

Ent 164532 BK 404 Pg 477

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	22.40'	96°07'14"	S16°5'00"E	22.14'
C2	15.00'	24.82'	84°52'46"	S73°03'00"W	20.24'
C3	100.00'	124.10'	71°06'17"	N28°57'28"W	116.22'
C4	127.50'	158.23'	71°06'17"	N28°57'28"W	148.27'
C5	127.50'	53.13'	23°52'36"	S52°34'19"E	52.75'
C6	127.50'	60.08'	26°59'52"	S27°08'05"E	59.52'
C7	127.50'	45.02'	20°1'35"0"	S3°31'14"E	44.79'
C8	72.50'	89.97'	71°06'17"	N28°57'28"W	84.31'
C9	500.00'	218.25'	25°00'33"	N19°05'57"E	216.52'
C10	527.50'	230.25'	25°03'33"	N19°05'57"E	228.43'
C11	527.50'	29.39'	3°11'32"	S8°11'26"W	29.39'
C12	527.50'	90.11'	9°47'15"	S14°40'50"W	90.00'
C13	527.50'	90.11'	9°47'15"	S24°28'05"W	90.00'
C14	527.50'	20.64'	2°14'32"	S30°28'58"W	20.64'
C15	472.50'	206.24'	25°00'33"	N19°05'57"E	204.61'
C16	472.50'	155.36'	18°50'21"	S18°00'51"W	154.66'
C17	472.50'	50.86'	6°10'12"	S26°31'10"W	50.86'
C18	15.00'	23.82'	90°59'37"	S78°02'25"W	21.40'
C19	15.00'	13.78'	52°37'00"	N32°05'16"W	13.30'
C20	55.00'	273.80'	285°14'01"	N31°36'14"E	66.79'
C21	55.00'	84.38'	87°54'07"	S49°43'50"E	76.34'
C22	55.00'	46.91'	48°52'20"	N61°52'57"E	45.00'
C23	55.00'	82.93'	66°29'13"	N61°12'12"E	57.53'
C24	55.00'	59.85'	85°28'23"	N66°01'35"W	75.00'
C25	15.00'	13.78'	52°37'00"	S84°42'17"E	13.30'
C26	15.00'	9.37'	35°46'36"	S66°52'31"W	9.21'
C27	15.00'	4.41'	16°50'24"	N86°48'59"W	4.39'
C28	15.00'	23.30'	89°00'23"	S13°53'35"E	21.03'


1. PROPERTY IS ZONED DR-1. ALL STRUCTURES WHICH REQUIRE A COUNTY ISSUED PERMIT SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE.
 - A. FRONT YARD SETBACK IS 20'
 - B. REAR YARD SETBACK IS 20', 20'
 - C. SIDE YARD SETBACK IS 20'
 - D. CORNER LOT SIDE YARD SETBACK IS 20'
 - E. LOTS 755-759 BUILDING ENVELOPE EXCLUDES SHADED DEBRIS FLOW AREA.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS [PUDE] ARE 16' WIDE UNLESS OTHERWISE NOTED HEREON.
3. BROWNING ARMS OPERATES A FIREARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
4. A NAVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE USE AND UNRESTRICTED PASSAGE OF AIRCRAFT OF ANY AND ALL KINDS FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR IN THROUGH, ACROSS AND ABOVE THE AIRSPACE OVER THE LAND PARCEL.
5. MOUNTAIN GREEN EXPERIENCES FLUCTUATING GROUNDWATER LEVELS THROUGHOUT THE YEAR. A GEOLOGICAL REPORT (SEE NOTE IN DESCRIBING ANTICIPATED SURFACE CONDITIONS) IS AVAILABLE. SNOWMELT, WATER PONDING ON TOP OF ROADSIDE DITCHES, AND ALSO A COMMON OCCURRENCE. IT IS UNLAWFUL TO DISCHARGE ANY SURFACE OR SUBSURFACE WATERS TO THE SANITARY SEWER SYSTEM, SINCE SUCH UNLAWFUL DISCHARGES ARE SUBJECT TO FINES AND PENALTIES PER MOUNTAIN GREEN ORDINANCES. THE CITY ENGINEER, CITY AND COUNTY ENGINEERS HAVE PROVIDED WHERE KNOWN GROUNDWATER DEPTHS OF 1.5 TO 2.0 FEET. THERE IS A DRAIN LATERAL. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO PROTECT FLOWLINES/SANITARY SEWER FROM INFLOW/INFILTRATION OF SURFACE AND SUBSURFACE WATERS.
6. REFERENCE "GEOLOGICAL ENGINEERING AND GEOLOGIC STUDY" PREPARED BY CMT ENGINEERING LABORATORIES, DATED FEBRUARY 5, 2019, PROJECT NUMBER 12139, REQUESTED FOR PROPOSAL NO. 19-001 FOR THESE, CITY AND COUNTY ENGINEERS REPORT WAS SUBMITTED WITH THE APPLICATION AND THE PROPOSED SUBDIVISION HAS BEEN DESIGNED WITHIN THE RECOMMENDATIONS OF THE REPORT. ALL LOTS AND STRUCTURES SHALL COMPLY WITH REPORT RECOMMENDATIONS.
7. PROTECT ALL EXISTING STREET CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STATION MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED REVISIONS TO THE PLAN WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
8. 56" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
9. CONSTRUCTION WITHIN THIS PROJECT SHALL CONFORM TO THE ARCHITECTURAL GUIDELINES SET FORTH IN THE CCGRS.
10. LOTS 730-755 WILL BE MEMBERS OF THE COTTONWOOD SPRING VINE OWNERS ASSOCIATION, INC.
11. OPEN SPACE PARCEL A, C & H SHALL BE MAINTAINED BY THE COTTONWOODS AT MOUNTAIN GREEN MASTER ASSOCIATION, INC. INCLUDING ALL PARK STRUCTURES, EQUIPMENT, NATURAL DIRT/GRAVEL TRAILS, AND MANICURED LANDSCAPES. SAIL PARCELS ARE ALSO PUDS.
12. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITH DEVELOPMENTS AS SET FORTH IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY.
13. 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 MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON. IT IS THE DUTY OF THE OWNER OF THE PLAT TO TAKE THE NECESSARY STEPS TO REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUDE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE OBSTRUCTIONS WITHIN THE PUDE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUDE.
14. ALL BUILDING CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE MOUNTAIN GREEN FIRE PROTECTION DISTRICT, WHICH MAY INCLUDE BUT ARE NOT LIMITED TO WILD LAND INTERFERENCE REQUIREMENTS, APPROVED AUTOMATIC FIRE SPRINKLER INSTALLATION, AND THE SUBDIVISIONS AGREED COVENANTS, CONDITIONS AND RESTRICTIONS.
15. ACCESS EASEMENT VIA RECORDED ENTRY NO. 163008
16. ALL OF OPEN SPACE PARCEL C, IS AN EASEMENT IN FAVOR OF THE MOUNTAIN GREEN SECONDARY WATER COMPANY TO CONSTRUCT ANY MAIN LINE, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE THE SECONDARY WATER LINES AND ALL APPURTENANCES THERETO.
17. PARCEL B IS IDENTIFIED AS A 55' WIDE POTENTIAL FUTURE ROAD CONNECTION TO PHASE A AS IDENTIFIED ON THE CONCEPT PLAN.

WEST QUARTER CORNER
SECTION 20
T5N, R2E
SLB&M
(FOUND ALUMINUM CAP
"MORGAN COUNTY SURVEYOR")

SOUTHWEST CORNER
SECTION 20
T5N, R2E
SLB&M
(FOUND ALUMINUM CAP
"MORGAN COUNTY SURVEYOR")

Survey S000946

ENGINEER/SURVEYOR:



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.943.3590

CEDAR CITY
Phone: 435.860.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

MOUNTAIN GREEN SEWER IMPROVEMENT
DISTRICT APPROVAL

APPROVED THIS 22 DAY OF June
A.D. 20 23


SEWER DISTRICT


**COTTONWOOD MUTUAL
WATER COMPANY APPROVAL**

APPROVED THIS 14 DAY OF July
A.D. 20 28

Tom Baker
WATER COMPANY

COUNTY ENGINEER'S APPROVAL

APPROVED THIS 4 DAY OF October
A.D. 20 23



COUNTY ENGINEER

**COUNTY COUNCIL APPROVAL
AND ACCEPTANCE**

PRESENTED TO THE MORGAN COUNTY COUNCIL
THIS 26 DAY OF Sept A.D., 2023 AT
WHICH TIME THIS SUBDIVISION AND THE OWNER'S
DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST:

Sessiea Hyde
COUNTY CLERK

Mulk
COUNTY CHAIRMAN

**MORGAN COUNTY
PLANNING COMMISSION**

APPROVED THIS 21 DAY OF August
A.D. 20 23 BY THE Morgan County PLANNING
COMMISSION.

[Signature]
CHAIRMAN, PLANNING COMMISSION

COUNTY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 25th DAY
OF September A.D. 20 23.

Dated 9. 25. 23
MORGAN COUNTY ATTORNEY

MORGAN COUNTY RECORDER

ENTRY NO. 164532

SEE PAGE \$100.00 FILED FOR RECORD AND RECORDED THIS 30 DAY OF October
2007 AT 10:27am IN BOOK NO. 404 PAGE NO. 433 OF THE OFFICIAL RECORDS.

2013

Price
DEPUTY _____

Bruce Nelson
COUNTY RECORDER _____

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 9034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by virtue of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

A parcel of land, situate in the South half of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, being more particularly described as follows:

Beginning at a point on the northerly line Cottonwood Spring V A PUD Subdivision, said point being North 60°12'38" West 1894.17 feet along the section line and North 89°47'22" East 2215.34 feet from the Southwest corner of said Section 20 and running thence:

North 30°36'37" East 819.76 feet to;

thence South 89°05'50" East 647.58 feet to a certain line here called for in a Boundary Line Agreement recorded in the Office of the Morgan County Recorder as Entry No. 91560 in Book 181, Page 3470;

thence South 08°00'08" West 677.18 feet along said boundary line agreement to the northerly line of Cottonwood Spring V A PUD Subdivision;

thence said northerly line of Cottonwood Spring V A PUD Subdivision the following line: (10) course and distances:

- 1) West 298.87 feet;
- 2) South 06°35'41" West 175.31 feet;
- 3) South 16°40'58" West 59.26 feet;
- 4) North 58°23'48" West 250.63 feet;
- 5) North 31°36'14" East 10.15 feet;
- 6) North 58°23'48" West 175.00 feet;
- 7) North 31°36'14" West 42.87 feet;
- 8) North 58°23'46" West 326.52 feet to the northerly corner of lot 725, Cottonwood Spring View, a PUD Subdivision;
- 9) North 45°51.81' East along the arc of a 227.50-foot radius non-tangent curve to the left (center bears North 47°51'13" West and the long chord bears North 36°22'44" East 45.73 feet with a central angle of 11°32'07");
- 10) North 59°23'23" West 175.00 feet to the Point of Beginning.

Contains: 879,577 square feet or 20.192 acres

Date _____ Trent R. Williams
License no. 8034679

Know all men by these present that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots and public streets to hereafter be known as

**COTTONWOOD SPRING VIEW A PUD SUBDIVISION
PHASE 7B**

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easements or other encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown for public utility and drainage purposes including construction, maintenance and operation of the public service lines and drainage as may be authorized by Morgan County.

In witness thereof we have hereunto set our hands this 6 day of May, 2023

Witness to Utah Code ~~10-15-10~~ 10-15-10, the Owner hereby conveys the common areas, including parcels A and C, as indicated hereon, to the Cottonwood Spring Water Users Association, Inc. with a residential address of 201 S. 17th St.

Rulon C. Gardner
Cottonwood Spring View, LLC Rulon C. Gardner, Manager Main Street Ste 201S, SLUT 084!!!
*17-27A-604(1)(b)

Know all men by these present that we, the undersigned owners of the tract(s) of land contained within in the Subdivision Boundary described herein, acknowledge that failure of the Local Jurisdiction or Planning Commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommend denial of the subdivision because of said unrecognized hazardous, unknown or unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the Local Jurisdiction or Planning Commission, its officers or agents, being responsible for the conditions and damages resulting therefrom.

In witness thereof, we have hereunto set our hands this 5 day of May, 2013


Cottonwood Spring View, LLC Rulon C. Gardner, Manager

STATE OF UTAH
County of MORGAN

On the 5 day of May, A.D., 20 23, Rulon C. Gardner, person
appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, who
after being duly sworn, acknowledged to me that He/She is the manager
of COTTONWOOD SPRING VIEW LLC, a Limited Liability Company and that He/She signed the Owner's Dedication and Acknowledgement
Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to
me that said Corporation executed the same.

Alesa Shelby # 713230 RESIDING IN Davis COUNTY
NOTARY PUBLIC (SIGNATURE)

Alesa Shelby COMMISSION # 713230 EXPIRATION 07-31-24 A NOTAR

(PRINTED NOTARY NAME) _____

COMMISSIONED IN UTAH.  _____

ALESA SHELBY
UNION FUND - STATE OF MISS
COMMISSIONER 713218

**COTTONWOOD SPRING VIEW A PUD SUBDIVISION
PHASE 7B**

LOCATED IN THE SOUTH HALF
OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

ENTRY NO. 164532
FEE PAID \$100.00 FILED FOR RECORD AND RECORDED THIS 30 DAY OF October
2007, AT 10:27am IN BOOK NO. 404 PAGE NO. 433 OF THE OFFICIAL RECORDS.

2023

J. Pace
DEPUTY

Bonnie Nelson
COUNTY RECORDER

VICINITY MAP
NOT TO SCALE

**MORGAN
COUNTY
COTTONWOOD
LLC
03-005-106**

BOUNDARY LINE
AGREEMENT
ENTRY #01680)

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 80 ft.

DEVELOPER
COTTONWOOD MEADOWS VILLAGE LLC
201 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84111

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

PROJECT NUMBER : 40630
MANAGER : C.PRESTON

DRAWN BY : M.ELMER
CHECKED BY : T.WILLIAMS
DATE : 5/3/23