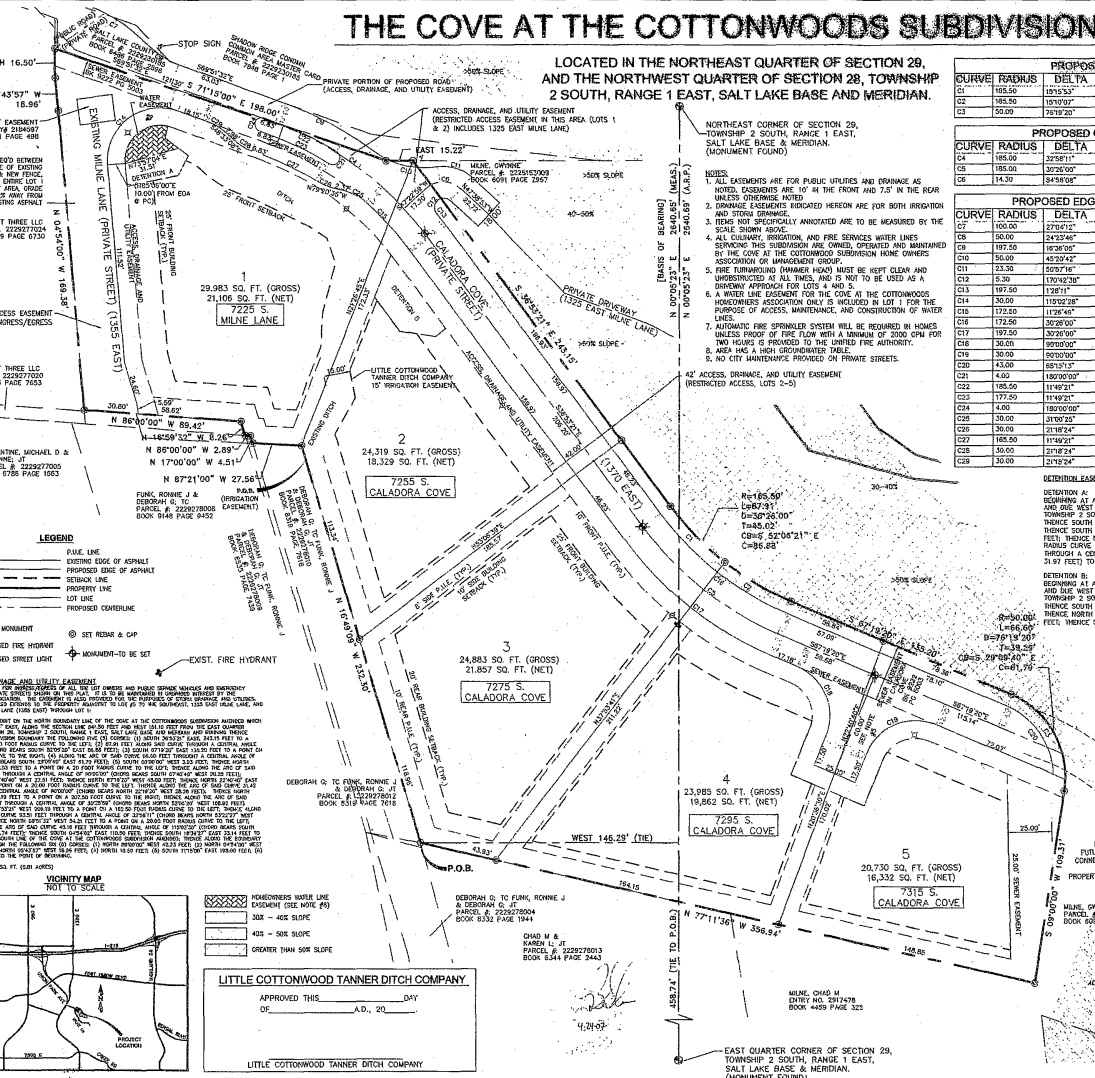
THE COVE AT THE COTTONWOODS SUBDIVISION AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.


NORTH 16.50'
N 05°43'57" W 18.96'
MTN FUEL 20' EASEMENT ENTRY# 2104597 BOOK 2021 PAGE 4910
8" UBIC REC'D BETWEEN WEST SIDE OF EXISTING ROAD & NEW FENCE, WHICH SHOWS EXACT PROPERTY AREA. UBIC AT 25 POINT FROM EXISTING ASPHALT
UTAH WEST THREE LLC PARCEL #: 2229277024 BOOK 9059 PAGE 6730
ACCESS EASEMENT FOR INGRESS/EGRESS
UTAH WEST THREE LLC PARCEL #: 2229277000 BOOK 9033 PAGE 7653
FALLENTINE, MICHAEL D & JULIANNE, JT PARCEL #: 2229277005 BOOK 9786 PAGE 1053
FUNK, RONNIE J & DEBORAH G, TC PARCEL #: 2229278008 BOOK 9148 PAGE 9452
DEBORAH G. TC FUNK, RONNIE J & DEBORAH G. JT PARCEL #: 2229278012 BOOK 8319 PAGE 7618
CHAD M & KAREN L JT PARCEL #: 2229278013 BOOK 9344 PAGE 2443
MILNE, GWENE PARCEL #: 2229300001 BOOK 6011 PAGE 2967
MILNE, CHAD M ENTRY NO. 2917478 BOOK 4459 PAGE 325
EXISTING MILNE LANE (PRIVATE STREET) (35'S FAST)
CALADORA COVE (PRIVATE STREET)
PRIVATE DRIVEWAY (13'S EAST MILNE LANE)
LITTLE COTTONWOOD TANNER DITCH COMPANY 15' IRRIGATION EASEMENT
EXISTING DITCH
ACCESS, DRAINAGE AND UTILITY EASEMENT (RESTRICTED ACCESS EASEMENT IN THIS AREA (LOTS 1 & 2) INCLUDES 1329 EAST MILNE LANE)
PRIVATE PORTION OF PROPOSED ROAD (ACCESS, DRAINAGE, AND UTILITY EASEMENT)
STOP SIGN
SHARON RIDGE CONSUMP. AREA, 2.30 ACRES, ENTRY #2104597, BOOK 2021 PAGE 4910
DETENTION A
DETENTION B
1 29,983 SQ. FT. (GROSS) 21,106 SQ. FT. (NET) 7225 S. MILNE LANE
2 24,319 SQ. FT. (GROSS) 18,329 SQ. FT. (NET) 7255 S. CALADORA COVE
3 24,883 SQ. FT. (GROSS) 21,857 SQ. FT. (NET) 7275 S. CALADORA COVE
4 23,985 SQ. FT. (GROSS) 19,862 SQ. FT. (NET) 7295 S. CALADORA COVE
5 20,730 SQ. FT. (GROSS) 16,332 SQ. FT. (NET) 7315 S. CALADORA COVE
NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. (MONUMENT FOUND)
EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. (MONUMENT FOUND)
[BASIS OF BEARING] N 00°05'23" E 2640.65' (MEAS.) N 00°05'23" E 2640.69' (A.B.P.)
EAST 15.22'
WEST 146.29' (TIE)
N 77°11'36" W 356.94'
458.74' (TIE TO P.O.B.)
P.O.B.
N 16°09'08" W 252.00'
S 71°15'00" E 198.00'
S 18°45'00" W 191.36'
N 18°45'00" E 191.36'
S 71°15'00" E 198.00'
S 18°45'00" W 191.36'
N 71°15'00" W 198.00