

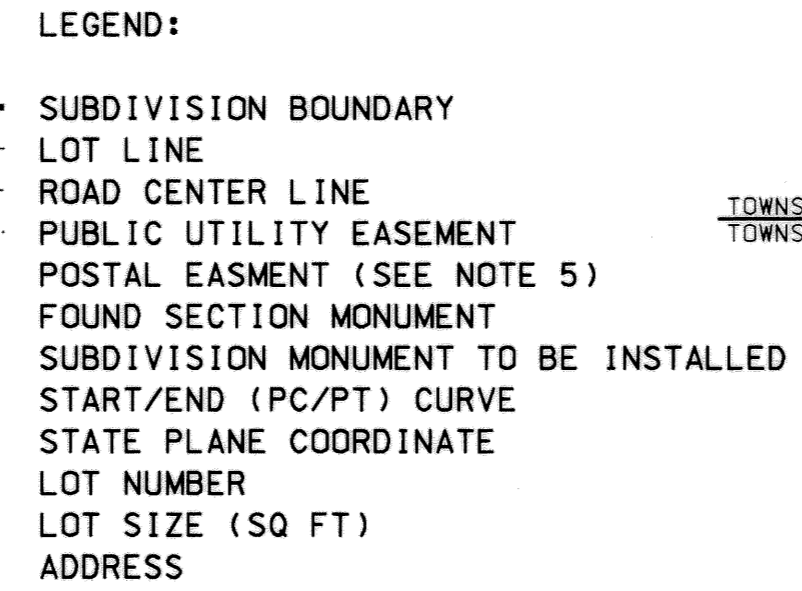
VICINITY MAP

Table with columns: NO., DELTA, LT/RT, TANGENT, ARC, RADIUS, CHORD, CHORD BEARING. Lists survey data for lots 1 through 49.

STATE PLANE COORDINATES

Table with columns: PT, NORTHING, EASTING. Lists coordinates for points A through U.

Table with columns: LINE, LENGTH, BEARING. Lists line data for lots 1 through 49.



NOTES:

- 1. ALL LOTS SUBJECT TO CEDAR HILLS FENCE ORDINANCE
2. A 10' PUBLIC UTILITY EASEMENT (PUE) IS LOCATED ALONG ALL PROPERTY LINES AS SHOWN.
3. ALL LOTS ARE SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED WITH THIS PLAT.
4. BUILDING SETBACKS ARE AS FOLLOWS:
A: FRONT SETBACK. ALL DWELLINGS AND OTHER MAIN BUILDINGS SHALL BE SETBACK NOT LESS THAN THIRTY (30) FEET FROM THE FRONT LOT LINE WHICH ABUTS ON ANY EXISTING OR PROPOSED PUBLIC STREET.
B: SIDE SETBACK.
a. INTERIOR LOTS. ALL DWELLINGS AND OTHER MAIN BUILDINGS INCLUDING ANY ATTACHED GARAGE OR SIMILAR STRUCTURE SHALL BE SET BACK NOT LESS THAN TEN (10) FEET FROM ANY SIDE LOT LINE AND THE COMBINED TOTAL SETBACK DISTANCE OF THE OPPOSITE SIDE SETBACKS SHALL BE NOT LESS THAN TWENTY-FOUR (24) FEET.
b. CORNER LOTS- SIDE ABUTTING A STREET. ALL DWELLINGS AND OTHER MAIN BUILDINGS SHALL BE SET BACK NOT LESS THAN THIRTY (30) FEET FROM THE SIDE LOT LINE WHICH ABUTS ON AN EXISTING OR PROPOSED STREET.
C: REAR SETBACK.
a. INTERIOR LOTS. ALL DWELLINGS OR MAIN BUILDINGS SHALL BE SET BACK NOT LESS THAN TWENTY-FIVE (25) FEET FROM THE REAR LOT LINE.
b. CORNER LOTS. ALL DWELLINGS AND OTHER MAIN BUILDINGS SHALL BE SET BACK NOT LESS THAN TWENTY-FIVE (25) FEET FROM THE REAR LOT LINE, EXCEPT THAT WHERE A GARAGE IS ATTACHED TO THE REAR OF THE DWELLING, THE REQUIRED REAR SETBACK FOR SAID GARAGE MAY BE REDUCED TO NOT LESS THAN TWELVE (12) FEET AS MEASURED FROM THE REAR LOT LINE TO THE CLOSEST PART OF THE BUILDING.
5. POSTAL EASEMENT SHALL BE 4' X 4' CENTERED ON SIDE LOT LINE AND ADJACENT TO FRONT LOT LINE WHERE SHOWN.
6. FRONTAGE OF LOTS 43 THROUGH 47 SHALL FACE IRONWOOD DRIVE.

SURVEYOR'S CERTIFICATE
I, DAVE BIGLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103075 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
Beginning at a point on the east line of Section 6, said point lies 27.80 feet S. 00°22'21" E. along the section line from the northeast corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence S. 00°22'21" E. along said east line of Section 6 1,204.42 feet; thence S. 49°55'07" E. 122.08 feet to the northeast corner of the Juniper Heights Subdivision, Plat "A", thence along the westerly line of said Juniper Heights Plat "A" the following two (2) courses and distances: (1) S. 31°45'08" W. 174.69 feet; (2) S. 00°22'21" E. 237.94 feet to the northeast corner of a quit-claim deed to Jones and Sharon Brisk, recorded as Entry #62129-93, in Book 3240, Page 254, of official records; thence along said quit-claim deed line the following two (2) courses and distances: (1) N. 72°34'16" W. 227.01 feet; (2) S. 18°28'01" W. 0.74 feet to a point on the northerly line of a quit-claim deed to Gary J. Nelson, recorded as Entry #66447-93, in Book 3251, Page 176 of official records; thence N. 72°34'16" W. 106.81 feet along the northerly line of said quit-claim deed line to the northeast corner of a quit-claim deed to Daniel and Karla Gouly, recorded as Entry #18785-94, in Book 3398, Page 228, of official records; thence along said quit-claim deed line the following two (2) courses and distances: (1) N. 72°34'16" W. 107.02 feet; (2) S. 19°22'01" W. 1.09 feet; thence N. 71°32'00" W. 66.05 feet; thence N. 58°40'00" W. 434.34 feet; thence N. 80°24'00" W. 36.58 feet; thence N. 10°50'08" E. 175.79 feet; thence S. 79°09'52" E. 68.63 feet; thence N. 10°47'29" E. 165.49 feet; thence N. 39°14'34" E. 272.52 feet; thence N. 05°31'47" W. 234.68 feet; thence N. 47°10'28" W. 372.41 feet; thence N. 08°02'48" W. 285.50 feet to a point on the north line of said Section 6; thence N. 89°55'30" E. 941.89 feet along said north line of Section 6; thence S. 46°25'22" E. 40.27 feet to the point of beginning. Contains 29.228 acres, more or less.

DATE: FEBRUARY 23, 2001
SURVEYOR: Dave C. Bigler

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY of March, A.D. 2001
AL SHELLENBERG
VP, GENEVA ROCK PRODUCTS INC.

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF UTAH
ON the 19th DAY of March, A.D. 2001, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
MARGARET POWELL
OTDAR
1565 WEST 4000 NORTH
OREM, UTAH 84057
COMM. EXP. 11-4-03

APPROVED: Brad Sears, Mayor
ATTEST: Kim E. Hollidaike

BOARD OF HEALTH
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
CITY-COUNTY HEALTH DEPARTMENT
FIRE MARSHAL
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
FIRE MARSHAL

PLANNING COMMISSION APPROVAL
APPROVED THIS 15th DAY of February, A.D. 2001, BY THE
City of Cedar Hills
DIRECTOR-SECRETARY: Kim E. Hollidaike
CHAIRMAN, PLANNING COMMISSION: J. L. Fisher

JUNIPER HEIGHTS SUBDIVISION
SCALE: 1" = 100 FEET
CEDAR HILLS CITY
NOTARY PUBLIC SEAL, CITY-COUNTY ENGINEER SEAL, CLERK-RECORDER SEAL, LICENSED LAND SURVEYOR #103075 Dave C. Bigler

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.