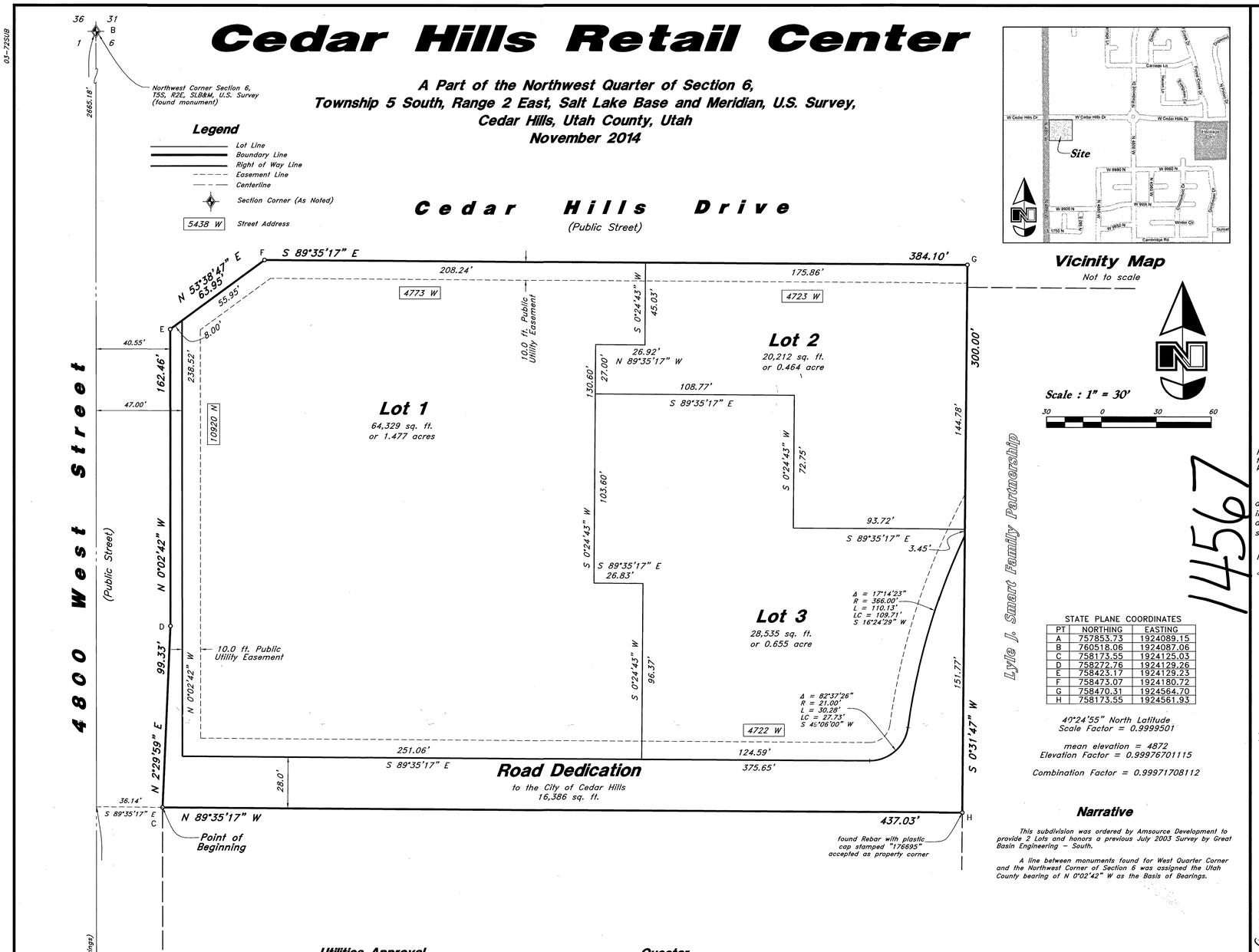
Cedar Hills Retail Center

A Part of the Northwest Quarter of Section 6,
Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey,
Cedar Hills, Utah County, Utah
November 2014



Vicinity Map

Not to scale

Scale : 1" = 30'

30 0 30 60

Lyle J. Smart Family Partnership

14567

STATE PLANE COORDINATES		
PT	NORTHING	EASTING
A	757853.73	1924089.15
B	760518.06	1924087.06
C	758173.55	1924125.03
D	758272.76	1924129.26
E	758423.17	1924129.23
F	758473.07	1924180.72
G	758470.31	1924564.70
H	758173.55	1924561.93

40°24'55" North Latitude
Scale Factor = 0.9999501

mean elevation = 4872
Elevation Factor = 0.99976701115

Combination Factor = 0.99971708112

Narrative

This subdivision was ordered by Amsource Development to provide 2 Lots and honors a previous July 2003 Survey by Great Basin Engineering – South.

A line between monuments found for West Quarter Corner and the Northwest Corner of Section 6 was assigned the Utah County bearing of N 0°02'42" W as the Basis of Bearings.

Utilities Approval

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 my 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 with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mountain Power Rodny A. Stewart 2-11-15

Qwest 02/11/2015

Comcast Cable 2-17-15

Questar

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.

Approved this 13 day of Feb, 20 15.

Questar Gas Company

By- Rick Maas

Title- Pre-Construction

Notes

Reciprocal access easements are in effect per the Grant of Easements and Declaration of Covenants, Conditions & Restrictions recorded _____, as Entry No. _____, in Book _____, at Page _____, of Official Records. This Declaration provides utility easements over all of the site not covered by buildings.

Cross access agreement for Lots 1 and 2 will be recorded with a separate document.

Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed under laws of the State of Utah. I further certify that 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, streets, and easements and that the same is shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of the Southwest Quarter of the Northwest Quarter of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Utah County, Utah:

Beginning at a point on the Easterly Line of 4800 West Street being 320.17 feet North 0°02'42" West along the Section Line and 36.14 feet South 89°35'17" East from the West Quarter Corner of Section 6; and running thence along said Easterly Line the following two courses: North 2°29'59" East 99.33 feet; and North 0°02'42" West 162.46 feet; thence North 53°38'47" East 63.95 feet to the Southerly Line of Cedar Hills Drive; thence South 89°35'17" East 384.10 feet along said Southerly Line; thence South 0°31'47" West 300.00 feet; thence North 89°35'17" West 437.03 feet to said Easterly Line of 4800 West Street and the point of beginning.

Contains 129,470 sq. ft.
or 2.972 acres
3 Lots

6 Nov, 2014
Date

Ken B. Hawkes
Utah PLS No. 8707113
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

Cedar Hills Retail Center

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use or designated for "Dedication". The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation the street.

In witness whereof we have hereunto set our hands this 10th, day of Nov, A.D. 2014.

Amsource Cedar Hills, LLC

By: Amsource Realty Advisors, LLC its manager

By: DAVID R GASKILL

Manager

ENT 32437:2015 Map # 14567
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 20 10:44 am FEE 33.00 BY SS
RECORDED FOR CEDAR HILLS CITY

Acknowledgment

State of
County of } ss

On the 10 day of November 2014 personally appeared before me, the undersigned Notary Public, David R Gaskill, who being by me duly sworn did say that he is the manager of Amsource Realty Advisors, LLC, the Manager of Amsource Cedar Hills, LLC and that said instrument was signed in behalf of said LLC by a resolution of its Members and acknowledged to me that said LLC executed the same.

Residing at: SLC, Ut
Commission Expires: 2/1/18
Melanie Child
Print Name

Melanie Child
A Notary Public

Melanie Child
Notary Public
State of Utah
My Commission Expires February 1, 2018
#673077

Acceptance by Legislative Body

The Mayor of the City of Cedar Hills, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This 22, day of October, A.D. 2014.

Mayor

Attest Colleen A. Mulvey
City Recorder
(See Seal Below)

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Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey,
Cedar Hills, Utah County, Utah

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Planning Commission Approval

Approved this 13 day of Feb A.D. 20 15 by the Planning Commission.

Colleen A. Mulvey
Secretary, Planning Commission

Chairman, Planning Commission

Cedar Hills Engineer Approval

Approved this 20th day of Feb A.D. 2015 by the City Engineer.

City Engineer

Cedar Hills Attorney

Approval as to form this 5th day of March A.D. 2015 by the Cedar Hills Attorney.

Cedar Hills Attorney

SURVEYORS SEAL — PROFESSIONAL LAND SURVEYOR KEN B. HAWKES 176695 STATE OF UTAH 11-6-14

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL — PROFESSIONAL ENGINEER #379992 DAVID H. BUNKER STATE OF UTAH 4-20-15

CLERK-RECORDER SEAL — CEDAR HILLS CITY RECORDER UTAH COUNTY STATE OF UTAH

03-72SUB

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SEC. 6, T5S, R2E TU-62 BM