

STATE PLANE COORDINATES					
	NORTHING	EASTING		NORTHING	EASTING
A	760529.98	1932022.28	O	761167.91	1930780.74
B	760522.95	1929377.36	P	761244.89	1930785.01
C	761261.09	1930977.69	Q	761285.08	1930808.59
D	761224.60	1931046.39	R	761327.33	1930851.13
E	760940.02	1931189.18	S	761298.31	1930879.96
F	760554.58	1931285.13	T	761230.31	1930936.10
G	760523.82	1931320.63	U	761211.20	1930976.69
H	760504.07	1931320.73	V	761102.14	1931039.62
I	760469.72	1931297.36	W	761087.99	1931045.22
J	760497.64	1931253.37	X	760970.22	1931089.77
K	760459.66	1931146.07	Y	760955.31	1931093.56
L	760487.30	1931050.19	Z	760836.11	1931134.12
M	760713.88	1930969.88	AA	760821.95	1931138.84
N	760894.13	1930866.02	BB	760703.05	1931180.26
			CC	760682.50	1931186.14
			DD	760621.17	1931217.66
			EE	760555.72	1931139.44
			FF	760512.29	1931098.10
			GG	760540.13	1931069.81
			HH	760556.41	1931021.52
			II	760675.60	1931018.03
			JJ	760794.68	1930977.11
			KK	760809.61	1930971.82
			LL	760928.64	1930930.75
			MM	760943.09	1930924.88
			NN	761060.09	1930878.34
			OO	761073.89	1930870.65
			PP	761177.85	1930799.61

S 1/4 COR. SEC. 32,
T. 4 S., R. 2 E.,
S.L.B. & M.
FND. BRASS CAP MON.

LEGEND

- 6" DRAINAGE AND PUBLIC UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- MONUMENT TO BE SET
- EXISTING MONUMENT
- BOUNDARY CORNER SET WITH REBAR & CAP
- STREET LIGHT
- (NT) NON-TANGENT CURVE
- 4"x4" POSTAL EASEMENT

- ROADWAY DEDICATION TO THE CITY OF CEDAR HILLS
- COMMON AREA
- PRIVATE AREA

CONDITIONS OF APPROVAL

SURVEYORS CERTIFICATE

I, Kenneth W. Watson, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 158397, as prescribed under the laws of the State of Utah. I further certify that the description below correctly describes the land surface upon which will be constructed, Phase 2 of The Cedars Townhomes on an expandable planned residential development. I further certify that the reference markers shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 731.605 FEET AND WEST 1045.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S.62°01'30"E. 77.84 FEET; THENCE S.26°38'49"E. 318.61 FEET; THENCE S.13°58'40"E. 397.48 FEET; THENCE S.49°05'44"E. 47.00 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°25'11" A DISTANCE OF 21.58 FEET (CHORD BEARS S.00°18'20"E. 19.77 FEET); THENCE S.34°13'45"W. 41.57 FEET; THENCE N.57°36'09"W. 52.14 FEET; THENCE S.70°30'21"W. 113.90 FEET; THENCE N.73°54'50"W. 99.86 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY LINE OF THE CEDARS AT CEDAR HILLS, PLAT "J2", A PLANNED RESIDENTIAL DEVELOPMENT; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PLAT "J2" THE FOLLOWING SIX (6) COURSES: N.19°30'59"W. 240.55 FEET; THENCE N.29°56'59"W. 208.17 FEET; THENCE N.17°18'10"W. 286.95 FEET; THENCE N.03°10'29"E. 77.15 FEET; THENCE N.30°24'24"E. 46.63 FEET; THENCE N.45°11'47"E. 60.00 FEET TO THE MOST SOUTHERLY BOUNDARY CORNER OF CEDAR HILLS CONDOMINIUMS, PHASE 1; THENCE S.44°48'11"E. 40.93 FEET TO A POINT ON A 830.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'39" A DISTANCE OF 88.28 FEET (CHORD BEARS S.39°32'56"E.); THENCE N.53°29'55"E. 51.77 FEET TO THE POINT OF BEGINNING. CONTAINS 5.355 ACRES.

4/1/03

DATE

Kenneth W. Watson

SURVEYOR (See seal below)

OWNER'S CERTIFICATE AND CONSENT TO RECORD

G & J Construction, Inc., the undersigned owner(s) of the tract of land described above, has (have) caused a survey to be made and this record of survey Plat, consisting of one sheet, to be prepared, and does (do) hereby consent to the recordation thereof.

Dated this 7th day of April, 2003.

G & J Construction, Inc.

Gordon Jones, President

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF

S.S.

Gordon Jones, President

On the 7th day of April, 2003 personally appeared before me, the signer(s) of the foregoing dedication who duly acknowledged to me that he, she or they did execute the same in the capacity indicated.

MY COMMISSION EXPIRES 7-1-2005

Kim E. Holmstrom
NOTARY PUBLIC
RESIDING IN COUNTY

ROADWAY DEDICATION

Know all men by these presents that we, the above named owners of all the property described hereon, and shown on this map, have caused the same to be subdivided into lots, roadways, and easements and do hereby dedicate the roadways indicated hereon for perpetual use of the public.

UTILITY DEDICATION

The above named owner(s) of the above described parcel of land does (do) hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right-of-way access by shown by the areas marked "Common Area" on the within plat for construction and maintenance of subterranean electrical, telephone, natural gas, sewer and water lines appurtenances, together with the right-of-way access thereto.

RESERVATION OF COMMON AREAS

By recording this plat the above named owner(s) has (have) designated certain areas of land as Common Area intended for use by the Owners in The Cedars Townhomes, a planned residential development, for ingress, egress, recreation, and other related activities (and not for use by the general public) for the common use and enjoyment of the Owners in The Cedars Townhomes as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restrictions applicable to The Cedars Townhomes expandable planned residential development.

PLANNING COMMISSION

Approved this 4th day of April, 2002.
By the City of Cedar Hills Planning Commission

Kim E. Holmstrom
DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of the City of Cedar Hills, County of Utah, approves this subdivision and hereby accepts the dedication of all easements, and other parcels of land intended for public purposes for the perpetual use of the public this 4th day of March, 2003.

Brad Sears, Mayor

City Engineer (see seal)

Attest Kim E. Holmstrom
City Recorder (see seal)

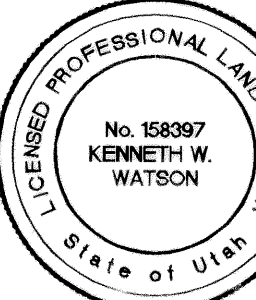
PLATE PHASE 2

THE CEDARS TOWNHOMES

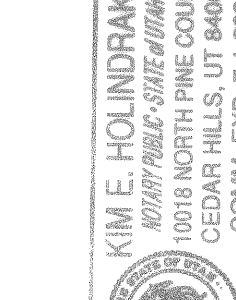
A PLANNED RESIDENTIAL DEVELOPMENT

LOCATED IN THE SOUTHWEST 1/4 OF SEC. 32, T. 4 S., R. 2 E.
AND THE NORTHWEST 1/4 OF SEC. 5, T. 5 S., R. 2 E., SALT LAKE BASE AND MERIDIAN
CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

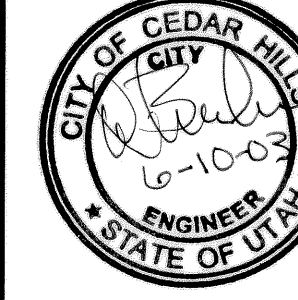
SURVEYOR'S SEAL



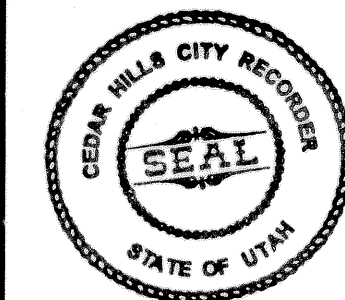
NOTARY PUBLIC SEAL



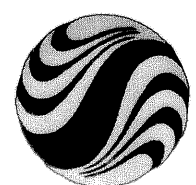
CITY ENGINEER'S SEAL



CLERK-RECORDER'S SEAL



S.W. COR. SEC. 32
T. 4 S., R. 2 E.,
S.L.B. & M.
FND. BRASS CAP MON.



Stantec Consulting Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revision	By	Date
3	TITLE REVISIONS PER CLIENT ATTY.	RAP	4/4/02
2	ADD & LABEL EASEMENTS	DRB	3/28/02
1	REV. PER. CITY REVIEW	DRB	3/6/02

10032-113