

OWNERS 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 AND DO HEREBY DEDICATE OPEN SPACE PARCEL "B" TO THE CITY OF CEDAR HILLS AND 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.

M/J HOLDINGS, LLC
 BY: MEMBER MANAGER *Michael J. Geddes* MICHAEL J. GEDDES
 STATE OF UTAH
 COUNTY OF UTAH (S.S.)

ON THIS 13 DAY OF August, 2015, BEFORE ME PERSONALLY APPEARED THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

STEVEN J. ALGER
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION # 658655
 COMM. EXP. 09-11-2016
 9-11-2016
 MY COMMISSION EXPIRES

Blue Moon Investments LLC
 BY: MEMBER MANAGER *Daniel V. Wilson* DANIEL V. WILSON
 STATE OF UTAH
 COUNTY OF UTAH (S.S.)

ON THIS 13 DAY OF August, 2015, BEFORE ME PERSONALLY APPEARED THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

STEVEN J. ALGER
 NOTARY PUBLIC - STATE OF UTAH
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ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF CEDAR HILLS HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS 5th DAY OF May, 2015.

MAYOR *Trent Angustus*
 COUNCIL *Jenny Ross*
 COUNCIL *Daniel Zappala*
 COUNCIL *Robert Chubb*
 COUNCIL
 COUNCIL

SURVEYOR'S CERTIFICATE

I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6119653 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 HEREON, 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 PLAT IS TRUE AND CORRECT.

Jason G. Jenkins
 JASON G. JENKINS, P.L.S.
 (See seal below)
 8-11-2015
 DATE

PLAT "A"
LAKESHORE TRAILS
 LOCATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SHEET 1 of 2

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C40	516.12'	622.89'	47°28'29"	S 10°27'22" E	501.48
C41	353.32'	2831.90'	7°08'54"	N 03°51'44" W	353.09

LEGEND

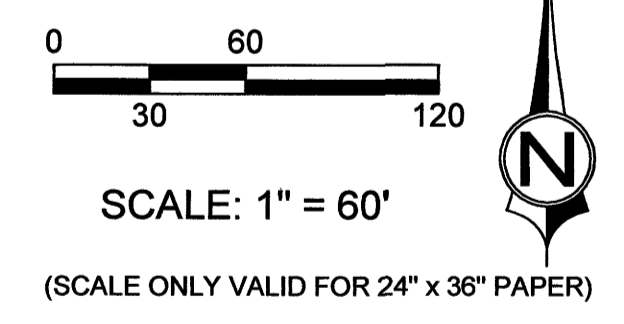
	BOUNDARY LINE
	SECTION LINE
	LOT LINE
	CENTER LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION CORNER
	BUILDING ENVELOPE

PUBLIC UTILITIES EASEMENTS

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME WILL ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

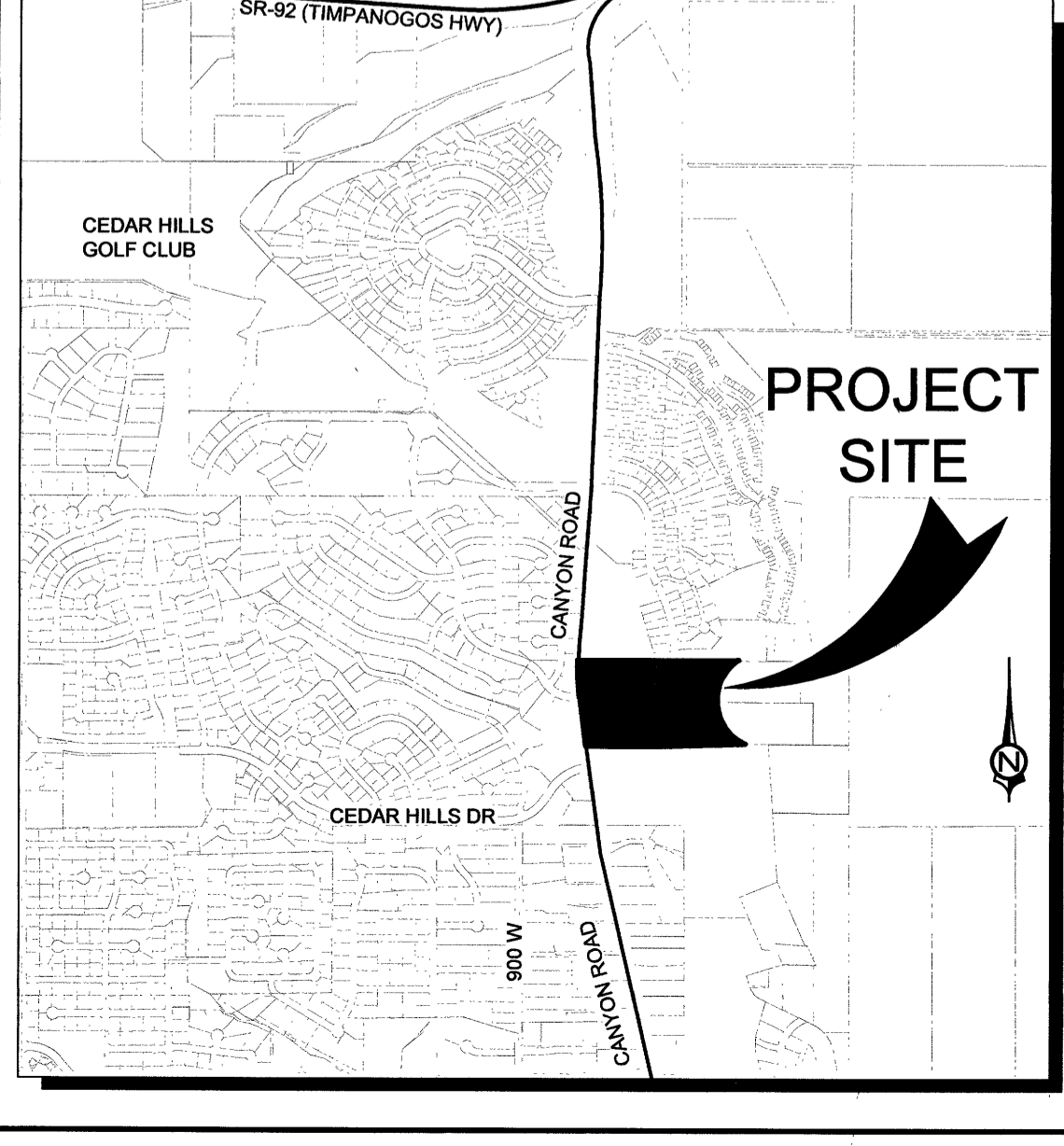
LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°22'22" WEST ALONG THE SECTION LINE 655.23 FEET AND EAST 602.46 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT BEING IN THE EASTERLY RIGHT OF WAY OF CANYON ROAD;
 THENCE NORTH 7°26'11" WEST ALONG THE EASTERLY RIGHT OF WAY OF CANYON ROAD 305.31 FEET;
 THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY OF CANYON ROAD 353.32 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2831.90 FEET (CHORD BEARS NORTH 3°51'44" WEST FOR A DISTANCE OF 353.09 FEET);
 THENCE LEAVING THE EASTERLY RIGHT OF WAY OF CANYON ROAD AND FOLLOWING THE NORTH LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN A QUIET TITLE ACTION RECORDED AS ENTRY NUMBER 30085 IN BOOK 2016 AT PAGE 369 IN THE OFFICE OF THE UTAH COUNTY RECORDER IN FAVOR OF JENSEN BROTHERS CONSTRUCTION, INC., SOUTH 89°55'55" EAST 116.90 FEET;
 THENCE NORTH 1.44 FEET TO THE PROJECTED SOUTH BOUNDARY LINE OF THE CEDARS AT CEDAR HILLS PLAT J3 AMENDED AS RECORDED AS ENTRY NUMBER 122443.2003 MAP NUMBER 10102-114 IN THE UTAH COUNTY RECORDERS OFFICE;
 THENCE ALONG THE PROJECTED SOUTH BOUNDARY LINE OF SAID CEDARS AT CEDAR HILLS PLAT J3, NORTH 89°59'13" EAST 1288.41 FEET;
 THENCE SOUTH 13°16'52" WEST 152.37 FEET;
 THENCE 516.12 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 622.89 FEET (CHORD BEARS SOUTH 10°27'22" EAST FOR A DISTANCE OF 501.48 FEET);
 THENCE SOUTH 34°11'37" EAST 25.29 FEET;
 THENCE NORTH 89°46'01" WEST 1412.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
 CONTAINS 20.57 ACRES, MORE OR LESS.
 BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 0°22'22" WEST BETWEEN THE FOUND THIS CORNER MONUMENTS AT THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



CIVIL SCIENCE
 INFRASTRUCTURE, INC.
 3160 WEST CLUBHOUSE DRIVE
 LEHI, UT 84043
 801.768.7200

VICINITY MAP N.T.S.



METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY

ACCEPTED AS A REASONABLY ACCURATE DEPICTION OF THE EASEMENT FOR THE SALT LAKE AQUEDUCT (SLA), BEING PART OF THE SLA CORRIDOR. NOTWITHSTANDING ANY DISTRICT POLICY, ENCUMBRANCES OF ANY NATURE ARE NOT ALLOWED WITHIN THE 5 FOOT WIDE OVERLAP OF LOTS 3 - 8.

Daniel V. Wilson
 August 13, 2015
 DATE

GEOTECHNICAL STUDY NOTE

ALL RECOMMENDATIONS OF THE GEOTECHNICAL STUDY DATED DECEMBER 8, 2014 AND THE CLARIFICATION OF GEOTECHNICAL STUDY DATED MARCH 20, 2015 SHALL BE FOLLOWED. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 • ALL CUTS AND FILLS OVER 3- FEET ON THE LANDSLIDE MASS SHOULD BE ANALYZED AND EVALUATED, PRIOR TO DISTURBING THE EXISTING SLOPES.
 • GRADING FILL BETWEEN 5- FEET AND 10- FEET BEING PLACED ABOVE THE EXISTING SURFACE SHOULD BE ALLOWED TO SIT A MINIMUM OF THREE WEEKS TO ALLOW SETTLEMENT TO OCCUR. IF MORE THAN 10- FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE GRADES), THE AREAS SHOULD BE ALLOWED TO SIT FOR A MINIMUM OF SIX WEEKS TO ALLOW SETTLEMENT TO OCCUR. IF MORE THAN 25- FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE SITE GRADES), EARTHTEC SHOULD BE NOTIFIED TO PROVIDE ADDITIONAL RECOMMENDATIONS.
 • ONCE PROPOSED LOCATIONS FOR HOUSES ON LOTS 21 AND 22 ARE DETERMINED, ADDITIONAL SLOPE STABILITY ANALYSIS SHALL BE PERFORMED ON THE PROPOSED LOCATIONS.

PLANNING COMMISSION APPROVAL

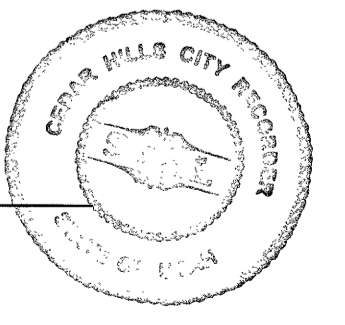
THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS 17 DAY OF August, 2015.

Daniel V. Wilson
 CHAIRPERSON
 PLANNING COMMISSION

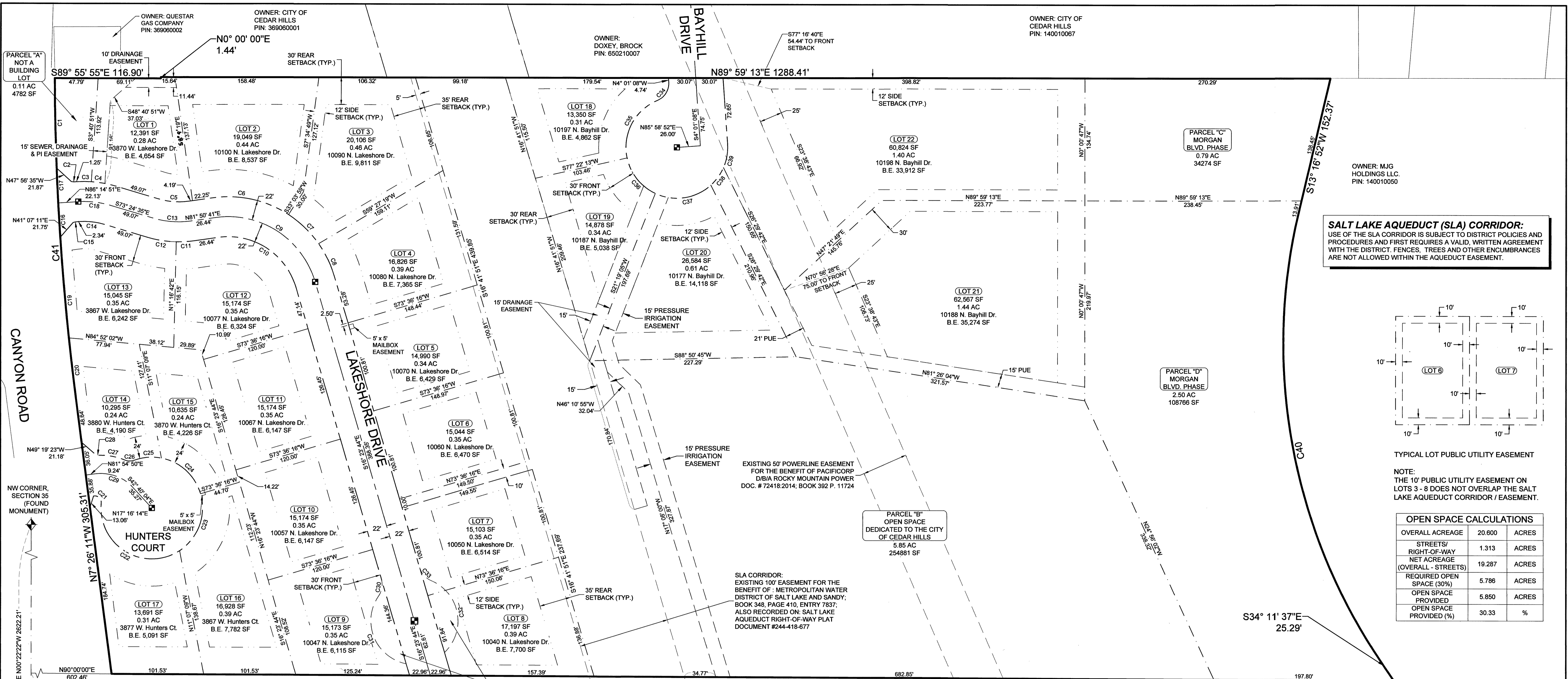
APPROVED: *Daniel V. Wilson*
 CITY ENGINEER,
 CITY OF CEDAR HILLS

APPROVED: *Colleen A. Murray*
 RECORDER
 CITY OF CEDAR HILLS

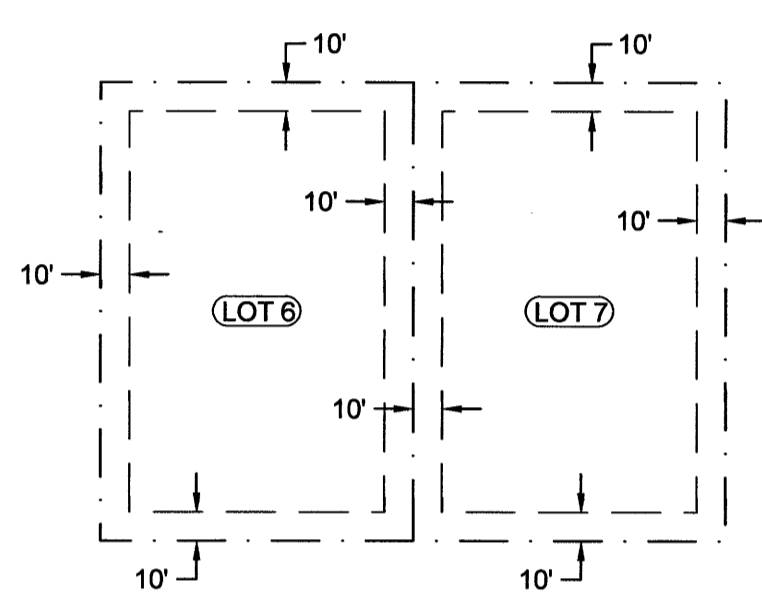
OCCUPANCY RESTRICTION NOTICE
 THE CITY OF CEDAR HILLS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.



 SURVEYOR'S SEAL	 CITY ENGINEER'S SEAL	 CLERK-RECORDER SEAL	 COUNTY RECORDER
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SALT LAKE AQUEDUCT (SLA) CORRIDOR:
 USE OF THE SLA CORRIDOR IS SUBJECT TO DISTRICT POLICIES AND PROCEDURES AND FIRST REQUIRES A VALID, WRITTEN AGREEMENT WITH THE DISTRICT. FENCES, TREES AND OTHER ENCUMBRANCES ARE NOT ALLOWED WITHIN THE AQUEDUCT EASEMENT.



TYPICAL LOT PUBLIC UTILITY EASEMENT
 NOTE: THE 10' PUBLIC UTILITY EASEMENT ON LOTS 3 - 8 DOES NOT OVERLAP THE SALT LAKE AQUEDUCT CORRIDOR / EASEMENT.

OPEN SPACE CALCULATIONS			
OVERALL ACREAGE	20.600	ACRES	
STREETS/ RIGHT-OF-WAY	1.313	ACRES	
NET ACREAGE (OVERALL - STREETS)	19.287	ACRES	
REQUIRED OPEN SPACE (30%)	5.786	ACRES	
OPEN SPACE PROVIDED	5.850	ACRES	
OPEN SPACE PROVIDED (%)	30.33	%	

LOTS 13 & 17: MONUMENT SIGNS FOR DEVELOPMENT TO BE PLACED WITHIN PUBLIC UTILITY EASEMENTS NEAR CANYON ROAD

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	99.03'	2831.90'	2°00'13"	N 01°17'23" W	99.02
C2	4.96'	24.00'	11°50'32"	N 87°49'53" W	4.95
C3	15.83'	122.00'	7°28'00"	S 89°57'51" W	15.82
C4	27.49'	122.00'	12°54'34"	N 79°51'52" W	27.43
C5	33.69'	78.00'	24°44'45"	N 85°46'57" W	33.43
C6	87.77'	122.00'	41°13'19"	N 77°32'40" W	85.89
C7	46.18'	122.00'	21°41'14"	N 46°05'24" W	45.90
C8	40.14'	122.00'	18°51'02"	N 25°49'16" W	39.96
C9	142.70'	100.00'	81°45'35"	S 57°16'32" E	130.89

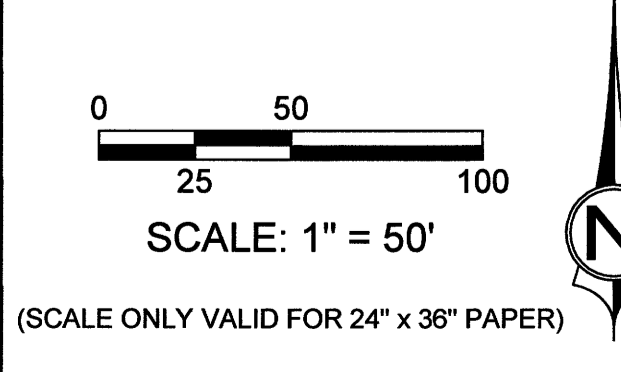
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	111.30'	78.00'	81°45'35"	S 57°16'32" E	102.10
C11	20.09'	122.00'	9°28'01"	N 86°33'41" E	20.06
C12	32.60'	122.00'	15°18'44"	S 81°03'56" E	32.51
C13	43.19'	100.00'	24°44'45"	S 85°46'57" E	42.85
C14	27.69'	78.00'	20°20'35"	S 83°34'52" E	27.55
C15	4.67'	24.00'	11°09'38"	N 80°40'02" E	4.67
C16	37.87'	2831.90'	0°45'58"	S 03°26'51" E	37.87
C17	38.20'	2831.90'	0°46'22"	S 02°40'41" E	38.20
C18	35.51'	100.00'	20°20'35"	S 83°34'52" E	35.32

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	111.00'	2831.90'	2°14'45"	N 04°57'13" W	110.99
C20	67.22'	2831.90'	1°21'36"	N 06°45'23" W	67.22
C21	13.29'	7.25'	15°00'16"	S 47°04'10" E	11.50
C22	125.71'	56.00'	128°36'57"	S 58°52'30" E	100.93
C23	71.58'	56.00'	73°12'46"	N 20°12'38" E	66.79
C24	61.24'	56.00'	62°39'34"	N 47°43'32" W	58.24
C25	30.58'	56.00'	31°17'09"	S 85°18'07" W	30.20
C26	10.47'	14.00'	42°51'51"	N 88°54'32" W	10.23
C27	29.00'	70.00'	23°43'59"	N 79°20'35" W	28.79

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	3.32'	24.00'	7°55'09"	N 87°15'00" W	3.31
C29	42.58'	49.93'	48°51'43"	S 73°40'31" E	41.30
C30	19.60'	22.00'	51°03'19"	N 09°07'55" E	18.96
C31	95.32'	48.00'	113°46'32"	N 22°13'42" W	80.41
C32	95.32'	48.00'	113°46'32"	S 10°33'47" E	80.41
C33	19.60'	22.00'	51°03'19"	S 41°55'24" E	18.96
C34	24.99'	20.00'	71°35'29"	N 31°46'37" E	23.40
C35	77.79'	56.00'	79°35'22"	N 27°46'40" E	71.88
C36	51.77'	56.00'	52°57'49"	N 38°29'55" W	49.94

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	65.64'	56.00'	67°09'40"	S 81°26'20" W	61.95
C38	23.94'	56.00'	24°29'49"	S 35°36'35" W	23.76
C39	26.76'	56.00'	27°22'49"	S 09°40'17" W	26.51
C40	516.12'	622.89'	47°28'29"	S 10°27'22" E	501.48
C41	353.32'	2831.90'	7°08'54"	N 03°51'44" W	353.09

14743 sheet 2 of 2



LEGEND			
	BOUNDARY LINE		ADJACENT PROPERTY LINE
	SECTION LINE		EASEMENT LINE
	LOT LINE		RIGHT-OF-WAY LINE
	CENTER LINE		BUILDING SETBACK LINE
	STREET MONUMENT		SECTION CORNER
	BUILDING ENVELOPE		BUILDING ENVELOPE

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PLAT "A"
LAKESHORE TRAILS
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: JASON G. JENKINS, No. 611985, STATE OF UTAH
 CITY ENGINEER'S SEAL: CITY OF CEDAR HILLS
 CLERK-RECORDER SEAL: CEDAR HILLS CITY RECORDERS
 COUNTY RECORDER: JEFFERY SMITH, UTAH COUNTY RECORDER, 2015 Nov 27 10:52 am FEE \$6.00 BY ED, RECORDED FOR CEDAR HILLS CITY