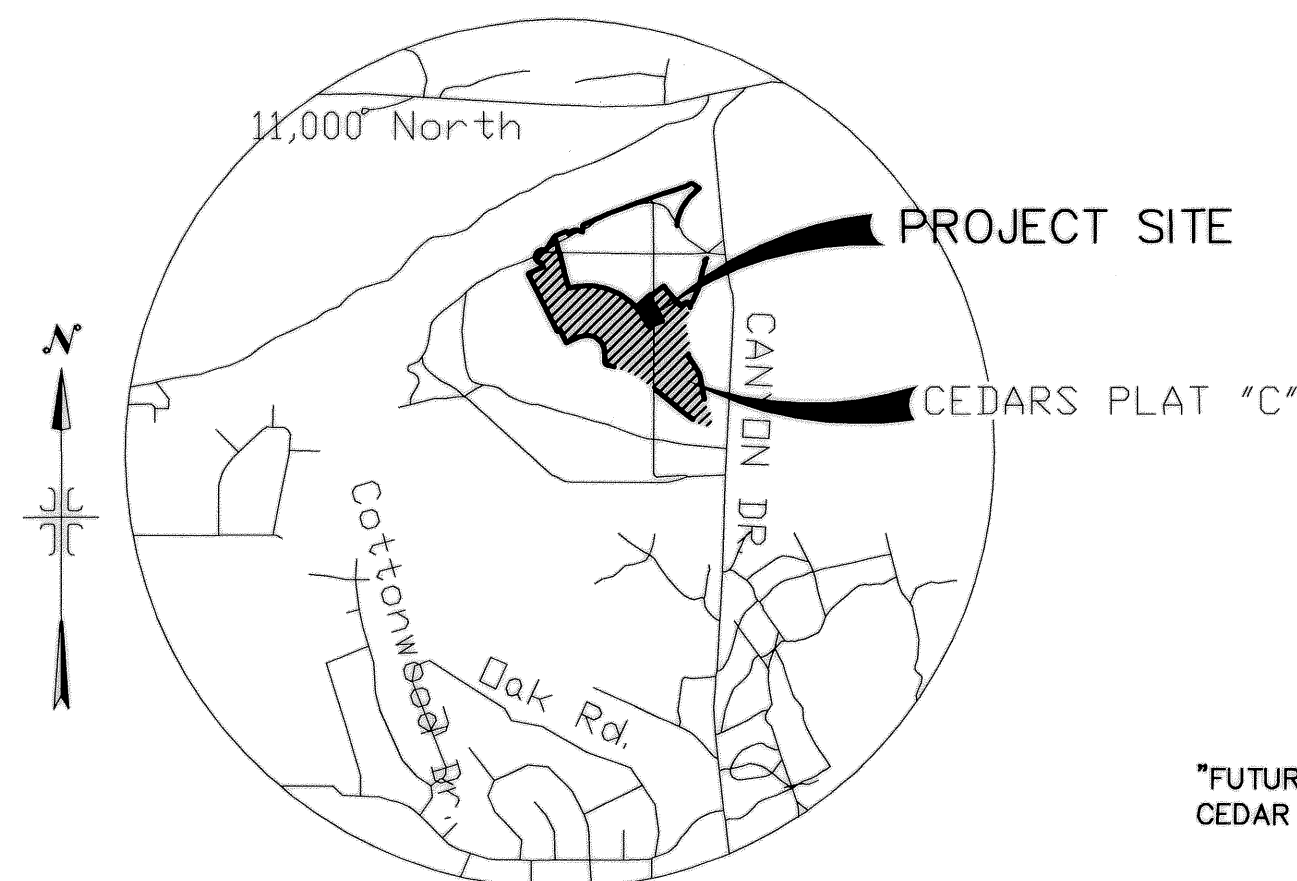




CITY OF CEDAR HILLS
VICINITY MAP
-NTS-

STATE PLANE COORDINATES,
BOUNDARY MONUMENT
SCALE FACTOR: 0.9997039

NO.	NORTHING	EASTING
A	760522.95	1929377.36
B	762778.83	1929317.01
C	762910.26	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°39'32"
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°18'58" 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 368356 (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
- LOT ADDRESS
- 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. 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.

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 2256.57 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 22.45 FEET; THENCE N. 41°23'13" W. A DISTANCE OF 14.54 FEET; THENCE N. 49°03'03" E. A DISTANCE OF 100.34 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°39'32", SUBTENDED BY A CHORD THAT BEARS S. 31°07'11" E. A DISTANCE OF 189.15 FEET; THENCE S. 69°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 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 29 DAY OF Nov. 2004

BY: Graig D. Mullen, President MEMBER
BY: CRAIN D. NIELSEN MEMBER
BY: Graig D. Mullen, President MEMBER
BY: KEITH C. NIELSEN MEMBER
BY: KEITH C. NIELSEN MEMBER
BY: KEITH C. NIELSEN MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF November, A.D. 2004, BY Graig D. Mullen 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 14th DAY OF November, A.D. 2004.

APPROVED Michael C. McGee, Mayor ATTEST Karin E. Splendiake
(ENGINEER) (CLERK-RECORDER)
(SEE SEAL BELOW) (SEE SEAL BELOW)

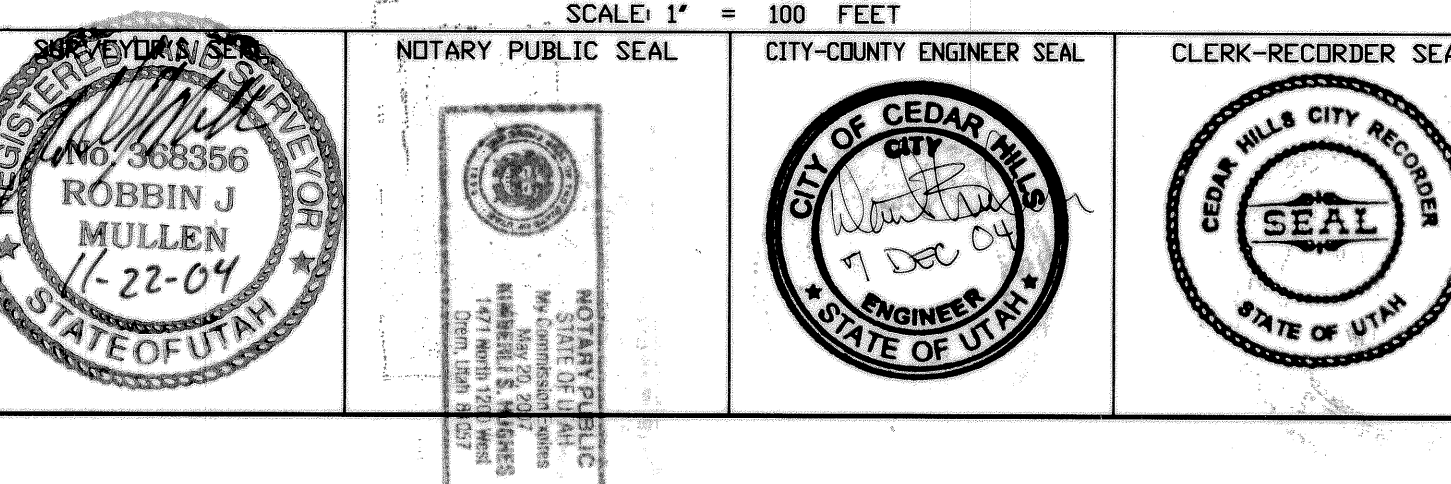
PLANNING COMMISSION APPROVAL

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

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



PROCUBE
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ENGINEERING-LANDSCAPE ARCHITECTURE
LAND PLANNING-CONSTRUCTION MANAGEMENT
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