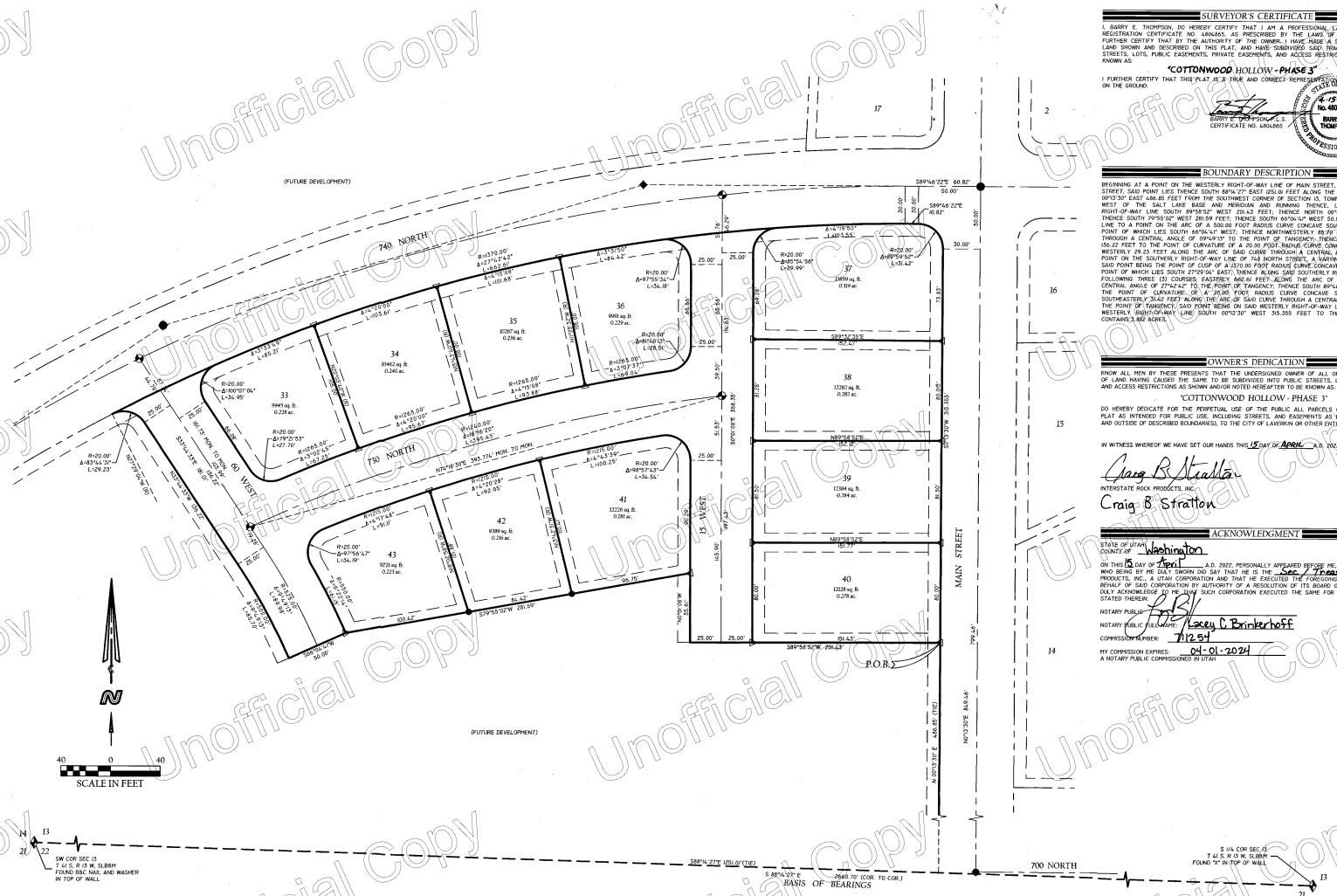
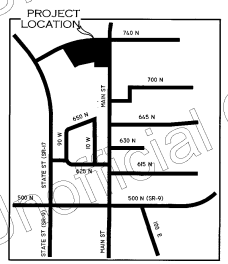


NOTES:

1. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS AND A 7.50 FOOT WIDE UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
2. NOT ALL LOTS IN THIS SUBDIVISION ARE SERVED BY AN 8" DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.
3. LOTS 7, 8, 13, & 14 MAY BE REQUIRED TO HAVE HILLSIDE ORDINANCE COMPLIANCE. COMPLIANCE MAY BE REQUIRED AT ANY TIME (BEFORE, DURING OR AFTER INITIAL BUILD) IF A VIOLATION OR ENCROACHMENT IS IN QUESTION.
4. LOT 200 IS TO BE DEEDED/DEDICATED TO LAVERKIN CITY FOR THEIR PUBLIC CITY TRAIL SYSTEM.
5. A 10.00 FOOT WIDE UTILITY EASEMENT IS DEDICATED TO LAVERKIN CITY ADJACENT TO ALL PUBLIC ROADWAYS DEDICATED WITH THIS PLAT AS SHOWN.
6. THE PARENT PARCEL IS LV-154-A.

VICINITY MAP

N.T.S.



LEGEND

- FOUND SECTION CORNER AS NOTED
- SET 5/8" X 20" REBAR WITH PLASTIC CAP STAMPED "B.E.T. 4804865"
- SET MAG NAIL IN TOP OF CURB ON PROJECTED PROPERTY LINE UNLESS OTHERWISE NOTED.
- CLASS I MONUMENT SET
- FOUND CLASS I MONUMENT
- FOUND CLASS 2 MONUMENT
- EASEMENT LINE - SEE NOTES
- REFERENCE TIE LINE

SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, LOTS, PUBLIC EASEMENTS, PRIVATE EASEMENTS, AND ACCESS RESTRICTIONS HEREAFTER TO BE KNOWN AS:

"COTTONWOOD HOLLOW - PHASE 3"

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

BARRY E. THOMPSON, L.S.
CERTIFICATE NO. 4804865

4-15-22
DATE OF SIGN
No. 4804865
BARRY E. THOMPSON
STATE OF UTAH
LICENSED PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, A VARYING WIDTH PUBLIC STREET, SAID POINT LIES THENCE SOUTH 88°14'27" EAST (251.01 FEET ALONG THE SECTION LINE AND NORTH 00°13'30" EAST 486.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°58'52" WEST 20.43 FEET; THENCE NORTH 00°01'08" WEST 55.61 FEET; THENCE SOUTH 79°55'02" WEST 281.59 FEET; THENCE SOUTH 66°06'41" WEST 50.00 FEET ALONG A RADIAL LINE TO A POINT ON THE ARC OF A 500.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH LIES SOUTH 66°06'41" WEST; THENCE NORTHWESTERLY 88.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'13" TO THE POINT OF TANGENCY; THENCE NORTH 33°44'33" WEST 156.22 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY 29.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°44'31" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 740 NORTH STREET, A VARYING WIDTH PUBLIC STREET, SAID POINT BEING THE POINT OF CUSP OF A 1370.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 27°29'04" EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE IN THE FOLLOWING THREE (3) COURSES; EASTERLY 466.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°42'42" TO THE POINT OF TANGENCY; THENCE SOUTH 89°46'22" EAST 10.82 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'52" TO THE POINT OF TANGENCY; SAID POINT BEING ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°13'30" WEST 315.355 FEET TO THE POINT OF BEGINNING. CONTAINS 3.882 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, LOTS, PUBLIC EASEMENTS, AND ACCESS RESTRICTIONS AS SHOWN AND/OR NOTED HEREAFTER TO BE KNOWN AS:

"COTTONWOOD HOLLOW - PHASE 3"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS, AND EASEMENTS AS NOTED OR SHOWN (INSIDE AND OUTSIDE OF DESCRIBED BOUNDARIES), TO THE CITY OF LAVERKIN OR OTHER ENTITIES IF NOTED.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 15 DAY OF APRIL A.D. 2022.

INTERSTATE ROCK PRODUCTS, INC.
Craig B. Stratton

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Washington

ON THIS 15 DAY OF April A.D. 2022, PERSONALLY APPEARED BEFORE ME, Craig B Stratton WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE Sec / Treas OF INTERSTATE ROCK PRODUCTS, INC., A UTAH CORPORATION AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Tracey C Brinkerhoff
COMMISSION NUMBER: 717254
MY COMMISSION EXPIRES: 04-01-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL OF PLANNING COMMISSION

ON THIS 12 DAY OF March A.D. 2022, THE PLANNING COMMISSION CHAIRMAN OF LAVERKIN CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY.

LAVERKIN CITY PLANNING COMMISSION CHAIR

FINAL PLAT

COTTONWOOD HOLLOW - PHASE 3

A 11 LOT SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, T 41 S, R 13 W, S.L.B.&M.
LAVERKIN CITY, WASHINGTON COUNTY, UTAH

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 20 DAY OF April A.D. 2022.

DATE: 4/20/22
LAVERKIN CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 21 DAY OF April A.D. 2022.

4/21/2022
SUPERINTENDENT, ACSSD

LaVERKIN CITY WATER DEPT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF ___ A.D. 2022.

4/20/22
DEPARTMENT CHAIRMAN

APPROVAL AND ACCEPTANCE BY LaVERKIN CITY, UTAH

WE, LAVERKIN CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO. THIS 3 DAY OF May A.D. 2022.

ATTEST: CITY RECORDER
LAVERKIN, UTAH

MAYOR
LAVERKIN CITY, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3 DAY OF May A.D. 2022.

LAVERKIN CITY ATTORNEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 6 DAY OF May A.D. 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

DOC # 20220027240
Page (Conveying Property) Page 1 of 2
Carri Christensen Washington County Recorder
09/11/2022 03:57:44 PM Fee $ 172.00
By INTERSTATE ROCK

WASHINGTON COUNTY RECORDER

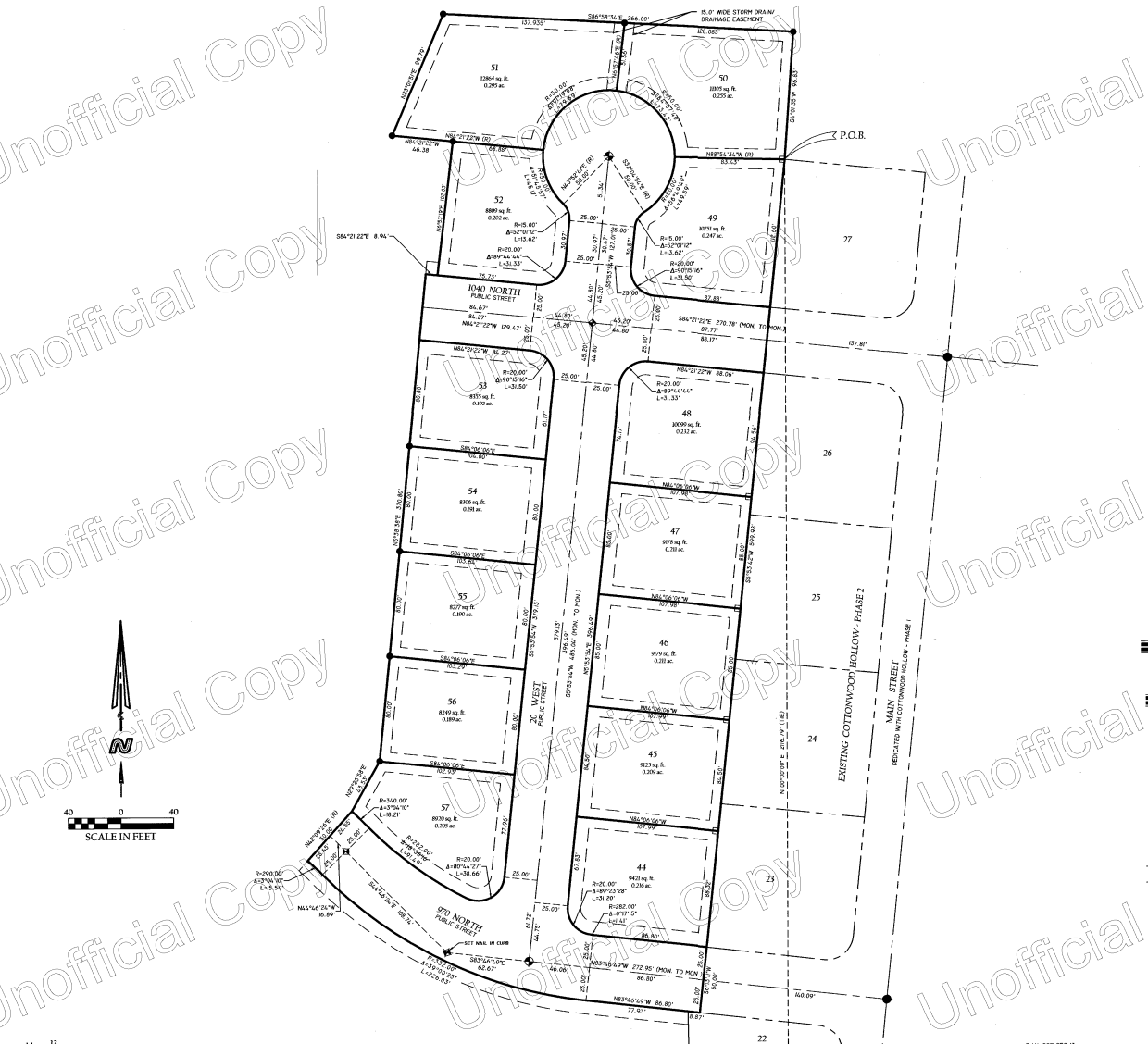
DATE: 29-MARCH-2022
SCALE: 1"=40'
SHEET 1

Center Line SURVEY & DESIGN
199 NORTH STATE STREET, LAVERKIN, UTAH 84745
PHONE: (435) 668 - 8830

Survey & Design

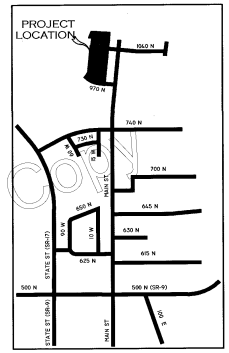
Center Line

Unofficial Copy



NOTES:

1. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS AND A 7.50 FOOT WIDE UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
2. NOT ALL LOTS IN THIS SUBDIVISION ARE SERVED BY AN 8' DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.
3. A 10.00 FOOT WIDE UTILITY EASEMENT IS DEDICATED TO LAVERKIN CITY ADJACENT TO ALL PUBLIC ROADWAYS DEDICATED WITH THIS PLAT AS SHOWN.
4. THE PARENT PARCELS ARE LV-3-13-3401 & LV-3-13-3420
5. THIS SUBDIVISION COMPLIES WITH THE LA VERKIN CITY OUTDOOR LIGHTING ORDINANCE FOUND IN CODE 13-3-4-D.1.



VICINITY MAP
N.T.S.

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET 5/8" X 20" REBAR WITH PLASTIC CAP STAMPED "B.E.T. 4804865"
- SET MAG NAIL IN TOP OF CURB ON PROJECTED PROPERTY LINE UNLESS OTHERWISE NOTED.
- SET 5/8" X 20" REBAR WITH PLASTIC CAP STAMPED "B.E.T. 4804865" ON PROPERTY LINE 2.00' OFFSET FROM PROPERTY CORNER
- SET CLASS I MONUMENT
- FOUND CLASS I MONUMENT
- SET CLASS 2 MONUMENT (UNLESS OTHERWISE NOTED)
- EASEMENT LINE - SEE NOTES
- REFERENCE TIE LINE

INTERSTATE ROCK PRODUCTS
General Engineering & Building Contractor

SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, LOTS, PUBLIC EASEMENTS, PRIVATE EASEMENTS, AND ACCESS RESTRICTIONS HEREAFTER TO BE KNOWN AS:

"COTTONWOOD HOLLOW - PHASE 4"

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

STATE OF UTAH 9.12.2022 No. 4804865 BARRY E. THOMPSON PROFESSIONAL LAND SURVEYOR

BARRY E. THOMPSON, P.L.S.
CERTIFICATE NO. 4804865

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF COTTONWOOD HOLLOW - PHASE 2, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 88°16'27" EAST 1294.24 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 216.79 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE COINSIDENT WITH THE BOUNDARY OF SAID PHASE 2 IN THE FOLLOWING TWO (2) COURSES: SOUTH 05°53'42" WEST 599.98 FEET; THENCE SOUTH 06°03'01" WEST 50.00 FEET; THENCE ALONG SAID BOUNDARY AND THE PROJECTION THEREOF NORTH 83°46'49" WEST 86.80 FEET TO THE POINT OF CURVATURE OF A 332.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY 226.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'25" TO THE POINT OF REVERSE CURVATURE OF A 299.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 15.54 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 03°05'49" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE NORTH 42°09'26" EAST 50.00 FEET; THENCE NORTH 29°20'18" EAST 42.53 FEET; THENCE NORTH 05°38'38" EAST 370.80 FEET; THENCE SOUTH 84°01'22" EAST 8.94 FEET; THENCE NORTH 00°53'19" EAST 102.03 FEET; THENCE NORTH 84°21'22" WEST 46.38 FEET; THENCE NORTH 03°00'00" EAST 99.79 FEET; THENCE SOUTH 86°58'34" EAST 266.00 FEET; THENCE SOUTH 04°01'35" WEST 96.83 FEET TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING. CONTAINS 4.457 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, LOTS, PUBLIC EASEMENTS, AND ACCESS RESTRICTIONS AS SHOWN AND/OR NOTED HEREAFTER TO BE KNOWN AS:

"COTTONWOOD HOLLOW - PHASE 4"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS, AND EASEMENTS AS NOTED OR SHOWN (INSIDE AND OUTSIDE OF DESCRIBED BOUNDARIES), TO THE CITY OF LAVERKIN OR OTHER ENTITIES IF NOTED.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 14 DAY OF September A.D. 2022.

BRIAN STRATTON, VICE PRESIDENT
INTERSTATE ROCK PRODUCTS, INC.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Washington

ON THIS 14 DAY OF September A.D. 2022, PERSONALLY APPEARED BEFORE ME Brian Stratton WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE Vice President OF INTERSTATE ROCK PRODUCTS, INC., A UTAH CORPORATION AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Kacey C Brinkerhoff
COMMISSION NUMBER: 711281
MY COMMISSION EXPIRES: 04-01-2024
A NOTARY PUBLIC COMMISSIONED IN UTAH

FINAL PLAT

COTTONWOOD HOLLOW - PHASE 4

A 14 LOT SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, T 41 S, R 13 W, S.L.B.&M.
LAVERKIN CITY, WASHINGTON COUNTY, UTAH

Center Line SURVEY & DESIGN
146 S. STATE ST., SUITE 'B', LaVERKIN, UTAH 84745
PHONE: (435) 668-9830

CITY ENGINEER'S APPROVAL
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS __ DAY OF _____ A.D. 2022.
DATE: 11/2/22 LAVERKIN CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 02 DAY OF November A.D. 2022.
SUPERINTENDENT, ACSSD

LaVERKIN CITY WATER DEPT.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 3 DAY OF November A.D. 2022.
DEPARTMENT CHAIRMAN

APPROVAL OF PLANNING COMMISSION
ON THIS 3 DAY OF November, A.D. 2022, THE PLANNING COMMISSION CHAIRMAN OF LAVERKIN CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY.
DEPARTMENT CHAIRMAN

APPROVAL AND ACCEPTANCE BY LaVERKIN CITY, UTAH
WE, THE MAYOR AND CITY COUNCIL OF LAVERKIN CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING ON THE 3 DAY OF November A.D. 2022, HEREBY ACCEPT IT, WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.
ATTEST: CITY RECORDER LAVERKIN CITY, UTAH
MAYOR LAVERKIN CITY, UTAH

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 3 DAY OF November A.D. 2022.
LAVERKIN CITY ATTORNEY

TREASURER APPROVAL
I, _____ WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 7 DAY OF November A.D. 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER
DOC # 20220049900 Page 1 of 2
Map (Conveying Property)
Rec'd & Filed in Washington County Recorder
11/14/2022 02:06:49 PM Fee $ 78.00
By: SUSANNA BRUCE
WASHINGTON COUNTY RECORDER

DATE: 14-JULY-2022
SCALE: 1"=40'
SHEET: 1

Unofficial Copy