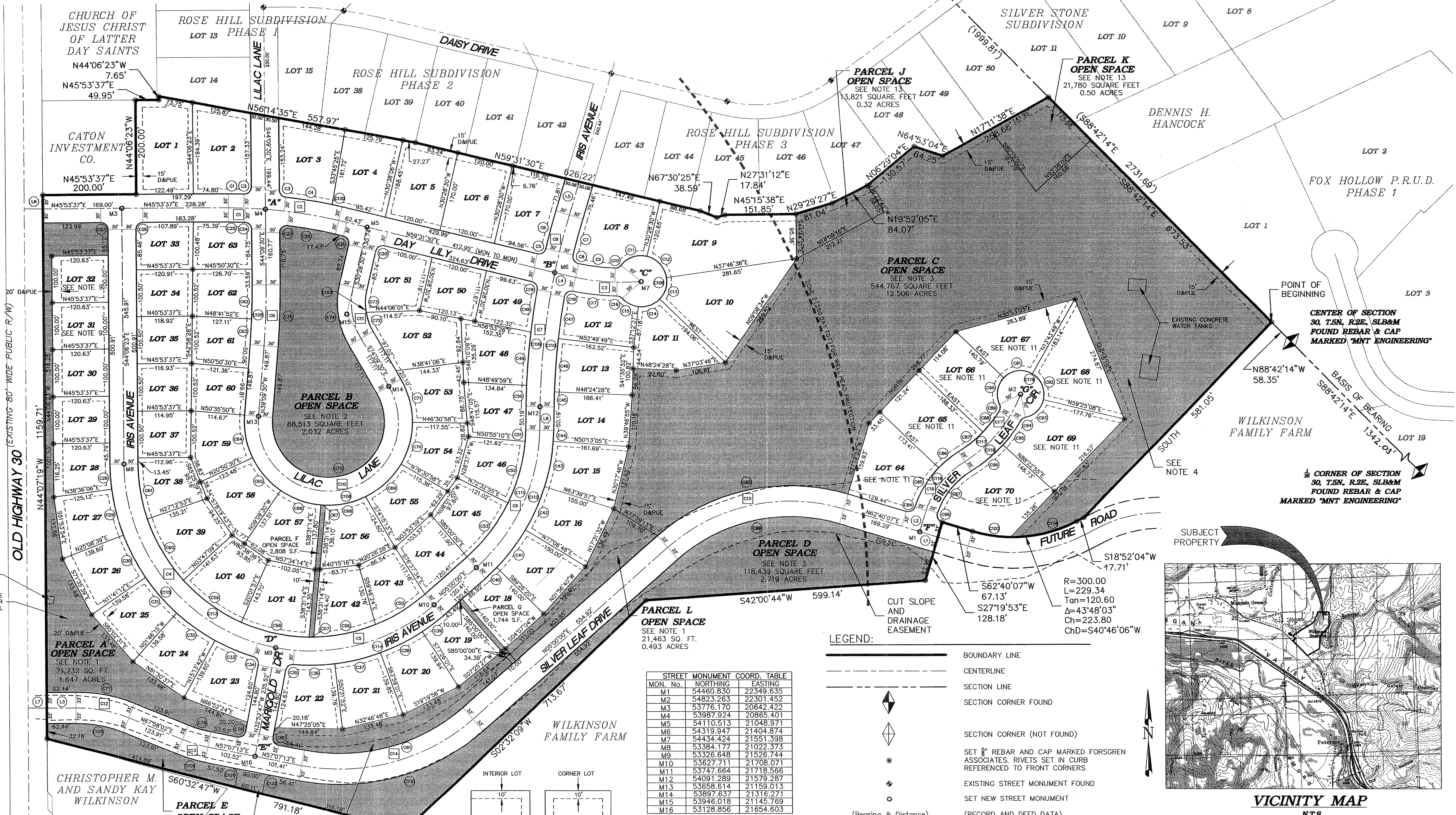
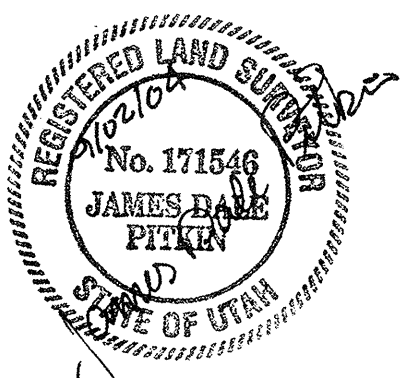
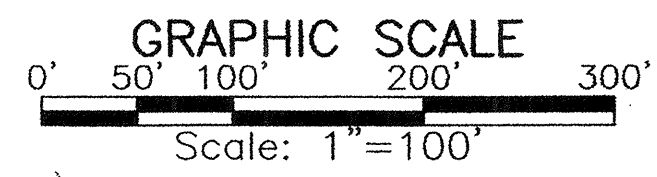


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# THE COTTONWOODS AT ROSE HILL A P.R.U.D. SUBDIVISION IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

SEPTEMBER 2004

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30  
TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



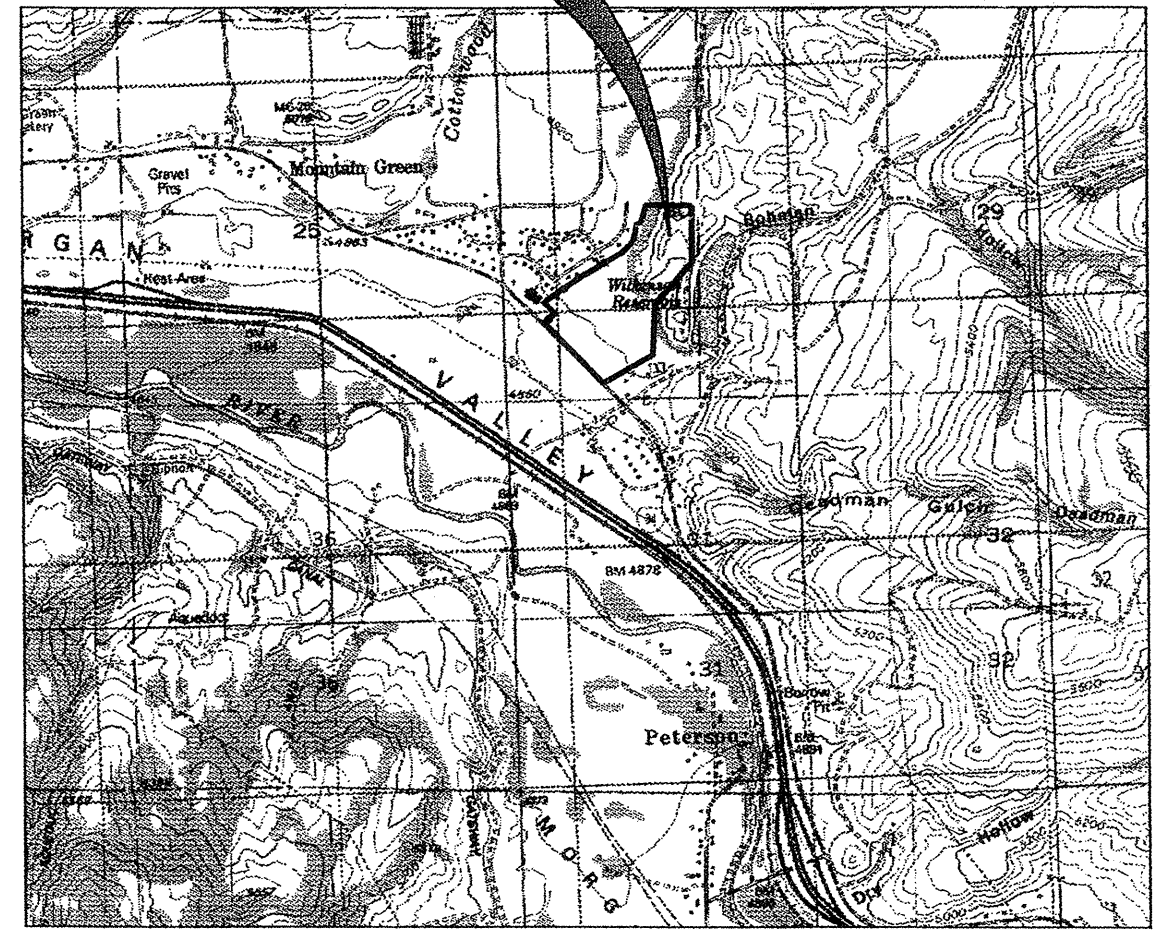
**STREET MONUMENT COORD. TABLE**

MON. No.	NORTHING	EASTING
M1	54460.830	22349.835
M2	54823.263	22301.452
M3	53776.170	20642.422
M4	53987.924	20865.401
M5	54110.513	21048.971
M6	54319.947	21404.874
M7	54434.424	21551.398
M8	53384.177	21022.373
M9	53326.648	21526.744
M10	53627.711	21708.071
M11	53747.664	21718.566
M12	54091.289	21579.287
M13	53658.614	21159.013
M14	53897.637	21316.271
M15	53946.018	21145.769
M16	53128.856	21654.803

**PUBLIC STREETS & RIGHTS OF WAY**

SILVER LEAF DRIVE
SILVER LEAF CIRCLE
MARGOLD DRIVE
IRIS AVENUE
LILAC LANE
DAY LILY DRIVE

- LEGEND:**
- BOUNDARY LINE
  - - - CENTERLINE
  - SECTION LINE
  - SECTION CORNER FOUND
  - SECTION CORNER (NOT FOUND)
  - SET 8" REBAR AND CAP MARKED FORSGREN ASSOCIATES. RIVETS SET IN CURB REFERENCED TO FRONT CORNERS
  - EXISTING STREET MONUMENT FOUND
  - SET NEW STREET MONUMENT
  - (RECORD AND DEED DATA)
  - CURVE DATA NUMBER
  - CENTERLINE CURVE DATA NUMBER
  - LINE DATA NUMBER
  - SEE INTERSECTION DETAILS ON SHEET 2
  - STREET MONUMENT NO.



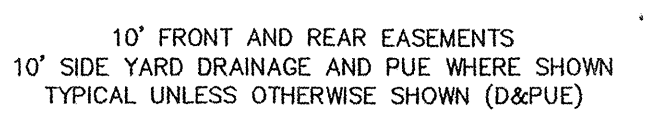
**VICINITY MAP**  
N.T.S.

MORGAN COUNTY RECORDER  
ENTRY NO. 97339  
FEE PAID \$130.00 FILED FOR RECORD AND RECORDED THIS 12th DAY OF OCT. 2004, AT 9:42 IN BOOK NO. 210 PAGE NO. 168 OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER  
*Pamela D. Johnson*

ENGINEER/SURVEYOR:  
**FORSGRN ASSOCIATES / INC.**  
370 EAST 500 SOUTH SUITE #200  
SALT LAKE CITY, UTAH 84111  
(801) 384-4785

OWNER/DEVELOPER:  
**GARDNER COTTONWOOD CREEK, LLC.**  
245 NORTH 1000 WEST  
CLEAR FIELD, UT 84015



HA 2003.03.150 MT. GREEN.001 Drawings PLAT.1.0.1.0 9/2/2004 4:01:10 PM.MDT



# THE COTTONWOODS AT ROSE HILL - A P.R.U.D. SUBDIVISION IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

SEPTEMBER 2004

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

## SURVEYOR'S CERTIFICATE

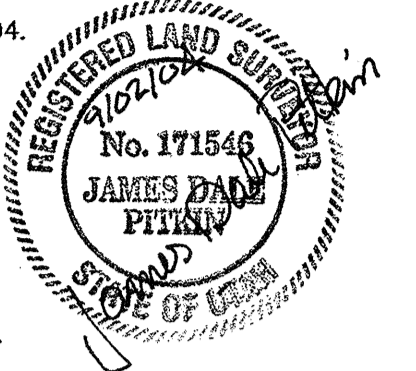
I, James D. Pitkin, a Registered Professional Land Surveyor, holding certificate number 171546, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereafter, and have subdivided said tract of land into lots and streets to be hereafter known as,

THE COTTONWOODS AT ROSE HILL  
A P.R.U.D. SUBDIVISION

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

Signed on this 2nd day of September, 2004.

James D. Pitkin, P.L.S.  
License No. 171546



## BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is North 88°42'14" West 58.35 feet along the center of section line from the Center of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian, (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) and running thence South 581.05 feet; thence South 18°52'04" West 17.71 feet to a point on a non-tangent 300.00 foot radius curve to the right; thence southwest 229.34 feet along the arc of said curve through a central angle of 43°48'03" (chord bears South 40°48'06" West - 223.80 feet) thence South 62°40'07" West 67.13 feet; thence South 27°15'53" East 128.18 feet; thence South 42°00'44" West 599.14 feet; thence South 02°32'09" West 713.67 feet; thence South 60°32'47" West 791.18 feet to the north right of way line of Old Highway 30; thence along said right-of-way line North 44°07'19" West 1159.71 feet to the Southeast corner of the Cottonwood Investment Co. - Book M92 Page 388 as recorded in the Morgan County records Office; thence leaving said right-of-way line and along said property line North 45°53'37" East 200.00 feet to the Northeastly corner of said property; thence North 44°06'23" West 200.00 feet to the Northwest corner of said property. Said point being on the Southeastly property line of the Church of Jesus Christ of Latter Day Saints - Entry No. 31367 as recorded in the Morgan County records Office; thence along said property line North 45°53'37" East 49.95 feet to the Northeastly corner of said property; thence North 44°06'23" West 7.65 feet to a point on the Southeastly property line of Rose Hill Subdivision Phase 1 as recorded in the Morgan County Records Office; thence along Rose Hill Subdivision Phases 1, 2, and 3 the following ten calls: (1)thence North 56°14'35" East 557.97 feet; (2)thence North 59°31'30" East 626.22 feet; (3)thence North 67°30'25" East 38.59 feet; (4)thence North 27°31'12" East 17.84 feet; (5)thence North 45°15'38" East 151.85 feet; (6)thence North 29°29'27" East 81.04 feet; (7)thence North 19°52'05" East 84.07 feet; (8)thence North 08°29'04" East 130.57 feet; (9)thence North 64°53'04" East 84.25 feet; (10)thence North 17°11'38" East 258.66 feet to a point on the center of section line and on the South line of the Silver Stone Subdivision as recorded in the Morgan County Records Office; thence along said center of section line South 88°42'14" East 673.53 feet to the point of beginning.

Containing 2,623,259 square feet, or 60.222 Acres, containing 70 lots and 12 open space parcels, more or less.

## 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

THE COTTONWOODS AT ROSE HILL A P.R.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 day of 2 September, 2004.

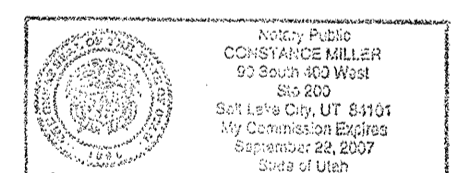
Rolan C. Gardner  
Manager of Gardner Cottonwood Creek, L.L.C. (AKA Gardner Cottonwood Creek, L.C.)

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )

On this 2nd day of September, 2004, personally appeared before me Rolan C. Gardner, Executive Manager of GARDNER COTTONWOOD CREEK, L.L.C. (AKA 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: 9-2-2007



NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## 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 day of 2 September, 2004.

Rolan C. Gardner  
Manager of Gardner Cottonwood Creek, L.L.C. (AKA Gardner Cottonwood Creek, L.C.)

# THE COTTONWOODS AT ROSE HILL A P.R.U.D. SUBDIVISION

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG
C1	1°52'25"	1030.00'	33.68'	S46°49'50"W
C2	91°55'32"	15.00'	24.07'	N01°48'16"E
C3	83°07'25"	15.00'	21.76'	S85°43'13"E
C4	5°37'05"	1030.00'	100.99'	S55°31'37"W
C5	89°39'03"	15.00'	23.47'	N14°41'59"E
C6	3°07'33"	1530.00'	83.47'	S28°33'46"E
C7	3°05'42"	1470.00'	79.41'	S28°32'51"E
C8	92°11'39"	15.00'	24.14'	S76°11'32"E
C9	9°41'47"	470.00'	79.54'	N52°51'45"E
C10	53°17'35"	15.00'	13.95'	N21°22'04"E
C11	64°48'13"	55.00'	62.21'	S27°07'24"W
C12	68°15'08"	55.00'	65.52'	N86°20'56"W
C13	52°13'22"	55.00'	50.13'	N26°06'41"W
C14	52°47'23"	55.00'	50.67'	N26°23'41"E
C15	41°46'57"	55.00'	40.11'	N73°40'51"E
C16	47°06'52"	15.00'	12.33'	S71°00'54"W
C17	10°19'21"	530.00'	95.49'	N52°37'09"E
C18	91°25'13"	15.00'	23.93'	S12°04'13"W
C19	87°00'37"	15.00'	22.78'	N76°58'11"W
C20	90°00'00"	15.00'	23.56'	S14°31'30"W
C21	90°00'00"	15.00'	23.56'	N75°28'30"W
C22	6°09'19"	970.00'	104.21'	S56°26'50"W
C23	97°31'41"	15.00'	25.53'	S40°36'20"W
C24	87°53'34"	15.00'	23.01'	N88°06'17"W
C25	2°03'18"	970.00'	34.79'	N75°58'11"W
C26	90°00'00"	15.00'	23.56'	S00°53'37"W
C27	90°00'00"	15.00'	23.56'	N89°06'23"W
C28	7°17'32"	430.00'	54.73'	S47°45'09"E
C29	13°27'26"	430.00'	101.00'	S58°07'38"E
C30	13°27'26"	430.00'	101.00'	S71°35'04"E
C31	13°27'26"	430.00'	101.00'	S85°02'31"E
C32	13°27'26"	430.00'	101.00'	N81°18'32"E
C33	11°50'51"	430.00'	88.91'	N68°59'53"E
C34	84°11'46"	15.00'	22.04'	N74°58'40"W
C35	84°11'46"	15.00'	22.04'	S09°13'06"W
C36	11°50'51"	430.00'	88.91'	N45°23'33"E
C37	13°27'08"	430.00'	100.96'	N32°44'34"E
C38	13°27'01"	430.00'	100.94'	N19°17'29"E
C39	7°33'59"	430.00'	56.78'	N08°46'59"E
C40	4°26'20"	430.00'	33.31'	N02°46'50"E
C41	13°26'52"	430.00'	100.92'	N06°09'46"W
C42	13°26'52"	430.00'	100.92'	N19°36'37"W
C43	13°26'52"	430.00'	100.92'	N33°03'29"W
C44	3°03'15"	430.00'	22.92'	N41°18'32"E
C45	11°43'38"	1470.00'	31.91'	S42°12'51"E
C46	4°25'21"	1470.00'	113.47'	S29°22'52"E
C47	3°31'48"	1470.00'	90.56'	S35°24'17"E
C48	3°27'04"	1530.00'	92.16'	S35°11'25"E
C49	4°15'05"	1530.00'	113.52'	S39°02'29"E
C50	1°40'08"	1530.00'	44.57'	S42°00'06"E
C51	3°45'20"	370.00'	24.25'	N40°57'30"W
C52	21°37'45"	370.00'	139.67'	N28°15'58"W
C53	22°27'05"	370.00'	144.99'	N06°13'33"W
C54	19°15'50"	370.00'	124.40'	N14°37'55"E
C55	21°03'14"	370.00'	135.96'	N34°47'27"E
C56	1°33'20"	370.00'	10.04'	N46°05'44"E
C57	23°05'39"	370.00'	149.14'	N58°25'13"E
C58	23°49'07"	370.00'	153.81'	N81°52'36"E
C59	23°25'44"	370.00'	151.30'	S74°29'59"E
C60	18°40'44"	370.00'	120.62'	S53°26'45"E
C61	2°51'22"	1470.00'	73.27'	N42°43'49"W
C62	2°08'38"	1470.00'	55.01'	N40°13'49"W
C63	30°00'00"	180.00'	94.25'	S54°09'30"E
C64	30°00'00"	180.00'	94.25'	S94°09'30"E
C65	29°21'44"	180.00'	92.24'	N68°09'36"E
C66	3°11'09"	180.00'	10.01'	N49°53'13"E
C67	28°06'54"	180.00'	88.33'	N34°14'13"E
C68	33°39'48"	180.00'	105.76'	N03°20'52"E
C69	30°00'00"	180.00'	94.25'	N28°29'02"W
C70	30°40'28"	180.00'	96.37'	N58°49'16"W
C71	20°39'54"	120.00'	43.28'	S63°49'33"E
C72	23°01'06"	120.00'	48.21'	S41°59'03"E
C73	43°41'00"	180.00'	137.24'	S52°19'00"E
C74	215°00'00"	120.00'	450.29'	N33°20'30"E
C75	5°00'00"	1530.00'	133.52'	N41°39'30"W
C76	22°05'21"	333.00'	128.38'	S56°55'21"W
C77	10°50'49"	267.00'	50.55'	N62°32'37"E
C78	90°00'00"	15.00'	23.56'	N12°07'13"E
C79	90°00'00"	15.00'	23.56'	S77°52'47"E
C80	52°07'13"	400.00'	363.87'	N31°03'36"E
C81	57°40'07"	433.00'	435.82'	S33°50'03"W
C82	88°01'32"	15.00'	23.05'	N18°39'21"E
C83	25°21'25"	225.00'	99.58'	S12°40'42"E
C84	14°01'57"	225.00'	55.11'	S07°00'58"W
C85	14°01'57"	225.00'	67.35'	N07°00'58"E
C86	11°49'25"	275.00'	56.75'	N05°54'42"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG
C88	57°28'17"	15.00'	15.05'	N40°33'33"W
C89	69°17'41"	50.00'	60.47'	S34°38'51"E
C90	76°16'11"	50.00'	66.56'	S38°08'05"W
C91	73°08'57"	50.00'	63.83'	N67°09'21"W
C92	64°59'48"	50.00'	56.72'	N01°55'02"E
C93	47°33'48"	15.00'	12.45'	S10°38'02"W
C94	11°31'47"	325.00'	65.40'	N07°22'59"W
C95	15°39'02"	325.00'	88.77'	N06°12'26"E
C96	38°24'04"	175.00'	117.29'	S05°10'06"E
C97	92°57'45"	15.00'	24.34'	S70°51'00"E
C98	57°40'07"	367.00'	369.39'	S33°50'03"W
C99	50°07'13"	466.00'	423.91'	N31°03'36"E
C100	10°50'49"	333.00'	63.04'	N62°32'37"E
C101	22°05'21"	267.00'	102.94'	S56°55'21"W
C102	15°53'02"	300.00'	83.17'	N54°43'36"E
C103	27°55'01"	300.00'	146.17'	N32°49'35"E
C104	5°00'00"	1470.00'	128.28'	N41°39'30"W
C105	215°00'00"	180.00'	675.44'	N33°20'30"E
C106	43°41'00"	120.00'	91.49'	S52°19'00"E
C107	279°51'03"	55.00'	288.64'	N45°21'12"W
C108	9°22'17"	1530.00'	250.25'	S38°09'01"E
C109	9°11'46"	1470.00'	235.94'	S38°14'17"E
C110	47°50'10"	370.00'	308.91'	N18°55'05"W
C111	47°50'10"	370.00'	308.91'	N18°55'05"W
C112	47°50'10"	370.00'	308.91'	N18°55'05"W
C113	130°53'37"	370.00'	845.27'	N70°26'49"E
C114	46°18'59"	430.00'	347.60'	N28°09'30"E
C115	72°58'10"	430.00'	547.63'	S80°35'28"E
C116	38°23'21"	225.00'	154.68'	S09°39'44"E
C117	25°51'21"	275.00'	124.10'	N01°06'16"E
C118	27°10'49"	325.00'	154.17'	N00°26'32"E
C119	283°42'36"	50.00'	247.58'	S72°33'37"W
C120	11°11'21"	1030.00'	21.38'	S58°55'50"W
C121	90°00'00"	15.00'	23.56'	N77°52'47"W
C122	90°00'00"	15.00'	23.56'	S12°07'13"W

CENTERLINE CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG
C1	4°32'35"	1000.00'	79.29'	S48°09'55"W
C2	9°05'18"	1000.00'	158.62'	S54°58'51"W
C3	17°57'18"	500.00'	156.69'	N50°32'51"E
C4	78°46'24"	400.00'	549.94'	S83°29'35"E
C5	52°07'13"	400.00'	363.87'	N31°03'36"E
C6	47°50'10"	400.00'	333.96'	N18°55'05"W
C7	11°00'06"	1500.00'	288.03'	S37°20'07"E
C8	4°50'03"	1500.00'	126.56'	S29°25'02"E
C9	5°00'00"	1500.00'	130.90'	N41°39'30"W
C10	215°00'00"	150.00'	562.87'	N33°20'30"E
C11	43°41'00"	150.00'	114.36'	S52°19'00"E
C12	22°05'21"	300.00'	115.66'	S56°55'21"W
C13	10°50'49"	300.00'	56.79'	N62°32'37"E
C14	52°07'13"	433.00'	393.89'	N31°03'36"E
C15	57°40'07"	400.00'	402.60'	S33°50'03"W
C16	41°21'50"	200.00'	144.39'	S06°38'58"E
C17	36°22'54"	300.00'	190.49'	N04°09'30"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.21'	N62°40'07"E
L2	39.73'	S27°19'53"E
L3	62.44'	N45°52'41"E
L4	30.20'	N59°31'30"E
L5	73.63'	N27°00'00"W
L6	40.00'	N45°53'37"E
L7	40.00'	N45°52'41"E
L8	50.19'	S42°50'10"E

- NOTE 1: Parcels A, J, and L are quitclaimed to "CMG Rosehill Owners Association, Inc." and designated as open space common area and will be maintained including the storm detention basin by "CMG Rosehill Owners Association, Inc." in perpetuity.
- NOTE 2: Parcels B, F and G are quitclaimed to Morgan County and shall be maintained by Morgan County in perpetuity.
- NOTE 3: Parcels C, D, E and H are quitclaimed to "The Cottonwoods at Mountain Green Master Association, Inc." and maintained by "The Cottonwoods at Mountain Green Master Association, Inc." in perpetuity.
- NOTE 4: An existing water line runs from the well at Highway 30 northeasterly to the storage tanks. The location of this pipeline is not known as of the date of this plat and may affect any lot or parcel shown hereon. The existing water line is abandoned in place and replaced with a new pipeline as a part of the development of this subdivision.
- NOTE 5: Parcels A, B and C have a blanket easement over entire parcel to construct, operate and maintain and provide source protection of Wilkinson Water Company improvements including wells, pipelines, tanks and appurtenances, including fencing as needed.
- NOTE 6: Parcel B has a blanket easement in favor of Wilkinson Water Company for the construction and maintenance and source protection of a new culinary water well, surface improvements may not be greater than ten percent of the total parcel area.
- NOTE 7: 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,

ADDRESS & AREA				
LOT	SQUARE FEET	ACRES	ADDRESS	STREET
1	24,573	0.564	5483 N.	DAY LILY DRIVE