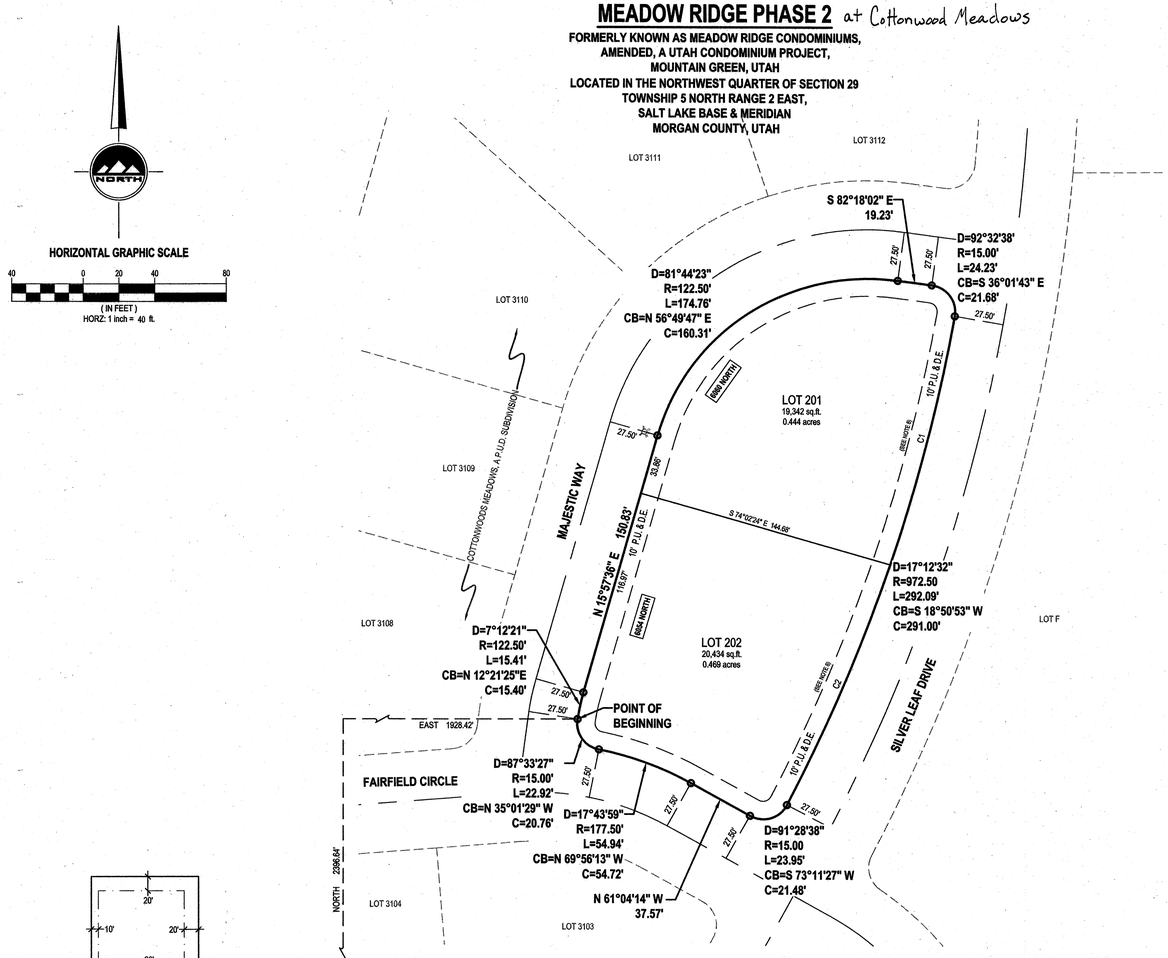
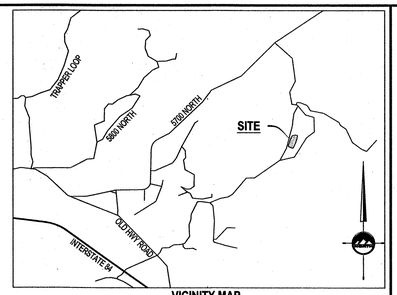
Ent 1408711 Bk 333 Pg 1799
Date: 23-FEB-2017 9:57:57AM
Fee: $32.00 Credit Card
Filed By: JC
BRENDA NELSON, Recorder
MORGAN COUNTY
For: GARDNER MEADOW RIDGE LLC

MEADOW RIDGE PHASE 2 at Cottonwood Meadows

FORMERLY KNOWN AS MEADOW RIDGE CONDOMINIUMS,
AMENDED, A UTAH CONDOMINIUM PROJECT,
MOUNTAIN GREEN, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 5 NORTH RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

AREA TABLE		
LOT	SQ. FT. SIZE	ZONING
101	19,342	PUD
102	20,434	PUD

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	972.50'	144.68'	8°31'26"	N14°30'20"E	144.54'
C2	972.50'	147.41'	8°41'06"	N23°06'36"E	147.27'

NOTES:

1. Construction of this project shall conform with the requirements of, as applicable, the Declaration of Protective Covenants, Conditions and Restrictions and Easements of the Cottonwood at Mountain Green (the "CC&Rs") and the Neighborhood Declaration for this Project with approval by the Architectural Committee.
2. Reference geotechnical study and supplemental studies prepared by Gordon Spilker, Huber Geotechnical dated January 15, 2007, No. 8023-009-06, regarding soil characteristics for this site.
3. Setback requirements are as stipulated in the Project Development Agreement and CC&Rs.
4. Browning Arms operates a fire arms test range on nearby property. Periodic gun-fire will be audible within the boundaries of this property.
5. Mountain Green experiences fluctuation 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 water to the sanitary sewer system. Such unlawful discharges are subject to fines and penalties per Mountain Green Sewer Improvement District Ordinance 5.20.010.
6. An avigation easement in favor of 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 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.
7. 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.
8. Vehicular ingress or egress onto Silverleaf Drive is prohibited. Driveways for vehicular access to lots must be positioned on Fairfield Circle or Majestic Way.
9. This Meadow Ridge Phase 2 plat is intended to vacate the previously dedicated private, limited and common areas of the Meadow Ridge Condominiums - Amended plat recorded 26 March 2008.

LEGEND

SECTION CORNER

ENSIGN ENG. LAND SURV.

TO BE SET: 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL AND WASHER STAMPED "ENSIGN ENG. & LAND SURV."

P.U. & D.E. PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT

EASEMENTS

ENSIGN

LAYTON
1485 West Hillfield Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as MEADOW RIDGE PHASE 2 at Cottonwood Meadows and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point North 2396.64 feet and East 1928.42 feet from the CE 1/16 Corner of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing being S88°42'14"E between the Center of Section and the CE 1/16 Corner of said Section 30), and running:

thence Northeasterly 15.41 feet along the arc of a 122.50 foot radius curve to the right, chord bears N12°21'25"E 15.40 feet;
thence N15°57'36"E 150.83 feet;
thence Northeasterly 174.76 feet along the arc of a 122.50 foot radius curve to the right, chord bears N56°49'47"E 160.31 feet;
thence S82°18'02"E 19.23 feet;
thence Southeasterly 24.23 feet along the arc of a 15.00 foot radius curve to the right, chord bears S36°01'43"E 21.68 feet;
thence Southwesterly 282.09 feet along the arc of a 972.50 foot radius curve to the right, chord bears S18°50'53"W 291.00 feet;
thence Southwesterly 23.95 feet along the arc of a 15.00 foot radius curve to the right, chord bears S73°11'27"W 21.48 feet;
thence N61°04'14"W 37.57 feet; thence Northwesterly 54.94 feet along the arc of a 177.50 foot radius curve to the left, chord bears N69°56'13"W 54.72 feet;
thence Northwesterly 22.92 feet along the arc of a 15.00 foot radius curve to the right, chord bears N35°01'29"W 20.76 feet to the point of beginning.

Contains 39,777 Square Feet or 0.913 Acres, 2 Lots

REGISTERED LAND SURVEYOR
No. 164386
KEITH R. RUSSELL
1-31-17
State of Utah

January 31, 2017
DATE

KEITH R. RUSSELL
P.L.S. 164386

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

MEADOW RIDGE PHASE 2 at Cottonwood Meadows

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I have hereunto set our hand this 31st day of January A.D., 20 17.

Gardner Meadow Ridge, LLC
By: Rulon C. Gardner
Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of) S.S.

On the 31st day of January A.D., 20 17, Rulon C. Garnder, personally appeared before me, the undersigned Notary Public, in and for said County of Morgan in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Gardner Meadow Ridge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: 1-13-2021

Sandra Walker
NOTARY PUBLIC

RESIDING IN Morgan COUNTY.

SANDRA WALKER
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 692666
COMM. EXP. 1-13-2021

Sandra Walker
Comission # 692666
Commission Exp 1-13-2021
A notary public commissioned in Utah.

MORGAN COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS OF 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 7th DAY OF FEB, 2017

MORGAN COUNTY SURVEYOR

DEVELOPER
GARDNER MEADOW RIDGE LLC
201 SOUTH MAIN STREET, SUITE 2015
SALT LAKE CITY, UTAH 841111

MEADOW RIDGE PHASE 2 at Cottonwood Meadows

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 5 NORTH RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
MORGAN COUNTY, UTAH

MORGAN COUNTY RECORDER

ENTRY NO. 0117745 (140871) FEE PAID $32.00 FILED FOR RECORD AND RECORDED THIS 23 DAY OF Feb, 20 17 AT 9:57 am BOOK 0333 OF OFFICIAL RECORDS PAGE 1790

Gardner for Meadow Ridge LLC
Brenda Nelson
MORGAN COUNTY RECORDER

BY Janet Pace
DEPUTY RECORDER

MORGAN COUNTY ATTORNEY

APPROVED THIS 2nd DAY OF February, 20 17
BY THE MORGAN COUNTY ATTORNEY

MORGAN COUNTY ATTORNEY

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

APPROVED THIS 31st DAY OF JANUARY, 20 17
BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

SEWER DISTRICT - MANAGER

COTTONWOOD MUTUAL WATER COMPANY

APPROVED THIS 31 DAY OF January, 20 17
BY THE COTTONWOOD MUTUAL WATER COMPANY

WATER COMPANY

COUNTY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES, ORDINANCES AND DEDICATIONS PRERREQUISITE TO APPROVAL BY THE COUNTY ENGINEER ARE IN COMPLIANCE.
APPROVED THIS 6th DAY OF FEB, 20 17
BY THE MORGAN COUNTY ENGINEER

MORGAN COUNTY ENGINEER

MORGAN COUNTY PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF February, 20 17
BY THE MORGAN COUNTY PLANNING COMMISSION APPROVAL

PLANNING COMMISSION CHAIRMAN

MORGAN COUNTY COUNCIL APPROVAL

APPROVED THIS 16th DAY OF February, 20 17
BY THE MORGAN COUNTY COUNCIL APPROVAL

COUNTY CLERK — COUNTY CHAIRMAN

SHEET 1 OF 1

PROJECT NUMBER : 4074
MANAGER : K. White
DRAWN BY : J. Johnson
CHECKED BY : K. White
DATE : 4/24/2016