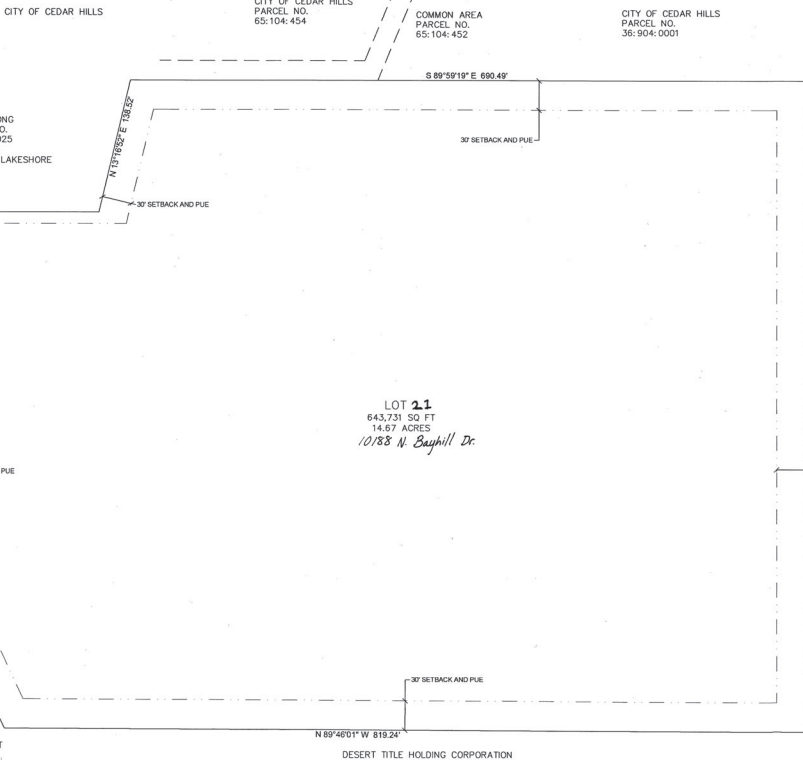
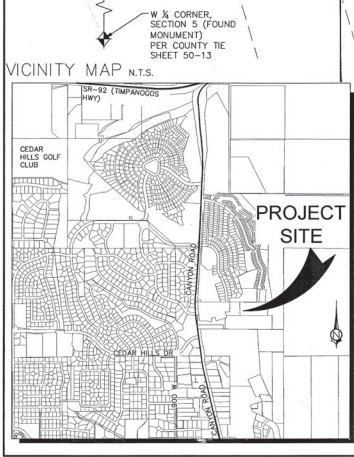


This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE 2 PARCELS FROM THE EXISTING 5 LOTS DESCRIBED. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 22°22' W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5, T5S, R2E, S18M, BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

PLAT "A" LAKESHORE TRAILS, RECORDED AUG 27, 2015, AS ENTRY 78485-2015.

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- LOT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ◆ SECTION CORNER
- ◆ B.E. BUILDING EVIDENCE

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 REMOVE OR DESTROY 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.

GEO TECHNICAL STUDY NOTE

NO GEO TECHNICAL AND SITE CONDITIONS INVESTIGATIONS HAVE BEEN COMPLETED OUTSIDE THE BOUNDARY OF LOT 21'S (OF LAKESHORE TRAILS PLAT A) PORTION OF LOT 21 (OF LAKESHORE TRAILS PLAT B). NO DEVELOPMENT OR OTHER IMPROVEMENTS ARE ALLOWED ON THAT ADDITIONAL AREA INCLUDED IN LOT 21 (OF LAKESHORE TRAILS PLAT A) UNTIL A GEO TECHNICAL INVESTIGATION AND SOLE STABILITY ANALYSIS HAVE BEEN PERFORMED AND SUBMITTED FOR ACCEPTANCE. SLOPES OVER 30% MUST REMAIN IN THEIR NATURAL STATE.

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS 21st DAY OF January 20 21.

[Signature]
CHAIRPERSON
PLANNING COMMISSION

GEO TECHNICAL STUDY NOTE

ALL RECOMMENDATIONS OF THE GEO TECHNICAL STUDY DATED DECEMBER 8, 2014 AND THE CLARIFICATION OF GEO TECHNICAL STUDY DATED MARCH 20, 2015 SHALL BE FOLLOWED. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- ALL CUTS AND FILLS OVER 5 FEET ON THE LANDSIDE 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), EARTHIES 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.

EXISTING EASEMENT NOTES

1. EASEMENTS AND NOTES AS SHOWN ON PLAT "A" LAKESHORE TRAILS, RECORDED AUG 27, 2015 AS ENTRY NO. 78485-2015, OFFICIAL RECORDS, (AS SHOWN)
2. EASEMENT IN FAVOR OF PACIFICORP, RECORDED JUNE 21, 1993, AS ENTRY NO. 42237, IN BOOK 3176, AT PAGE 78 (AS SHOWN)
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENT FOR LAKESHORE TRAILS RECORDED MAY 31, 2016 AS ENTRY NO. 48380-2016, AMENDED DEC 2, 2016 AS ENTRY NO. 121573-2016, (BLANKET IN NATURE)
4. SHARED DRIVEWAY ACCESS EASEMENT AGREEMENT, RECORDED AUG 8, 2016 AS ENTRY NO. 75222-2016, (AS SHOWN)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 21 AND PARCEL D OF LAKESHORE TRAILS PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, TOGETHER WITH AN ADDITIONAL PARCEL OF LAND TO THE EAST, BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S18M, BEING IN CEDAR HILLS, UTAH COUNTY, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21, SAID POINT BEING THE NORTHEAST CORNER OF LOT 20, OF SAID LAKESHORE TRAILS PLAT A, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 50.00 FOOT RADIUS CURVE (WITH A RADIUS BEARING OF N42°38'50"W) COLLASAC ON BAYHILL DRIVE AS SHOWN ON SAID LAKESHORE TRAILS PLAT A, SAID POINT BEING N00°22'22"W 1185.49 FEET AND N89°37'38"E 1285.85 FEET, FROM THE WEST QUARTER OF SAID SECTION 5, AND RUNNING THENCE ALONG THE WEST AND NORTH LINES OF SAID LOT 21 AND PARCEL D THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY 23.84 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°29'49", (2) S28°29'42"E 150.65 FEET, (3) N47°21'49"E 145.76 FEET, AND (4) N89°59'13"E 462.22 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL D, THENCE N15°17'25"E 138.52 FEET; THENCE S89°59'19"E 890.49 FEET; S09°05'59"E 664.82 FEET; THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 21 THE FOLLOWING TWO (2) COURSES: (1) N81°29'04"W 521.37 FEET, AND (2) N89°24'22"W 210.98 FEET, TO THE POINT OF BEGINNING.

CONTAINS 643,731 SQ. FT. OR 14.67 ACRES, MORE OR LESS

OWNERS DECLARATION

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&G HOLDINGS, LLC
Michael J. Geddes 2/12/21
 BY MEMBER MANAGER
 Michael J. Geddes
 STATE OF UTAH
 COUNTY OF UTAH (S.S.)

ON THIS 12th DAY OF FEBRUARY, 2021, BEFORE ME PERSONALLY APPEARED THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

Stephen J. Gordon 01/01/2021
 NOTARY PUBLIC
 MY COMMISSION EXPIRES

BLUE MOON INVENTIONS, LLC
Daniel V. Wilson 2/12/21
 BY MEMBER MANAGER
 Daniel V. Wilson
 STATE OF UTAH
 COUNTY OF UTAH (S.S.)

ON THIS 17th DAY OF FEBRUARY, 2021, BEFORE ME PERSONALLY APPEARED THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

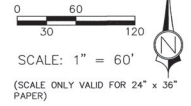
Stephen J. Gordon 01/01/2021
 NOTARY PUBLIC
 MY COMMISSION EXPIRES

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 2nd DAY OF March 2021.

Dan Seaman
 MAYOR
[Signature]
 COUNCIL
[Signature]
 COUNCIL
[Signature]
 COUNCIL
[Signature]
 COUNCIL

SURVEYOR'S CERTIFICATE



DAVID T. MORTENSEN P.L.S.
 (See seal below)

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6436557 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 OWNED BY 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.

David T. Mortensen
 DATE: 7-9-2020

PLAT "B"
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

SHEET 1 of 1

SURVEYOR'S SEAL: DAVID T. MORTENSEN, P.L.S., 7-9-2020

CITY ENGINEER'S SEAL: CITY OF CEDAR HILLS, 5-21-2021

CLERK-RECORDER SEAL: CITY OF CEDAR HILLS, 5-21-2021

COUNTY RECORDER: ANDREA ALLEN, 11-14-2021

17294

5/21/21 1:55 P.M. T5S, R2E, T14-021, S18M, PLAT "B" LAKESHORE TRAILS PLAT A