

GOLDEN CEDAR ESTATES

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
TOWN OF CEDAR FORT, UTAH, UTAH COUNTY
MAY 30, 2023

SURVEYOR'S CERTIFICATE

I, MICHAEL D. HOFFMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.316831, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

GOLDEN CEDAR ESTATES

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

SUBDIVISION DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED JANUARY 03, 2020, AS ENTRY NO.: 794-2020, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE SAID PARCEL BEING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE TOWN OF CEDAR FORT, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE UTAH COUNTY BRASS MONUMENT MARKING THE SECTION CORNER COMMON TO SECTION 32, 29, 28, & 28, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 1°35'30" WEST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1305.49 FEET, TO THE OCCUPIED NORTH 1°16'16" CORNER COMMON TO SAID SECTION 32 & 33; THENCE NORTH 89°10'36" WEST, ALONG THE OCCUPIED EAST-WEST 1°16'16" LINE AND A WIRE FENCE LINE, A DISTANCE OF 490.11 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; AND RUNNING THENCE NORTH 89°10'36" WEST, CONTINUING ALONG SAID OCCUPIED EAST-WEST 1°16'16" LINE AND WIRE FENCE LINE, A DISTANCE OF 537.84 FEET, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF S.R. 73 (CORY B. WRIDE MEMORIAL HIGHWAY), PER RIGHT-OF-WAY MAPS COMPLETED UNDER PROJECT NO. S-95(3) ON FILE WITH THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE SOUTH 52°17'14" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND WIRE FENCE LINE, A DISTANCE OF 391.51 FEET TO THE OCCUPIED NORTH-SOUTH 1°16'16" LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 1°25'49" WEST, ALONG SAID OCCUPIED NORTH-SOUTH 1°16'16" LINE, A DISTANCE OF 918.01 FEET; THENCE NORTH 89°10'36" EAST, THROUGH THE MEANDERS OF A LONG STANDING WIRE FENCE LINE, A DISTANCE OF 872.63 FEET; THENCE NORTH, ALONG A LONG STANDING WIRE FENCE LINE, A DISTANCE OF 1087.32 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 925,030 SQ. FT., OR 21.236 ACRES IN 5 RESIDENTIAL LOTS

PARCEL 'A' DESCRIPTION:

BEGINNING AT THE OCCUPIED NORTHEAST 1/16TH CORNER OF THE NORTHEAST QUARTER, SAID 1/16TH CORNER BEING SOUTH 1°35'30" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1305.49 FEET, TO THE OCCUPIED NORTH 1°16'16" CORNER AND NORTH 89°10'36" WEST, ALONG THE OCCUPIED EAST-WEST 1°16'16" LINE, A DISTANCE OF 1331.91 FEET, FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°10'36" EAST, ALONG THE OCCUPIED EAST-WEST 1°16'16" LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 143.15 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.R. 73 (CORY B. WRIDE MEMORIAL HIGHWAY), PER RIGHT-OF-WAY MAPS COMPLETED UNDER PROJECT NO. S-95(3) ON FILE WITH THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE SOUTH 52°17'14" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND WIRE FENCE LINE, A DISTANCE OF 391.51 FEET TO THE OCCUPIED NORTH-SOUTH 1°16'16" LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 1°25'49" WEST, ALONG SAID OCCUPIED NORTH-SOUTH 1°16'16" LINE, A DISTANCE OF 918.01 FEET; THENCE NORTH 89°10'36" EAST, THROUGH THE MEANDERS OF A LONG STANDING WIRE FENCE LINE, A DISTANCE OF 872.63 FEET; THENCE NORTH, ALONG A LONG STANDING WIRE FENCE LINE, A DISTANCE OF 1087.32 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 8,229 SQ. FT., OR 0.189 (NON-BUILDABLE, REMAINDER PARCEL)

MICHAEL D. HOFFMAN, P.L.S.

L.S. LICENSE NO. 316831

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH BY THIS PLAT, HEREAFTER TO BE KNOWN AS:

GOLDEN CEDAR ESTATES

A RESIDENTIAL SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ARNOLD FAMILY FARMS, LLC.

BY: MERVYN B. ARNOLD

(PRINT NAME)

ITS: MANAGER

(SIGNATURE)

MINI GOLDENS BY TAYLORMADE FAMILY FARMS, LLC.

BY: JEFFREY V. TAYLOR

(PRINT NAME)

ITS: SECRETARY

(SIGNATURE)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF ARNOLD FAMILY FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

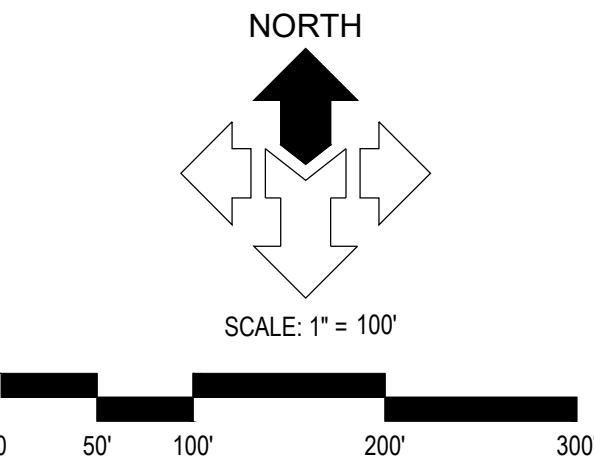
GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°10'36" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "M&NIEL ENG.", OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- THE ESTATE OR INTEREST IN THE LAND DESCRIBED ON THIS PLAT IS FEE SIMPLE AND THE TITLE THERETO IS VESTED IN DUANE ALLEN BERRY AND ROCHELLE BEUTLER, PER WARRANTY DEED RECORDED AS ENTRY NO. 794-2020.
- APPROVAL OF THE RECORDED OF THIS PLAT BY THE TOWN OF CEDAR FORT IS NOT A GUARANTEE AN ISSUANCE OF A BUILDING PERMIT FOR ANY LOTS WITHIN THIS SUBDIVISION. THE TOWN OF CEDAR FORT RESERVES THE RIGHT TO IMPOSE ADDITIONAL REQUIREMENTS RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND THE LOTS WITHIN IT.
- A SUMMARY OF BOUNDARY INFORMATION IS CONTAINED WITHIN THE RECORD OF SURVEY ON FILE FOR THIS PROPERTY IN THE UTAH COUNTY SURVEYORS OFFICE AS:
- STORM-WATER RUNOFF TO BE CONTAINED WITHIN THE INDIVIDUAL LOTS.
- AT THE TIME OF RECORDING, THERE IS NO PUBLIC SEWER, WATER, OR STORM-DRAIN INFRASTRUCTURE AVAILABLE TO THIS DEVELOPMENT. LOTS WITHIN THE DEVELOPMENT MAY BE REQUIRED BY THE TOWN OF CEDAR FORT TO CONNECT TO PUBLIC INFRASTRUCTURE UPON AVAILABILITY.
- THE PRIVATE ROAD IS IN FAVOR OF LOT OWNERS WITHIN THIS DEVELOPMENT. NO TOWN MAINTENANCE OF PRIVATE ROADS/ DRIVE.
- NEW INGRESS/ EGRESS ACCESS EASEMENT OVER THE SOUTHERLY PORTION OF LOT 3, IS IN BENEFIT OF LANDS EAST OF THIS DEVELOPMENT. THE USE OF THE EASEMENT AREA FOR INGRESS/ EGRESS IS PRIVATE IN NATURE AND AT THE TIME OF THIS PLAT IS NOT INTENDED FOR PUBLIC USE.
- PARCEL 'A', IS NON-BUILDABLE PARCEL REMAINDER PARCEL.
- NO DIRECT ACCESS FROM LOTS 1 & 5 TO S.R. 73, WITHOUT PERMITTING SUCH ACCESS WITH THE UTAH DEPARTMENT OF TRANSPORTATION.

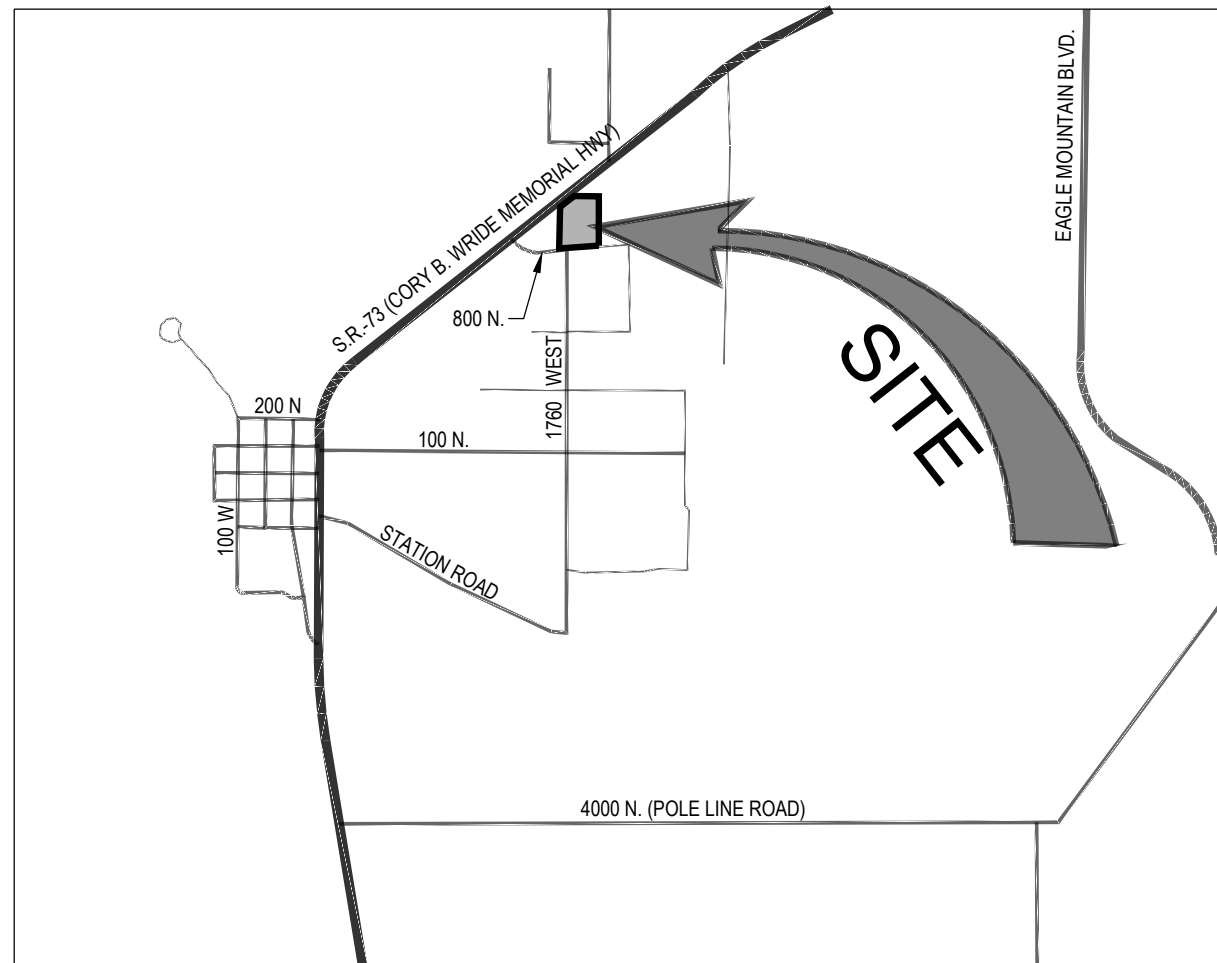
GOLDEN CEDAR ESTATES

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
TOWN OF CEDAR FORT, UTAH, UTAH COUNTY

UTAH COUNTY RECORDER



QUARTER CORNER COMMON TO SECTION 29 & 32 TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, (FOUND UTAH COUNTY BRASS MONUMENT)



VICINITY MAP
SCALE: N.T.S.

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-620(4)(V) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAIN IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532

QUESTAR GAS COMPANY
DBA DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20____ BY:

TITLE: _____

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00'	155.09'	32°18'42"	N75°16'27"E	153.04'
C2	525.00'	91.05'	9°56'11"	S6°23'54"W	90.93'
C3	525.00'	91.05'	9°56'11"	S6°23'54"W	90.93'
C4	25.00'	22.19'	50°51'26"	S26°51'31"W	21.47'
C5	275.00'	106.39'	22°09'57"	N48°02'08"E	105.73'
C6	15.00'	25.01'	96°30'54"	S46°19'38"E	22.21'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 89°10'36" E	143.15'
L2	S 52°17'14" W	184.56'
L3	N 01°25'49" E	114.99'
L4	S 32°13'23" E	139.39'
L5	N 36°57'09" E	87.87'
L6	S 88°34'11" E	185.31'

TOWN OF CEDAR FORT CORPORATE SEAL

ACCEPTANCE BY THE LEGISLATIVE BODY

THE TOWN COUNCIL OF CEDAR FORT, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

CEDAR FORT TOWN MAYOR

ATTEST: CITY RECORDER

PLANNING COMMISSION REVIEW

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 20____.

PLANNING COMMISSION CHAIRMAN

CEDAR FORT ENGINEER

APPROVED AS TO FORM THIS _____ DATE OF _____, A.D. 20____.

TOWN SURVEYOR/ ENGINEER

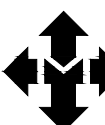
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STATE OF UTAH }
COUNTY OF _____ } S.S.

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MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

QUARTER CORNER COMMON TO SECTION 32 & 33 TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, (FOUND UTAH COUNTY BRASS MONUMENT)



PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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