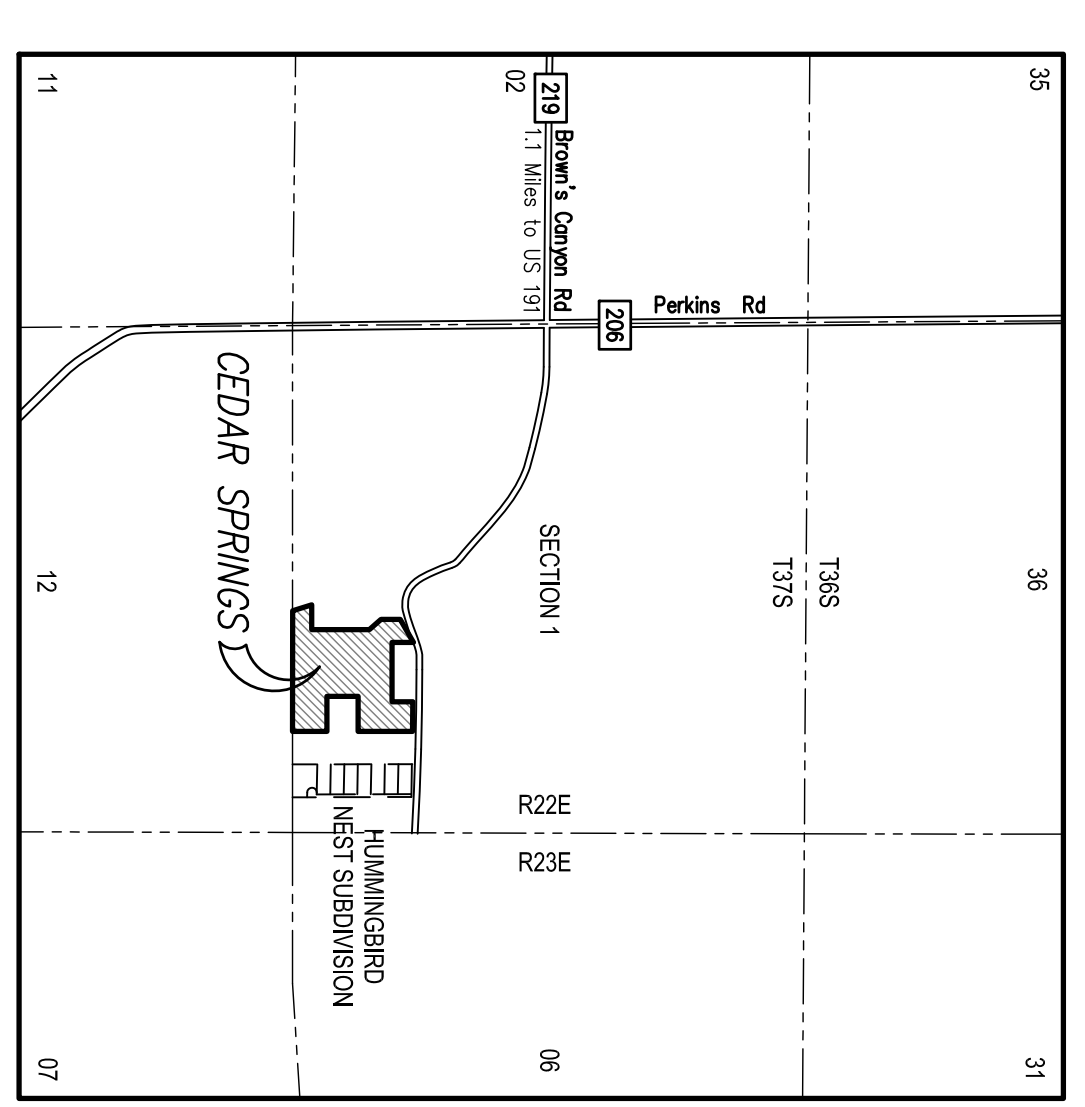
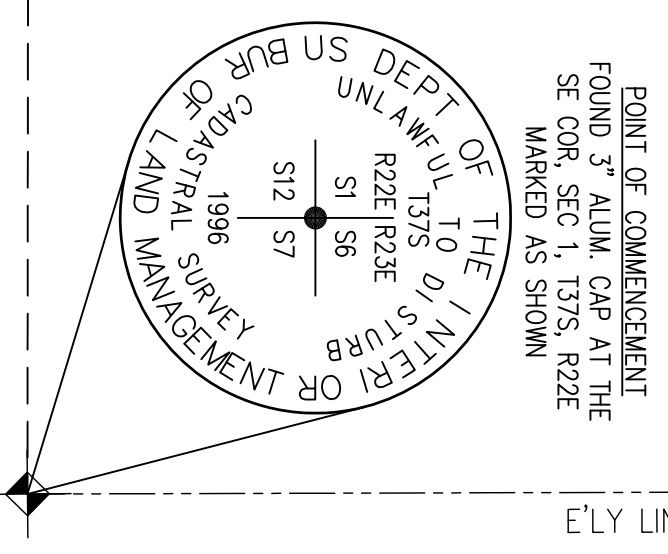
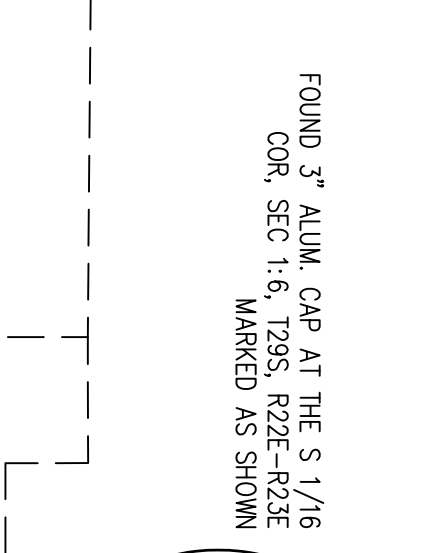
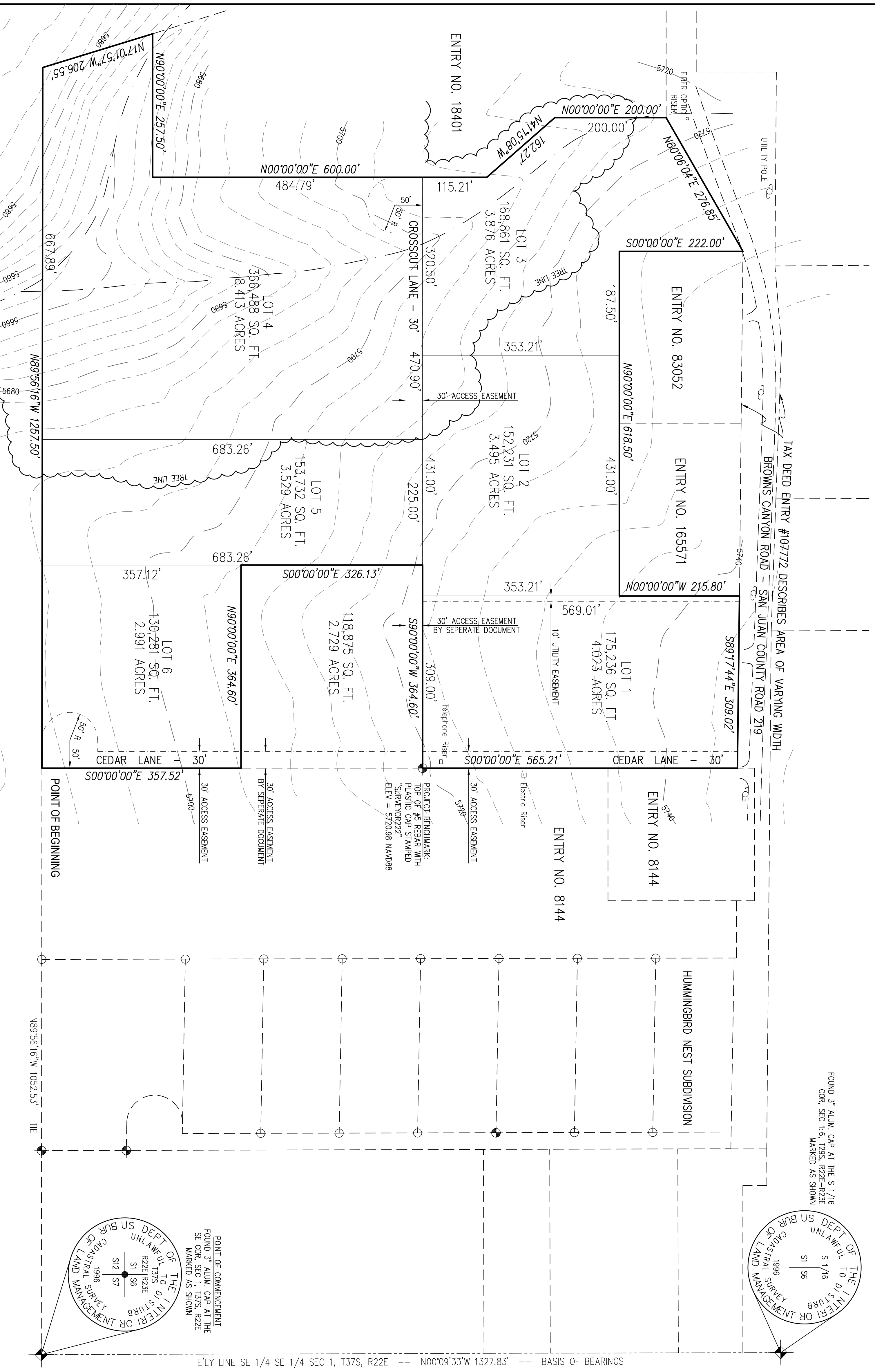


CEDAR SPRINGS PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 1,
TOWNSHIP 37 SOUTH, RANGE 22 EAST OF THE SALT LAKE BASE AND MERIDIAN,
SAN JUAN COUNTY, UTAH



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 22 EAST OF THE SALT LAKE BASE AND MERIDIAN, SAN JUAN COUNTY, UTAH, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1, MARKED BY A 3 INCH BLM BRASS CAP STAMPED 1996, WHENCE THE SOUTH ONE-SIXTEENTH CORNER COMMON TO SAID SECTION ONE AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 23 EAST OF THE SALT LAKE BASE AND MERIDIAN, MARKED BY A 3 INCH BLM BRASS CAP STAMPED 1998, BEARS NORTH 00°09'33" WEST A DISTANCE OF 1327.83 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:
THENCE NORTH 89°56'16" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1025.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 1257.50 FEET;
THENCE NORTH 17°01'57" WEST A DISTANCE OF 206.58 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 257.50 FEET;
THENCE NORTH 00°00'00" EAST A DISTANCE OF 600.00 FEET;
THENCE NORTH 41°15'08" WEST A DISTANCE OF 182.27 FEET;
THENCE NORTH 00°00'00" EAST A DISTANCE OF 200.00 FEET;
THENCE NORTH 60°06'04" EAST A DISTANCE OF 276.85 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 220.00 FEET;
THENCE SOUTH 00°00'00" WEST A DISTANCE OF 618.50 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 215.80 FEET;
THENCE SOUTH 89°17'44" EAST A DISTANCE OF 309.02 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 565.21 FEET;
THENCE SOUTH 90°00'00" WEST A DISTANCE OF 326.13 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 364.60 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 357.52 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 1,146,722 SQUARE FEET OR 26.325 ACRES.

NOTES:

1. THE VERTICAL BENCHMARK FOR THIS SURVEY IS THE TOP OF A #3 REBAR WITH PLASTIC CAP STAMPED SURVEYOR222, LOCATED AT THE SOUTHEAST CORNER OF LOT 1, WITH AN ELEVATION OF 5720.98 FEET, NAD83 1988.
2. THE CONTOUR INTERVAL IS 4 FEET.
3. EACH LOT WILL HAVE AN INDIVIDUAL WELL AND SEPTIC SYSTEM. THE WELLS AND SEPTIC SYSTEMS WILL BE INSTALLED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE UTAH DIVISION OF ENVIRONMENTAL HEALTH.
4. THE TOTAL LAND AREA OF CEDAR SPRINGS SUBDIVISION IS 26.325 ACRES.
5. THE EXISTING ZONING IS AGRICULTURAL A-1. UNDER ZONING IN EFFECT AT THE TIME OF PLAT APPROVAL USE OF THESE PROPERTIES FOR SHORT-TERM RENTALS, OVERNIGHT ACCOMMODATIONS, BED & BREAKFASTS, LODGING HOUSES, OR ANY OTHER VARIATION OF OVERNIGHT ACCOMMODATIONS FOR NIGHTLY RENTALS IS PROHIBITED.
6. ALL PARCELS SHALL BE ACCESSED BY PRIVATE ACCESS EASEMENTS 30 FEET IN WIDTH, WITH 50 FOOT RADII CURVES ON DEED END ACCESS EASEMENTS.
7. THERE ARE NO FEMA FLOOD HAZARD MAPS FOR THIS AREA.
8. THE NUMBER OF DWELLING UNITS PER LOT SHALL BE 1.
9. THERE WILL BE NO RESTRICTIVE COVENANTS FOR THE SUBDIVISION.

OWNER/SUBDIVIDER SCOTT GIDDINGS 1902 E BROWNS CANYON RD BLANDING, UT 84511 435-969-5802	SURVEYOR SURVEYOR222 P.O. BOX 2261 BEAVER, UTAH 84713-2261 801-230-8081
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