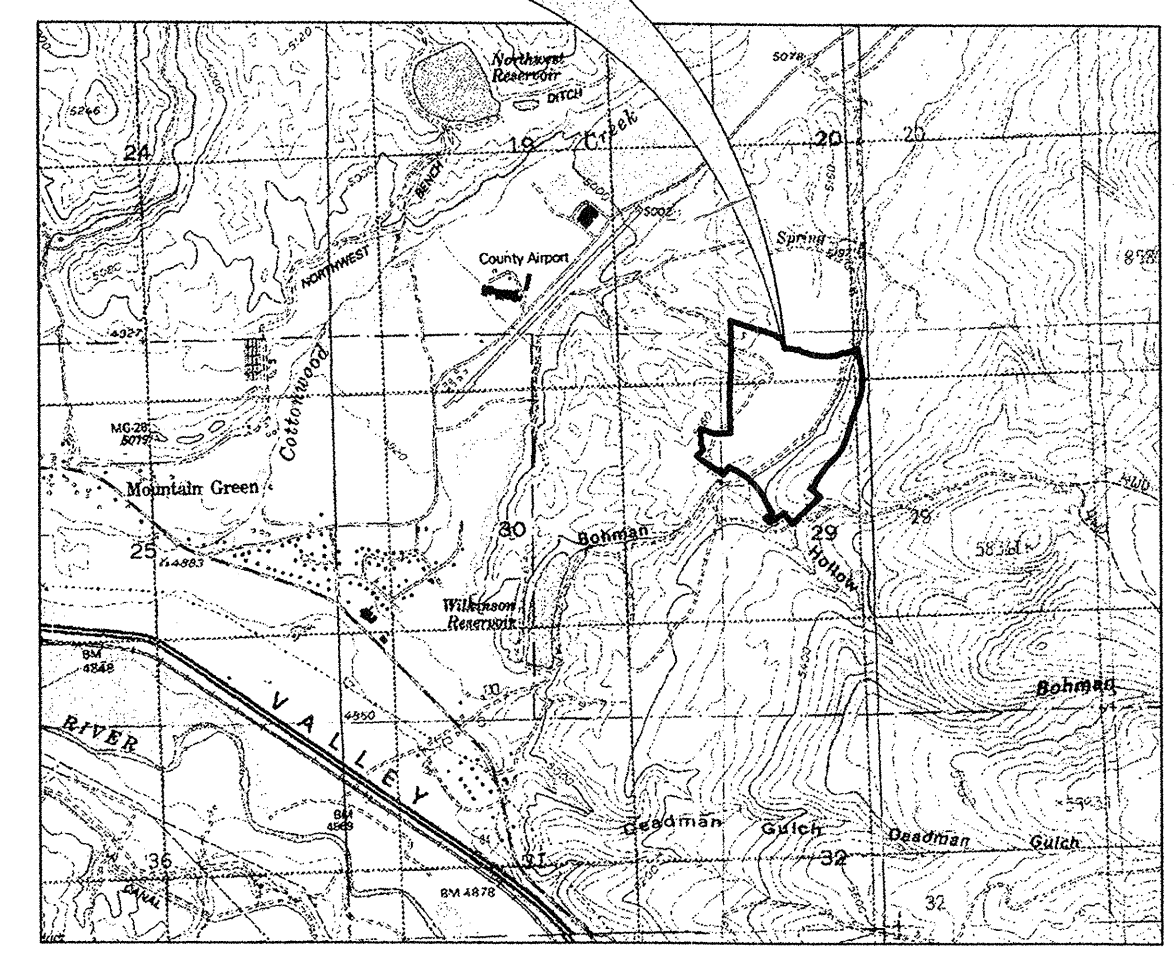


Ent. 108786, 851, 852, 856  
 Fees: \$241.00 Check, \$215.00  
 Filled By: NPS  
 MORGAN COUNTY, UTAH  
 FOR: GARDNER COTTONWOOD CREEK, L.C.

COTTONWOOD MEADOWS



OWNER: MORGAN COUNTY

PUBLIC STREETS & RIGHTS OF WAY
SILVER LEAF DRIVE
PARK MEADOW DRIVE
CAMBRIDGE DRIVE
DARTMOUTH DRIVE
EXETER DRIVE
FAIRFIELD DRIVE
HARVARD DR.
HARVARD CIRCLE
CONCORD COURT
FAIRFIELD CIRCLE
MAJESTIC WAY
BASIN VIEW CIRCLE

# COTTONWOOD MEADOWS A P.U.D. SUBDIVISION

LOCATED WITHIN SECTIONS 20, 29 AND 30, TOWNSHIP 5 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

LEGEND:

	BOUNDARY LINE
	SECTION LINE
	OVERALL P.U.D. BOUNDARY

### 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 and public streets to hereafter be known as

COTTONWOOD MEADOWS, A P.U.D. 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 14<sup>th</sup> day of MAY, 2007.

*R. C. Sal*  
 Gardner Cottonwood Creek, L.C.

### 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 14<sup>th</sup> day of MAY, 2007.

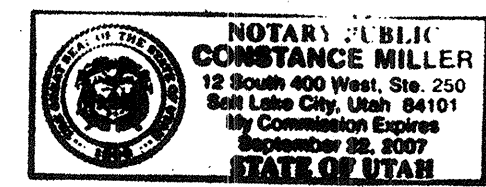
*R. C. Sal*  
 Manager of Gardner Cottonwood Creek, L.C.

### CORPORATE ACKNOWLEDGMENT

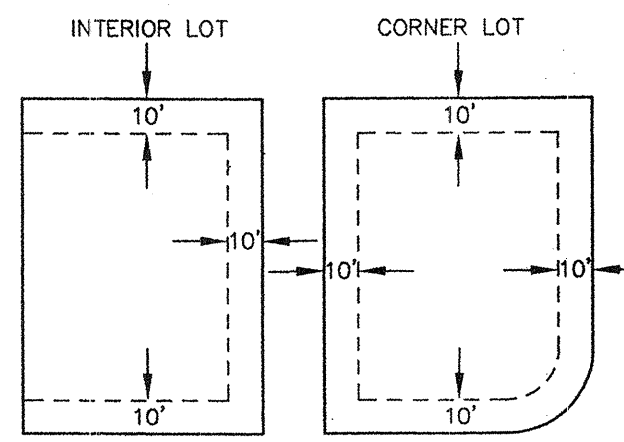
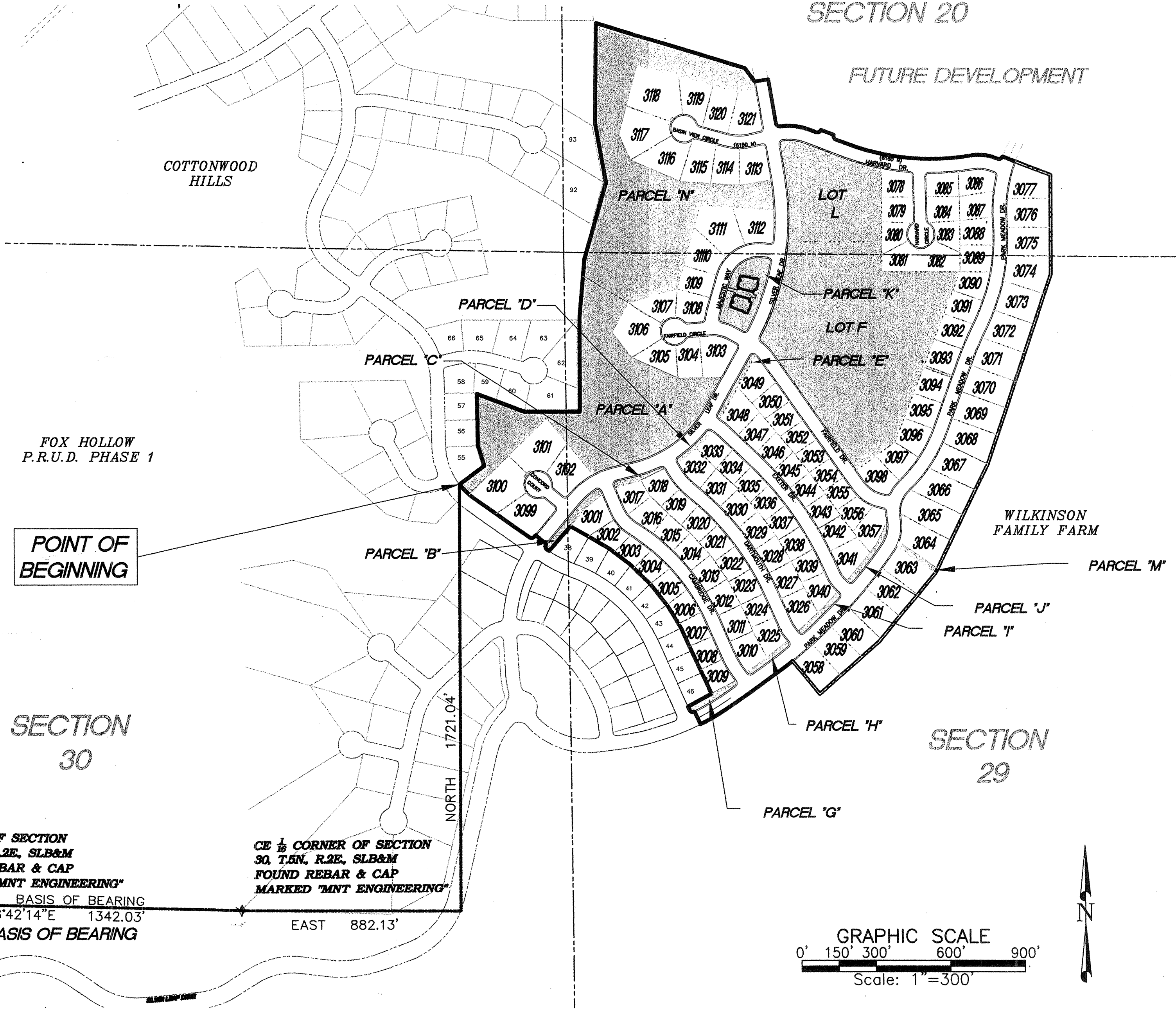
STATE OF UTAH )  
 COUNTY OF SALT LAKE )

On this 14<sup>th</sup> day of MAY, 2007, personally appeared before me *Rulon C. Gaerner* Executive Manager of Gardner Cottonwood Creek, L.C., who, duly being sworn, did say that the within instrument was signed in behalf of said Limited Liability Company by their authority, and acknowledged to me that they, as such members, executed the same in the name of the Limited Liability Company.

My commission expires: 9-22-2007



*Constance Miller*  
 NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY



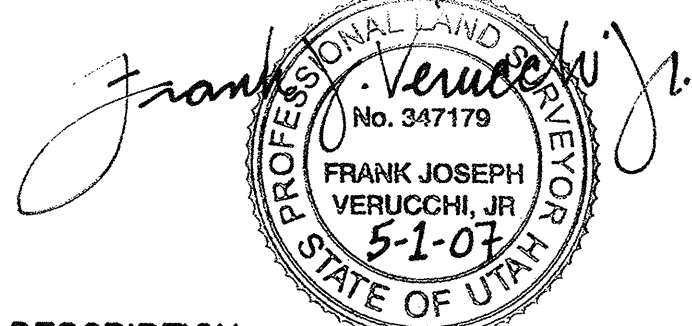
### SURVEYOR'S CERTIFICATE

I, Frank J. Verucchi Jr., do hereby certify that I am a Registered Professional Land Surveyor, holding certificate number 347179, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as,

COTTONWOOD MEADOWS, A P.U.D. SUBDIVISION  
 and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 1<sup>st</sup> day of May, 2007.

FRANK J. VERUCCHI JR., PLS.  
 License No. 347179



### BOUNDARY DESCRIPTION

A parcel of land located in Sections 20, 29 & 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the southwest corner of Lot 55 of the Cottonwood Hills, A P.U.D. Subdivision as shown on the Official Plat as recorded in the Morgan County Records Office and filed as Entry No. 104098, in Book 234, at Page 55 of said Records Office in Morgan, Utah, which point is 882.13 feet East and 1721.04 feet North from the CE 1/16 corner of said Section 30, (Basis of bearing being South 88°42'14" East 1342.03 feet between the Center of Section and the CE 1/16 corner of said Section 30); said point of beginning being on a 272.50 foot radius curve to the left (radius point bears North 52°46'06" East); thence southeasterly 84.80 feet along the arc of said curve through a central angle of 17°49'46" (chord bears South 43°08'47" East 84.46 feet); thence South 55°03'40" East 288.61 feet to a point of tangency with a 15.00 foot radius curve to the left; thence easterly 22.49 feet along the arc of said curve through a central angle of 85°31'27" (chord bears North 81°59'44" East 20.44 feet) to a point of reverse curvature with a 577.50 foot radius curve to the right; thence northeasterly 6.97 feet along the arc of said curve through a central angle of 00°41'28" (chord bears North 39°23'52" East 6.97 feet); thence South 50°15'24" East 55.00 feet to a point of non-tangency with a 15.00 foot radius curve to the left (radius point bears South 50°15'24" East); thence southerly 24.89 feet along the arc of said curve through a central angle of 95°05'16" (chord bears South 07°48'02" East 22.13 feet) to a point of compound curvature with a 472.50 foot radius curve to the left; thence southeasterly 10.79 feet along the arc of said curve through a central angle of 01°18'29" (chord bears South 55°59'55" East 10.79 feet); thence North 41°01'36" East 131.08 feet; thence South 60°07'27" East 179.03 feet; thence South 52°49'07" East 109.09 feet; thence South 45°35'30" East 108.14 feet; thence South 38°24'43" East 107.89 feet; thence South 31°44'45" East 107.78 feet; thence South 24°51'40" East 288.98 feet; thence South 60°38'17" West 108.37 feet; thence South 23°58'03" East 13.52 feet to a point of tangency with a 15.00 foot radius curve to the left; thence easterly 24.23 feet along the arc of said curve through a central angle of 92°32'39" (chord bears South 70°12'22" East 21.68 feet); thence South 26°28'42" East 55.00 feet to a point of non-tangency with a 1027.50 foot radius curve to the left (radius point bears North 26°28'42" West); thence northeasterly 162.36 feet along the arc of said curve through a central angle of 09°03'13" (chord bears North 58°59'42" East 162.19 feet); thence North 54°28'05" East 185.90 feet to a point of tangency with a 2027.50 foot radius curve to the left; thence easterly 102.09 feet along the arc of said curve through a central angle of 02°53'06" (chord bears North 53°01'32" East 102.08 feet); thence South 39°27'16" East 171.78 feet; thence North 48°48'18" East 320.36 feet; thence North 39°49'06" East 355.48 feet; thence North 25°41'00" East 487.28 feet; thence North 18°25'35" East 814.89 feet; thence North 396.12 feet; thence North 69°13'39" West 206.87 feet to a point of non-tangency with a 15.00 foot radius curve to the right (radius point bears North 69°13'38" West); thence southwesterly 23.02 feet along the arc of said curve through a central angle of 87°55'58" (chord bears South 64°44'21" West 20.83 feet); thence North 71°17'42" West 19.51 feet to a point of tangency with a 177.50 foot radius curve to the left; thence westerly 88.88 feet along the arc of said curve through a central angle of 28°41'24" (chord bears North 85°38'22" West 87.95 feet) to a point of reverse curvature with a 980.90 foot radius curve to the right; thence 507.59 feet along the arc of said curve through a central angle of 30°15'57" (chord bears North 84°51'06" West 501.71 feet); thence North 69°43'07" West 48.59 feet to a point of tangency with a 15.00 foot radius curve to the right; thence northeasterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 24°43'07" West 21.21 feet); thence North 69°43'07" West 55.00 feet to a point of non-tangency with a 15.00 foot radius curve to the right (radius point bears North 69°43'07" West); thence southwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 65°16'53" West 21.21 feet); thence North 69°43'07" West 32.58 feet to a point tangency with a 227.50 foot radius curve to the left; thence westerly 116.00 feet along the arc of said curve through a central angle of 29°12'51" (chord bears North 84°19'33" West 114.75 feet) to a point of reverse curvature with a 15.00 foot radius curve to the right; thence northeasterly 23.33 feet along the arc of said curve through a central angle of 89°06'07" (chord bears North 54°22'55" West 21.05 feet); thence North 09°49'51" West 179.28 feet; thence South 80°10'09" West 55.00 feet; thence North 35°54'02" West 67.42 feet; thence North 73°07'41" West 626.00 feet; thence South 00°33'30" West 407.64 feet; thence South 10°19'19" East 235.71 feet; thence South 16°03'41" West 319.64 feet; thence South 04°53'54" West 235.09 feet; thence South 38°18'18" West 223.25 feet; thence North 69°37'28" West 203.88 feet; thence South 00°59'19" East 210.91 feet; thence South 17°35'59" East 85.84 feet; thence South 52°46'06" West 125.59 feet to the Point of Beginning, excepting that portion designated on dedication plat as Parcel K which will be dedicated on its Containing 3,798,591 square feet or 87.203 acres, more or less. own separate plat.

# COTTONWOOD MEADOWS A P.U.D. SUBDIVISION

LOCATED WITHIN SECTIONS 20, 29 AND 30, TOWNSHIP 5 NORTH,  
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

OWNER/DEVELOPER: <b>GARDNER COTTONWOOD CREEK, L.L.C.</b> 12 South 400 West, Suite 250 Salt Lake City, UT 84101	ENGINEER/SURVEYOR: <b>FORSGRN ASSOCIATES / INC.</b> 370 EAST 900 SOUTH SUITE 200 SALT LAKE CITY, UTAH 84111 (801) 364-4785	MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL APPROVED THIS 14 <sup>th</sup> DAY OF May A.D. 2007 <i>W. J. Baldwin</i>	WILKINSON COTTONWOOD MUTUAL WATER COMPANY APPROVAL APPROVED THIS 14 <sup>th</sup> DAY OF MAY A.D. 2007 <i>R. C. Sal</i>	COUNTY ENGINEER'S APPROVAL I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE EACH AFFIXED WITH A STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER. DATE: 2007 COUNTY ENGINEER: <i>R. C. Sal</i>	COUNTY COUNCIL APPROVAL AND ACCEPTANCE PRESENTED TO THE MORGAN COUNTY COUNCIL THIS 17 <sup>th</sup> DAY OF April A.D. 2007 AT WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED. ATTEST: <i>Stacy B. Ann Johnson</i> COUNTY CLERK	MORGAN COUNTY PLANNING COMMISSION APPROVED THIS 5 <sup>th</sup> DAY OF April A.D. 2007 BY THE MORGAN PLANNING COMMISSION. CHAIRMAN: <i>Stacy B. Ann Johnson</i>	COUNTY ATTORNEY'S APPROVAL AS TO FORM APPROVED AS TO FORM THIS 23 <sup>rd</sup> DAY OF July A.D. 2007 MORGAN COUNTY ATTORNEY: <i>James L. Jarvis</i>	MORGAN COUNTY RECORDER ENTRY NO. 108786 FEE PAID \$241.00 FILED FOR RECORD AND RECORDED THIS 18 DAY OF Aug, 2007, AT 12:20 PM IN BOOK NO. 251, PAGE NO. 806 OF THE OFFICIAL RECORDS. MORGAN COUNTY RECORDER: <i>Nadine F. Smith, Brenda D. Nelson</i>
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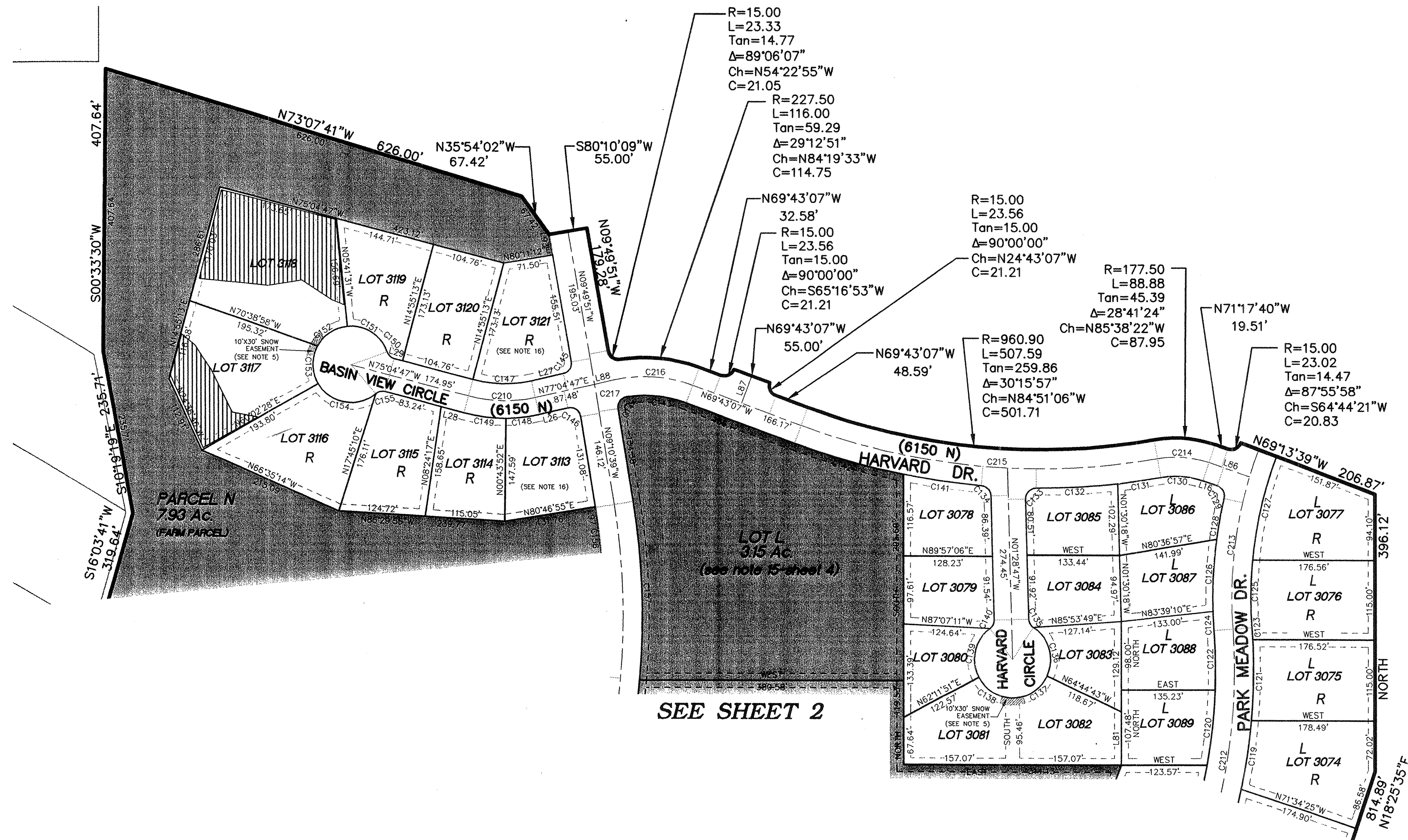


# COTTONWOOD MEADOWS A P.U.D. SUBDIVISION IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

LOCATED WITHIN SECTIONS 20, 29 & 30  
TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

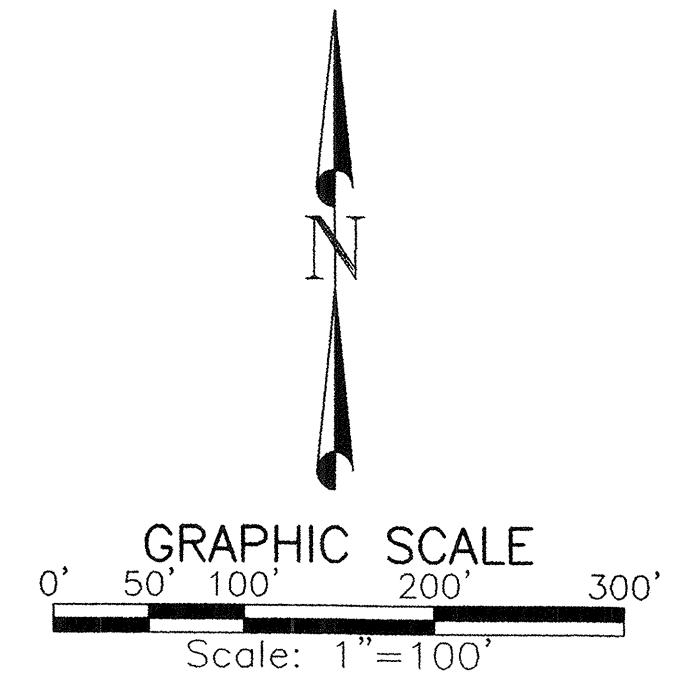
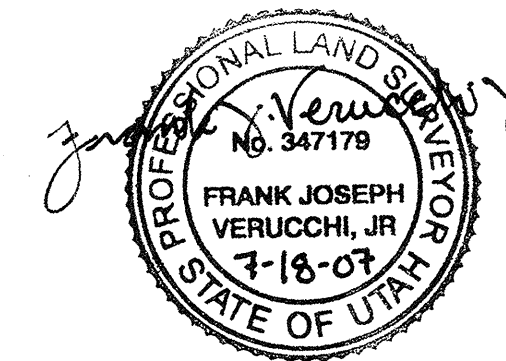
Ent 108786 BK 0251 Pg 0808

## FUTURE DEVELOPMENT

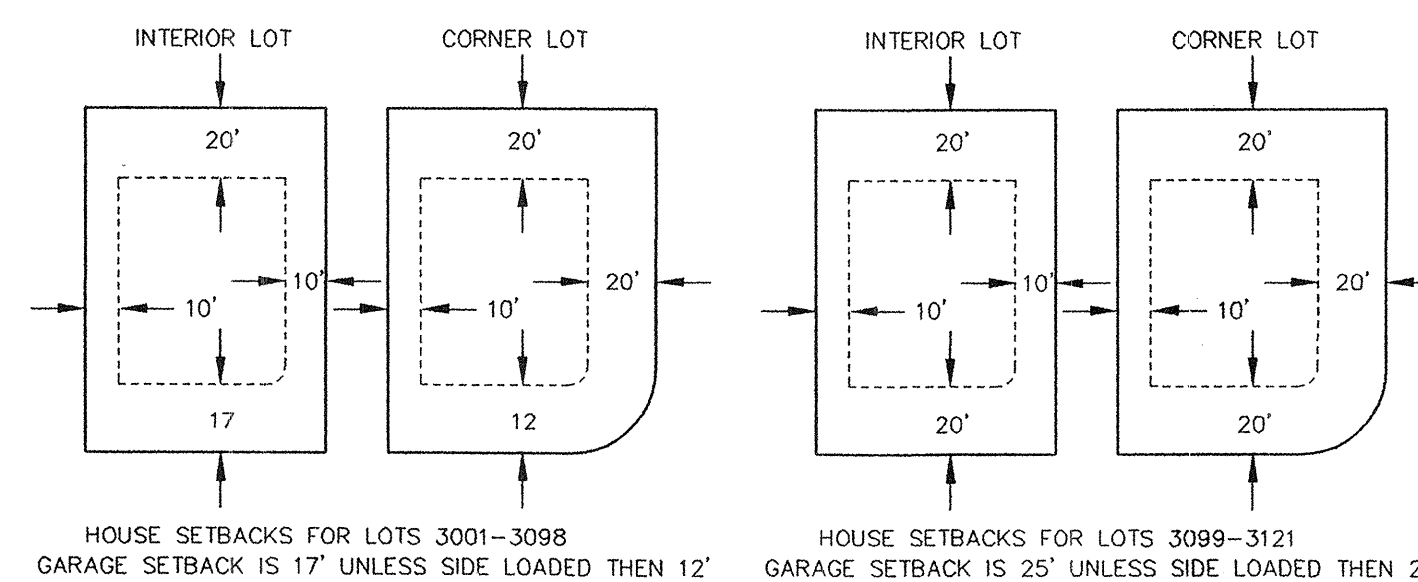


ADDRESS & AREA TABLE				
LOT	SQ. FT.	ACRES	ADDRESS	STREET
3074	23,254	0.533	6088	PARK MEADOW DRIVE
3075	20,257	0.465	6106	PARK MEADOW DRIVE
3076	20,501	0.470	6126	PARK MEADOW DRIVE
3077	20,257	0.465	6148	PARK MEADOW DRIVE
3078	13,524	0.310	3153/6149	HARVARD DRIVE/HARVARD CIRCLE
3079	13,052	0.299	6131	HARVARD CIRCLE
3080	10,980	0.252	6115	HARVARD CIRCLE
3081	15,485	0.355	6103	HARVARD CIRCLE
3082	16,103	0.369	6104	HARVARD CIRCLE
3083	10,753	0.246	6116	HARVARD CIRCLE
3084	13,283	0.304	6132	HARVARD CIRCLE
3085	12,980	0.298	6146/3119	HARVARD CIRCLE/HARVARD DRIVE
3086	14,129	0.324	3093/6149	HARVARD DRIVE/PARK MEADOW DRIVE
3087	13,323	0.305	6133	PARK MEADOW DRIVE
3088	14,202	0.326	6113	PARK MEADOW DRIVE
3089	14,046	0.322	6095	PARK MEADOW DRIVE
3113	17,152	0.393	3259	BASIN VIEW CIRCLE
3114	15,794	0.362	3277	BASIN VIEW CIRCLE
3115	18,516	0.425	3255	BASIN VIEW CIRCLE
3116	23,933	0.526	3313	BASIN VIEW CIRCLE
3117	27,769	0.637	3319	BASIN VIEW CIRCLE
3118	35,966	0.825	3316	BASIN VIEW CIRCLE
3119	17,930	0.411	3304	BASIN VIEW CIRCLE
3120	18,137	0.416	3286	BASIN VIEW CIRCLE
3121	18,708	0.429	3282	BASIN VIEW CIRCLE

LOTS 3113, 3121, 3112, 3103, 3102, AND 3099 SHOULD NOT ACCESS SILVERLEAF DRIVE.



- LEGEND:**
- BOUNDARY LINE
  - CENTERLINE
  - SECTION LINE
  - SECTION CORNER FOUND
  - SECTION CORNER (NOT FOUND)
  - (Bearing & Distance)
  - (RECORD AND DEED DATA)
  - CURVE DATA NUMBER
  - SEE INTERSECTION DETAILS ON SHEET 2
  - RESTRICTED BUILDING AREA



SEE SHEET 2

SHEET 3 OF 4

ENGINEER/SURVEYOR: **FORS GREN ASSOCIATES / INC.**  
370 EAST 500 SOUTH SUITE 200  
SALT LAKE CITY, UTAH 84111  
(801) 364-6785

OWNER/DEVELOPER: **GARDNER COTTONWOOD CREEK, LLC.**  
12 South 400 West, Suite 250  
Salt Lake City, UT 84101

MORGAN COUNTY RECORDER

ENTRY NO. 108786  
 FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS 8 DAY OF Aug  
 2005, AT 12:20 P.M. BOOK NO. 251 PAGE NO. 808 OF THE OFFICIAL RECORDS.

*Madine P. Smith* DEPUTY COUNTY RECORDER  
*Branda D. Nelson* COUNTY RECORDER

# COTTONWOOD MEADOWS - A P.U.D. SUBDIVISION IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

LOCATED WITHIN SECTIONS 20, 29 & 30 TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

EN 108786 BK 0251 Pg 0809

CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	22.48	13.96	15.00	82.5312	20.44	N81.5944°W
C2	24.89	16.39	15.00	89.0516	22.13	N77.4802°W
C3	21.56	15.00	15.00	90.0000	21.56	N75.0000°W
C4	13.92	7.83	15.00	83.1024	13.92	N82.1824°W
C5	67.74	38.92	55.00	70.3328	63.54	N70.0225°W
C6	75.44	45.02	55.00	75.0000	70.59	N67.5000°W
C7	76.40	45.82	55.00	75.9332	70.41	N67.5000°W
C8	37.88	21.39	55.00	60.7288	35.25	N62.5122°W
C9	14.44	7.83	15.00	82.5312	13.89	N74.4824°W
C10	23.56	15.00	15.00	90.0000	21.21	N84.4436°E
C11	133.00	62.23	327.50	21.3105	122.28	N50.3009°E
C12	83.90	43.18	327.50	14.9042	83.97	N50.3009°E
C13	83.93	42.30	272.50	17.3850	83.60	N48.3491°E
C14	26.05	17.72	15.00	82.5312	22.90	N72.5134°W
C15	25.93	17.68	15.00	82.5312	22.82	N72.5134°W
C16	29.75	14.91	177.50	8.3506	29.71	N72.5437°W
C17	32.18	18.17	177.50	10.0274	32.06	N72.5437°W
C18	79.44	40.40	177.50	15.3834	78.78	N72.5437°W
C19	43.20	21.83	122.50	20.7116	42.97	N48.1806°W
C20	12.01	6.00	800.00	0.2819	12.00	N52.5816°W
C21	80.61	41.84	855.00	5.2611	83.58	N55.3308°W
C22	102.93	51.54	800.00	7.2219	102.86	N53.4808°W
C23	105.26	53.35	855.00	7.0928	105.49	N49.0149°W
C24	103.82	51.98	800.00	7.2809	103.75	N48.2352°W
C25	106.18	53.16	855.00	7.2809	106.11	N42.0307°W
C26	108.55	54.38	800.00	7.4829	108.47	N38.4144°W
C27	106.37	53.25	855.00	7.0741	106.30	N34.5549°W
C28	108.52	54.35	800.00	7.4829	108.44	N31.0109°W
C29	106.33	53.23	855.00	7.0637	106.26	N27.4614°W
C30	44.66	22.34	800.00	3.1155	44.66	N23.3401°W
C31	4.51	2.29	855.00	0.1024	4.57	N42.1615°W
C32	9.36	4.68	427.50	11.0137	9.35	N24.3342°W
C33	77.17	38.69	427.50	10.2034	77.07	N24.3342°W
C34	24.40	12.83	372.50	13.9322	24.32	N24.3342°W
C35	24.20	12.65	15.00	92.2640	21.86	N20.0982°W
C36	15.33	7.70	15.00	80.0000	15.34	N20.0982°W
C37	23.56	15.00	15.00	90.0000	21.21	N20.0982°W
C38	23.56	15.00	15.00	90.0000	21.21	N81.3155°W
C39	220.11	63.31	1925.00	1.9249	219.69	N70.4609°W
C40	23.89	12.33	15.00	81.1439	21.44	N65.7023°E
C41	104.20	52.11	2027.50	2.5841	104.19	N60.0963°E
C42	113.89	53.33	1825.00	3.1144	113.89	N58.2417°E
C43	50.65	25.50	177.50	16.2053	50.47	N32.0630°W
C44	34.50	17.60	122.50	16.2053	34.53	N32.0630°W
C45	106.25	54.84	800.00	7.4829	106.28	N24.3342°W
C46	81.49	40.76	1127.50	4.0828	81.47	N24.3342°W
C47	110.40	55.25	1072.50	5.5332	110.35	N24.3342°W
C48	110.57	55.33	1127.50	5.5332	110.53	N24.3342°W
C49	110.57	55.34	1072.50	5.5428	110.52	N33.4230°W
C50	110.18	55.13	1127.50	5.5366	110.14	N33.4230°W
C51	110.08	55.09	1072.50	5.5282	110.04	N39.3609°W
C52	110.64	55.37	1127.50	5.5321	110.60	N42.0916°W
C53	110.60	55.36	1072.50	5.5447	110.54	N42.0916°W
C54	110.28	55.18	1127.50	5.5315	110.24	N47.4304°W
C55	53.04	26.52	1072.50	2.2000	53.03	N48.3491°W
C56	53.14	26.51	1127.50	2.2011	53.14	N48.3491°W
C57	46.74	23.41	327.50	8.1039	46.70	N41.7202°W
C58	47.89	24.59	327.50	8.1039	47.89	N41.7202°W
C59	26.71	13.80	327.50	13.1442	26.54	N36.2422°W
C60	48.41	24.37	327.50	8.1039	48.28	N36.2422°W
C61	367.17	194.63	447.50	4.2003	365.95	N28.2805°E
C62	26.30	13.75	15.00	85.1135	26.30	N72.7242°W
C63	26.30	13.75	15.00	85.1135	26.30	N72.7242°W
C64	156.28	78.78	502.50	1.7491	155.85	N44.3643°E
C65	22.84	14.10	177.50	20.2055	22.85	N44.3643°E
C66	22.18	13.69	15.00	84.4510	20.22	N13.2845°W
C67	20.60	10.32	122.50	13.7288	20.57	N51.0025°W
C68	17.84	14.98	177.50	11.0228	17.84	N33.0025°W
C69	8.83	4.31	1345.00	0.2203	8.83	N46.0024°W
C70	83.32	41.67	1400.00	1.2436	83.31	N44.2908°W
C71	102.31	51.18	1345.00	1.4212	102.28	N44.2908°W
C72	88.57	48.31	1400.00	1.0201	88.50	N44.2908°W
C73	106.35	53.20	1345.00	1.3150	106.32	N38.1159°W
C74	100.92	50.48	1400.00	1.0748	100.89	N36.4053°W
C75	104.10	52.07	1345.00	1.2904	104.07	N34.4309°W
C76	98.80	49.92	1400.00	1.0503	98.78	N32.5427°W
C77	104.47	52.26	1345.00	1.2701	104.44	N30.1629°W
C78	98.61	49.83	1400.00	1.0436	98.58	N28.2947°W
C79	104.23	52.14	1345.00	1.2624	104.20	N25.5946°W
C80	133.88	67.01	1400.00	1.2615	133.86	N24.4412°W
C81	13.89	6.94	1345.00	0.2630	13.89	N24.4412°W
C82	54.61	27.77	122.50	23.3239	54.16	N24.4412°W
C83	78.14	39.24	177.50	15.5239	78.48	N24.4412°W
C84	199.39	99.78	1922.50	4.2430	199.31	N45.5440°E
C85	102.80	51.41	2027.50	2.5818	102.79	N42.7109°E
C86	103.44	51.73	2027.50	2.5923	103.43	N44.4919°E
C87	23.89	12.33	15.00	81.1439	21.44	N62.5122°W
C88	106.38	53.19	2027.50	2.5921	106.35	N41.7822°E
C89	23.89	12.33	15.00	81.1439	21.44	N41.7822°E
C90	104.20	52.11	2027.50	2.5840	104.19	N38.1159°E
C91	102.42	50.95	1925.00	2.5521	102.34	N37.1857°E
C92	78.81	39.81	2027.50	2.1520	78.81	N35.4356°E
C93	24.47	12.20	177.50	7.2324	24.45	N30.3919°E
C94	47.69	23.80	122.50	14.9042	47.57	N31.8299°E
C95	95.83	49.11	177.50	10.0274	94.67	N24.3941°E
C96	34.17	17.14	177.50	11.0148	34.12	N25.1725°E
C97	17.50	8.76	122.50	8.1104	17.48	N25.1725°E
C98	20.22	11.98	15.00	72.1433	18.73	N28.8252°W
C99	103.25	51.62	122.50	14.9140	103.23	S01.1935°W
C100	20.22	11.98	15.00	72.1433	18.73	N64.2122°E
C101	24.50	12.30	177.50	7.2831	24.53	N23.0228°W
C102	89.82	47.00	122.50	12.0220	87.91	N09.0621°W
C103	75.10	38.15	177.50	24.1832	74.50	N55.2757°W
C104	55.89	28.31	177.50	18.5622	55.55	N49.2400°W
C105	61.77	31.20	177.50	18.5621	61.46	N49.2400°W
C106	117.02	58.68	635.00	10.2022	116.86	N38.2431°E
C107	133.10	67.18	635.00	12.1444	132.86	N32.1445°E
C108	117.23	58.78	635.00	10.9710	117.06	N29.1654°E
C109	132.98	66.78	572.50	13.1130	132.67	N28.2434°E
C110	49.52	24.77	635.00	4.2805	49.51	N24.1445°E
C111	7.89	3.94	572.50	0.4638	7.89	N19.5240°E
C112	48.00	24.51	1152.50	2.2532	48.00	N20.2157°E
C113	106.86	53.52	1102.50	2.5819	106.81	N21.1961°E
C114	63.29	31.65	1152.50	3.0758	63.28	N23.2842°E
C115	64.45	32.74	812.50	3.4122	64.44	N23.2842°E
C116	73.00	36.53	782.50	4.0000	72.97	N23.2842°E
C117	126.28	63.27	812.50	4.5105	126.17	N16.7202°E
C118	133.80	67.03	812.50	4.5105	133.80	N15.5429°E
C119	100.04	50.08	812.50	3.7042	99.98	N08.3115°E
C120	108.21	54.19	762.50	4.0761	108.11	N08.1122°E
C121	115.11	57.60	812.50	4.5105	115.02	N00.0000°E
C122	85.10	42.59	782.50	4.2141	85.08	N01.0416°W
C123	17.35	8.67	812.50	1.1237	17.35	N02.3938°W
C124	27.01	13.50	922.50	2.0147	27.00	N03.0013°W
C125	97.81	49.03	572.50	4.2421	97.69	N03.3734°E
C126	100.64	51.54	637.50	4.2748	100.52	N02.2834°E
C127	152.40	76.25	572.50	4.2748	152.38	N03.3947°E
C128	58.79	29.82	637.50	2.2733	58.77	N10.2714°E
C129	23.12	11.62	1800.00	0.1024	23.11	N20.0000°E
C130	61.34	31.33	122.50	28.4124	60.70	N20.0000°E
C131	63.05	31.53	1015.00	3.3220	63.03	N19.4736°E
C132	118.02	59.07	1015.00	3.3222	117.89	N18.0000°E
C133	24.01	12.45	15.00	81.4228	21.53	N44.2222°E
C134	21.80	11.47	15.00	83.2027	20.04	N43.2231°E
C135	14.44	7.83	15.00	80.0000	13.89	N21.0000°E
C136	78.60	42.71	55.00	81.5105	72.08	N15.4115°W
C137	62.18	34.87	55.00	84.4433	58.90	N07.3739°E
C138	59.71	33.18	55.00	84.1151	56.82	N05.3494°E
C139	78.21	47.37	55.00	81.2822	71.78	N12.5802°E
C140	14.44	7.83	15.00	80.0000	13.89	N08.0000°E
C141	113.36	58.74	1015.00	4.2435	113.30	N82.0706°W
C142	163.18	81.77	1015.00	4.7127	163.00	N74.1913°W
C143	87.60	44.45	172.50	28.5151	86.88	N64.0000°W
C144	23.71	12.15	15.00	80.3441	21.32	N38.9618°E
C145	22.75	12.21	15.00	80.2438	20.83	N33.2228°E
C146	24.54	12.61	15.00	84.4433	21.89	N00.0000°W
C147	85.03	43.37	175.00	7.2202	84.20	N82.0000°W
C148	48.25	24.22	122.50	12.1227	48.16	N33.1525°E
C149	61.08	30.73	225.00	15.5110	60.89	N28.1222°W

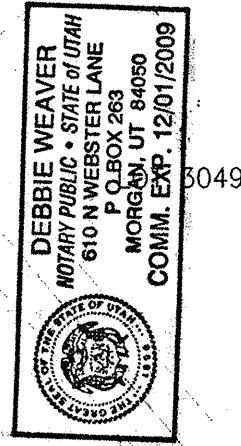
CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C150	14.44	7.83	15.00	82.5312	13.89	N47.3916°W
C151	72.73					

# COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AMENDED, AMENDING LOTS 3078 THROUGH 3085 AND LOT F OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION, MOUNTAIN GREEN, MORGAN COUNTY, UTAH LOCATED IN THE SECTIONS 20 & 29, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C1	15.00'	14.44'	55°09'00"	N26°05'43"E
C2	55.00'	87.78'	91°26'24"	S07°57'01"W
C3	55.00'	50.98'	53°06'47"	S64°19'35"E
C4	55.00'	52.16'	54°20'07"	N61°56'58"E
C5	55.00'	87.75'	91°24'43"	N10°55'26"W
C6	15.00'	14.44'	55°09'00"	S29°03'17"E

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF MORGAN ) S.S.  
ON THE 14th DAY OF December, A.D. 2007,  
I, Debbie Weaver, Notary Public, in and for  
said County of Morgan, in said State of Utah, who being duly sworn, do say to me  
that he is the Morgan County School Board President, and that the foregoing instrument  
was signed in behalf of said Morgan County School District, and was signed in behalf of  
said Morgan County School District, by authority of its board of organization, and said person duly  
acknowledged to me that said board executed the same.  
MY COMMISSION EXPIRES: 11-21-2011



NOTARY PUBLIC  
RESIDING IN MORGAN COUNTY 3050

### GENERAL PROJECT NOTES

- Construction within this project shall conform to the architectural guidelines set forth in the CCRs with approval by the Architectural Committee. Reference the recorded CCRs for additional property restrictions and responsibilities.
- Reference geotechnical study and supplemental studies prepared by Gordon Spilker, Huber geotechnical dated Jan 15, 2007 No. 8023-009-06, regarding soil characteristics for this site.
- Setback requirements are as stipulated in the Project Development Agreement and CCRs.
- Reference the project CCR's for fencing restrictions on finish grade slopes steeper than fifteen (15%) percent.
- A no build/no utility structure easement is granted to the street right-of-way owner for the purpose of plowing and piling snow, removed from the street.
- Brooming Arms operates a fire arms test range on nearby property. Periodic gunfire will be audible within the boundaries of this property.
- Lots indicated as "R" or "Restricted" shall have a site plan approved by the Morgan County staff and designed by a professional engineer registered in the State of Utah prior to issuance of a building permit. Said site shall include, at a minimum, the driveway location, maximum slope of the driveway, proposed contour lines, existing contour lines, engineering design and calculations for all retaining walls taller than 4 feet, engineering (including slope stability analysis) for all cut and fill slopes, and the finished floor elevation of the home. The site plan shall be based on geotechnical site evaluation specific to each restricted lot that includes soil sampling and laboratory testing at the footing locations and a slope stability analysis to demonstrate that each home is stable on the slope to a minimum factor of safety of 1.50 under static conditions. The geotechnical site evaluation is subject to approval by the Morgan County staff and must also be prepared by a professional engineer registered in the State of Utah.
- Mountain Green experiences fluctuating groundwater levels throughout the year. A geotechnical report (see note 2) 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 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. Lots with land drain laterals available are annotated with an "L". It is the responsibility of the builder/homeowner to protect foundations/sanitary sewer from inflow/infiltration of surface and subsurface water.
- An aviation 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 this land parcel. This easement grants the right of flight for the passage of aircraft in Airspace, together with the right to cause or create, or to permit or allow to be caused or created, such annoyances as may be inherent in, or may arise or occur from or during the operation of, aircraft in compliance with all federal, state or local aviation laws and regulations, and other aeronautical activities therein.
- An underground pipeline easement in favor of Wilkinson Cottonwood Mutual Water Co. to construct, operate and maintain an underground pressure culinary water main, valves, manholes as needed.
- Morgan County is a Right to Farm Community. This Subdivision is located adjacent to property that is farmed/franched in accordance with such, lot owners are hereby notified that agricultural operations work hours begin early and run late and that these operations may contribute to noises and odors objectionable to some residents.
- Morgan County restricts the occupancy of buildings within developments as outlined in the International Building Code, as adopted. Accordingly, it is unlawful to occupy a building located within any development without first having obtained a certificate of occupancy issued by Morgan County.

### SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have performed a survey of the tract of land shown on this plat and described below, and hereafter to be known as:

**COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AMENDED  
AMENDING LOTS 3078 THROUGH 3085 AND LOT F OF  
COTTONWOOD MEADOWS A P.U.D. SUBDIVISION**

I further certify that the same has been surveyed and staked on the ground as shown on this plat.

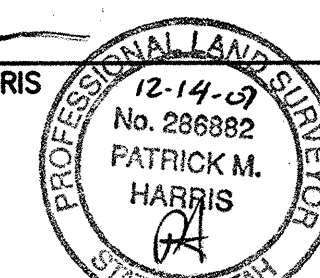
### BOUNDARY DESCRIPTION

All of Lots 3078 through 3085 and Lot F of Cottonwood Meadows, A P.U.D. Subdivision as shown on the Official Plat recorded as Entry No. 108786 in Book 251 at Pages 806-809 in Morgan County Recorder's Office, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 3098, said point being North 1777.03 feet and East 2483.48 feet from the CE 1/16 Corner of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian; and running thence N34°57'49"W 585.16 feet; thence Northwesterly 64.13 feet along the arc of a 177.50 foot radius curve to the left, chord bears N45°18'52"W 63.79 feet; thence Northwesterly 21.80 feet along the arc of a 15.00 foot radius curve to the right, chord bears N14°01'22"W 19.93 feet; thence Northwesterly 402.86 feet along the arc of a 1027.50 foot radius curve to the left, chord bears N16°23'16"E 400.28 feet; thence East 380.58 feet; thence North 295.69 feet; thence Southeasterly 113.36 feet along the arc of a 1015.90 foot radius curve to the left, chord bears S82°07'06"E 113.30 feet; thence Southeasterly 21.95 feet along the arc of a 15.00 foot radius curve to the right, chord bears S43°23'51"E 20.04 feet; thence S01°28'47"E 86.26 feet; thence Southwesterly 14.44 feet along the arc of a 15.00 foot radius curve to the right, chord bears S26°05'43"W 13.89 feet; thence Northwesterly 278.67 feet along the arc of a 55.00 foot radius curve to the left, chord bears N85°31'13"E 62.86 feet; thence Northwesterly 14.44 feet along the arc of a 15.00 foot radius curve to the right, chord bears N29°03'17"W 13.89 feet; thence N01°28'47"W 80.75 feet; thence Northwesterly 24.01 feet along the arc of a 15.00 foot radius curve to the right, chord bears N44°22'25"E 21.53 feet; thence Northwesterly 118.02 feet along the arc of a 1015.90 foot radius curve to the left, chord bears N86°53'57"E 117.95 feet; thence S01°30'18"E 197.25 feet; thence South 205.49 feet; thence S20°53'50"W 741.83 feet; thence S53°49'17"W 195.16 feet to the point of beginning. Contains 12.821 acres, 6 Lots and 1 Parcel

December 14, 2007  
DATE

PATRICK M. HARRIS  
P.L.S. 286882



### OWNER'S CONSENT TO RECORDATION

Know all men by these presents that Rulon C. Gardner, the undersigned owner of the above described tract have caused that same to be subdivided into lots and public streets to hereafter be known as COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AMENDED  
by Jay B. Taggart, President Morgan County School District

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 14th day of December, 2007.

Rulon C. Gardner

RULON C. GARDNER, MANAGING MEMBER  
GARDNER COTTONWOOD CREEK LC

### OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

Know all men by these presents that we, the undersigned owners of the tract(s) of land contained in the Boundary Description 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 this condominium plat because of said unrecognized hazardous, unknown or unsightly conditions, shall not relieve the developer or owner from responsibility for the conditions or damages resulting therefrom, and shall not result in the local jurisdiction or Planning Commission, it's officers or agents, being responsible for the conditions and damages resulting therefrom.

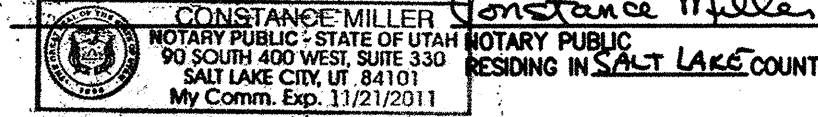
In witness whereof I have hereunto set my hand(s) this 14th day of December, A.D., 2007.

Rulon C. Gardner

RULON C. GARDNER, MANAGING MEMBER  
GARDNER COTTONWOOD CREEK LC

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.  
ON THE 14th DAY OF December, A.D. 2007,  
I, RULON C. GARDNER, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, WHO BEING DULY SWORN, DID SAY TO ME THAT HE IS THE MANAGING MEMBER OF GARDNER COTTONWOOD CREEK LC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION; AND SAID PERSON DULY ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.  
MY COMMISSION EXPIRES: 11-21-2011



**COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AMENDED  
AMENDING LOTS 3078 THROUGH 3085 AND LOT F OF  
COTTONWOOD MEADOWS A P.U.D. SUBDIVISION**

LOCATED IN THE SECTIONS 20 & 29  
TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

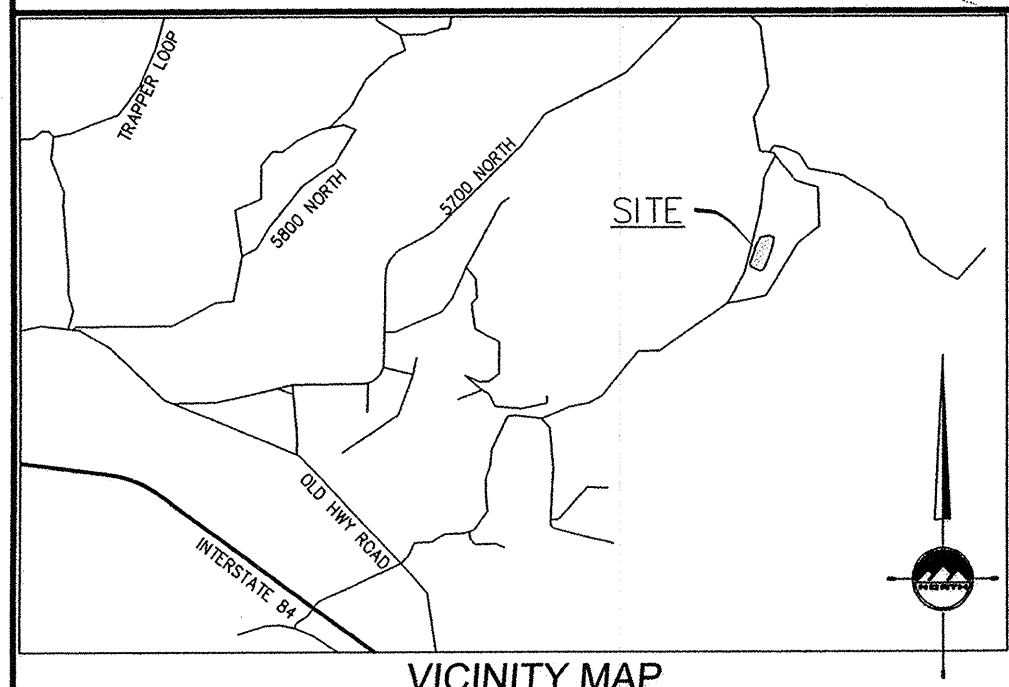
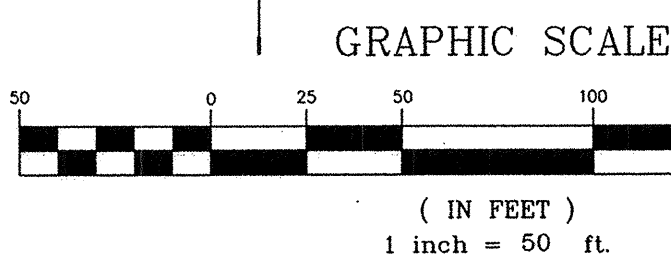
### MORGAN COUNTY RECORDER

ENTRY NO. 110650  
FEE PAID \$37.00, FILED FOR RECORD AND RECORDED THIS 9th DAY OF January, 2008 IN BOOK NO. 238 PAGE NO. 383 OF THE OFFICIAL RECORDS.  
DEPUTY Rebecca D. Jones  
COUNTY RECORDER

### LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- ROAD MONUMENT
- EXISTING ROAD MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED TENSIGN ENG. & LAND SURV.
- SECTION CORNER FOUND

**LOT F**  
475,540 SF  
10.92 ACRES



<b>GARDNER COTTONWOOD CREEK, LLC</b> 90 SOUTH 400 WEST, SUITE 330 SALT LAKE CITY, UT 84101  <b>LAYTON</b> 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.796.8145 Fax: 801.796.8147 www.ensignutah.com  <b>PLEASANT GROVE</b> 795 South Main Street Pleasant Grove UT 84062 Phone: 801.796.8145 Fax: 801.796.8147 www.ensignutah.com	<b>MOUNTAIN GREEN SEWER IMP. DIST.</b> APPROVED THIS <u>14th</u> DAY OF <u>December</u> , A.D. 20 <u>07</u> BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT. <u>Robert C. Gardner</u> SEWER DISTRICT	<b>WILKINSON COTTONWOOD MUTUAL WATER COMPANY</b> APPROVED THIS <u>14th</u> DAY OF <u>December</u> , A.D. 20 <u>07</u> BY THE WILKINSON COTTONWOOD MUTUAL WATER COMPANY. <u>Rulon C. Gardner</u> WATER COMPANY	<b>MORGAN COUNTY ENGINEER</b> I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. I ALSO CERTIFY THAT A COPY OF ALL ACCEPTED IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THIS OFFICE EACH AFFIXED WITH A STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH WHO IS IN THE EMPLOY OF THE OWNER OR DEVELOPER. <u>19 December 2007</u> DATE <u>Stacy LeFebvre</u> MORGAN COUNTY ENGINEER	<b>MORGAN COUNTY COUNCIL</b> PRESENTED TO THE MORGAN COUNTY COUNCIL THIS <u>21st</u> DAY OF <u>December</u> , A.D. 20 <u>07</u> AT WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED. ATTEST: <u>Stacy LeFebvre</u> COUNTY CLERK <u>Rulon C. Gardner</u> COUNTY CHAIRMAN	<b>MORGAN COUNTY PLANNING COMMISSION</b> APPROVED THIS <u>14th</u> DAY OF <u>December</u> , A.D. 20 <u>07</u> BY THE MORGAN PLANNING COMMISSION. <u>Stacy LeFebvre</u> CHAIRMAN, PLANNING COMMISSION	<b>MORGAN COUNTY ATTORNEY</b> APPROVED AS TO FORM THIS <u>19th</u> DAY OF <u>December</u> , A.D. 20 <u>07</u> <u>James L. Davis</u> MORGAN COUNTY ATTORNEY	<b>MORGAN COUNTY RECORDER</b> ENTRY NO. <u>110650</u> FEE PAID <u>\$37.00</u> , FILED FOR RECORD AND RECORDED THIS <u>9th</u> DAY OF <u>January</u> , 200 <u>8</u> IN BOOK NO. <u>238</u> PAGE NO. <u>383</u> OF THE OFFICIAL RECORDS. <u>Rebecca D. Jones</u> DEPUTY COUNTY RECORDER
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