

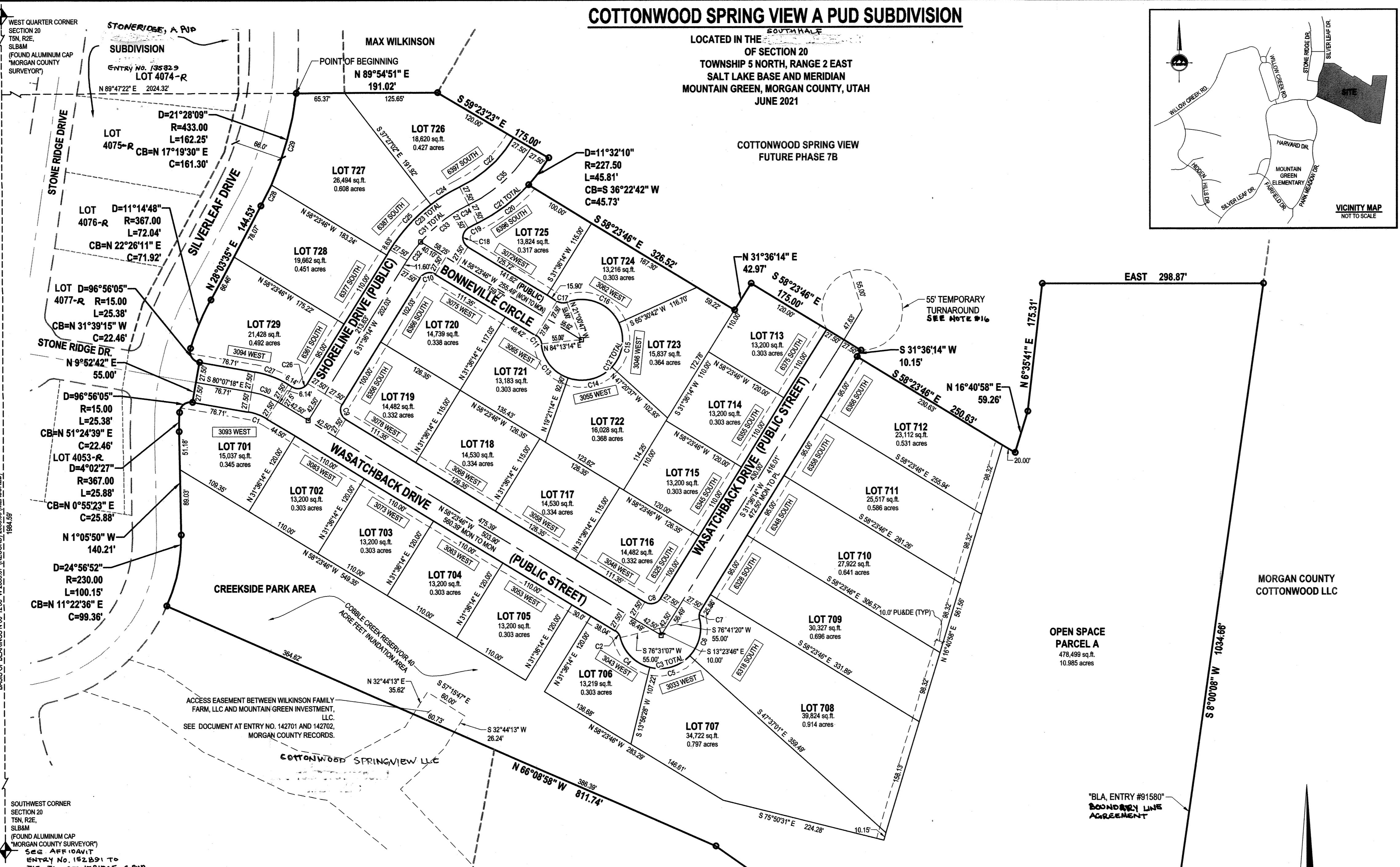
PLAT 157587 BY: [Signature] P. 656  
DATE: 11/10/2021  
CREDIT CARD FILED BY: [Signature]  
MORGAN COUNTY RECORDER

| CURVE | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
|-------|---------|---------|------------|-------------|---------|
| C1    | 72.50'  | 27.49'  | 21°43'32"  | N69°15'32"W | 27.33'  |
| C2    | 15.00'  | 11.76'  | 44°54'53"  | N35°56'20"W | 11.46'  |
| C3    | 55.00'  | 172.82' | 179°49'46" | N76°36'14"E | 110.00' |
| C4    | 55.00'  | 60.07'  | 62°34'39"  | S44°46'13"E | 57.13'  |
| C5    | 55.00'  | 59.09'  | 61°33'29"  | N73°09'43"E | 56.29'  |
| C6    | 55.00'  | 53.46'  | 55°14'38"  | N14°32'10"E | 51.38'  |
| C7    | 15.00'  | 11.76'  | 44°54'53"  | S9°08'47"W  | 11.46'  |
| C8    | 15.00'  | 23.56'  | 90°00'00"  | N76°36'14"E | 21.21'  |
| C9    | 15.00'  | 23.56'  | 90°00'00"  | S13°23'46"E | 21.21'  |
| C10   | 15.00'  | 23.56'  | 90°00'00"  | S76°36'14"W | 21.21'  |
| C11   | 15.00'  | 13.78'  | 52°37'00"  | N32°05'16"W | 13.30'  |
| C12   | 55.00'  | 273.80' | 286°14'01" | N31°36'14"E | 66.79'  |
| C13   | 55.00'  | 62.27'  | 64°52'00"  | S38°12'46"E | 59.00'  |
| C14   | 55.00'  | 64.02'  | 66°41'51"  | N76°00'18"E | 60.47'  |
| C15   | 55.00'  | 64.45'  | 67°08'41"  | N9°05'03"E  | 60.83'  |
| C16   | 55.00'  | 83.06'  | 86°31'29"  | N67°40'02"W | 75.39'  |
| C17   | 15.00'  | 13.78'  | 52°37'00"  | S84°42'17"E | 13.30'  |
| C18   | 15.00'  | 30.83'  | 117°46'44" | S0°29'36"W  | 25.69'  |
| C19   | 172.50' | 14.27'  | 4°44'23"   | S61°45'09"W | 14.27'  |
| C20   | 227.50' | 87.26'  | 21°58'34"  | N53°08'04"E | 86.72'  |
| C21   | 227.50' | 133.06' | 33°30'44"  | N47°21'59"E | 131.18' |
| C22   | 172.50' | 100.89' | 33°30'44"  | N47°21'59"E | 99.46'  |
| C23   | 227.50' | 129.12' | 32°31'07"  | S47°51'47"W | 127.39' |
| C24   | 227.50' | 45.95'  | 11°34'23"  | S58°20'09"W | 45.87'  |
| C25   | 227.50' | 83.17'  | 20°56'44"  | S42°04'36"W | 82.70'  |
| C26   | 15.00'  | 23.56'  | 90°00'00"  | N76°36'14"E | 21.21'  |
| C27   | 127.50' | 48.35'  | 21°43'32"  | N69°15'32"W | 48.06'  |
| C28   | 433.00' | 32.26'  | 4°19'07"   | N25°55'32"E | 32.25'  |
| C29   | 433.00' | 129.99' | 17°12'03"  | N16°11'27"E | 129.50' |
| C30   | 100.00' | 37.92'  | 21°43'32"  | N69°15'32"W | 37.69'  |
| C31   | 200.00' | 113.51' | 32°31'07"  | S47°51'47"W | 111.99' |
| C32   | 200.00' | 31.03'  | 8°53'21"   | N36°02'54"E | 31.00'  |
| C33   | 200.00' | 65.94'  | 18°52'23"  | N49°56'16"E | 65.64'  |
| C34   | 200.00' | 16.54'  | 4°44'23"   | N61°45'09"E | 16.54'  |
| C35   | 200.00' | 116.98' | 33°30'44"  | N47°21'59"E | 115.32' |

**LEGEND**

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PUBDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

- GENERAL NOTES:**
- PROPERTY IS ZONED RR-1.
    - A. FRONT YARD SETBACK IS 20'
    - B. REAR YARD SETBACK IS 20'
    - C. SIDE YARD SETBACK IS 10'
    - D. CORNER LOT SIDE YARD SETBACK IS 20'
  - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUADE) ARE 10' FRONT UNLESS OTHERWISE NOTED HEREON.
  - BROWNING ARMS OPERATES A FIREARMS TEST RANGE ON NEARBY PROPERTY. PERIODIC GUNFIRE WILL BE AUDIBLE WITHIN THE BOUNDARIES OF THIS PROPERTY.
  - A NAVIGATION EASEMENT IN FAVOR OF THE MORGAN COUNTY AIRPORT IS GRANTED FOR THE FREE 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 ABOUT THE AIRSPACE OVER THE LAND PARCEL.
  - MOUNTAIN GREEN EXPERIENCES FLUCTUATING GROUNDWATER LEVELS THROUGHOUT THE YEAR. A GEOTECHNICAL REPORT (SEE NOTE 6) DESCRIBING ANTICIPATED SUBSURFACE CONDITIONS IS AVAILABLE. SNOWMELT, WATER PONDING ON TOP OF FROZEN GROUND IS ALSO A COMMON OCCURRENCE. IT IS UNLAWFUL TO DISCHARGE ANY SURFACE OR SUBSURFACE WATERS TO THE SANITARY SEWER SYSTEM, SUCH AS UNLAWFUL DISCHARGES ARE SUBJECT TO FINES AND PENALTIES PER MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT ORDINANCE 5.20.010. A LAND DRAIN SYSTEM HAS BEEN PROVIDED WHERE KNOWN GROUNDWATER ISSUES EXIST. ALL UNITS WILL HAVE A LAND DRAIN LATERAL. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO PROTECT FOUNDATIONS/SANITARY SEWER FROM INFILTRATION OF SURFACE AND SUBSURFACE WATERS.
  - REFERENCE "GEOTECHNICAL ENGINEERING AND GEOLOGIC STUDY" PREPARED BY CMT ENGINEERING LABORATORIES, DATED FEBRUARY 5, 2019, PROJECT NUMBER 1219, REGARDING SOIL CHARACTERISTICS FOR THIS SITE. CMT GEOLOGIC AND GEOTECHNICAL REPORT WAS SUBMITTED WITH THE APPLICATION AND THE PROPOSED SUBDIVISION HAS BEEN DESIGNED WITHIN THE RECOMMENDATIONS OF THE REPORT.
  - PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
  - 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH ANAIL OR RIVET AT THE EXTENSION IN THE CURB.



| LOT | ACRES | SQUARE FEET | ADDRESS | STREET            |
|-----|-------|-------------|---------|-------------------|
| 701 | 0.345 | 15,307      | 3093 W  | WASATCHBACK DRIVE |
| 702 | 0.303 | 13,200      | 3093 W  | WASATCHBACK DRIVE |
| 703 | 0.303 | 13,200      | 3073 W  | WASATCHBACK DRIVE |
| 704 | 0.303 | 13,200      | 3083 W  | WASATCHBACK DRIVE |
| 705 | 0.303 | 13,200      | 3053 W  | WASATCHBACK DRIVE |
| 706 | 0.303 | 13,219      | 3043 W  | WASATCHBACK DRIVE |
| 707 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 708 | 0.303 | 13,219      | 3043 W  | WASATCHBACK DRIVE |
| 709 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 710 | 0.303 | 13,200      | 3043 W  | WASATCHBACK DRIVE |
| 711 | 0.299 | 12,922      | 3033 W  | WASATCHBACK DRIVE |
| 712 | 0.299 | 12,922      | 3033 W  | WASATCHBACK DRIVE |
| 713 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 714 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 715 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 716 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 717 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 718 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 719 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 720 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 721 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 722 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 723 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 724 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 725 | 0.303 | 13,200      | 3033 W  | WASATCHBACK DRIVE |
| 726 | 0.427 | 18,620      | 6307 S  | SHORELINE DRIVE   |
| 727 | 0.608 | 26,494      | 6307 S  | SHORELINE DRIVE   |
| 728 | 0.451 | 19,862      | 6377 S  | SHORELINE DRIVE   |
| 729 | 0.492 | 21,428      | 6307 S  | SHORELINE DRIVE   |

| STREET COORDINATES | STREET NAME       |
|--------------------|-------------------|
| 6600               | WASATCHBACK DRIVE |
| 6650               | BONNEVILLE CIRCLE |
| 6500               | SHORELINE DRIVE   |

**ENGINEER/SURVEYOR:** ENSGN (Layton, Salt Lake City)

**MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL:** APPROVED THIS 15th DAY OF JUNE A.D. 2021

**COTTONWOOD MUTUAL WATER COMPANY APPROVAL:** APPROVED THIS 15th DAY OF JUNE A.D. 2021

**COUNTY ENGINEER'S APPROVAL:** APPROVED THIS 18th DAY OF JUNE A.D. 2021

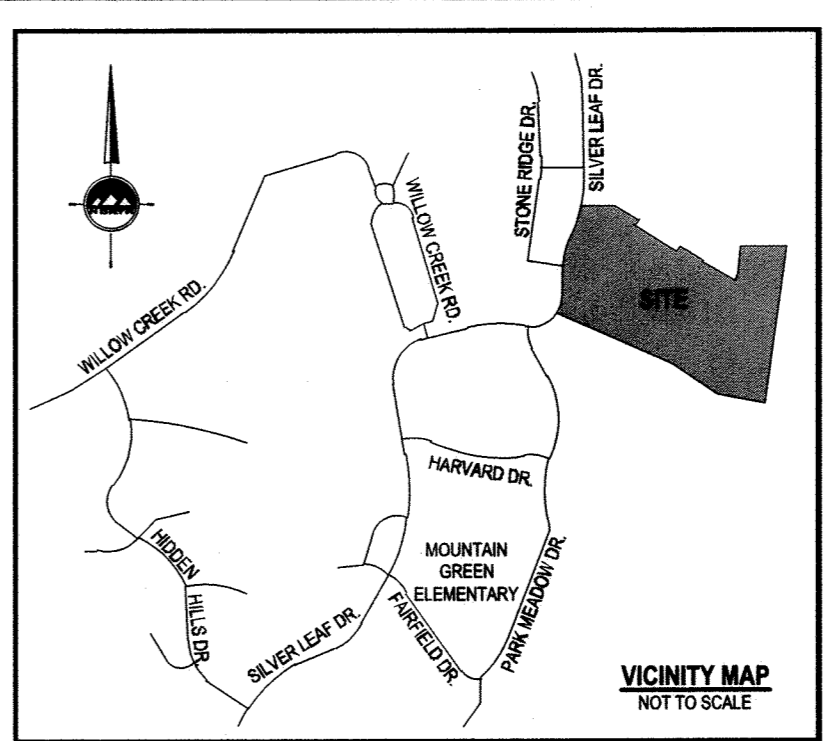
**COUNTY COUNCIL APPROVAL AND ACCEPTANCE:** PRESENTED TO THE MORGAN COUNTY COUNCIL THIS 15th DAY OF SEPTEMBER, A.D. 2020 AT WHICH TIME THIS SUBDIVISION AND THE OWNERS' DEDICATION WAS APPROVED AND ACCEPTED.

**MORGAN COUNTY PLANNING COMMISSION:** APPROVED THIS 15th DAY OF SEPTEMBER, A.D. 2020 BY THE Morgan County Planning Commission.

**COUNTY ATTORNEY'S APPROVAL AS TO FORM:** APPROVED AS TO FORM THIS 7th DAY OF July, A.D. 2021

**COTTONWOOD SPRING VIEW A PUD SUBDIVISION**

LOCATED IN THE SECTION 20 TOWNSHIP 5 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN MOUNTAIN GREEN, MORGAN COUNTY, UTAH JUNE 2021



**SURVEYOR'S CERTIFICATE**  
TRENT R. WILLIAMS, Licensed Land Surveyor, certifies that he has surveyed the above described subdivision and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land, situated in the 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 easterly right-of-way line of Silverleaf Drive, said point being North 00°12'38" West 1984.59 feet along the section line and North 89°47'22" East 2024.32 feet from the Southwest corner of said Section 20 and running thence:  
North 89°54'51" East 191.02 feet;  
thence South 89°22'22" East 175.00 feet;  
thence southeasterly 45.81 feet along the arc of a 227.50-foot radius non-tangent curve to the right (center bears North 89°22'22" West and the long chord bears South 36°22'42" West 45.73 feet with a central angle of 11°32'10");  
thence South 58°23'46" East 326.52 feet;  
thence North 31°36'14" East 42.97 feet;  
thence South 58°23'46" East 175.00 feet;  
thence South 31°36'14" West 10.15 feet;  
thence North 6°40'58" East 59.26 feet;  
thence North 06°39'41" East 175.31 feet;  
thence East 298.87 feet to that certain boundary line agreement described in Entry No. 91580 in Book 191 Page 0470 of Morgan County Records;  
thence North 80°00'08" West 1034.66 feet along said boundary line agreement;  
thence North 80°14'06" West 313.93 feet;  
thence North 54°34'00" West 354.07 feet;  
thence North 06°09'58" West 111.74 feet to said easterly right-of-way line of Silverleaf Drive;  
thence along said easterly right-of-way line the following line (R) courses and distances:  
1) northerly 101.15 feet along the arc of a 230.00-foot radius non-tangent curve to the left (center bears North 66°08'58" West and the long chord bears North 11°22'58" East 98.36 feet with a central angle of 24°56'57");  
2) North 01°05'50" West 140.21 feet;  
3) northerly 25.38 feet along the arc of a 367.00-foot radius tangent curve to the right (center bears North 89°52'42" East and the long chord bears North 00°52'23" East 25.88 feet with a central angle of 04°02'27");  
4) northeasterly 25.38 feet along the arc of a 15.00-foot radius curve to the right (center bears South 87°03'23" East and the long chord bears North 51°24'39" East 22.46 feet with a central angle of 96°56'05");  
5) North 09°52'42" East 55.00 feet;  
6) northeasterly 25.38 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 09°52'42" East and the long chord bears North 31°18'19" West 22.46 feet with a central angle of 96°56'05");  
7) northerly 72.04 feet along the arc of a 367.00-foot radius curve to the right (center bears South 73°11'13" East and the long chord bears North 22°26'11" East 71.92 feet with a central angle of 111°44'45");  
8) North 28°03'25" East 144.53 feet;  
9) northerly 162.25 feet along the arc of a 433.00-foot radius tangent curve to the left (center bears North 61°56'25" West and the long chord bears North 17°19'30" East 161.30 feet with a central angle of 21°28'59") to the Point of Beginning.

Contains: 1,24,506 square feet or 25.815 acres.

**OWNER'S DEDICATION**  
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, private streets and public streets to hereafter be known as  
**COTTONWOOD SPRING VIEW A PUD SUBDIVISION**  
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 15th day of June, 2021.

**OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITIES**  
Know all men by these present that we, the undersigned owners of the tract(s) of land contained within in the Subdivision Boundary described hereon, 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 15th day of June, 2021.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH  
County of MORGAN J.S.S.  
On the 15th day of June, A.D. 2021, Trent R. Williams, personally 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 of 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.

MISSION EXPIRES: 4/18/2023  
Notary Public: Jennifer Jensen, Davis County, Utah. Ex 4/18/2023, a Notary Public Commission #705862 in Utah.

**COTTONWOOD SPRING VIEW A PUD SUBDIVISION**

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

**MORGAN COUNTY RECORDER**  
ENTRY NO. 157587  
FEE PAID \$110.00 FILED FOR RECORD AND RECORDED THIS 12 DAY OF July 2021 AT 11:22AM BOOK NO. 380 PAGE NO. 656 OF THE OFFICIAL RECORDS.