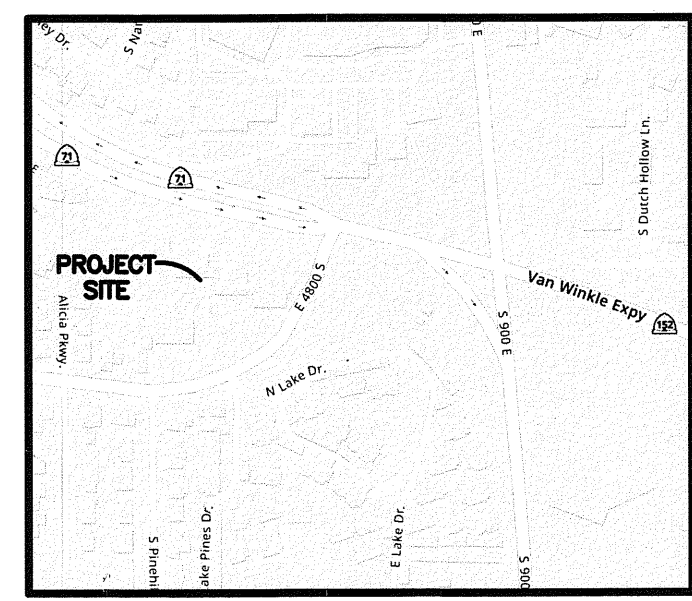


COTTONWOOD CREEK TOWNS PHASE 1

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

#	BEARING	DISTANCE
L1	N32°41'22"W	31.21'
L3	S62°45'40"W	82.17'
L4	S65°48'19"W	111.50'
L5	S81°56'31"W	76.50'
L7	N05°03'29"W	27.00'
L8	N62°45'24"E	76.50'
L9	S62°45'39"W	16.73'
L10	N72°11'45"W	194.31'
L11	N72°11'45"W	180.56'
L12	N00°50'56"E	107.64'
L13	S64°17'30"E	23.85'
L14	S00°50'45"W	76.54'
L15	S11°44'15"E	181.11'
L16	S81°56'31"W	6.25'
L17	N72°11'45"W	6.67'
L18	S17°42'15"W	15.43'
L19	S81°45'35"W	12.53'
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) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH
APPROVED THIS 3rd DAY OF Sept 2025
BY: *Paul Bieing*
TITLE: *Paul Bieing*

MURRAY FIRE DEPARTMENT
APPROVED THIS 10th DAY OF September 2025
BY: *[Signature]*

MURRAY GIS
APPROVED THIS 10th DAY OF September 2025
BY: *[Signature]*

COTTONWOOD IMPROVEMENT DISTRICT
APPROVED THIS 4th DAY OF September 2025
BY: *[Signature]*

MURRAY WATER
APPROVED THIS 5th DAY OF September 2025
BY: *[Signature]*

MURRAY POWER
APPROVED THIS 8th DAY OF September 2025
BY: *[Signature]*

MURRAY CITY PLANNING COMMISSION
APPROVED THIS 4th DAY OF September 2025 A.D., 20 BY THE MURRAY CITY PLANNING COMMISSION.
BY: *Michael L. Richards*
CHAIR, MURRAY PLANNING COMMISSION

MURRAY CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
DATE: 9-10-25
BY: *[Signature]*
MURRAY CITY ENGINEER

SALT LAKE FLOOD CONTROL
APPROVED THIS 16th DAY OF Sept 2025
BY: *Kade Marone*

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF SEPTEMBER A.D. 2025
BY: *[Signature]*
MURRAY CITY ATTORNEY

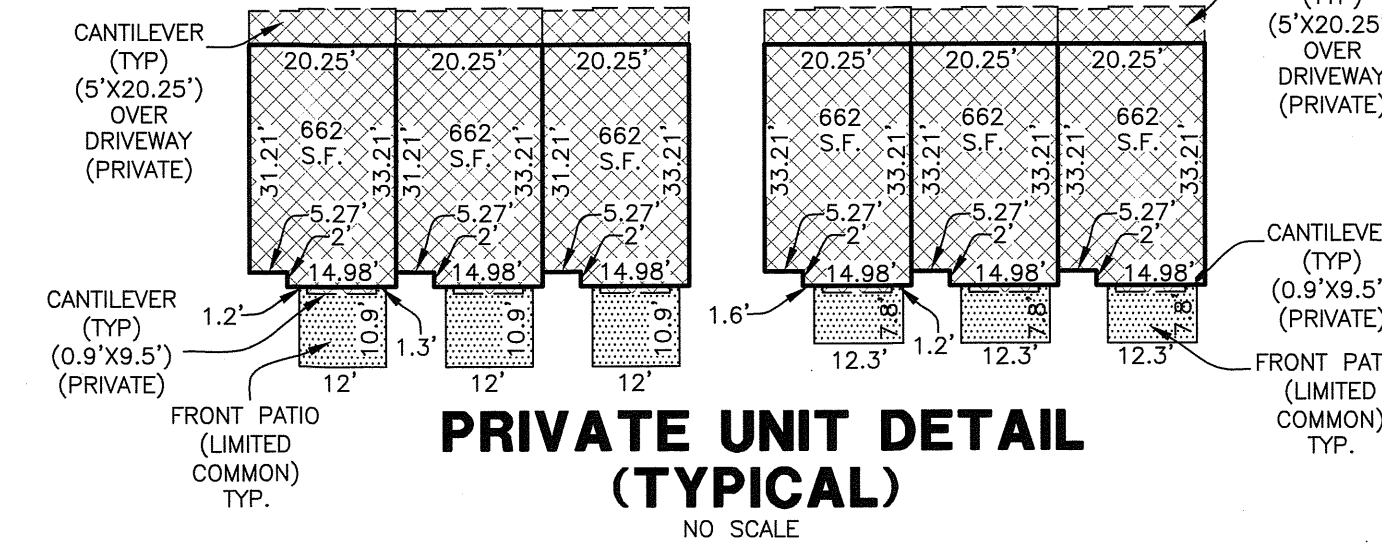
MURRAY CITY MAYOR
PRESENTED TO MURRAY CITY, THIS 10th DAY OF September 2025 AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
BY: *[Signature]*
MAYOR

NUMBER: _____
ACCOUNT: _____
SHEET _____ OF _____

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF 4800 SOUTH STREET, POINT BEING 156.87 FEET SOUTH 04°54'30" EAST AND 687.81 FEET SOUTH 89°05'30" WEST FROM A FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF VAN WINKLE EXPRESSWAY AND 900 EAST STREET (SAID MONUMENT BEING NORTH 04°54'30" WEST 1110.09 FEET FROM A FOUND BRASS CAP MONUMENT IN 900 EAST STREET) SAID POINT OF BEGINNING ALSO BEING 837.92 FEET SOUTH 00°05'45" WEST AND 1367.25 FEET SOUTH 89°54'15" EAST MORE OR LESS FROM THE NORTHWEST CORNER SAID SECTION 8; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO SAID COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 426.83 FEET, AN ARC LENGTH OF 95.01 FEET, A DELTA ANGLE OF 12°45'15", A CHORD BEARING OF SOUTH 59°13'42" WEST, AND A CHORD LENGTH OF 94.92 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 224.99 FEET, A DELTA ANGLE OF 37°54'54", A CHORD BEARING OF SOUTH 59°13'42" WEST, AND A CHORD LENGTH OF 220.91 FEET; THENCE NORTH 00°05'45" EAST 133.80 FEET; THENCE NORTH 89°59'16" WEST 69.53 FEET; THENCE SOUTH 00°05'45" WEST 159.12 FEET; THENCE NORTH 83°14'30" WEST 92.69 FEET TO THE EASTERLY LINE OF ALEXIS PARK FLD; THENCE NORTH 483.91 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 82°30'00" EAST 100.01 FEET; THENCE SOUTH 00°50'37" WEST 22.51 FEET; THENCE SOUTH 00°51'42" WEST 104.79 FEET; THENCE SOUTH 89°07'24" EAST 40.89 FEET; THENCE SOUTH 64°17'30" EAST 47.70 FEET; THENCE SOUTH 00°50'56" WEST 51.79 FEET; THENCE SOUTH 72°11'45" EAST 205.93 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 14.99 FEET, A DELTA ANGLE OF 35°46'30", A CHORD BEARING OF SOUTH 54°18'30" EAST, AND A CHORD LENGTH OF 14.74 FEET; THENCE SOUTH 36°25'15" EAST 25.33 FEET; THENCE SOUTH 42°38'34" EAST 31.89 FEET; THENCE SOUTH 41°50'58" EAST 47.91 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 4800 SOUTH STREET AND TO THE POINT OF BEGINNING.
CONTAINING 111,032 SQUARE FEET OR 2.549 ACRES.

PRIVATE UNIT DETAIL (TYPICAL)



UTILITY NOTE

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT, AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.
CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

CURVE TABLE

CURVE	RADIUS	ARC	L1	L2	CHORD	BEARING	DELTA
C1	426.83	95.01	94.82	S59°13'42"W	124.45	15	
C2	340.00	224.99	220.91	S75°11'21"W	375.45	54	
C3	24.00	14.99	14.74	S54°18'30"E	35.48	30	
C4	28.50	127.08	28.08	N28°02'58"E	54.24	28	
C5	28.50	36.33	33.92	S35°40'30"E	73.02	31	
C6	150.00	150.22	49.98	N72°21'05"E	181.05	92	
C7	150.00	127.20	27.18	N57°33'58"E	102.92	11	
C8	150.00	14.03	14.03	N60°04'50"E	5.21	38	
C9	150.00	13.18	13.18	N54°53'09"E	5.01	43	
C10	340.00	28.08	28.07	S88°13'09"E	4.43	54	
C11	340.00	107.90	107.45	N17°41'43"E	181.11	00	
C12	340.00	23.60	23.59	N89°13'36"E	3.58	36	
C13	426.83	38.17	38.16	N63°02'36"E	5.07	26	
C14	426.83	183.88	182.21	N77°41'43"E	242.58	56	
C15	340.00	44.27	44.23	N53°30'31"E	7.27	34	
C16	340.00	21.08	21.08	N58°00'19"E	3.32	50	
C17	426.83	18.36	18.36	N59°14'56"E	2.77	54	
C18	426.83	15.78	15.78	N55°00'43"E	2.06	57	
C19	426.83	15.78	15.78	N55°00'43"E	2.06	57	
C20	426.83	8.22	8.22	N53°24'09"E	1.06	10	

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN 2 FOUND STREET MONUMENTS, SHOWN HEREON AS N04°54'30"W.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 3rd DAY OF September 2025.
BY: *Rick Jellison*

DEVELOPER:

COTTONWOOD TOWNS, LLC
45 E. CENTER ST. STE. 004
NORTH SALT LAKE, UT. 84054
BY: *Rick Jellison*

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 OF:

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 RECORDERS 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
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS THAT NATHAN W. PUGSLEY, THE MANAGER OF COTTONWOOD TOWNS MURRAY, LLC, UNDERSIGNED OWNER OF THAT ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED A LOT AND PRIVATE STREETS TO BE HEREAFTER KNOWN AS:

COTTONWOOD CREEK TOWNS PHASE 1

DO HEREBY DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND ALSO DO HEREBY DEDICATE A PUBLIC RIGHT OF WAY FOR THE PURPOSES OF EGRESS AND INGRESS AND DO HEREBY DEDICATE A 41 FOOT RADIUS TEMPORARY TURNAROUND EASEMENT FOR VEHICULAR CIRCULATION TO BE VACATED UPON THE RECORDING OF FUTURE PHASE 2 OR OTHER DEVELOPMENT PRECLUDING THE NEED FOR A TURNAROUND AS SHOWN ON THIS PLAT IN WITNESS WHEREOF
COTTONWOOD TOWNS MURRAY, LLC HAVE HERETO SET _____ THIS 2nd DAY OF September 2025.
[Signature]
BY: NATHAN W. PUGSLEY
MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH (ss. COUNTY OF Davis)
ON THE 2nd DAY OF September 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis IN SAID STATE OF UTAH, *Nathan W. Pugsley*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* MANAGER OF *Cottonwood Towns Murray LLC* THAT HE/SHE SIGNING THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: *July 31, 2026*
JARED MCCARTY
NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN Davis COUNTY
MY COMMISSION NO. *725633*
JARED MCCARTY
PRINTED FULL NAME OF NOTARY

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE HEREON DESCRIBED PROPERTY INTO A PRIVATE STREETS, PRIVATE UNITS, LIMITED COMMON AREA AND COMMON AREA AS SHOWN.
ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

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

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'

Salt Lake County Recorder
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 2025P PAGE 236
FEE \$110.00
DEPUTY: SALT LAKE COUNTY RECORDER
NUMBER: _____
ACCOUNT: _____
SHEET _____ OF _____

RA Reeve & Associates, Inc.
5160 S 1500 W, MIDVALE, UTAH 84045
TEL: (801) 621-3100 FAX: (801) 621-2668 www.reeve.co

Salt Lake County Recorder
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 2025P PAGE 236
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DEPUTY: SALT LAKE COUNTY RECORDER
NUMBER: _____
ACCOUNT: _____
SHEET _____ OF _____