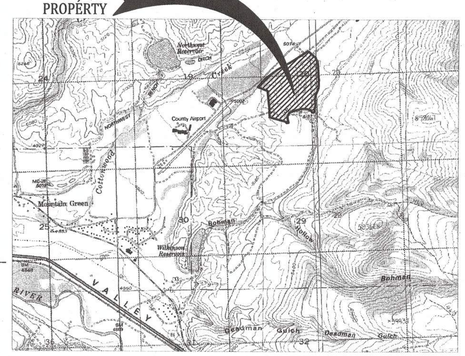
Date 3-3-2015 Time 3:37 PM
Entry # 135329 Book 320 Page 88
Fees $209.00 Credit Card
By Brenda Nelson
BRENDA NELSON, Recorder
MORGAN COUNTY
Fort GARDNER COTTONWOOD CREEK LC

# STONE RIDGE, A P.U.D. SUBDIVISION

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND
THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
MORGAN COUNTY, UTAH

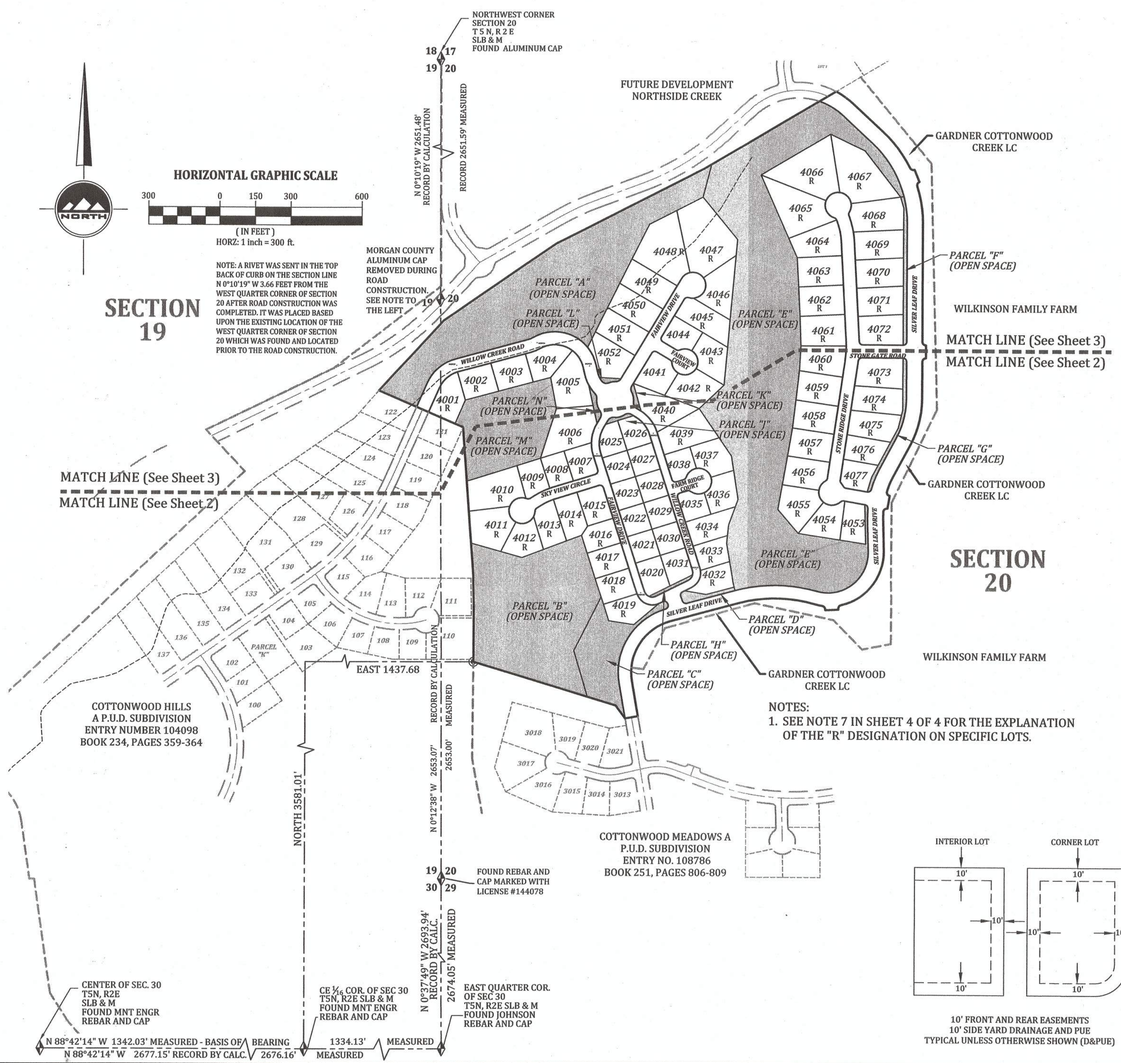
SUBJECT PROPERTY

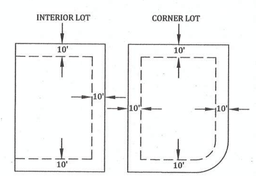



LEGEND:

BOUNDARY LINE

SECTION LINE




10' FRONT AND REAR EASEMENTS
10' SIDE YARD DRAINAGE AND PUE
TYPICAL UNLESS OTHERWISE SHOWN (D&PUE)

NOTES:
1. SEE NOTE 7 IN SHEET 4 OF 4 FOR THE EXPLANATION OF THE "R" DESIGNATION ON SPECIFIC LOTS.

## 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

STONE RIDGE, 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 3rd day of June, 20 15.

Manager of Gardner Cottonwood Creek, L.C.

Wells Fargo, N.A.

## 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 3rd day of June, 20 15.

Gardner Cottonwood Creek, L.C.
Manager

Wells Fargo, N.A.
It's: Vice President

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH )
COUNTY OF SALT LAKE )

On this 5th day of June, 20 15, personally appeared before Roland C. Gardner
The 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 He/She executed the same in the name of the Limited Liability Company.

My commission expires: 10/13/2015
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CONSTANCE MILLER
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/13/2015
Commission # 649247

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH )
COUNTY OF SALT LAKE )

On this 6th day of JUNE, 20 15, personally appeared before MIKE DOLAHAN who is the VICE PRESIDENT of Wells Fargo, N.A. and who did say that the within instrument was signed in behalf of said Wells Fargo, N.A. by authority, and acknowledged to me that He/She executed the same as VICE PRESIDENT of Wells Fargo, N.A.

My commission expires: MAY 24, 2017
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

JESSICA PEREZ
Notary Public
State of Utah
Comm. No. 666669
My Comm. Expires May 24, 2017

| OWNER: MORGAN COUNTY |
|---|
| PUBLIC STREETS & RIGHTS OF WAY |
| SILVERLEAF DRIVE |

| OWNER: STONE RIDGE OWNERS ASSOCIATION, INC. |
|---|
| PRIVATE STREETS & RIGHTS OF WAY |
| STONE GATE ROAD |
| STONE RIDGE DRIVE |
| WILLOW CREEK ROAD |
| FARM RIDGE COURT |
| FAIRVIEW DRIVE |
| FAIRVIEW COURT |
| SKY VIEW CIRCLE |

## SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby certify that I am a Professional Land Surveyor, holding Certificate Number 164386, 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,

# STONE RIDGE, A P.U.D. SUBDIVISION

## BOUNDARY DESCRIPTION

A parcel of land located in Sections 19 and 20, Township 5 North, Range 2 East, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Cottonwood Meadows, a P.U.D. Subdivision recorded as Entry No. 108786, in Book 251, at Pages 806-809, in the Morgan County Recorder's Office, Morgan County, Utah, said point being 3581.01 feet North and 1437.68 feet East 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 said Section 30 and the CE 1\16 corner of said Section 30);
thence along said subdivision boundary the following three courses:
(1) South 73°07'41" East 626.00 feet;
(2) South 35°54'02" East 67.42 feet;
(3) North 80°10'09" East 55.00 feet;
thence North 09°49'51" West 149.67 feet to a point of tangency with a 222.50-foot radius curve to the right;
thence northeasterly 329.41 feet along the arc of said curve through a central angle of 84°49'34" (chord bears North 32°34'56" East 300.14 feet);
thence North 74°59'43" East 296.16 feet to a point of tangency with a 600.00-foot radius curve to the right;
thence easterly 323.98 feet along the arc of said curve through a central angle of 30°56'16" (chord bears South 89°32'09" East 320.06 feet); to a point of a reverse curvature with a 230.00-foot radius curve to the left;
thence easterly 33.15 feet along the arc of said curve through a central angle of 08°15'29" (chord bears South 78°11'46" East 33.12 feet); to a point of reverse curvature with a 15.00-foot radius curve to the right;
thence southeasterly 20.77 feet along the arc of said curve through a central angle of 79°19'30" (chord bears South 42°39'45" East 19.15 feet);
thence South 03°00'00" East 4.31 feet;
thence North 87°00'00" East 55.00 feet;
thence North 03°00'00" West 3.29 feet to a point of tangency with a 15.00-foot radius curve to the right;
thence northeasterly 21.13 feet along the arc of said curve through a central angle of 80°41'39" (chord bears North 37°20'50" East 19.42 feet); to a point of reverse curvature with a 230.00-foot radius curve to the left;
thence northeasterly 316.29 feet along the arc of said curve through a central angle of 78°47'29" (chord bears North 38°17'55" East 291.95 feet);
thence North 01°05'50" West 140.21 feet to a point of tangency with a 367.00-foot radius curve to the right;
thence northerly 25.88 feet along the arc of said curve through a central angle of 04°02'27" (chord bears North 00°55'23" East 25.88 feet) to a point of compound curvature with a 15.00-foot radius curve to the right;
thence northeasterly 25.38 feet along the arc of said curve through a central angle 96°56'05" (chord bears North 51°24'39" East 22.46 feet);
thence North 09°52'42" East 55.00 feet to a point of non-tangency with a 15.00-foot radius curve to the right (radius point bears North 09°52'42" East);
thence northwesterly 25.38 feet along the arc of said curve through a central angle 96°56'05" (chord bears North 31°39'15" West 22.46 feet) to a point of compound curvature with a 367.00-foot radius curve to the right;
thence northerly 72.04 feet along the arc of said curve through a central angle of 11°14'48" (chord bears North 22°26'11" East 71.92 feet);
thence North 28°03'35" East 144.52 feet to a point of tangency with a 433.00-foot radius curve to the left;
thence northerly 211.43 feet along the arc of said curve through a central angle of 27°58'36" (chord bears North 14°04'17" East 209.33 feet);
thence North 00°04'59" East 154.45 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 45°04'59" East 21.21 feet);
thence North 00°04'59" East 55.00 feet to a point of non-tangency with a 15.00-foot radius curve to the right (radius point bears North 00°04'59" East);
thence northwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 44°55'01" West 21.21 feet);
thence North 00°04'59" East 499.40 feet to a point of tangency with a 533.00-foot radius curve to the left;
thence northerly 163.06 feet along the arc of said curve through a central angle of 17°31'44" (chord bears North 08°40'53" West 162.43 feet) to a point of reverse curvature with a 15.00-foot radius curve to the right;
thence northeasterly 22.40 feet along the arc of said curve through a central angle of 85°33'07" (chord bears North 25°19'48" East 20.37 feet);
thence North 21°53'38" West 55.00 feet to a point of non-tangency with a 15.00-foot radius curve to the right (radius point bears North 21°53'38" West);
thence westerly 22.40 feet along the arc of said curve through a central angle of 85°33'07" (chord bears North 69°07'05" West 20.37 feet) to a point of reverse curvature with a 533.00-foot radius curve to the left;
thence northwesterly 191.59 feet along the arc of said curve through a central angle of 20°35'43" (chord bears North 36°38'23" West 190.56 feet);
thence North 46°56'14" West 172.48 feet to a point of tangency with a 333.00-foot radius curve to the left;
thence northwesterly 89.01 feet along the arc of said curve through a central angle of 15°18'54" (chord bears North 54°35'41" West 88.75 feet);
thence South 59°15'48" West 644.40 feet;
thence South 62°47'20" West 697.15 feet;
thence South 55°15'08" West 577.92 feet;
thence South 42°29'14" West 402.15 feet to the Northwesterly corner of the Cottonwood Hills, A P.U.D Subdivision and recorded as Entry No. 104098, in Book 234, at Pages 359-364 in the Morgan County Recorder Office, Morgan County, Utah;
thence along said subdivision boundary for the following three (3) courses:
(1) South 66°18'07" East 387.50 feet;
(2) South 04°02'18" East 632.48 feet;
(3) South 361.03 feet; to the point of beginning.

Containing 3,668,939 square feet or 84.227 acres, more or less.

Keith R. Russell, PLS.
License No. 164386

May 29, 2015
Date

PROFESSIONAL LAND SURVEYOR
REGISTERED
No. 164386
5-29-2015
STATE OF UTAH
KEITH R. RUSSELL

## MORGAN COUNTY SURVEYOR

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/FOR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 23rd DAY OF JUNE, 20 15.

MORGAN COUNTY SURVEYOR

**SHEET 1 OF 4**

PROJECT NUMBER : 4063K
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : KRR
DATE : 3/3/2015

# STONE RIDGE, A P.U.D. SUBDIVISION

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND
THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
MORGAN COUNTY, UTAH

OWNER/DEVELOPER:

GARDNER COTTONWOOD CREEK, L.C.
90 South 400 West, Suite 330
Salt Lake City, Utah 84101

ENGINEER/SURVEYOR:

ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145
TOOELE
Phone:435.843.3590

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS 2nd DAY OF JUNE
A.D. 20 15

SEWER DISTRICT

~~WILKINSON~~ COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS 6 DAY OF June
A.D. 20 15

WATER COMPANY

COUNTY ENGINEER'S APPROVAL

APPROVED THIS 12 DAY OF JUNE
A.D. 20 15

COUNTY ENGINEER

COUNTY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE MORGAN COUNTY COUNCIL THIS 24 DAY OF June A.D., 20 15 AT WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST:
COUNTY CLERK
COUNTY CHAIRMAN

MORGAN COUNTY PLANNING COMMISSION

APPROVED THIS 22 DAY OF June
A.D. 20 15 BY THE Morgan PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

COUNTY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 24th DAY OF June A.D. 20 15.

MORGAN COUNTY ATTORNEY

MORGAN COUNTY RECORDER

ENTRY NO. 135329
FEE PAID $209.00 FILED FOR RECORD AND RECORDED THIS 29 DAY OF June
~~2014~~ 2015 AT 2:37 IN BOOK NO. 320 PAGE NO. 1088 OF THE OFFICIAL RECORDS.

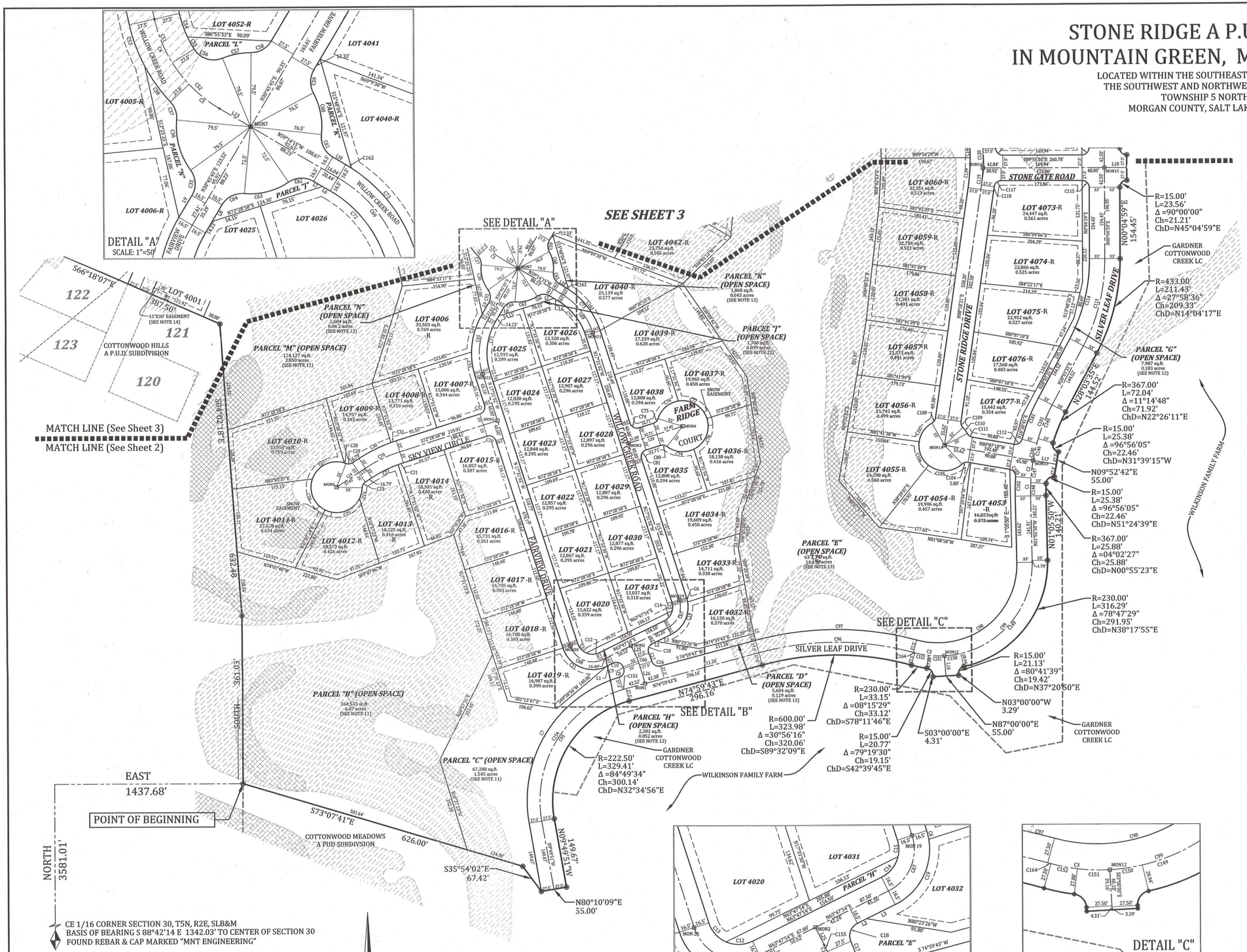
DEPUTY

Brenda D Nelson
COUNTY RECORDER

Ent 135329 Bk 0320 Pg 1089

# STONE RIDGE A P.U.D. SUBDIVISION
# IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND
THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
MORGAN COUNTY, SALT LAKE BASE AND MERIDIAN




| ADDRESS & AREA TABLE | | | | |
|---|---|---|---|---|
| LOT | SQ. FT. | ACRES | ADDRESS | STREET |
| 4006 | 33,503 | 0.769 | 6393 | FAIRVIEW DRIVE |
| 4007 | 15,006 | 0.344 | 3302 / 6371 | SKY VIEW CIRCLE / FAIRVIEW DRIVE |
| 4008 | 13,771 | 0.316 | 3316 | SKY VIEW CIRCLE |
| 4009 | 14,957 | 0.343 | 3332 | SKY VIEW CIRCLE |
| 4010 | 33,050 | 0.759 | 3344 | SKY VIEW CIRCLE |
| 4011 | 27,628 | 0.634 | 3348 | SKY VIEW CIRCLE |
| 4012 | 18,573 | 0.426 | 3339 | SKY VIEW CIRCLE |
| 4013 | 18,125 | 0.416 | 3327 | SKY VIEW CIRCLE |
| 4014 | 18,301 | 0.420 | 3313 | SKY VIEW CIRCLE |
| 4015 | 16,857 | 0.387 | 3301 / 6343 | SKY VIEW CIRCLE / FAIRVIEW DRIVE |
| 4016 | 15,731 | 0.361 | 6325 | FAIRVIEW DRIVE |
| 4017 | 16,705 | 0.383 | 6311 | FAIRVIEW DRIVE |
| 4018 | 16,700 | 0.383 | 6297 | FAIRVIEW DRIVE |
| 4019 | 16,987 | 0.390 | 6281 | FAIRVIEW DRIVE |
| 4020 | 15,622 | 0.359 | 6294 | FAIRVIEW DRIVE |
| 4021 | 12,867 | 0.295 | 6314 | FAIRVIEW DRIVE |
| 4022 | 12,857 | 0.295 | 6330 | FAIRVIEW DRIVE |
| 4023 | 12,848 | 0.295 | 6344 | FAIRVIEW DRIVE |
| 4024 | 12,838 | 0.295 | 6364 | FAIRVIEW DRIVE |
| 4025 | 12,593 | 0.289 | 6382 | FAIRVIEW DRIVE |
| 4026 | 13,328 | 0.306 | 6622 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4027 | 12,907 | 0.296 | 6640 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4028 | 12,897 | 0.296 | 6654 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4029 | 12,887 | 0.296 | 6674 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4030 | 12,877 | 0.296 | 6690 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4031 | 13,837 | 0.318 | 6708 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4032 | 16,120 | 0.370 | 6719 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4033 | 14,711 | 0.338 | 6709 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4034 | 19,609 | 0.450 | 6693 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4035 | 12,808 | 0.294 | 6677 / 3235 | WILLOW CREEK DRIVE / FARM RIDGE COURT |
| 4036 | 18,138 | 0.416 | 3221 | FARM RIDGE COURT |
| 4037 | 19,965 | 0.458 | 3224 | FARM RIDGE COURT |
| 4038 | 12,808 | 0.294 | 6651 / 3238 | WILLOW CREEK DRIVE / FARM RIDGE COURT |
| 4039 | 27,339 | 0.628 | 6635 | WILLOW CREEK DRIVE |
| 4040 | 25,139 | 0.577 | 6619 | WILLOW CREEK DRIVE |
| 4053 | 16,233 ~~0.372~~ | | 6335 | STONE RIDGE DRIVE |
| 4054 | 19,906 | 0.457 | 6343 | STONE RIDGE DRIVE |
| 4055 | 24,398 | 0.560 | 6351 | STONE RIDGE DRIVE |
| 4056 | 21,742 | 0.499 | 6363 | STONE RIDGE DRIVE |
| 4057 | 21,373 | 0.491 | 6381 | STONE RIDGE DRIVE |
| 4058 | 21,381 | 0.491 | 6397 | STONE RIDGE DRIVE |
| 4059 | 22,706 | 0.521 | 6417 | STONE RIDGE DRIVE |
| 4060 | 22,351 | 0.513 | 6437 | STONE RIDGE DRIVE |
| 4073 | 24,447 | 0.561 | 6430 / 3113 | STONE RIDGE DRIVE / STONE GATE ROAD |
| 4074 | 22,866 | 0.525 | 6414 | STONE RIDGE DRIVE |
| 4075 | 22,952 | 0.527 | 6398 | STONE RIDGE DRIVE |
| 4076 | 17,560 | 0.403 | 6384 | STONE RIDGE DRIVE |
| 4077 | 15,442 | 0.354 | 6368 | STONE RIDGE DRIVE |

## LEGEND:

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- SECTION CORNER FOUND
- SECTION CORNER (NOT FOUND)
- (Bearing & Distance) (RECORD AND DEED DATA)
- 0%-15% SLOPE
- 15%-25% SLOPE
- OVER 25% SLOPE
- EXISTING STREET MONUMENT

ENSIGN ENG. LAND SURV.

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (AT ALL LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS). ON FRONT CORNERS THE REBAR AND YELLOW CAP MAY BE MISSING DUE TO CONSTRUCTION ACTIVITIES SO A NAIL/PLUG HAS BEEN SET IN THE TOP BACK OF CURB ON THE SIDE PROPERTY LINE EXTENSIONS.

PROFESSIONAL LAND SURVEYOR No. 164386 5-6-15 STATE OF UTAH KEITH R. RUSSELL

*NOTES:*
1. *SEE NOTE 7 OF SHEET 4 OF 4 FOR THE EXPLANATION OF THE "R" DESIGNATION ON SPECIFIC LOTS.*


*ENGINEER /SURVEYOR:*
ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145
TOOELE
Phone:435.843.3590

*OWNER/DEVELOPER:*
GARDNER COTTONWOOD CREEK, L.C.
90 South 400 West, Suite 330
Salt Lake City, UT 84101


**SHEET 2 OF 4**

PROJECT NUMBER : 4063K
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : KRR
DATE : 3/3/2015

MORGAN COUNTY RECORDER

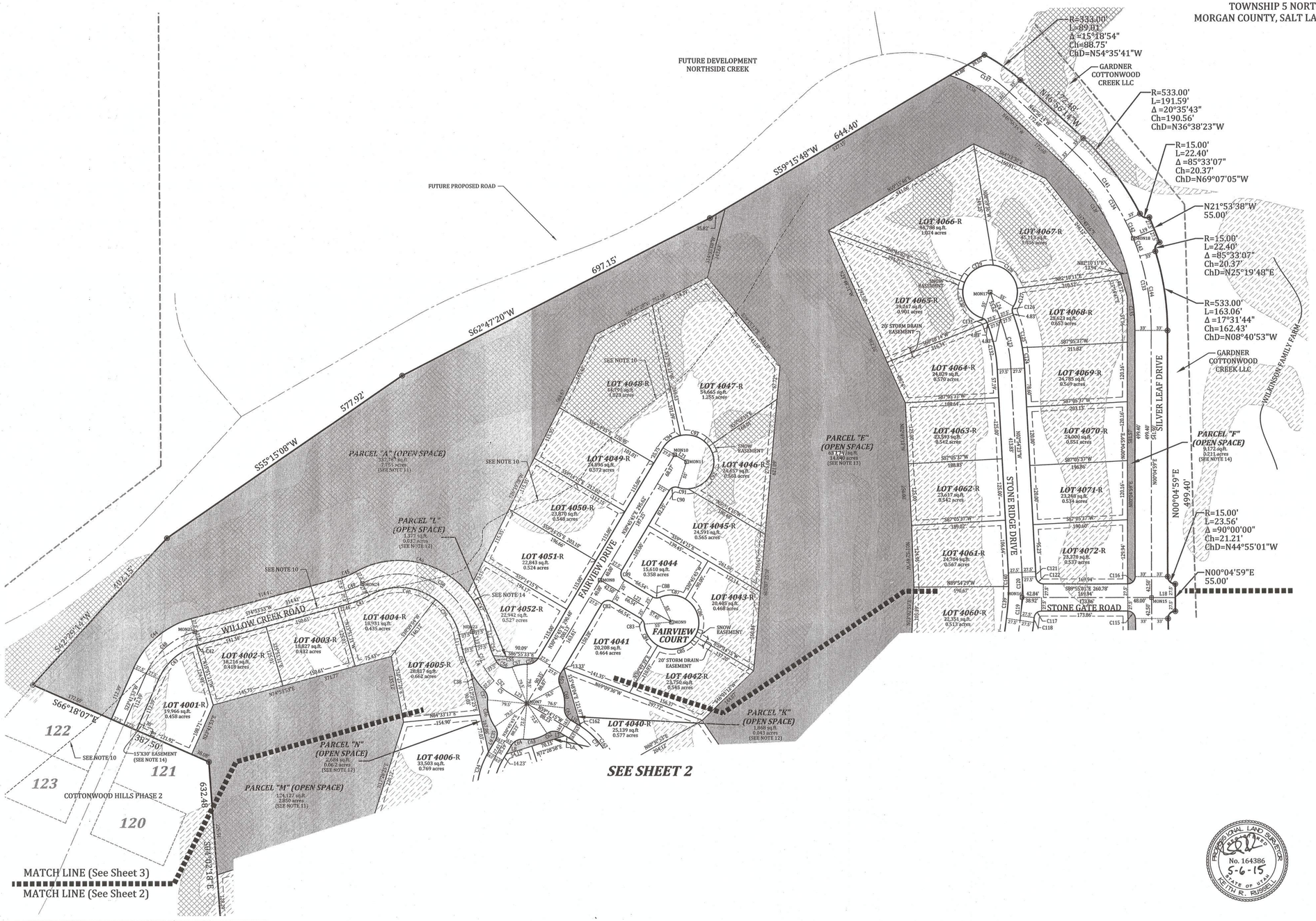
ENTRY NO. _____
FEE PAID _____, FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____
2007, AT _____ IN BOOK NO. _____ PAGE NO. _____ OF THE OFFICIAL RECORDS.

DEPUTY _____ COUNTY RECORDER _____

Ent 135329 Bk 0320 Pg 1090

# STONE RIDGE A P.U.D. SUBDIVISION
# IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND
THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
MORGAN COUNTY, SALT LAKE BASE AND MERIDIAN




| ADDRESS & AREA TABLE | | | | |
|---|---|---|---|---|
| LOT | SQ. FT. | ACRES | ADDRESS | STREET |
| 4001 | 19,966 | 0.458 | 6472 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4002 | 18,216 | 0.418 | 6504 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4003 | 18,827 | 0.432 | 6524 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4004 | 18,931 | 0.435 | 6548 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4005 | 28,817 | 0.662 | 6588 | WILLOW CREEK ~~DRIVE~~ ROAD |
| 4041 | 20,208 | 0.464 | 6444 / 3253 | FAIRVIEW DRIVE / FAIRVIEW COURT |
| 4042 | 23,750 | 0.545 | 3237 | FAIRVIEW COURT |
| 4043 | 20,405 | 0.468 | 3232 | FAIRVIEW COURT |
| 4044 | 15,610 | 0.358 | 6456 / 3244 | FAIRVIEW DRIVE / FAIRVIEW COURT |
| 4045 | 24,591 | 0.565 | 6468 | FAIRVIEW DRIVE |
| 4046 | 24,457 | 0.561 | 6482 | FAIRVIEW DRIVE |
| 4047 | 54,665 | 1.255 | 6496 | FAIRVIEW DRIVE |
| 4048 | 44,790 | 1.028 | 6497 | FAIRVIEW DRIVE |
| 4049 | 24,896 | 0.572 | 6485 | FAIRVIEW DRIVE |
| 4050 | 23,870 | 0.548 | 6467 | FAIRVIEW DRIVE |
| 4051 | 22,843 | 0.524 | 6453 | FAIRVIEW DRIVE |
| 4052 | 22,942 | 0.527 | 6439 | FAIRVIEW DRIVE |
| 4061 | 24,704 | 0.567 | 6457 | STONE RIDGE DRIVE |
| 4062 | 23,617 | 0.542 | 6477 | STONE RIDGE DRIVE |
| 4063 | 23,593 | 0.542 | 6495 | STONE RIDGE DRIVE |
| 4064 | 24,829 | 0.570 | 6515 | STONE RIDGE DRIVE |
| 4065 | 39,247 | 0.901 | 6531 | STONE RIDGE DRIVE |
| 4066 | 46,788 | 1.074 | 6545 | STONE RIDGE DRIVE |
| 4067 | 45,113 | 1.036 | 6544 | STONE RIDGE DRIVE |
| 4068 | 28,623 | 0.657 | 6526 | STONE RIDGE DRIVE |
| 4069 | 24,785 | 0.569 | 6510 | STONE RIDGE DRIVE |
| 4070 | 24,000 | 0.551 | 6494 | STONE RIDGE DRIVE |
| 4071 | 23,248 | 0.534 | 6476 | STONE RIDGE DRIVE |
| 4072 | 23,370 | 0.537 | 6458 / 3112 | STONE RIDGE DRIVE / STONE GATE ROAD |

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

( IN FEET )
HORZ: 1 inch = 100 ft.

LEGEND:

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- SECTION CORNER FOUND
- SECTION CORNER (NOT FOUND)
- (Bearing & Distance) (RECORD AND DEED DATA)
- 0%-15% SLOPE
- 15%-25% SLOPE
- OVER 25% SLOPE
- EXISTING STREET MONUMENT

ENSIGN ENG. LAND SURV.

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (AT ALL LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS). ON FRONT CORNERS THE REBAR AND YELLOW CAP MAY BE MISSING DUE TO CONSTRUCTION ACTIVITIES SO A NAIL/PLUG HAS BEEN SET IN THE TOP BACK OF CURB ON THE SIDE PROPERTY LINE EXTENSIONS.

PROFESSIONAL LAND SURVEYOR
No. 164386
5-6-15
STATE OF UTAH
CLYDE R. RUSSELL

*NOTES:*

1. *SEE NOTE 7 OF SHEET 4 OF 4 FOR THE EXPLANATION OF THE "R" DESIGNATION ON SPECIFIC LOTS.*


*ENGINEER /SURVEYOR:*

ENSIGN

**SALT LAKE CITY**
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**SHEET 3 OF 4**

PROJECT NUMBER : 4063K
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : KRR
DATE : 3/3/15

MORGAN COUNTY RECORDER

ENTRY NO. _____

FEE PAID _____, FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 2007, AT _____ IN BOOK NO. _____ PAGE NO. _____ OF THE OFFICIAL RECORDS.

DEPUTY _____ COUNTY RECORDER _____

Ent 135329 Bk 0320 Pg 1091

# STONE RIDGE A P.U.D. SUBDIVISION
# IN MOUNTAIN GREEN, MORGAN COUNTY, UTAH

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19 AND
THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
MORGAN COUNTY, SALT LAKE BASE AND MERIDIAN

| STREET MONUMENT CONTROL TABLE | | | |
|---|---|---|---|
| MON | TO MON | BEARING | LENGTH |
| 1 | 2 | N19°39'24"W | 86.33' |
| 1 | 12 | N85°00'16"E | 645.41' |
| 2 | 19 | N46°34'26"E | 143.35' |
| 2 | 20 | N89°53'55"W | 129.87' |
| 19 | 3 | N17°31'02"W | 355.34' |
| 3 | 4 | N72°28'58"E | 121.66' |
| 3 | 21 | N17°31'02"W | 250.49' |
| 21 | 7 | N48°53'51"W | 211.94' |
| 20 | 5 | N17°31'02"W | 510.77' |
| 5 | 6 | S67°42'10"W | 373.60' |
| 5 | 22 | N17°31'02"W | 105.16' |
| 22 | 7 | N18°44'02"E | 240.77' |
| 12 | 13 | N24°31'53"E | 463.56' |
| 13 | 14 | N80°07'18"W | 192.48' |
| 13 | 15 | N13°54'20"E | 650.66' |
| 14 | 16 | N08°05'53"E | 604.98' |
| 15 | 16 | N89°55'01"W | 260.78' |
| 16 | 17 | N05°47'03"W | 622.61' |
| 15 | 18 | N02°46'12"W | 729.92' |
| 7 | 8 | N30°45'45"E | 290.48' |
| 8 | 9 | S59°14'15"E | 166.49' |
| 8 | 10 | N30°45'45"E | 295.62' |
| 10 | 11 | S59°14'15"E | 27.50' |
| 7 | 23 | N36°57'32"W | 182.31' |
| 23 | 24 | N66°09'05"W | 241.01' |
| 24 | 25 | S74°07'13"W | 352.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N63°47'54"E | 16.50' |
| L2 | N63°47'54"E | 11.08' |
| L3 | N63°47'54"E | 34.18' |
| L4 | N12°17'17"W | 14.50' |
| L5 | S12°17'17"E | 38.06' |
| L6 | N59°14'15"W | 9.44' |
| L7 | N59°14'15"W | 11.00' |
| L8 | S30°45'45"W | 21.06' |
| L9 | S30°45'45"W | 27.61' |
| L10 | N59°14'15"W | 16.04' |
| L11 | S12°42'00"E | 30.72' |
| L12 | N12°42'00"W | 30.72' |
| L13 | N12°42'00"W | 30.72' |
| L14 | S56°50'20"W | 16.79' |
| L15 | S56°50'20"W | 74.24' |
| L16 | S03°00'00"E | 43.47' |
| L17 | S80°07'18"E | 50.58' |
| L18 | S89°55'01"E | 48.00' |
| L19 | N68°06'22"E | 46.35' |
| L20 | N72°28'58"E | 121.66' |
| L21 | S59°14'15"E | 27.50' |
| L22 | S59°14'15"E | 166.49' |
| L23 | N59°14'15"W | 38.69' |
| L24 | N20°35'45"W | 60.45' |
| L25 | N26°12'06"W | 21.36' |
| L26 | N15°00'17"W | 35.97' |

| STREET MONUMENT TABLE | | |
|---|---|---|
| MON. | NORTHING | EASTING |
| MON1 | 59067.10 | 26282.21 |
| MON2 | 59148.41 | 26253.17 |
| MON3 | 59585.81 | 26250.32 |
| MON4 | 59622.43 | 26366.34 |
| MON5 | 59635.71 | 25969.56 |
| MON6 | 59493.96 | 25623.90 |
| MON7 | 59964.01 | 26015.24 |
| MON8 | 60213.62 | 26163.80 |
| MON9 | 60128.46 | 26306.87 |
| MON10 | 60467.64 | 26315.01 |
| MON11 | 60453.58 | 26338.64 |
| MON12 | 59123.29 | 26925.17 |
| MON13 | 59545.02 | 27117.63 |
| MON14 | 59578.04 | 26928.01 |
| MON15 | 60176.61 | 27274.01 |
| MON16 | 60176.99 | 27013.23 |
| MON17 | 60796.43 | 26950.48 |
| MON18 | 60905.68 | 27238.74 |
| MON19 | 59246.95 | 26357.28 |
| MON20 | 59148.64 | 26123.30 |
| MON21 | 59824.68 | 26174.93 |
| MON22 | 59736.01 | 25937.90 |
| MON23 | 60109.69 | 25905.63 |
| MON24 | 60207.13 | 25685.20 |
| MON25 | 60110.82 | 25346.63 |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C1 | 400.00' | 38.62' | 5°31'55" | 19.33' | S01°40'07"W | 38.61' |
| C2 | 400.00' | 38.00' | 5°26'37" | 19.02' | S07°09'24"W | 37.99' |
| C3 | 200.00' | 65.69' | 18°49'05" | 33.13' | S83°38'25"E | 65.39' |
| C4 | 150.00' | 79.97' | 30°32'50" | 40.96' | N27°58'25"W | 79.03' |
| C5 | 150.00' | 41.86' | 15°59'25" | 21.07' | N51°14'32"W | 41.73' |
| C6 | 66.50' | 9.70' | 8°21'16" | 4.86' | N13°20'24"W | 9.69' |
| C7 | 277.50' | 403.54' | 83°19'06" | 246.91' | S31°49'42"W | 368.91' |
| C8 | 15.00' | 24.15' | 92°15'30" | 15.60' | N27°21'30"E | 21.63' |
| C9 | 115.00' | 3.40' | 1°41'35" | 1.70 | N19°37'03"W | 3.40' |
| C10 | 15.00' | 25.06' | 95°44'16" | 16.58' | N68°19'58"W | 22.25' |
| C11 | 66.50' | 114.54' | 98°41'04" | 77.43' | S66°51'34"E | 100.90' |
| C12 | 33.50' | 29.28' | 50°04'28" | 15.65' | N88°50'08"E | 28.35' |
| C13 | 33.50' | 28.42' | 48°36'36" | 15.13' | S41°49'20"E | 27.58' |
| C14 | 33.50' | 29.28' | 50°04'28" | 15.65' | N38°45'40"E | 28.35' |
| C15 | 33.50' | 18.27' | 31°14'28" | 9.37' | N01°53'48"W | 18.04' |
| C16 | 15.00' | 23.04' | 88°00'52" | 14.49' | S60°59'51"E | 20.84' |
| C17 | 177.50' | 19.31' | 6°14'04" | 9.67' | N20°06'27"W | 19.30' |
| C18 | 15.00' | 22.78' | 87°01'23" | 14.24' | S20°17'13"W | 20.66' |
| C19 | 66.50' | 84.68' | 72°57'40" | 49.17' | N27°19'04"E | 79.08' |
| C20 | 15.00' | 23.56' | 90°00'00" | 15.00' | N62°31'02"W | 21.21' |
| C21 | 275.00' | 11.81' | 2°27'39" | 5.91' | S71°15'08"W | 11.81' |
| C22 | 275.00' | 63.27' | 13°10'59" | 31.78' | S63°25'49"W | 63.13' |
| C23 | 15.00' | 14.44' | 55°09'00" | 7.83' | S29°15'50"W | 13.89' |
| C24 | 55.00' | 24.19' | 25°12'06" | 12.29' | N14°17'23"E | 24.00' |
| C25 | 55.00' | 86.62' | 90°13'58" | 55.22' | N72°00'25"E | 77.94' |
| C26 | 55.00' | 78.71' | 82°00'01" | 47.81' | S21°52'36"E | 72.17' |
| C27 | 55.00' | 85.21' | 88°46'07" | 53.83' | S63°30'29"W | 76.94' |
| C28 | 55.00' | 3.93' | 4°05'48" | 1.97' | N70°03'34"W | 3.93' |
| C29 | 15.00' | 14.44' | 55°09'00" | 7.83' | N84°24'50"E | 13.89' |
| C30 | 325.00' | 76.98' | 13°34'13" | 38.67' | S63°37'27"W | 76.80' |
| C31 | 325.00' | 11.76' | 2°04'25" | 5.88' | S71°26'46"W | 11.76' |
| C32 | 15.00' | 23.56' | 90°00'00" | 15.00' | N27°28'58"E | 21.21' |
| C33 | 166.50' | 54.01' | 18°35'08" | 27.24' | S08°13'28"E | 53.77' |
| C34 | 166.50' | 86.29' | 29°41'39" | 44.14' | S15°54'55"W | 85.33' |
| C35 | 25.00' | 29.06' | 66°36'04" | 16.42' | N02°32'17"W | 27.45' |
| C36 | 79.50' | 57.30' | 41°17'51" | 29.96' | S15°11'24"E | 56.07' |
| C37 | 25.00' | 21.25' | 48°42'22" | 11.32' | N18°53'39"W | 20.62' |
| C38 | 177.50' | 47.34' | 15°16'53" | 23.81' | S35°36'23"E | 47.20' |
| C39 | 122.50' | 86.31' | 40°22'08" | 45.03' | N32°53'04"W | 84.54' |
| C40 | 122.50' | 142.25' | 66°32'02" | 80.37' | N86°20'09"W | 134.39' |
| C41 | 177.50' | 44.92' | 14°30'03" | 22.58' | N67°38'51"E | 44.80' |
| C42 | 122.50' | 4.39' | 2°03'16" | 2.20' | S73°52'15"W | 4.39' |
| C43 | 122.50' | 105.07' | 49°08'44" | 56.01' | S48°16'15"W | 101.88' |
| C44 | 177.50' | 158.62' | 51°12'00" | 85.04' | S49°17'53"W | 153.39' |
| C45 | 122.50' | 31.00' | 14°30'03" | 15.58' | N67°38'51"E | 30.92' |
| C46 | 177.50' | 249.88' | 80°39'29" | 150.69' | N79°16'26"W | 229.75' |
| C47 | 177.50' | 81.31' | 26°14'41" | 41.38' | N25°49'21"W | 80.60' |
| C48 | 150.00' | 134.04' | 51°12'00" | 71.87' | S49°17'53"W | 129.63' |
| C49 | 150.00' | 37.96' | 14°30'03" | 19.08' | S67°38'51"W | 37.86' |
| C50 | 150.00' | 279.87' | 106°54'10" | 202.35' | N66°09'05"W | 241.01' |
| C51 | 150.00' | 50.75' | 19°23'00" | 25.62' | N22°23'30"W | 50.50' |
| C52 | 150.00' | 71.09' | 27°09'15" | 36.23' | N45°39'38"W | 70.43' |
| C53 | 177.50' | 47.29' | 15°15'57" | 23.79' | S20°19'58"E | 47.15' |
| C54 | 122.50' | 26.71' | 12°29'36" | 13.41' | S18°56'48"E | 26.66' |
| C55 | 122.50' | 14.73' | 6°53'24" | 7.37' | S28°38'18"E | 14.72' |
| C56 | 25.00' | 34.87' | 79°54'32" | 20.94' | S72°02'16"E | 32.11' |
| C57 | 79.50' | 31.35' | 22°35'47" | 15.88' | S79°18'21"W | 31.15' |
| C58 | 25.00' | 26.11' | 59°50'30" | 14.39' | N60°41'00"E | 24.94' |
| C59 | 25.00' | 25.68' | 58°51'09" | 14.10' | S01°20'09"W | 24.57' |
| C60 | 76.50' | 46.36' | 34°43'08" | 23.91' | N10°43'50"W | 45.65' |
| C61 | 25.00' | 28.74' | 65°51'59" | 16.19' | S26°18'16"E | 27.18' |
| C62 | 25.00' | 28.28' | 64°48'32" | 15.87' | S88°21'29"W | 26.79' |
| C63 | 72.50' | 50.13' | 39°37'03" | 26.11' | N75°45'45"E | 49.14' |
| C64 | 25.00' | 28.28' | 64°48'32" | 15.87' | S63°10'01"W | 26.79' |
| C65 | 150.00' | 126.40' | 48°16'47" | 67.22' | N06°37'21"E | 122.69' |
| C66 | 150.00' | 29.32' | 11°12'06" | 14.71' | N20°36'03"W | 29.27' |
| C67 | 50.00' | 70.96' | 81°18'56" | 42.94' | N23°08'26"E | 65.15' |
| C68 | 50.00' | 86.12' | 98°41'04" | 58.22' | N66°51'34"W | 75.86' |
| C69 | 150.00' | 109.22' | 41°43'13" | 57.16' | N38°22'39"W | 106.83' |
| C70 | 300.00' | 81.91' | 15°38'38" | 41.21' | S64°39'39"W | 81.66' |
| C71 | 133.50' | 112.49' | 48°16'47" | 59.83' | S06°37'21"W | 109.19' |
| C72 | 133.50' | 97.21' | 41°43'13" | 50.87' | N38°22'39"W | 95.08' |
| C73 | 166.50' | 121.23' | 41°43'13" | 63.45' | N38°22'39"W | 118.58' |
| C74 | 15.00' | 23.56' | 90°00'00" | 15.00' | S62°31'02"E | 21.21' |
| C75 | 15.00' | 14.44' | 55°09'00" | 7.83' | N44°54'28"E | 13.89' |
| C76 | 55.00' | 61.08' | 63°37'59" | 34.12' | S49°08'57"W | 57.99' |
| C77 | 55.00' | 78.25' | 81°31'02" | 47.41' | N58°16'33"W | 71.82' |
| C78 | 55.00' | 78.25' | 81°31'02" | 47.41' | N23°14'29"E | 71.82' |
| C79 | 55.00' | 61.08' | 63°37'58" | 34.12' | S84°11'01"E | 57.99' |
| C80 | 15.00' | 14.44' | 55°09'00" | 7.83' | N79°56'32"W | 13.89' |
| C81 | 15.00' | 23.56' | 90°00'00" | 15.00' | S27°28'58"W | 21.21' |
| C82 | 15.00' | 23.56' | 90°00'00" | 15.00' | S75°45'45"W | 21.21' |
| C83 | 15.00' | 14.44' | 55°09'00" | 7.83' | N31°39'45"W | 13.89' |
| C84 | 55.00' | 53.32' | 55°32'48" | 28.97' | S31°51'39"E | 51.26' |
| C85 | 55.00' | 86.01' | 89°36'12" | 54.62' | N75°33'51"E | 77.51' |
| C86 | 55.00' | 85.93' | 89°30'54" | 54.54' | N13°59'42"W | 77.45' |
| C87 | 55.00' | 53.41' | 55°38'06" | 29.02' | N86°34'13"W | 51.33' |
| C88 | 15.00' | 14.44' | 55°09'00" | 7.83' | S86°48'45"E | 13.89' |
| C89 | 15.00' | 23.56' | 90°00'00" | 15.00' | S14°14'15"E | 21.21' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD BEARING | CHORD DISTANCE |
| C90 | 15.00' | 20.32' | 77°37'35" | 12.07' | S69°34'32"W | 18.80' |
| C91 | 55.00' | 20.71' | 21°34'31" | 10.48' | S82°23'56"E | 20.59' |
| C92 | 55.00' | 116.88' | 121°45'32" | 98.73' | N25°56'02"E | 96.10' |
| C93 | 55.00' | 64.47' | 67°09'26" | 36.51' | N68°31'27"W | 60.84' |
| C94 | 55.00' | 45.25' | 47°08'05" | 23.99' | S54°19'47"W | 43.98' |
| C95 | 250.00' | 370.12' | 84°49'34" | 228.39' | N32°34'56"E | 337.24' |
| C96 | 627.50' | 337.03' | 30°46'25" | 172.69' | S89°37'05"E | 332.99' |
| C97 | 655.00' | 349.91' | 30°36'31" | 179.24' | N89°42'02"W | 345.77' |
| C98 | 170.00' | 316.59' | 106°42'04" | 228.49' | N52°15'12"E | 272.78' |
| C99 | 200.00' | 307.35' | 88°02'53" | 193.30' | N42°55'36"E | 277.98' |
| C100 | 400.00' | 38.00' | 5°26'37" | 19.02' | S12°36'01"W | 37.99' |
| C101 | 400.00' | 88.93' | 12°44'16" | 44.65' | S21°41'27"W | 88.74' |
| C102 | 433.00' | 41.81' | 5°31'55" | 20.92' | S01°40'07"W | 41.79' |
| C103 | 15.00' | 22.14' | 84°33'23" | 13.64' | N37°50'36"W | 20.18' |
| C104 | 15.00' | 13.78' | 52°37'00" | 7.42' | S73°34'12"W | 13.30' |
| C105 | 55.00' | 78.13' | 81°23'25" | 47.30' | N87°57'24"E | 71.72' |
| C106 | 55.00' | 57.26' | 59°39'15" | 31.53' | S21°31'16"E | 54.71' |
| C107 | 55.00' | 50.51' | 52°37'00" | 27.19' | S34°36'52"W | 48.75' |
| C108 | 15.00' | 13.78' | 52°37'00" | 7.42' | N34°36'52"E | 13.30' |
| C109 | 15.00' | 13.78' | 52°37'00" | 7.42' | S18°00'09"E | 13.30' |
| C110 | 55.00' | 16.13' | 16°48'22" | 8.12' | N35°54'28"W | 16.07' |
| C111 | 15.00' | 13.78' | 52°37'00" | 7.42' | S53°48'48"E | 13.30' |
| C112 | 15.00' | 22.14' | 84°33'23" | 13.64' | N57°36'01"E | 20.18' |
| C113 | 400.00' | 195.31' | 27°58'36" | 99.64' | N14°04'17"E | 193.38' |
| C114 | 367.00' | 179.20' | 27°58'36" | 91.42' | N14°04'17"E | 177.43' |
| C115 | 15.00' | 23.56' | 90°00'00" | 15.00' | N44°55'01"W | 21.21' |
| C116 | 15.00' | 23.56' | 90°00'00" | 15.00' | N45°04'59"E | 21.21' |
| C117 | 15.00' | 21.69' | 82°51'48" | 13.24' | S48°39'05"W | 19.85' |
| C118 | 527.50' | 10.00' | 1°05'10" | 5.00' | N07°45'46"E | 10.00' |
| C119 | 500.00' | 46.85' | 5°22'07" | 23.44' | N05°37'18"E | 46.83' |
| C120 | 500.00' | 51.00' | 5°50'37" | 25.52' | N00°00'56"E | 50.97' |
| C121 | 527.50' | 10.40' | 1°07'48" | 5.20' | N02°20'29"W | 10.40' |
| C122 | 15.00' | 23.08' | 88°08'26" | 14.52' | S45°50'48"E | 20.87' |
| C123 | 327.50' | 101.11' | 17°41'22" | 50.96' | N11°45'04"W | 100.71' |
| C124 | 355.00' | 41.49' | 6°41'49" | 20.77' | N06°15'18"W | 41.47' |
| C125 | 355.00' | 68.11' | 10°59'33" | 34.16' | N15°05'59"W | 68.00' |
| C126 | 15.00' | 13.78' | 52°37'00" | 7.42' | S05°42'45"W | 13.30' |
| C127 | 55.00' | 38.26' | 39°51'20" | 19.94' | N12°05'36"E | 37.49' |
| C128 | 55.00' | 72.24' | 75°15'32" | 42.40' | N45°27'50"W | 67.16' |
| C129 | 55.00' | 72.64' | 75°40'26" | 42.72' | S59°04'06"W | 67.47' |
| C130 | 55.00' | 90.67' | 94°26'43" | 59.45' | S25°59'24"E | 80.74' |
| C131 | 15.00' | 13.78' | 52°37'00" | 7.42' | N46°54'15"W | 13.30' |
| C132 | 300.00' | 92.62' | 17°41'22" | 46.68' | N11°45'05"W | 92.25' |
| C133 | 500.00' | 191.79' | 21°58'37" | 97.09' | N10°54'19"W | 190.61' |
| C134 | 500.00' | 218.54' | 25°02'36" | 111.05' | N34°24'56"W | 216.81' |
| C135 | 467.00' | 117.16' | 14°22'28" | 58.89' | N07°06'15"W | 116.85' |
| C136 | 467.00' | 266.09' | 32°38'45" | 136.76' | N30°36'51"W | 262.50' |
| C137 | 300.00' | 100.88' | 19°16'02" | 50.92' | N56°34'15"W | 100.41' |
| C138 | 267.00' | 114.12' | 24°29'21" | 57.94' | N59°10'54"W | 113.25' |
| C139 | 472.50' | 64.18' | 7°46'57" | 32.14' | N04°24'52"E | 64.13' |
| C140 | 472.50' | 28.29' | 3°25'47" | 14.15' | N01°11'30"W | 28.28' |
| C141 | 500.00' | 179.72' | 20°35'43" | 90.84' | N36°38'23"W | 178.76' |
| C142 | 500.00' | 38.82' | 4°26'53" | 19.42' | N24°07'05"W | 38.81' |
| C143 | 500.00' | 38.82' | 4°26'53" | 19.42' | N19°40'11"W | 38.81' |
| C144 | 500.00' | 152.97' | 17°31'44" | 77.09' | N08°40'53"W | 152.37' |
| C145 | 400.00' | 78.52' | 11°14'48" | 39.38' | N22°26'11"E | 78.39' |
| C146 | 400.00' | 48.41' | 6°56'05" | 24.24' | N13°20'45"E | 48.38' |
| C147 | 400.00' | 48.41' | 6°56'05" | 24.24' | N06°24'40"E | 48.38' |
| C148 | 400.00' | 28.21' | 4°02'27" | 14.11' | N00°55'23"E | 28.20' |
| C149 | 200.00' | 272.17' | 77°58'20" | 161.88' | N37°53'20"E | 251.65' |
| C150 | 200.00' | 35.17' | 10°04'32" | 17.63' | N81°54'46"E | 35.13' |
| C151 | 200.00' | 34.73' | 9°56'56" | 17.41' | S88°04'29"E | 34.68' |
| C152 | 200.00' | 29.45' | 8°26'11" | 14.75' | S78°52'56"E | 29.42' |
| C153 | 250.00' | 6.57' | 1°30'20" | 3.28' | N74°14'33"E | 6.57' |
| C154 | 250.00' | 363.55' | 83°19'14" | 222.43' | N31°49'46"E | 332.36' |
| C155 | 150.00' | 7.79' | 2°58'37" | 3.90' | N24°42'47"W | 7.79' |
| C156 | 150.00' | 16.32' | 6°14'04" | 8.17' | N20°06'27"W | 16.31' |
| C157 | 150.00' | 5.20' | 1°59'08" | 2.60' | N15°59'51"W | 5.20' |
| C158 | 150.00' | 15.02' | 5°44'16" | 7.52' | N23°19'58"W | 15.02' |
| C159 | 150.00' | 4.43' | 1°41'35" | 2.22' | N19°37'03"W | 4.43' |
| C160 | 150.00' | 9.86' | 3°45'58" | 4.93' | N16°53'16"W | 9.86' |
| C161 | 433.00' | 96.26' | 12°44'16" | 48.33' | S21°41'27"W | 96.06' |
| C162 | 166.50' | 7.40' | 2°32'53" | 3.70' | N57°57'49"W | 7.40' |
| C163 | 166.50' | 113.83' | 39°10'20" | 59.24' | N37°06'12"W | 111.63' |
| C164 | 200.00' | 1.51' | 0°25'58" | 0.76' | S74°26'51"E | 1.51' |

GENERAL PROJECT NOTES:

1. Construction within this project shall conform to the architectural guidelines set forth in the CC&Rs with approval by the Architectural Committee. Reference the recorded CC&Rs for additional property restrictions and responsibilities.

2. Reference geotechnical study and supplemental studies prepared by Gordon Spilker Huber Geotechnical Consultants, Inc. dated January 15, 2007 Job No. 0023-009-06, regarding soil characteristics for this site.

3. Setback requirements are as stipulated in recorded Stone Ridge CCR's paragraph 6.3.

4. Reference the project CCR's for fencing restrictions on finish grade slopes steeper than fifteen (15%) percent.

5. 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.

6. Browning Arms operates a fire arms test range on nearby property. Periodic gun-fire will be audible within the boundaries of this property.

7. 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.

8. 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.

9. An avigation 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.

10. An airport vertical side slope clearance, no build easement shall be honored on the airport side of the indicated line. Encroachments toward the airport are permissible so long as the vertical height restriction of 7 feet horizontal to 1 foot vertical reduction in height is maintained; beginning at 30 feet above existing grade elevation.

11. Parcels A, B, C, D, E F, G, and M are quitclaimed to "The Cottonwoods at Mountain Green Master Association, Inc."

12. Parcels H, J, K, L and N are quitclaimed to "Stone Ridge Owners Association, Inc."

13. Parcel "I" does not exist.

14. Lot 4052 access is restricted to Fairview Drive. No Ingress/Egress access is permitted for this lot on Willow Creek Road.

15. Lots 4001-4077 are part of the Stone Ridge Homeowners Association.

16. Any improvements, construction or grading which encroaches into areas identified as "Over 25%" on this plat, shall follow same requirements outlined in note 7.

REGISTERED LAND SURVEYOR
No. 184936
KEITH R. BUCS-LL
5-29-15
State of Utah

ENGINEER /SURVEYOR:

ENSIGN

SALT LAKE CITY
90 E. Fort Union Blvd
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Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

OWNER/DEVELOPER:

GARDNER COTTONWOOD CREEK, L.C.
90 South 400 West, Suite 330
Salt Lake City, UT 84101

SHEET 4 OF 4

PROJECT NUMBER : 4063K
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : KRR
DATE : 3/3/2015

MORGAN COUNTY RECORDER

ENTRY NO. _____

FEE PAID _____, FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 2007, AT _____ IN BOOK NO. _____ PAGE NO. _____ OF THE OFFICIAL RECORDS.

DEPUTY

COUNTY RECORDER