARS N. 41°01'58" W. A DISTANCE OF 37.10 FEET; THENCE N. 47°02'53" E. A DISTANCE OF 32.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87°02'36", SUBTENDED BY A CHORD THAT BEARS S. 86°28'25" E. A DISTANCE OF 20.66 FEET; THENCE N. 50°00'17" E. A DISTANCE OF 86.06 FEET; THENCE S. 39°12'29" E. A DISTANCE OF 32.00 FEET; THENCE S. 39°59'43" E. A DISTANCE OF 143.27 FEET; THENCE N. 63°04'44" E. A DISTANCE OF 56.46 FEET; THENCE S. 39°59'43" E. A DISTANCE OF 32.26 FEET; THENCE S. 23°35'21" W. A DISTANCE OF 47.17 FEET; THENCE S. 15°12'33" W. A DISTANCE OF 75.33 FEET; THENCE S. 09°56'51" E. A DISTANCE OF 113.29 FEET; THENCE S. 05°18'59" E. A DISTANCE OF 57.47 FEET; THENCE S. 00°30'56" E. A DISTANCE OF 57.47 FEET; THENCE S. 32°11'19" E. A DISTANCE OF 68.52 FEET; THENCE S. 30°50'14" E. A DISTANCE OF 65.02 FEET; THENCE S. 17°21'08" E. A DISTANCE OF 37.35 FEET; THENCE S. 09°57'06" E. A DISTANCE OF 95.33 FEET; THENCE S. 09°45'12" E. A DISTANCE OF 111.76 FEET; THENCE S. 38°24'42" E. A DISTANCE OF 62.05 FEET; THENCE S. 11°26'47" W. A DISTANCE OF 87.78 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 12.74 ACRES OF LAND.

State of Utah
County of Utah s.s.
The foregoing instrument was acknowledged before me on this 16th day of April, 2001 by Glen Arnell in his capacity as a member of Panda Homes LLC, who duly acknowledged to me that said instrument was executed by his authority.
[signature]

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ~~UTAH~~ Salt Lake s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF March, A.D. 2001 BY Kenneth G. Briggs IN HIS CAPACITY AS A MEMBER OF Lone Peak Links, L.L.C. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 2/10/05 [signature] NOTARY PUBLIC (SEE SEAL BELOW)

NOTARY PUBLIC, STATE OF UTAH, My Commission Expires July 1, 2001, KIM E. HOLINDRAKE, 10018 North Pine Court, Cedar Hills, Utah 84062

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 7th DAY OF September, A.D. 2000.

Brad Sears, Mayor

APPROVED [signature] ENGINEER (SEE SEAL BELOW) ATTEST [signature] CLERK-RECORDER (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 SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
DATED THIS 6 DAY OF March 2001

LONE PEAK LINKS, LLC
BY: [signature] MEMBER
BY: Panda Homes, LLC by Glen Arnell MEMBER
BY: MEMBER
BY: MEMBER

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 31st DAY OF August, A.D. 2000 BY THE City of Cedar Hills PLANNING COMMISSION

[signature] DIRECTOR-SECRETARY [signature] CHAIRMAN, PLANNING COMMISSION

THE CEDARS AT CEDAR HILLS PLAT "C"

PLANNED RESIDENTIAL DEVELOPMENT

PAGE 1 OF 2
CEDAR HILLS
SCALE 1" = 100 FEET
UTAH COUNTY, UTAH

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL

ROBBIN J. MULLEN, No. 366356, STATE OF UTAH
NOTARY PUBLIC, VICKI L. FLEMING, COMM. EXP. 02-10-2005
CITY OF CEDAR HILLS, STATE OF UTAH
CEDAR HILLS CITY RECORDER, SEAL

ENT 114071:2001 MAP 9308, RANDALL A. COVINGTON, UTAH COUNTY RECORDER

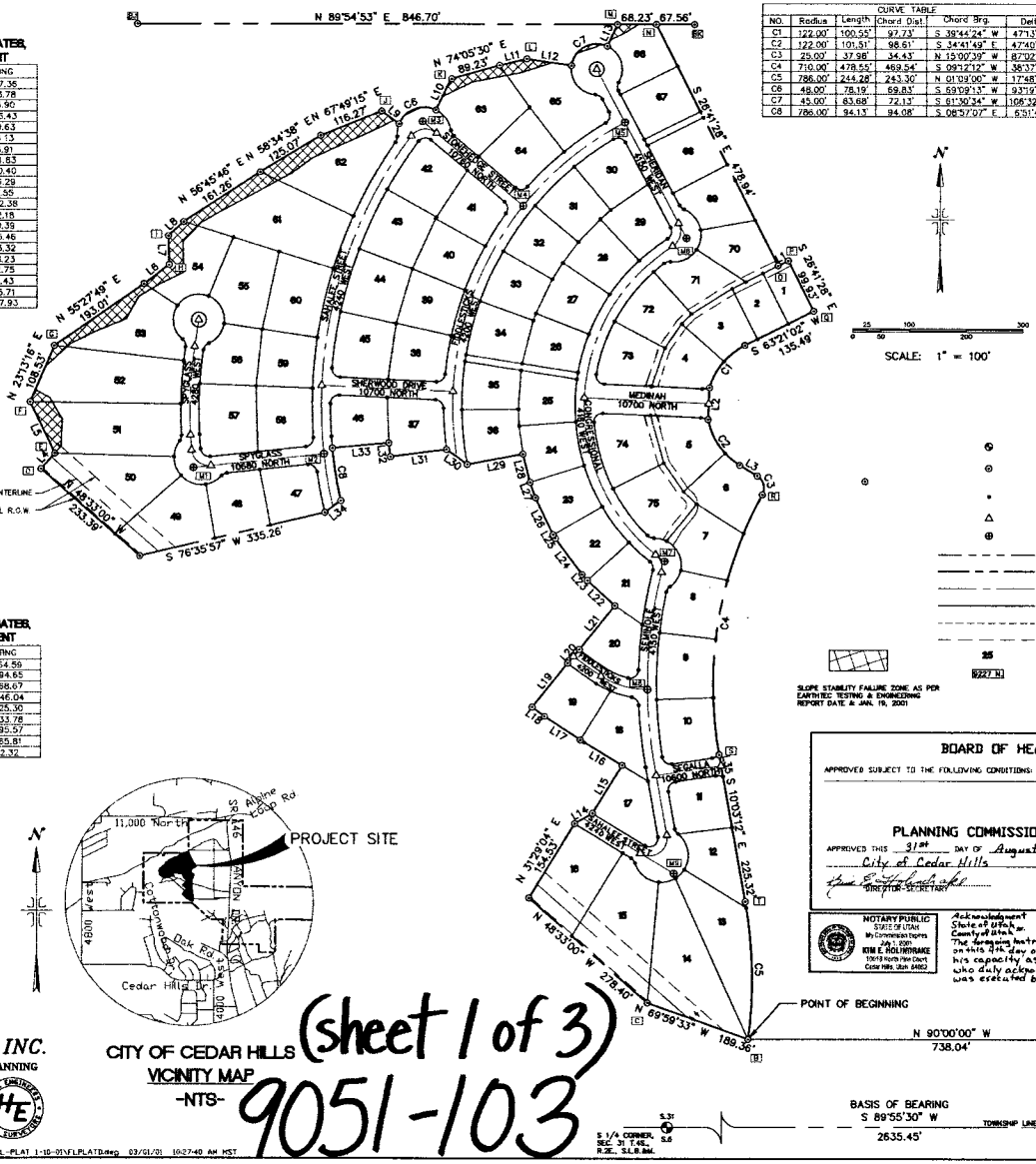
SECTS. 31 + 32 T4S R2E TB 621

STATE PLANE COORDINATES, BOUNDARY MONUMENT

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	761388.38	1928643.78
C	761453.15	1928463.90
D	762398.55	1927395.43
E	762425.95	1927419.63
F	762517.63	1927376.13
G	762617.34	1927418.91
H	762760.66	1927621.83
I	762811.78	1927620.40
J	763034.08	1927996.29
K	763091.26	1928118.55
L	763127.11	1928252.38
M	763189.02	1928412.18
N	763189.13	1928480.39
O	762761.35	1928695.46
P	762770.33	1928713.32
Q	762681.01	1928758.23
R	761891.87	1928592.75
T	761634.18	1928638.43
BJ	763187.79	1927565.71
BK	763189.75	1928547.93

STATE PLANE COORDINATES, SUBDIVISION MONUMENT

NO.	NORTHING	EASTING
M1	762400.98	1927664.59
M2	762425.69	1927894.65
M3	763015.80	1928068.67
M4	762866.25	1928246.04
M5	763014.98	1928425.30
M6	762809.98	1928533.78
M7	762236.27	1928495.57
M8	762008.02	1928465.81
M9	761681.19	1928512.32



CURVE TABLE					
NO.	Radius	Length	Chord Dist.	Chord Brg.	Delta
C1	122.00'	100.55'	97.73'	S 39°44'24" W	47°13'16"
C2	122.00'	101.51'	98.61'	S 34°41'49" E	47°40'27"
C3	25.00'	37.98'	34.43'	N 15°00'39" W	87°02'47"
C4	710.00'	478.55'	469.54'	S 09°12'12" W	38°37'04"
C5	786.00'	244.28'	243.30'	N 01°09'00" W	17°48'24"
C6	48.00'	78.19'	69.83'	S 69°09'13" W	93°19'50"
C7	45.00'	83.68'	72.13'	S 61°30'34" W	106°32'35"
C8	786.00'	94.13'	94.08'	S 08°57'07" E	6°51'43"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 63°18'32" E	20.00'
L2	S 02°38'05" W	56.94'
L3	N 58°32'02" W	36.94'
L4	N 41°27'00" E	36.56'
L5	N 25°22'48" W	101.51'
L6	N 52°20'44" E	55.55'
L7	N 01°36'04" W	51.15'
L8	N 47°02'24" E	36.51'
L9	S 53°04'18" E	37.98'
L10	N 25°49'06" E	61.28'
L11	N 76°39'06" E	49.39'
L12	S 61°45'43" E	79.31'
L13	N 24°46'51" E	42.83'
L14	N 59°37'36" E	36.30'
L15	N 31°29'04" E	100.04'
L16	N 58°30'56" W	86.50'
L17	N 58°37'36" W	75.85'
L18	N 52°24'37" W	27.49'
L19	N 38°44'03" E	100.00'
L20	N 40°17'36" E	32.01'
L21	N 38°38'38" E	100.00'
L22	N 47°11'04" W	66.05'
L23	N 42°06'53" W	14.23'
L24	N 36°08'48" W	80.24'
L25	N 30°36'59" W	7.30'
L26	N 25°32'48" W	72.87'
L27	N 19°37'05" W	28.82'
L28	N 14°02'54" W	51.49'
L29	S 79°12'09" W	100.00'
L30	N 54°15'48" W	45.18'
L31	S 82°24'37" W	100.00'
L32	N 06°33'19" W	24.77'
L33	S 84°28'45" W	100.00'
L34	S 53°06'24" W	35.93'
L35	S 10°33'10" E	39.13'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368356
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, LS 368356 OR BRASS TAG IN CURB SET ON EXTENSION OF LOT LINES
- CALCULATED POINT NOT SET
- SUBDIVISION MONUMENT
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- 25 LOT NUMBER
- 9227 N LOT ADDRESS

SLOPE STABILITY FAILURE ZONE AS PER EARTHTEC TESTING & ENGINEERING REPORT DATE 8 JAN. 19, 2001

CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

(sheet 1 of 3)

9051-103

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE March 1, 2001

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 20°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 865.69 FEET; THENCE WEST A DISTANCE OF 738.04 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 69°58'33" W. A DISTANCE OF 189.36 FEET; THENCE N. 48°33'00" W. A DISTANCE OF 278.40 FEET; THENCE N. 31°29'04" E. A DISTANCE OF 154.53 FEET; THENCE N. 59°37'36" E. A DISTANCE OF 36.30 FEET; THENCE N. 31°29'04" E. A DISTANCE OF 100.04 FEET; THENCE N. 58°30'56" W. A DISTANCE OF 86.50 FEET; THENCE N. 58° 37'36" W. A DISTANCE OF 75.85 FEET; THENCE N. 52°24'37" W. A DISTANCE OF 27.40 FEET; THENCE N. 38°44'03" E. A DISTANCE OF 100.00 FEET; THENCE N. 40°17'36" E. A DISTANCE OF 32.01 FEET; THENCE N. 38°38'38" E. A DISTANCE OF 100.00 FEET; THENCE N. 47°11'04" W. A DISTANCE OF 66.05 FEET; THENCE N. 42°06'53" W. A DISTANCE OF 14.23 FEET; THENCE N. 36°08'48" W. A DISTANCE OF 80.24 FEET; THENCE N. 30°36'59" W. A DISTANCE OF 7.30 FEET; THENCE N. 25°32'48" W. A DISTANCE OF 72.87 FEET; THENCE N. 19°37'05" W. A DISTANCE OF 28.82 FEET; THENCE N. 14°02'54" W. A DISTANCE OF 51.49 FEET; THENCE S. 79°12'09" W. A DISTANCE OF 100.00 FEET; THENCE N. 54°15'48" W. A DISTANCE OF 45.18 FEET; THENCE S. 82°24'37" W. A DISTANCE OF 100.00 FEET; THENCE N. 06°33'19" W. A DISTANCE OF 24.77 FEET; THENCE S. 84°28'45" W. A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 94.13 FEET ALONG THE ARC OF A 786.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 6°51'43", SUBTENDED BY A CHORD THAT BEARS S. 08°57'07" E. A DISTANCE OF 94.08 FEET; THENCE S. 53°06'24" W. A DISTANCE OF 35.03 FEET; THENCE S. 78°35'57" W. A DISTANCE OF 335.26 FEET; THENCE N. 48°33'00" W. A DISTANCE OF 233.39 FEET; THENCE N. 41°27'00" E. A DISTANCE OF 36.56 FEET; THENCE N. 25°22'48" W. A DISTANCE OF 101.51 FEET; THENCE N. 23°13'16" E. A DISTANCE OF 109.53 FEET; THENCE N. 55°27'49" E. A DISTANCE OF 193.01 FEET; THENCE N. 52°20'44" E. A DISTANCE OF 55.55 FEET; THENCE N. 01°36'04" W. A DISTANCE OF 51.15 FEET; THENCE N. 47°02'24" E. A DISTANCE OF 36.51 FEET; THENCE N. 56° 45'46" E. A DISTANCE OF 161.26 FEET; THENCE N. 58°34'38" E. A DISTANCE OF 125.07 FEET; THENCE N. 67°49'15" E. A DISTANCE OF 116.27 FEET; THENCE S. 53°04'18" E. A DISTANCE OF 37.98 FEET; THENCE NORTHEASTERLY A DISTANCE OF 78.19 FEET ALONG THE ARC OF A 48.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 93°19'50", SUBTENDED BY A CHORD THAT BEARS N. 69°09'13" E A DISTANCE OF 69.83 FEET; THENCE N. 25°49'06" E. A DISTANCE OF 61.28 FEET; THENCE N. 74°05'30" E. A DISTANCE OF 89.23 FEET; THENCE N. 76° 39'06" E. A DISTANCE OF 49.39 FEET; THENCE S. 81°45'43" E. A DISTANCE OF 79.31 FEET; THENCE NORTHEASTERLY A DISTANCE OF 83.68 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 106°32'35", SUBTENDED BY A CHORD THAT BEARS N. 61°30'34" E. A DISTANCE OF 72.13 FEET; THENCE N. 24°46'51" E. A DISTANCE OF 42.83 FEET; THENCE N. 89°54'53" E. A DISTANCE OF 846.70 FEET; THENCE S. 26°41'28" E. A DISTANCE OF 479.94 FEET; THENCE N. 63°18'32" E. A DISTANCE OF 20.00 FEET; THENCE S. 26°41'28" E. A DISTANCE OF 89.83 FEET; THENCE S. 63°21'02" W. A DISTANCE OF 135.49 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 100.55 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°13'16", SUBTENDED BY A CHORD THAT BEARS S. 39°44'24" W A DISTANCE OF 97.73 FEET; THENCE S. 02°38'05" W. A DISTANCE OF 56.94 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 101.51 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°40'27", SUBTENDED BY A CHORD THAT BEARS S. 34°41'49" E A DISTANCE OF 98.61 FEET; THENCE S. 58°32'02" E A DISTANCE OF 36.94 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 37.98 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°02'47", SUBTENDED BY A CHORD THAT BEARS S. 15°00'39" E A DISTANCE OF 34.43 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 478.55 FEET ALONG THE ARC OF A 710.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°37'04", SUBTENDED BY A CHORD THAT BEARS S. 09°12'12" W A DISTANCE OF 469.54 FEET; THENCE S. 10°33'10" E. A DISTANCE OF 39.13 FEET; THENCE S. 10°33'12" E. A DISTANCE OF 225.32 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 244.28 FEET ALONG THE ARC OF A 786.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°48'24", SUBTENDED BY A CHORD THAT BEARS S. 01°09'00" E A DISTANCE OF 243.30 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 23.66 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

DATED THIS March 6 DAY OF 2001 20__

LONE PEAK LINKS, LLC

BY: CEDARS POINT, LLC, GORDON JONES, MEMBER

BY: KENNETH G. BRIGGS, MEMBER

VICKI L. FLEMING
NOTARY PUBLIC
STATE OF UTAH
COMMISSION EXPIRES
JANUARY 10, 2002
2696 N. UNIVERSITY AVE.
PROVO, UT 84604

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH-Salt Lake } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF March, A.D. 2001 BY Kenneth G. Briggs IN HIS CAPACITY AS A MEMBER OF Lone Peak Links LLC WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 2/10/05

NOTARY PUBLIC (SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 31st DAY OF August, A.D. 2000 BY THE City of Cedar Hills PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 1, 2001
IONE E. HOLDHRAKE
10619 North Pine Court
Cedar Hills, Utah 84062

Acknowledgment
State of Utah
County of Utah } ss.
The foregoing instrument was acknowledged before me on this 4th day of April, 2001, by Gordon Jones, in his capacity as a member of Cedar Point, LLC, who duly acknowledged to me that said instrument was executed by his authority.
Ione E. Holdhrake
Notary Public

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 5th DAY OF September, A.D. 2000

Brad Sears, Mayor

APPROVED _____ ENGINEER (SEE SEAL BELOW)

ATTEST Ione E. Holdhrake CLERK-RECORDER (SEE SEAL BELOW)

THE CEDARS AT CEDAR HILLS PLAT "D"

PLANNED RESIDENTIAL DEVELOPMENT

PAGE 1 OF 3
CEDAR HILLS
SCALE: 1" = 100 FEET
UTAH COUNTY, UTAH

ENT 26839:2006 PG 7 OF 13
RANDALL A. COX
UTAH COUNTY RECORDER
2001 Apr 04 11:32 am FEE 165.00 BY CG
RECORDED FOR TOWN OF CEDAR HILLS

SURVEYOR'S SEAL — STATE OF UTAH — 01-01

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL — CITY OF CEDAR HILLS — STATE OF UTAH

CLERK-RECORDER SEAL — CEDAR HILLS CITY RECORDER — SEAL — STATE OF UTAH

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

K:\3-99-193-00\Drawings\1\FINAL-PLAT\FINAL-PLAT 1-10-01\FLPLATD.dwg 03/01/01 10:27:40 AM MST

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 59°37'36" W	36.30'
L2	S 58°30'56" E	86.50'
L3	S 58°37'38" E	75.85'
L4	S 52°24'37" E	27.40'
L5	S 38°44'03" W	100.00'
L6	S 40°17'36" W	32.01'
L7	S 38°38'38" W	100.00'
L8	S 47°11'04" E	66.05'
L9	S 42°06'53" E	14.23'
L10	S 38°08'48" E	50.24'
L11	S 30°36'59" E	7.30'
L12	S 25°32'48" E	72.97'
L13	S 19°07'05" E	28.82'
L14	S 14°02'54" E	51.49'
L15	S 54°15'48" E	45.18'
L16	N 82°24'37" E	100.00'
L17	S 06°33'19" E	24.77'
L18	N 53°06'24" E	35.03'

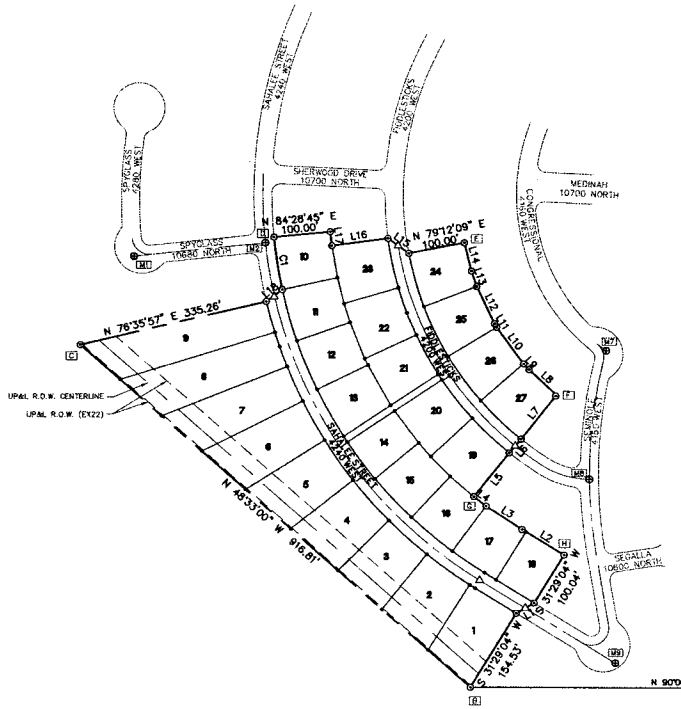
CURVE TABLE					
NO.	Radius	Length	Chord Dist.	Chord Brg.	Delta
C1	786.00'	94.13'	94.08'	N 08°57'07" W	6°51'43"

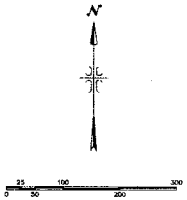
STATE PLANE COORDINATES, BOUNDARY MONUMENT

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	761637.38	1928257.28
C	762244.10	1927570.31
D	762435.70	1927909.71
E	762426.27	1928246.01
F	762156.81	1928408.41
G	761976.34	1928262.73
H	761872.75	1928421.50

STATE PLANE COORDINATES, SUBDIVISION MONUMENT

NO.	NORTHING	EASTING
M1	762400.98	1927664.59
M2	762435.69	1927894.65
M7	762336.27	1928495.57
M8	762008.02	1928465.81
M9	761881.19	1928512.32





LEGEND

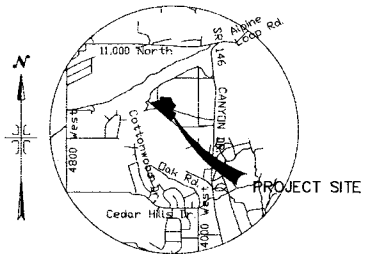
- FOUND RIGHT-OF-WAY MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368356
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, LS 368356 OR BRASS TAG IN CURB SET ON EXTENSION OF LOT LINE
- CALCULATED POINT NOT SET
- SUBDIVISION MONUMENT
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- LOT NUMBER
- 9227 N LOT ADDRESS

N 90°00'00" W 1125.86'

N 00°16'49" E 1114.77' SECTION LINE

BASIS OF BEARING S 89°55'30" W 2635.45' SECTION LINE

S 1/4 CORNER, SEC. 31 T.4S., R.2E., S.L.B.&M. — TOWNSHIP 4S TOWNSHIP 5S — SE CORNER, SEC. 31 T.4S., R.2E., S.L.B.&M.



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Dec 5, 2001
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 1114.77 FEET; THENCE WEST A DISTANCE OF 1125.86 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 48°33'00" W. A DISTANCE OF 916.81 FEET; THENCE N. 76°35'57" E. A DISTANCE OF 335.26 FEET; THENCE N. 53°06'24" E. A DISTANCE OF 35.03 FEET; THENCE NORTHWESTERLY A DISTANCE OF 94.13 FEET ALONG THE ARC OF A 786.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 6°51'43", SUBTENDED BY A CHORD THAT BEARS N. 08°57'07" W A DISTANCE OF 94.08 FEET; THENCE N. 84°28'45" E. A DISTANCE OF 100.00 FEET; THENCE S. 06°33'19" E. A DISTANCE OF 24.77 FEET; THENCE N. 82°24'37" E. A DISTANCE OF 100.00 FEET; THENCE S. 54°15'48" E. A DISTANCE OF 45.18 FEET; THENCE N. 79°12'09" E. A DISTANCE OF 100.00 FEET; THENCE S. 14°02'54" E. A DISTANCE OF 51.49 FEET; THENCE S. 19°07'05" E. A DISTANCE OF 28.82 FEET; THENCE S. 25° 32'48" E. A DISTANCE OF 72.97 FEET; THENCE S. 30°36'59" E. A DISTANCE OF 7.30 FEET; THENCE S. 38°08'48" E A DISTANCE OF 50.24 FEET; THENCE S. 42°06'53" E. A DISTANCE OF 14.23 FEET; THENCE S. 47°11'04" E. A DISTANCE OF 66.05 FEET; THENCE S. 38°38'38" W. A DISTANCE OF 100.00 FEET; THENCE S. 40°17'36" W. A DISTANCE OF 32.01 FEET; THENCE S. 38°44'03" W. A DISTANCE OF 100.00 FEET; THENCE S. 52°24'37" E. A DISTANCE OF 27.40 FEET; THENCE S. 58°37'38" E. A DISTANCE OF 75.85 FEET; THENCE S. 58°30'56" E. A DISTANCE OF 86.50 FEET; THENCE S. 31°29'04" W. A DISTANCE OF 100.04 FEET; THENCE S. 59°37'36" W. A DISTANCE OF 36.30 FEET; THENCE S. 31°29'04" W. A DISTANCE OF 154.53 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 7.81 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS 6TH DAY OF December 20 01

LONE PEAK LINKS, LLC.

BY: [signature], managing member — MEMBER — MEMBER

BY: [signature] — MEMBER — BY: — MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6TH DAY OF December, A.D. 2001 BY Craig Nielson & Tim Stewart IN HIS CAPACITY AS A MEMBER OF LONE PEAK PROPERTIES AND LONE PEAK LINKS, L.L.C. AND DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC BY AUTHORITY.

MY COMMISSION EXPIRES: 08-19-2006

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF The City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 1 DAY OF September, A.D. 2000

Brad Sears, Mayor

APPROVED — ENGINEER (SEE SEAL BELOW) — ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 31st DAY OF August, A.D. 2000 BY THE Cedar Hills PLANNING COMMISSION

DIRECTOR-SECRETARY — VICE CHAIRMAN, PLANNING COMMISSION

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

THE CEDARS AT CEDAR HILLS PLAT "F"

PLANNED RESIDENTIAL DEVELOPMENT

PAGE 1 OF 2
CEDAR HILLS — UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

ENT 26839:2006 PG 1 OF 2
RANDALL A. SMITH & ASSOCIATES
UTAH COUNTY, RECORDER
2006 JUL 07 11:07 AM PM 17.00
RECORDED FOR CITY OF CEDAR HILLS

SURVEYOR SEAL: REGISTERED LAND SURVEYOR, No. 368356, ROBBIN J. MULLEN, 12-05-01, STATE OF UTAH

NOTARY PUBLIC SEAL: SEE ABOVE

CITY-COUNTY ENGINEER SEAL: CITY OF CEDAR HILLS, STATE OF UTAH

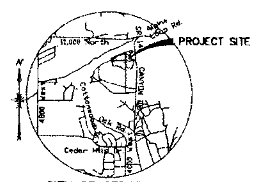
CLERK-RECORDER SEAL: CEDAR HILLS CITY RECORDER, SEAL, STATE OF UTAH

9380-106 (sheet 1 of 2)

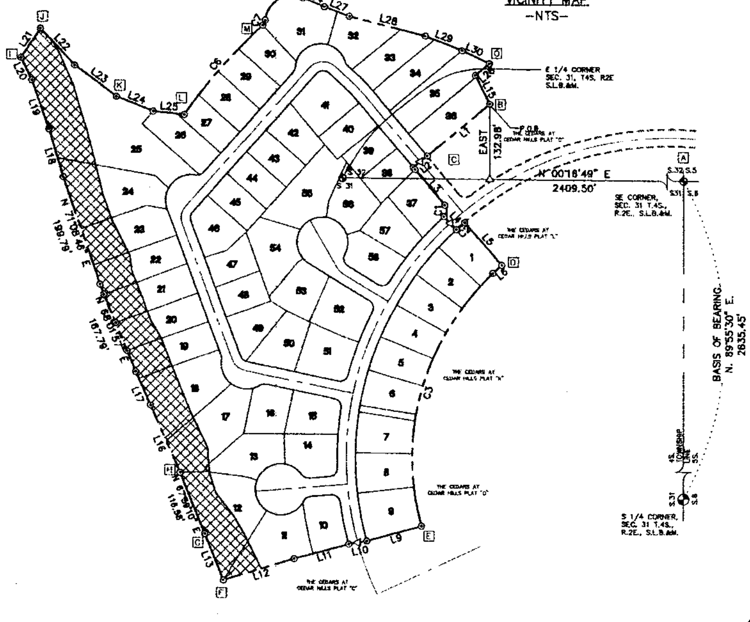
SEC. 31, T.4S, R.2E

KA\3-99-193-00\Drawings\FINAL-PLAT\FINAL-PLAT 1-10-01\F1PLATF.dwg 06/11/01 07:06:06 AM MDT

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-



STATE PLANE COORDINATES, BOUNDARY MONUMENT
SCALE FACTOR – 0.9997116

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	762931.73	1929522.06
C	763086.24	1929409.80
D	762910.28	1929237.04
E	763050.36	1928773.04
F	763399.78	1928675.50
G	763432.50	1928757.46
H	763476.19	1928865.51
I	763756.59	1929599.12
J	763722.45	1929651.37
K	763589.49	1929531.83
L	763469.89	1929500.87
M	763331.67	1929659.84
N	763223.12	1929692.83
O	762932.57	1929593.15

LINE TABLE

LINE	LENGTH	BEARING
L1	143.27	N 39°59'43" W
L2	32.00	N 39°12'29" W
L3	86.06	S 50°00'17" W
L4	32.00	S 47°02'53" W
L5	100.34	S 49°03'03" W
L6	21.47	N 41°23'13" W
L9	100.00	N 15°31'20" W
L10	32.13	N 10°07'35" W
L11	100.00	N 15°14'02" W
L12	130.95	N 17°15'14" W
L13	88.27	N 68°14'13" E
L14	41.24	S 21°59'58" W
L15	56.46	S 63°04'44" W
L16	130.92	N 66°15'31" E
L17	65.03	N 65°53'37" E
L18	88.67	N 73°35'45" E
L19	90.34	N 70°32'18" E
L20	43.93	N 64°44'12" E
L21	62.43	S 56°50'16" E
L22	88.45	S 47°29'33" W
L23	91.21	S 36°35'25" W
L24	89.65	S 21°41'21" W
L25	55.17	S 05°26'17" W
L26	32.27	N 39°59'43" W
L27	46.91	S 20°33'09" W
L28	138.24	S 14°21'38" W
L29	62.73	S 21°15'13" W
L30	60.32	S 25°45'29" W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	22.78	20.66	N 86°28'25" W	87°02'36"
C2	554.00	19.37	19.36	S 41°57'02" E	2°00'10"
C3	454.00	490.19	466.72	N 74°35'28" W	61°51'45"
C6	1050.00	210.92	210.56	S 48°57'33" E	11°30'33"
C7	15.00	10.63	10.41	S 63°30'36" E	40°36'39"
C8	48.00	88.65	76.58	S 30°54'29" E	105°46'53"

NOTE:
1. ALL ROADS CONTAINED WITHIN THIS PLAT ARE PRIVATE. CEDAR HILLS CITY IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR FAILURE OF THE ROADWAY.
2. NO STRUCTURE TO BE BUILT WITHIN THE SLOPE STABILITY FAILURE ZONE.

LEGEND

- FOUND RIGHT-OF-WAY MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368356 (FRONT CORNERS WILL BE SET WITH BRASS TAGS SET IN THE CURB ALONG THE EXTENSION OF THE PROPERTY LINE)
- BRASS PLUG SET IN CURB ON PROJECTED PROPERTY LINE (NOT ON PROPERTY CORNER)
- CALCULATED POINT NOT SET
- SUBDIVISION MONUMENT
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- 25 — LOT NUMBER
- 8227 N — LOT ADDRESS
- (2648.59') — RECORD DATA
- SLOPE STABILITY FAILURE ZONE AS PER EARTHTEC TESTING & ENGINEERING REPORT DATE & JAN. 18, 2001

ZONING: TOWNSITE RESIDENTIAL

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 368356. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Aug 19, 2005
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 AND THE WEST 1/2 OF SECTION 32 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTH EAST CORNER OF SAID SECTION 31; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 2409.50 FEET; THENCE EAST A DISTANCE OF 132.98 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 39°59'43" W. A DISTANCE OF 143.27 FEET; THENCE N. 39°12'29" W. A DISTANCE OF 32.00 FEET; THENCE S. 50°00'17" W. A DISTANCE OF 86.06 FEET; THENCE NORTHWESTERLY A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°02'36", SUBTENDED BY A CHORD THAT BEARS N. 86°28'25" W. A DISTANCE OF 20.86 FEET; THENCE S. 47°02'53" W. A DISTANCE OF 32.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 19.37 FEET ALONG THE ARC OF A 554.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2°00'10", SUBTENDED BY A CHORD THAT BEARS S. 41°57'02" E. A DISTANCE OF 19.36 FEET; THENCE S. 49°03'03" W. A DISTANCE OF 100.34 FEET; THENCE N. 41°23'13" W. A DISTANCE OF 21.47 FEET; THENCE NORTHWESTERLY A DISTANCE DISTANCE OF 490.19 FEET ALONG THE ARC OF A 454.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 61°51'45" AND A CHORD THAT BEARS N. 74°35'28" W. A DISTANCE OF 466.72 FEET; THENCE N. 15°31'20" W. A DISTANCE OF 100.00 FEET; THENCE N. 10°07'35" W. A DISTANCE OF 32.13 FEET; THENCE N. 15°14'02" W. A DISTANCE OF 100.00 FEET; THENCE N. 17°16'14" W. A DISTANCE OF 130.95 FEET; THENCE N. 68°14'13" E. A DISTANCE OF 88.27 FEET; THENCE N. 67°59'10" E. A DISTANCE OF 116.58 FEET; THENCE N. 66°15'31" E. A DISTANCE OF 130.92 FEET; THENCE N. 65°53'37" E. A DISTANCE OF 65.03 FEET; THENCE N. 68°01'57" E. A DISTANCE OF 167.79 FEET; THENCE N. 71°08'46" E. A DISTANCE OF 199.79 FEET; THENCE N. 73°35'45" E. A DISTANCE OF 88.67 FEET; THENCE N. 70°32'18" E. A DISTANCE OF 90.34 FEET; THENCE N. 64°44'12" E. A DISTANCE OF 43.93 FEET; THENCE S. 56°50'16" E. A DISTANCE OF 62.43 FEET; THENCE S. 47°29'33" W. A DISTANCE OF 88.45 FEET; THENCE S. 36°35'25" W. A DISTANCE OF 91.21 FEET; THENCE S. 21°41'21" W. A DISTANCE OF 89.65 FEET; THENCE S. 05°26'17" W. A DISTANCE OF 55.17 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 210.92 FEET ALONG THE ARC OF A 1050.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°30'33", SUBTENDED BY A CHORD THAT BEARS S. 48°57'33" E. A DISTANCE OF 210.56 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 10.63 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°36'39" SUBTENDED BY A CHORD THAT BEARS S. 63°30'36" E. A DISTANCE OF 10.41 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 88.65 FEET ALONG THE ARC OF A 48.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 105°46'53", SUBTENDED BY A CHORD THAT BEARS S. 30°54'29" E. A DISTANCE OF 76.58 FEET; THENCE S. 21°59'58" W. A DISTANCE OF 41.24 FEET; THENCE S. 20°33'09" W. A DISTANCE OF 46.91 FEET; THENCE S. 14°21'38" W. A DISTANCE OF 138.24 FEET; THENCE S. 21°15'13" W. A DISTANCE OF 62.73 FEET; THENCE S. 25°45'29" W. A DISTANCE OF 60.32 FEET; THENCE N. 39°59'43" W. A DISTANCE OF 32.27 FEET; THENCE S. 63°04'44" W. A DISTANCE OF 56.46 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 11.87 ACRES OF LAND.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF September, A.D. 2005 BY Ty K. Briggs IN HIS CAPACITY AS A MEMBER OF Lone Peak Links LLC, WHO BEING ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 4-1-2009

NOTARY PUBLIC
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 24th DAY OF March, A.D. 2005 BY THE City of Cedar Hills PLANNING COMMISSION

DIRECTOR-SECRETARY — CHAIRMAN, PLANNING COMMISSION

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 11th DAY OF October, A.D. 2005.

Michael C. McGee, Mayor

APPROVED — ENGINEER (SEE SEAL BELOW)

ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

11346 sheet 1 of 2

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS 15th DAY OF September, 2005.

LONE PEAK LINKS, LLC

BY: Ty K. Briggs MEMBER — BY: MEMBER
BY: MEMBER — BY: MEMBER

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS.

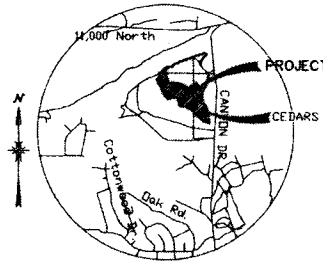
CITY-COUNTY HEALTH DEPARTMENT

THE CEDARS AT CEDAR HILLS PLAT "I"

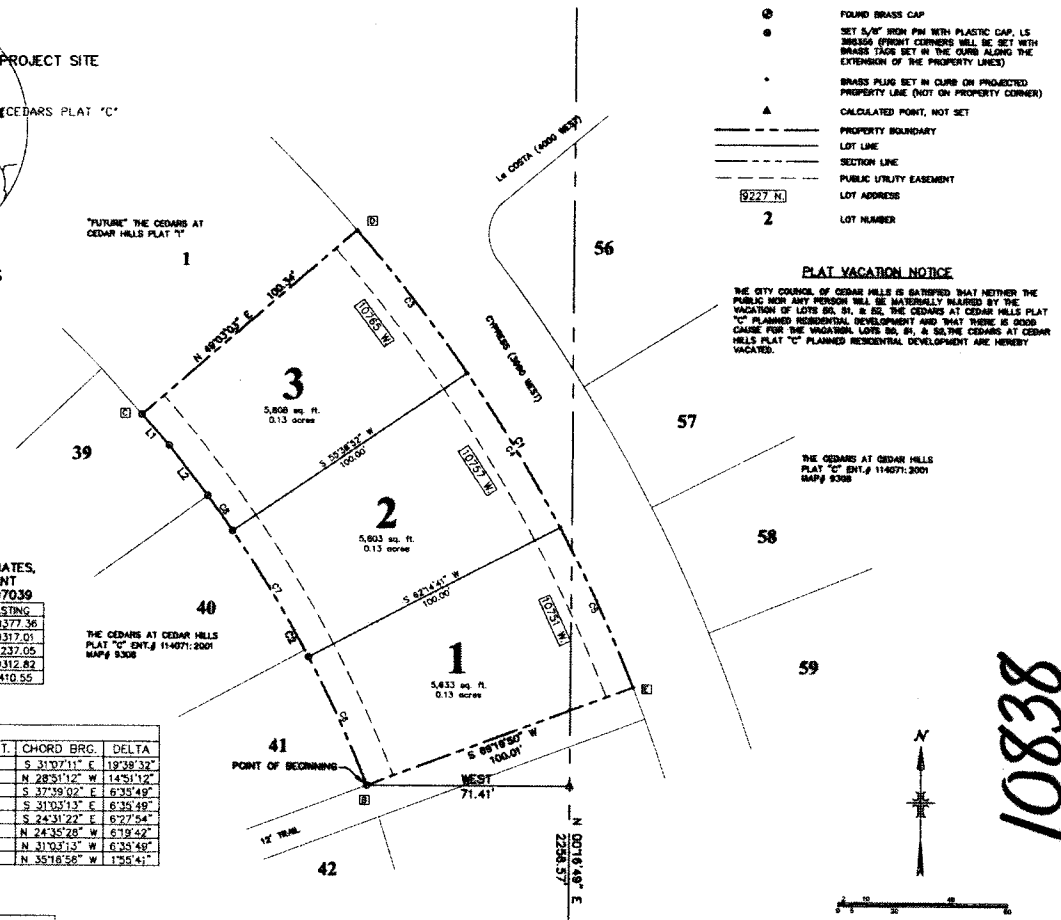
PLANNED RESIDENTIAL DEVELOPMENT
PAGE 1 OF 2
CEDAR HILLS — UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

SURVEYOR SEAL — NOTARY SEAL — CITY-COUNTY ENGINEER SEAL — CLERK-RECORDER SEAL

K:\3-99-193-04 PLAT I\Drawings\FINAL\AM-FIN-PLAT new cert.dwg 9/18/2005 3:42:43 PM MST



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-



STATE PLANE COORDINATES, BOUNDARY MONUMENT
SCALE FACTOR: 0.9997039

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	762778.83	1929317.01
C	762910.28	1929237.05
D	762976.00	1929312.82
E	762814.12	1929410.55

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	554.00	190.09	189.15	S 31°07'11" E	19°38'32"
C2	454.00	117.69	117.37	N 28°51'12" W	14°51'12"
C3	554.00	63.79	63.75	S 37°39'02" E	6°35'49"
C4	554.00	63.79	63.75	S 31°03'13" E	6°35'49"
C5	554.00	62.51	62.48	S 24°31'22" E	6°27'54"
C6	454.00	50.14	50.12	N 24°35'28" W	6°19'42"
C7	454.00	52.27	52.24	N 31°03'13" W	6°35'49"
C8	454.00	15.28	15.28	N 35°16'58" W	1°55'41"

LINE TABLE

LINE	LENGTH	BEARING
L1	14.54	N 41°23'13" W
L2	22.45	N 37°41'49" W

ZONE: TOWNSITE RESIDENTIAL

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 366356 (FRONT CORNERS WILL BE SET WITH BRASS TAGS SET IN THE CURB ALONG THE EXTENSION OF THE PROPERTY LINES)
- BRASS PLUG SET IN CURB ON PROJECTED PROPERTY LINE (NOT ON PROPERTY CORNER)
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- 9227 N. — LOT ADDRESS
- 2 — LOT NUMBER

PLAT VACATION NOTICE

THE CITY COUNCIL OF CEDAR HILLS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 50, 51, & 52, THE CEDARS AT CEDAR HILLS PLAT "C", PLANNED RESIDENTIAL DEVELOPMENT AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 50, 51, & 52, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 366356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

11-22-04
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST, THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 2258.37 FEET; THENCE WEST A DISTANCE OF 71.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY A DISTANCE OF 117.69 FEET ALONG THE ARC OF A 454.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°51'12", SUBTENDED BY A CHORD THAT BEARS N. 28°51'12" W. A DISTANCE OF 117.37 FEET; THENCE N. 37°41'49" W. A DISTANCE OF 22.40 FEET; THENCE N. 41°23'13" W. A DISTANCE OF 14.54 FEET; THENCE N. 49°33'53" E. A DISTANCE OF 108.34 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 190.09 FEET ALONG THE ARC OF A 554.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°38'32", SUBTENDED BY A CHORD THAT BEARS S. 31°07'11" E. A DISTANCE OF 189.15 FEET; THENCE S. 89°19'50" W. A DISTANCE OF 100.01 FEET TO THE REAL POINT OF BEGINNING. CONTAINING 0.40 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
DATED THIS 21 DAY OF April, 2004

LONE PEAK LINTS, LLC
BY: Craig D. Nielsen, MEMBER — BY: Keith C. Nielsen, MEMBER
BY: CRAIG D. NIELSEN, MEMBER — BY: KEITH C. NIELSEN, MEMBER
DAKOTA HOMES INC.
BY: Craig D. Nielsen, President, MEMBER — BY: Keith C. Nielsen, Secretary, MEMBER
BY: MEMBER — BY: MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF November A.D. 2004 BY _____ IN HIS CAPACITY AS A MEMBER OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO BEIN ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 5-20-08
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 16th DAY OF November, A.D. 2004

MAYOR
APPROVED: ENGINEER (SEE SEAL BELOW) — ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF September, A.D. 2004 BY THE City of Cedar Hills PLANNING COMMISSION

DIRECTOR-SECRETARY — CHAIRMAN, PLANNING COMMISSION

10838

SCALE 1" = 20' (24"x36")
SCALE 1" = 40' (11"x17")

PROCUBE CONSULTANTS, INC.
ENGINEERING-LANDSCAPE ARCHITECTURE
LAND PLANNING-CONSTRUCTION MANAGEMENT
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8892

THE CEDARS AT CEDAR HILLS PLAT "L"

PLANNED RESIDENTIAL DEVELOPMENT

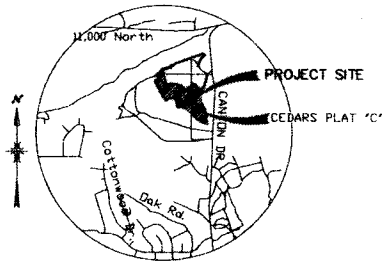
INCLUDING A VACATION AND RESUBDIVISION OF LOTS 50, 51 & 52 OF THE CEDARS AT CEDAR HILLS, PLAT C AND A SUBDIVISION OF ADDITIONAL LAND

CEDAR HILLS — UTAH COUNTY, UTAH

BOND # _____ FOR _____ FEET

NOTARY PUBLIC SEAL — CITY-COUNTY ENGINEER SEAL — CLERK-RECORDER SEAL

SEC. 31, T4S, R2E, SLB&M TU-021



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

PLAT VACATION NOTICE

THE CITY COUNCIL OF CEDAR HILLS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 46, 47, 48, & 49, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 46, 47, 48, & 49, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT ARE HEREBY VACATED.

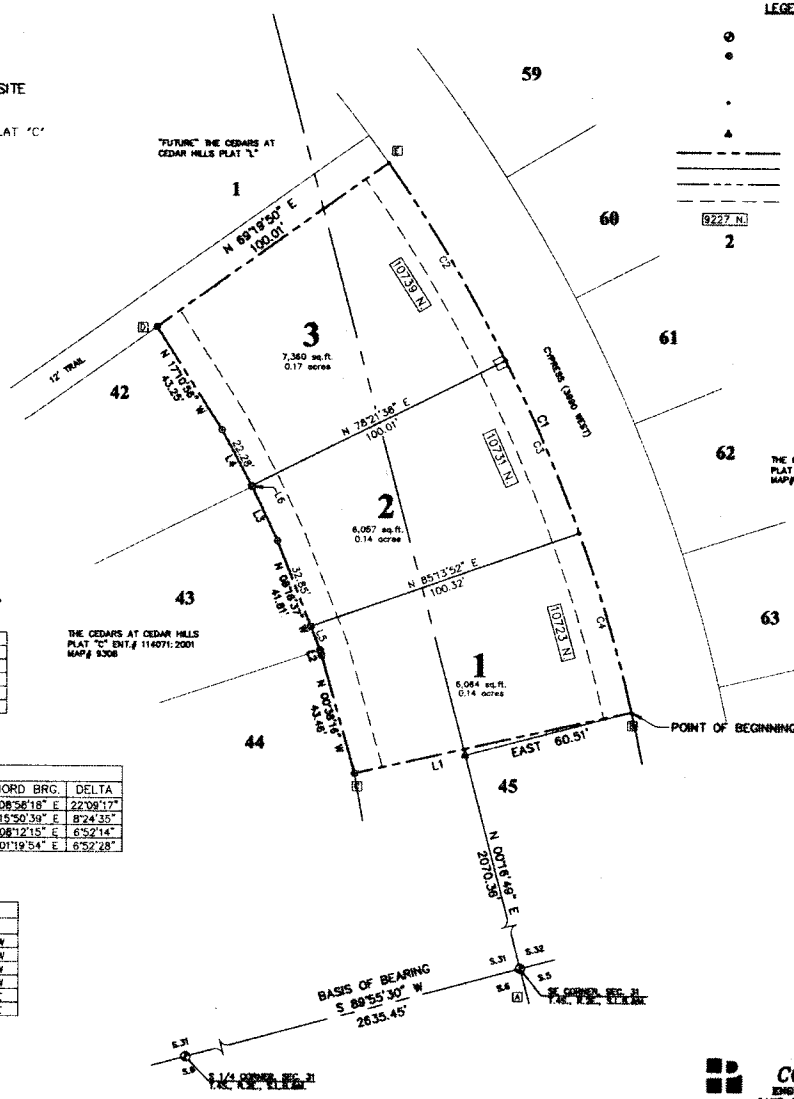
STATE PLANE COORDINATES,
BOUNDARY MONUMENT
SCALE FACTOR: 0.9997039

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	762592.68	1929447.97
C	762596.35	1929348.07
D	762767.60	1929321.24
E	762802.89	1929414.78

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	554.00	214.22	212.88	S 08°56'18" E	22°09'17"
C2	554.00	81.31	81.24	S 15°50'39" E	8°24'35"
C3	554.00	68.43	68.39	S 06°12'15" E	6°52'14"
C4	554.00	66.47	66.43	S 01°19'54" E	6°52'28"

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00	N 87°53'40" W
L2	2.03	N 03°30'33" W
L3	21.15	N 10°15'04" W
L4	22.71	N 13°01'08" W
L5	8.97	S 06°16'37" E
L6	0.42	S 13°01'08" E

ZONE: TOWNSITE RESIDENTIAL



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 368354 (FRONT CORNERS WILL BE SET WITH BRASS TAGS SET IN THE CURB ALONG THE EXTENSION OF THE PROPERTY LINES)
- BRASS PLUG SET IN CURB ON PROJECTED PROPERTY LINE (NOT ON PROPERTY CORNER)
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- 9227 N. — LOT ADDRESS
- 2 — LOT NUMBER

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368354 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

11-22-04
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST, THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 2070.36 FEET; THENCE EAST A DISTANCE OF 60.51 FEET TO THE REAL POINT OF BEGINNING;

THENCE N. 87°53'40" W. A DISTANCE OF 100.00 FEET; THENCE N. 00°36'19" W. A DISTANCE OF 43.45 FEET; THENCE N. 03°30'33" W. A DISTANCE OF 2.03 FEET; THENCE N. 08°16'37" W. A DISTANCE OF 41.81 FEET; THENCE N. 10°15'04" W. A DISTANCE OF 21.15 FEET; THENCE N. 13°01'08" W. A DISTANCE OF 22.71 FEET; THENCE N. 17° 10'36" W. A DISTANCE OF 43.26 FEET; THENCE N. 89°18'50" E. A DISTANCE OF 100.01 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 214.22 FEET ALONG THE ARC OF A 554.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°09'17", SUBTENDED BY A CHORD THAT BEARS S. 08°56'18" E. A DISTANCE OF 212.88 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.45 ACRES OF LAND.

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 LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
DATED THIS 22 DAY OF Nov, 2004

DAKOTA HOMES INC.
BY: Craig D. Mitchell, MEMBER — Brandon Crook O. Hudson, MEMBER
BY: Robert C. Nielsen, MEMBER — Keith C. Nielsen, MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF November, A.D. 2004 BY Craig D. Mitchell IN HIS CAPACITY AS A MEMBER OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 5-20-09
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 16th DAY OF November, A.D. 2004

Michael E. Nielsen, Mayor

APPROVED — ENGINEER (SEE SEAL BELOW) — ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

SEC. 1.5.5.4.27 (B)(3)(a, b, c) UNIFORM LAND DEVELOPMENT CODE OF UTAH COUNTY, RECORDED 2004 Dec 15 11:08 am FEE 25.00 BY SW REQUEST FOR CEDAR HILLS CITY

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF September, A.D. 2004 BY THE City of Cedar Hills PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION — DIRECTOR-SECRETARY

THE CEDARS AT CEDAR HILLS PLAT "M"

PLANNED RESIDENTIAL DEVELOPMENT

INCLUDING A VACATION AND RESUBDIVISION OF LOTS 46, 47, 48 & 49 OF THE CEDARS AT CEDAR HILLS PLAT "C"
CEDAR HILLS — UTAH COUNTY, UTAH
SCALE 1" = 20 FEET

ROBBIN J MULLEN — STATE OF UTAH — 11-22-04 | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL

SEC. 31, T4S, R2E, SLB&M 10 021

10839

PROCUBE CONSULTANTS, INC.
ENGINEERING-LANDSCAPE ARCHITECTURE
LAND PLANNING-CONSTRUCTION MANAGEMENT
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8892

N:\J-22-139-00\Brandon\FINAL-PLAT\FINAL-PLATS 8-18-04\FLPLAT8.dwg 11/18/2004 03:30:38 PM MST

STATE PLANE COORDINATES, BOUNDARY MONUMENT
SCALE FACTOR: 0.9997039

NO.	NORTHING	EASTING
A	760522.95	1929377.38
B	762926.36	1929222.86
C	762857.34	1929150.54
D	762961.57	1928955.83
E	763060.31	1928971.48

CURVE TABLE

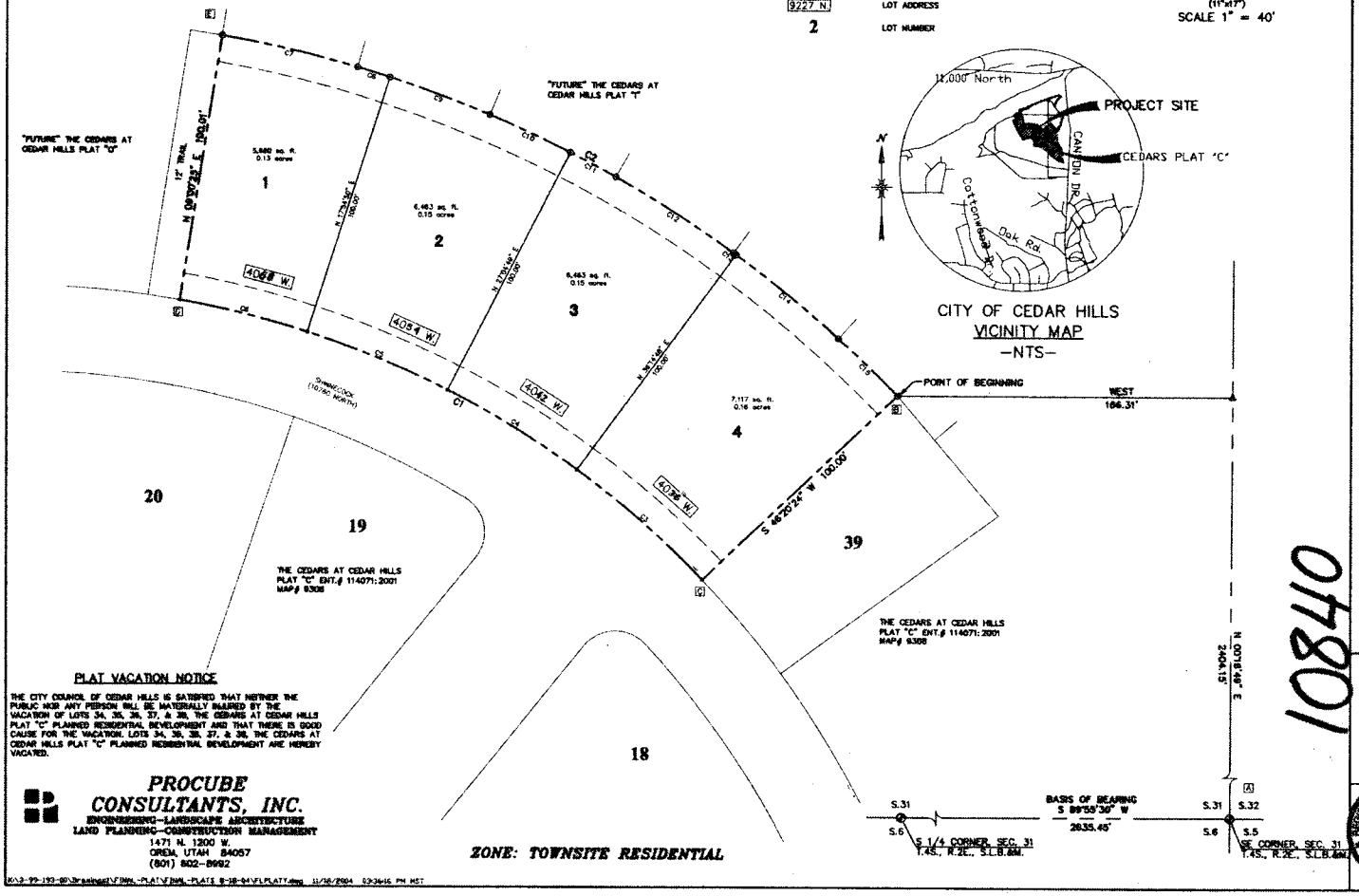
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	354.00	224.66	220.91	N 61°50'27" W	36°21'43"
C2	454.00	289.82	284.92	S 61°56'52" E	36°34'33"
C3	354.00	62.36	62.28	N 48°42'24" W	10°08'37"
C4	354.00	56.63	56.57	N 58°20'12" W	9°09'58"
C5	354.00	56.63	56.57	N 67°30'11" W	9°09'58"
C6	354.00	49.03	48.99	N 76°03'14" W	7°56'08"
C7	454.00	51.87	51.84	S 79°37'45" E	6°32'48"
C8	454.00	12.70	12.70	S 72°53'16" E	1°36'12"
C9	454.00	38.57	38.56	S 69°35'22" E	4°38'37"
C10	454.00	33.06	33.06	S 63°00'22" E	4°10'22"
C11	454.00	19.21	19.21	S 61°42'28" E	2°25'27"
C12	454.00	52.27	52.24	S 57°11'50" E	6°36'49"
C13	454.00	1.15	1.15	S 53°48'34" E	0°08'43"
C14	454.00	49.19	49.16	S 50°38'59" E	6°12'22"
C15	454.00	30.79	30.79	S 45°36'11" E	3°53'10"

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 366356 (FRONT CORNERS WILL BE SET WITH BRASS TAGS SET IN THE CURB ALONG THE EXTENSION OF THE PROPERTY LINES)
- BRASS PLUG SET IN CURB ON PROJECTED PROPERTY LINE (NOT ON PROPERTY CORNER)
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- 9227 N. — LOT ADDRESS
- 2 — LOT NUMBER

N

(24"x36") SCALE 1" = 20'
(11"x17") SCALE 1" = 40'



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

PLAT VACATION NOTICE

THE CITY COUNCIL OF CEDAR HILLS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 34, 35, 36, 37, & 38, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 34, 35, 36, 37, & 38, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT ARE HEREBY VACATED.

PROCUBE CONSULTANTS, INC.
ENGINEERING—LANDSCAPE ARCHITECTURE
LAND PLANNING—CONSTRUCTION MANAGEMENT
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8992

ZONE: TOWNSITE RESIDENTIAL

10840

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 366356, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

11-22-04
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°14'46" E. ALONG THE SECTION LINE A DISTANCE OF 2404.15 FEET; THENCE WEST A DISTANCE OF 166.31 FEET TO THE REAL POINT OF BEGINNING;

THENCE S. 46°20'24" W. A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A 354.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY A DISTANCE OF 224.66 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 36°21'43" AND A CHORD THAT BEARS N. 61°50'27" W. A DISTANCE OF 220.91 FEET; THENCE N. 89°00'25" E. A DISTANCE OF 100.01 FEET TO A POINT OF CURVATURE OF A 454.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 289.82 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 36°34'33" AND A CHORD THAT BEARS S. 61°56'52" E. A DISTANCE OF 284.92 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.58 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

DATED THIS 29 DAY OF Nov. 20 04

BY: [signature] MEMBER — DAKOTA HOMES INC. — BY: [signature] MEMBER

BY: CRAIG D. NIELSEN MEMBER — BY: KEITH C. NIELSEN MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF November A.D. 2004 BY [illegible] IN HIS CAPACITY AS A MEMBER OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 5-28-09

[signature]
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 16th DAY OF November, A.D. 2004

APPROVED [signature] ENGINEER (SEE SEAL BELOW) — ATTEST [signature] CLERK-RECORDER (SEE SEAL BELOW)

Howard C. Hogge, Mayor

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF September, A.D. 2004 BY THE City of Cedar Hills PLANNING COMMISSION

[signature] DIRECTOR-SECRETARY — [signature] CHAIRMAN, PLANNING COMMISSION

THE CEDARS AT CEDAR HILLS PLAT "N"

PLANNED RESIDENTIAL DEVELOPMENT

INCLUDING A VACATION AND RESUBDIVISION OF LOTS 34, 35, 36, 37 & 38 OF THE CEDARS AT CEDAR HILLS PLAT "C"

CEDAR HILLS — SCALED 1" = 100 FEET — UTAH COUNTY, UTAH

REGISTERED PROFESSIONAL LAND SURVEYOR ROBBIN J MULLEN 11-22-04 STATE OF UTAH — NOTARY PUBLIC SEAL — CITY-COUNTY ENGINEER SEAL — CLERK-RECORDER SEAL

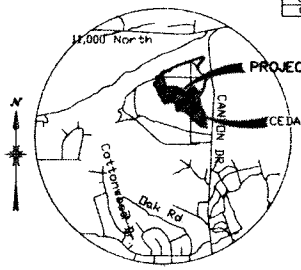
SE. 31, T4S, R2E, SLB&M 10-021

STATE PLANE COORDINATES, BOUNDARY MONUMENT
SCALE FACTOR: 0.997039

NO.	NORTHING	EASTING
A	762522.95	1929377.36
B	762963.44	1928943.98
C	762944.80	1928771.36
D	762952.79	1928752.59
E	763030.31	1928718.00
F	763050.34	1928773.05
G	763062.19	1928959.64

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	354.00	175.45	173.66	S 83°50'15" W	28°23'48"
C2	15.00	22.30	20.30	N 67°46'14" W	85°10'31"
C3	454.00	188.37	187.02	N 86°21'49" E	23°46'20"
C4	354.00	49.03	48.99	N 85°54'55" W	7°56'08"
C5	354.00	65.35	65.26	S 84°46'41" W	10°34'40"
C6	354.00	61.07	60.99	S 74°34'31" W	9°53'01"
C7	454.00	39.98	39.96	S 77°00'01" W	5°02'42"
C8	454.00	30.69	30.68	S 81°27'33" W	3°52'23"
C9	454.00	53.13	53.10	S 88°14'53" W	6°42'18"
C10	454.00	5.82	5.82	N 89°31'37" W	0°44'04"
C11	454.00	58.75	58.71	N 83°27'28" W	7°24'54"



CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

LEGEND

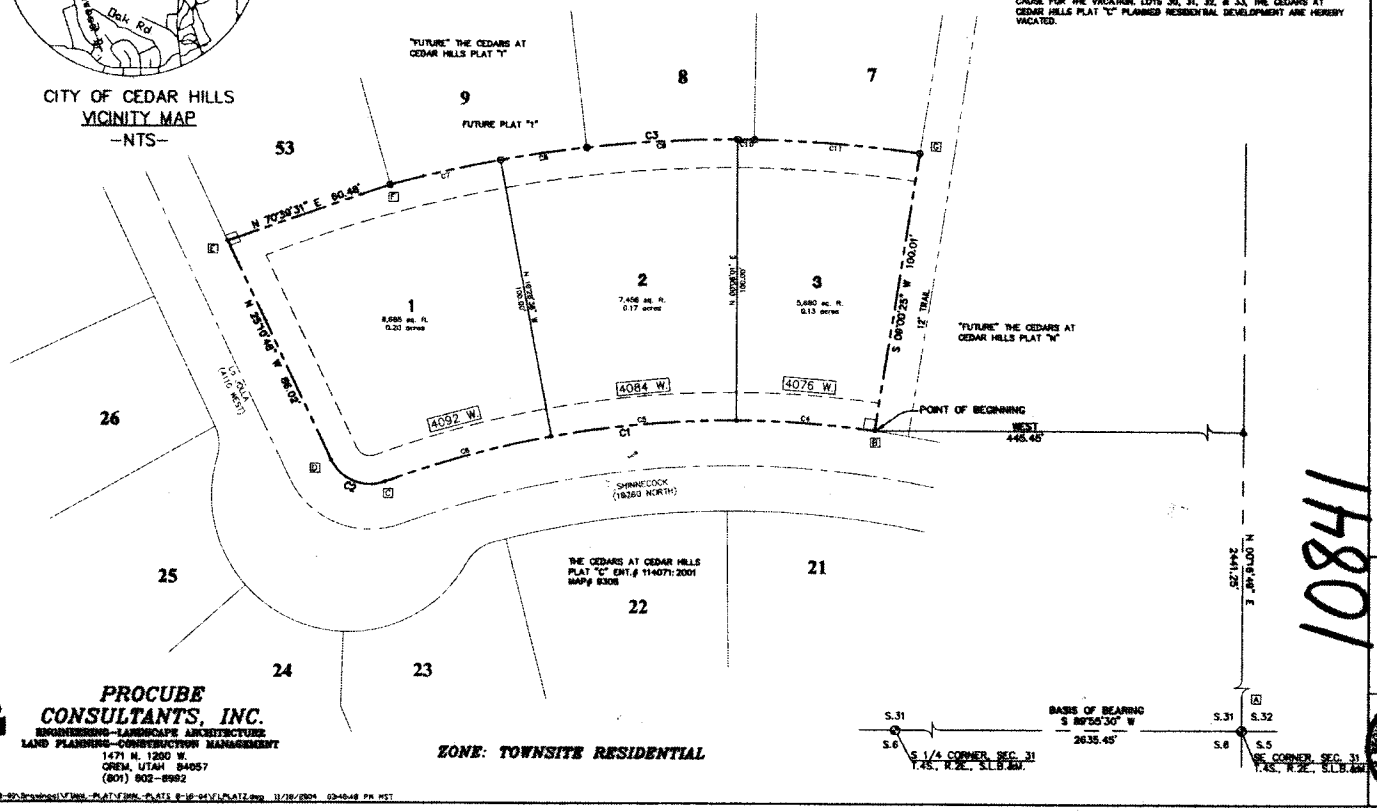
- FOUND BRASS CAP
- SET 5/8" IRON PIN WITH PLASTIC CAP, LS 366356 (FRONT CORNERS WILL BE SET WITH BRASS TAGS SET IN THE CURB ALONG THE EXTENSION OF THE PROPERTY LINES)
- BRASS PLUG SET IN CURB ON PROJECTED PROPERTY LINE (NOT ON PROPERTY CORNER)
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- 9227 N — LOT ADDRESS
- 2 — LOT NUMBER

N

(24"x36") SCALE 1" = 20'
(11"x17") SCALE 1" = 40'

PLAT VACATION NOTICE

THE CITY COUNCIL OF CEDAR HILLS IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 30, 31, 32, & 33, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 30, 31, 32, & 33, THE CEDARS AT CEDAR HILLS PLAT "C" PLANNED RESIDENTIAL DEVELOPMENT ARE HEREBY VACATED.



ZONE: TOWNSITE RESIDENTIAL

PROCUBE CONSULTANTS, INC.
ENGINEERING-LANDSCAPE ARCHITECTURE
LAND PLANNING-CONSTRUCTION MANAGEMENT
1471 N. 1200 W.
OREM, UTAH 84057
(801) 802-8902

K:\2-99-193-99\Drawings\VTWA-PLAT\TWA-PLATS 8-16-04\VLPLAT2.dwg 11/18/2004 03:46:48 PM MST

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 366356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

11-22-04
DATE

ROBBIN J. MULLEN, L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 2441.25 FEET; THENCE WEST A DISTANCE OF 445.45 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTHWESTERLY A DISTANCE OF 175.46 FEET ALONG THE ARC OF A 354.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°23'48", SUBTENDED BY A CHORD THAT BEARS S. 83°50'15" W. A DISTANCE OF 173.66 FEET TO A POINT OF A REVERSE CURVE; THENCE NORTHWESTERLY A DISTANCE OF 22.30 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°10'31", SUBTENDED BY A CHORD THAT BEARS N. 67°46'14" W. A DISTANCE OF 20.30 FEET; THENCE N. 25°10'48" W. A DISTANCE OF 86.02 FEET; THENCE N. 70°39'31" E. A DISTANCE OF 80.48 FEET TO A POINT OF CURVATURE OF A 454.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 188.37 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°46'20" AND A CHORD THAT BEARS N. 86°21'49" E. A DISTANCE OF 187.02 FEET; THENCE S. 00°00'25" W. A DISTANCE OF 100.01 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.50 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS. ALL STREETS HEREON ARE PRIVATE AND WILL BE PERPETUALLY MAINTAINED. ALL PRIVATE STREETS AND TRAILS SHOWN HEREON WILL BE PUBLIC UTILITY EASEMENTS, AND WE DO HEREBY DEDICATE THOSE AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
DATED THIS 22 DAY OF April, 2004

BY: [signature] MANAGER — DANSON HOMES INC. PRESIDENT
BY: [signature] MEMBER
BY: CRAIG O. NIELSEN MEMBER
BY: KEITH C. NIELSEN MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF November, A.D. 2004 BY [signature] IN HIS CAPACITY AS A MEMBER OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO DULY ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY HIS AUTHORITY.

MY COMMISSION EXPIRES 5-22-07
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF the City of Cedar Hills COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, 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 16th DAY OF November, A.D. 2004

APPROVED [signature] Richard C. Nielsen, Mayor
ENGINEER (SEE SEAL BELOW)
ATTEST [signature] CLERK-RECORDER (SEE SEAL BELOW)

ENT 114071:2004 BK 8308 PG 1841
RICHARD T. ASAY, UTAH COUNTY RECORDER
2004 NOV 18 PM 12:07
RECORDED FOR CEDAR HILLS CITY

PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF September, A.D. 2004 BY THE City of Cedar Hills PLANNING COMMISSION

[signature] PLANNING COMMISSION SECRETARY
[signature] CHAIRMAN, PLANNING COMMISSION

THE CEDARS AT CEDAR HILLS PLAT "O"

PLANNED RESIDENTIAL DEVELOPMENT

INCLUDING A VACATION AND RESUBDIVISION OF LOTS 30, 31, 32 & 33 OF THE CEDARS AT CEDAR HILLS, PLAT "C"

CEDAR HILLS, UTAH COUNTY, UTAH

SCALE 1" = 100 FEET

NOTARY PUBLIC SEAL — STATE OF UTAH — ROBBIN J MULLEN — 11-22-07
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
CLERK-RECORDER SEAL

10841

SEC. 31, T4S, R2E, SLB&M TO-021