

NOTES:

- MORGAN COUNTY REQUIRES THE DEDICATION OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE APPROVAL LETTER AND THE COORD. IT IS DEDICATED TO occupy a building located within any development without first obtaining a certificate of occupancy issued by the county. A paved apron is required to be installed for all driveways accessing from paved streets to the building. A certificate of occupancy is required for any building.
- PERMITTING OF EXISTING WETLANDS AFTER THE 17TH AND 18TH MEETINGS WITH A MATCH TO THE INFORMATION IN THE LEGEND, ANY ALTERATIONS TO THE WETLANDS MUST BE AUTHORIZED BY THE APPROPRIATE GOVERNING AGENCY.
- ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE COAR'S FOR THIS PROPERTY.
4. THE DRAINAGE EASEMENT IS HEREBY DECODED BY THIS MAP AS SHOWN ACROSS LOT 9 FOR THE PURPOSES OF INGRESS, EGRESS, DITCHES, PIPING, DRAINAGE BASINS AND OTHER FACILITIES PERTAINING TO THE STORM DRAINAGE OF THE PROJECT. THE OWNER OF LOT 9 IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT. THE EASEMENT IS LOCATED ON THE PROPERTY OWNED BY THE LANDOWNER OF LOT 9. THE EASEMENT IS LOCATED ON THE PROPERTY OWNED BY THE LANDOWNER OF LOT 9. THE EASEMENT IS ALSO AN EXISTING EASEMENT AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED UNI-LURARY 2, 2022 AS ENTRY #159943 IN BOOK 388 AT PAGE 299.
5. ANY CONSTRUCTION, INCLUDING EARTHWORK ACTIVITIES, WITHIN THE 50-FOOT WIDE AREA CENTERED ON THE PUBLIC UTILITY TRANSMISSION LINE ACROSS LOTS 8 AND 9 IS SUBJECT TO APPROVAL BY ROCKWALL POWER.
6. 5/8" REBAR AND CAP, STAMPED WITH LS #1079886, TO BE SET AT ALL ANGLE POINTS OF SIDE LOT LINES, REAR LOT LINES, AND AT EACH REAR LOT CORNER.
7. NAIL TO BE SET IN 4" IN PURATION OF SIDE LOT LINES.
8. PARCEL 9 IS TO BE RETAINED BY THE MOUNTAIN GREEN SUBDIVISION WATER ASSOCIATION. THIS PARCEL IS UTILIZED FOR AN EXISTING EASEMENT.
9. THE MOUNTAIN GREEN SUBDIVISION WATER ASSOCIATION, RECORDED IN THE LEGEND, WAS RECORDED AT THE MORGAN COUNTY RECORDER'S OFFICE AS ENTRY NO. 158416 ON APRIL 13, 2021 IN BOOK 376, AT PAGE 1956. SAD EASEMENT WAS AMENDED AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON JULY 11, 2022 IN BOOK 391, AT PAGE 703. THE AMENDED CONFIGURATION IS SHOWN HEREON.
10. THE BOUNDARY FOR THIS MAP IS BASED ON THE RECORD OF SURVEY PREPARED BY JT ENGINEERING, PC AND LAYTON SURVEYS RECORDED AS FILE NO. 900978 ON JUNE 15, 2022 AT THE MORGAN COUNTY RECORDER'S OFFICE.

### CURVE DATA

SEGMENT	LENGTH	RADIUS	CHORD	TANGENT	CHORD	BEARING
C1	83.55	3869.72	173'39"	41.77	83.54	N84°31'59" W
C2	414.27	1153.55	203'43"	205.39	41.05	N74°28'03" E
C3	6.07	1153.55	6'08"	3.04	6.07	S84°19'51" E
C4	87.12	1350.50	3'14"48"	43.58	87.11	S67°49'36" W
C5	12.28	1350.50	0'31"17"	6.11	12.25	S69°46'07" W
C6	130.89	1355.53	5'21"37"	65.50	130.84	S76°54'45" W
C7	408.20	1153.55	20'26"29"	205.25	40.07	S74°37'09" W
C8	173.93	1341.50	7'30"51"	88.09	175.81	S79°30'37" W
C9	21.99	14.00	89'59"18"	14.00	19.80	S70°49'33" E
C10	12.68	250.00	2'14"20"	6.34	12.68	S27°16'20" E
C11	22.70	14.00	92'54"20"	14.73	20.29	S17'43'39" W
C12	119.40	28.00	2'15"25"	80.62	118.49	S38°02'09" E
C13	153.38	28.00	21'22"57"	78.86	151.49	S65°58'35" E
C14	272.76	28.00	5'58"45"	148.30	262.10	S55°43'37" E
C15	743.54	250.00	59'48"57"	132.41	234.02	S55°43'37" E
C16	203.18	220.00	52'54"32"	109.47	198.01	S55°10'47" E
C17	211.94	100.00	12'15"23"	178.31	174.44	S24°39'16" E
C18	257.30	100.00	14'25"22"	342.23	191.97	S20°55'07" W
C19	249.24	100.00	16'58"14"	102.02	162.85	S18°33'03" W
C20	99.09	55.00	1'07"05"	85.66	84.33	S85°46'09" W
C21	147.15	55.00	1'57"17"	231.74	103.70	S85°58'48" E
C22	243.24	55.00	25'23"57"	73.80	88.20	S10°52'36" E
C23	19.22	15.00	7'37"23"	11.18	17.93	S79°07'14" W
C24	122.92	80.00	88'02"04"	77.30	116.11	S22°22'59" E
C25	37.22	100.00	2'19"39"	18.83	37.00	S86'01'01" W
C26	88.27	3940.72	1'17"00"	44.14	86.27	S84°39'39" W
C27	230.88	250.00	5'25"32"	124.40	222.74	S59°10'47" E

### NOTES (CONTINUED):

- AN 18 FOOT WIDE POTENTIAL CULVERT WATER EASEMENT IS HEREBY DECODED BY THIS MAP TO THE MOUNTAIN GREEN SUBDIVISION WATER ASSOCIATION (MGSWA) TO BE USED FOR THE MAINTENANCE AND OPERATION OF EXISTING CULVERT WATER LINES AND RELATED WATER FACILITIES AS MAY BE AUTHORIZED BY MGSWA, OVER, ACROSS AND UNDER THE REAL PROPERTY, AS SHOWN AS AN ACTIVATED EASEMENT.
- A PRIVATE STORM DRAIN EASEMENT SHALL BE CONVEYED OVER LOT 9 IN TIME EITHER LOT 1 OR LOT 8, DEPENDED, WHENEVER COMES FIRST, AND PRIVATE EASEMENT SHALL ALLOW A STORM DRAIN LINE TO BE BUILT TO EXISTING UTILITY MASTERS FOUND IN THE FIELD, SAD 50 FOOT WIDE EASEMENT MAY EXTEND 11 FEET +/- WITHIN LOT 1, AND THE PORTION LOT 2 LYING WEST OF THE SECTION LINE COMMON WITH SECTIONS 26 AND 27.
- ALL BUILDING CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE MOUNTAIN GREEN FIRE PROTECTION DISTRICT, WHICH INCLUDES, BUT IS NOT LIMITED TO APPROVED AUTOMATIC FIRE SPRINKLER INSTALLATION AND THE SUBDIVISION'S AGREED COVENANTS, CONDITIONS, AND RESTRICTIONS.

### LEGEND & ABBREVIATIONS:

#### MORGAN COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT RELEASE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS 18 DAY OF July 2022.

*David C. Long*  
MORGAN COUNTY SURVEYOR

HIGHLANDS WATER COMPANY  
APPROVED THIS 13 DAY OF  
July 2022.

MOUNTAIN GREEN SEWER  
IMPROVEMENT DISTRICT  
APPROVED THIS 14 DAY OF  
July 2022.

COUNTY ENGINEER'S  
APPROVAL  
APPROVED THIS 15 DAY OF  
July 2022.

COUNTY COMMISSION APPROVAL AND ACCEPTANCE  
PRESENTED TO THE MORGAN COUNTY COMMISSION THIS 18 DAY OF  
July 2022. AT WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED.

MORGAN COUNTY  
PLANNING COMMISSION  
APPROVED THIS 18 DAY OF  
July 2022. BY THE MORGAN PLANNING COMMISSION.

COUNTY CHAPPERSON  
COUNTY CLERK  
SUSAN HYDE  
COUNTY CHAPPERSON  
SUSAN HYDE  
COUNTY CHAPPERSON  
SUSAN HYDE  
COUNTY CHAPPERSON  
SUSAN HYDE

- SECTION MONUMENT
- SECTION LINE
- LOT LINE
- ROAD CENTERLINE
- EXISTING PARCEL LINE
- EASEMENT LINE, AS NOTED
- BOUNDARY MARKER

- ROW
- RIGHT OF WAY
- TYPER
- MONUMENT
- ESMNT
- PUE
- PUBLIC UTILITY EASEMENT
- PCD
- PUBLIC CULVERT EASEMENT
- MGSID
- MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
- EX. SEWER EASEMENT (SEE NOTE 9)
- EX. WETLANDS (SEE NOTE 2)

# CANYON VIEW COMMERCIAL WEST

LOCATED IN THE WEST HALF OF SECTION 26,  
AND THE EAST HALF OF SECTION 27,  
TOWNSHIP 5 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
MOUNTAIN GREEN, MORGAN COUNTY, UTAH



### SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 1070886, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 38, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND LOCATED IN THE STATE OF UTAH, COUNTY OF MORGAN, SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, MOUNTAIN GREEN, MORGAN COUNTY, UTAH, AND THAT THE SUBDIVIDED TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS CANYON VIEW COMMERCIAL-WEST, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JULY 13, 2022

WILLIS D. LONG  
LICENSE NO. 1070886



### BOUNDARY DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, AT 29°34'44" N, 111°57'42" W, AND PROCEEDING EASTWARD, A DISTANCE OF 573.42 FEET, THENCE SOUTH, A DISTANCE OF 2111.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD HIGHWAY ROAD (STATE ROAD 167, 66 FEET WIDE), SAD POINT IS ALSO THE NORTHWESTERLY CORNER OF LOT 7 OF THE CANYON VIEW COMMERCIAL SUBDIVISION RECORDED ON NOVEMBER 16, 2021, AS ENTRY NO. 158401 IN BOOK 385 AT PAGE 180. THE FOLLOWING RECORDS, SAID POINTS BEING THE POINTS OF BEGINNING FOR THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 06°58'33" E, A DISTANCE OF 284.15 FEET;
- 2) SOUTH 05°12'45" E, A DISTANCE OF 329.93 FEET;
- 3) SOUTH 05°46'11" E, A DISTANCE OF 181.45 FEET;
- 4) SOUTH 04°18'20" E, A DISTANCE OF 236.06 FEET;

TO A POINT ON THE NORTH LINE OF INTERSTATE 84 (WIDE VARIES); THENCE, ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 03°23'09" W, A DISTANCE OF 229.22 FEET;
- 2) NORTH 03°23'09" W, A DISTANCE OF 018.48 FEET;
- 3) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3899.72 FEET, THROUGH A CENTRAL ANGLE OF 013°38'3", A DISTANCE OF 83.54 FEET.

THENCE, NORTH 00°01'19" W, A DISTANCE OF 256.65 FEET; THENCE, NORTH 63°50'10" E, A DISTANCE OF 150.07 FEET; THENCE, NORTH 147°27'5" W, A DISTANCE OF 147.10 FEET, TO A POINT ON THE NORTH LINE OF SECTION 26, SAD POINT IS ALSO THE SOUTHWESTERLY CORNER OF LOT 7 OF THE CANYON VIEW ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 64°10'48" E, A DISTANCE OF 712.86 FEET;
- 2) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1153.55 FEET, THROUGH A CENTRAL ANGLE OF 020°43'35", A DISTANCE OF 412.27 FEET (CHORD BEARS NORTH 74°28'06" E, A DISTANCE OF 114.02 FEET).

TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 20.27 ACRES, MORE OR LESS.

### OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER REFERRED TO AS THE CANYON VIEW COMMERCIAL WEST, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, OTHER UTILITIES, OR EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/HOUR HAND(S) THIS 13<sup>th</sup> DAY OF July A.D. 2022.

*Willis D. Long*

VAL AND HEATHER POLL FAMILY 2004 TRUST  
DAVID MARSH, TRUSTEE  
Val & Poll - co-trustee  
Lloyd C. Perkins, President  
Heather L. Poll, co-trustee  
Douglas L. Perkins, President

### ACKNOWLEDGEMENT (TRUSTEE):

STATE OF UTAH  
COUNTY OF MORGAN S.S.  
ON THE 13<sup>th</sup> DAY OF July A.D. 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF MORGAN, UTAH, *Val* AND *Heather L. Poll*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE CO-TRUSTEES OF THE VAL AND HEATHER POLL FAMILY 2004 TRUST DATED MARCH 3, 2004 AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID FAMILY TRUST FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC *Lisa Marie Anderson*  
PRINTED FULL NAME: *Lisa Marie Anderson*  
My Commission Expires: *Apr 12, 2023*

MY COMMISSION NUMBER: *105752*

MY COMMISSION EXPIRES: *Apr 12, 2023*

A NOTARY PUBLIC COMMISSIONED IN *Utah* RESIDING IN *Morgan* COUNTY

### ACKNOWLEDGEMENT (ASSOCIATION):

STATE OF UTAH  
COUNTY OF MORGAN S.S.  
ON THE 13<sup>th</sup> DAY OF July A.D. 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF MORGAN, UTAH, *Douglas L. Perkins* AND *Heather L. Poll*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT *Heather L. Poll* IS THE PRESIDENT OF THE MOUNTAIN GREEN SUBDIVISION WATER ASSOCIATION, A NON-PROFIT CORPORATION, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY, FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.

NOTARY PUBLIC *Lisa Marie Anderson*  
PRINTED FULL NAME: *Lisa Marie Anderson*  
My Commission Expires: *Apr 12, 2023*

MY COMMISSION NUMBER: *105752*

MY COMMISSION EXPIRES: *Apr 12, 2023*

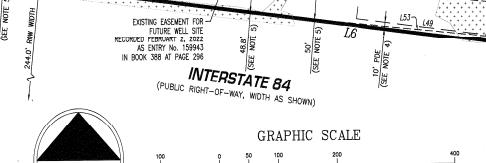
A NOTARY PUBLIC COMMISSIONED IN *Utah* RESIDING IN *Morgan* COUNTY

### RECODER # 161585

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF *Val & Poll*  
DATE August 1, 2022 TIME 10:08 a.m. BOOK 394 PAGE 105

*Val & Poll*  
FEE \$ \$60.00

*Lamont Pace / Deputy*  
MORGAN COUNTY RECORDER



(IN FEET) 1 inch = 100 ft.

(IN METERS) 1 meter = 100 m.

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