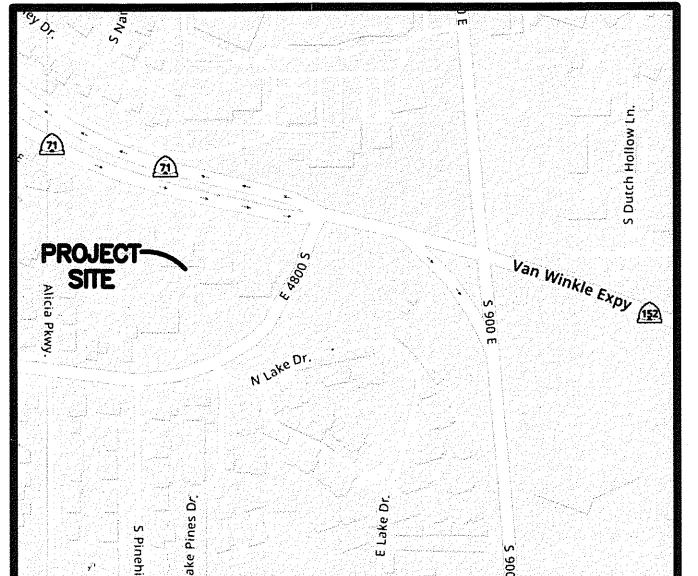


COTTONWOOD CREEK TOWNS PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MURRAY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

NO SCALE

LEGEND

- ◆ SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ROADWAY BOUNDARY
- ADJOINING PROPERTY
- ROAD CENTERLINE
- MONUMENT/SECTION LINE
- FLOOD ZONE LINE
- RIGHT OF WAY DEDICATION (R.O.W.)
- PRIVATE UNITS
- LIMITED COMMON AREA
- COMMON AREA

Scale: 1" = 30'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N32°41'22" W 31.21'	
L3	S62°45'40" W 82.17'	
L4	S68°48'19" W 11.60'	
L5	S81°56'31" W 76.50'	
L6	N08°03'29" W 27.00'	
L7	N08°03'29" W 27.00'	
L8	N62°45'24" E 8.15'	
L9	S62°45'39" W 16.73'	
L10	N72°11'45" W 194.31'	
L11	N72°11'45" W 180.56'	
L12	N72°11'45" W 180.56'	
L13	S64°17'30" E 23.85'	
L14	S00°50'45" W 76.54'	
L15	S17°48'15" W 5.11'	
L16	S81°56'31" W 6.25'	
L17	N72°11'45" W 6.67'	
L18	N72°11'45" W 19.53'	
L19	S81°45'39" W 0.72'	
L20	N72°11'45" W 0.72'	
L21	EAST	7.86'

NOTES

- ALL AREA NOT SHOWN AS PRIVATE UNIT, PRIVATE STREET AND LIMITED COMMON AREA IS CONSIDERED COMMON AREA.
- ALL COMMON AREA AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY EASEMENT.
- ALL TIES TO THE PRIVATE UNITS ARE PERPENDICULAR.
- LOT 130 WILL NOT BE PART OF THE HOME OWNERS ASSOCIATION

ENBRIDGE GAS NOTE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PREScriptive RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) WAIVE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS 3 DAY OF Sept

BY: *Paul Biering*

TITLE: *Century Link*

Reeves 9/3/2025
COMCAST
Paul Biering 9/3/2025
CENTURY LINK
Sybil Daff 9/3/2025

APPROVED THIS 14th DAY OF September
2025
A.D. 2025 BY THE MURRAY CITY
PLANNING COMMISSION

Michael L. Richards
CHAIR, MURRAY PLANNING COMMISSION

APPROVED THIS 10th DAY OF September
2025
MURRAY FIRE DEPARTMENT

APPROVED THIS 10th DAY OF September
2025
MURRAY GIS

APPROVED THIS 10th DAY OF Sept
2025
MURRAY CITY ENGINEER

APPROVED THIS 10th DAY OF September
2025
COTTONWOOD IMPROVEMENT
DISTRICT

APPROVED THIS 10th DAY OF Sept
2025
SALT LAKE FLOOD CONTROL

APPROVED AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF
SEPTEMBER 2025
MURRAY CITY ATTORNEY

APPROVED THIS 5th DAY OF September
2025
MURRAY WATER

APPROVED THIS 5th DAY OF September
2025
MURRAY POWER

APPROVED THIS 8th DAY OF
SEPTEMBER 2025
MURRAY CITY MAYOR

APPROVED AS TO FORM THIS 10th DAY OF
SEPTEMBER 2025
MURRAY CITY ATTORNEY

APPROVED AS TO FORM THIS 10th DAY OF
SEPTEMBER 2025
MURRAY CITY ATTORNEY

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MURRAY CITY ATTORNEY

APPROVED AS TO FORM THIS 10th DAY OF
SEPTEMBER 2025
MURRAY CITY ATTORNEY

Project Info.
Surveyor: J. FELT
Designer: E. ROCHE
Begin Date: 5-12-25
Name: COTTONWOOD CREEK
Number: 6440-29
Revision: 7-16-25 E.R.
Scale: 1"=30'

RECORDED 14436741
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF Cottonwood Towns Murray, LLC
DATE 9/16/2025 TIME 11:44AM BOOK 2025 PAGE 236
FEE \$110.00 DEPUTY: SALT LAKE COUNTY RECORDER
NUMBER: _____
ACCOUNT: _____
SHEET: _____ OF _____

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 9239283 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY THAT AUTHORITY OF OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL ESTATE PROPERTY; AND THAT THIS PLAT IS:

COTTONWOOD CREEK TOWNS PHASE 1

IN SALT LAKE COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON THE DATA COMPILED FROM RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF MURRAY CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 2nd DAY OF September, 2025

9239283

UTAH LICENSE NUMBER JASON T. FELT

