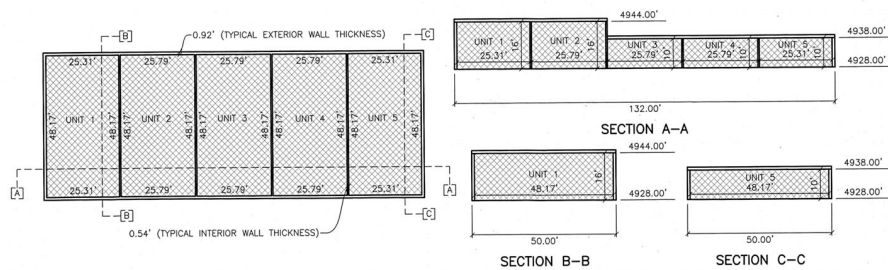


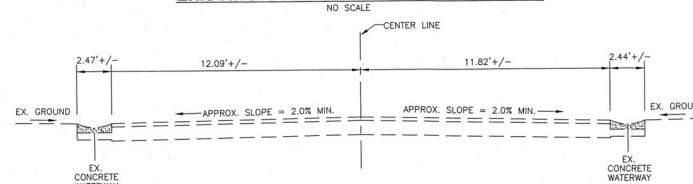
SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH SEPTEMBER, 2023

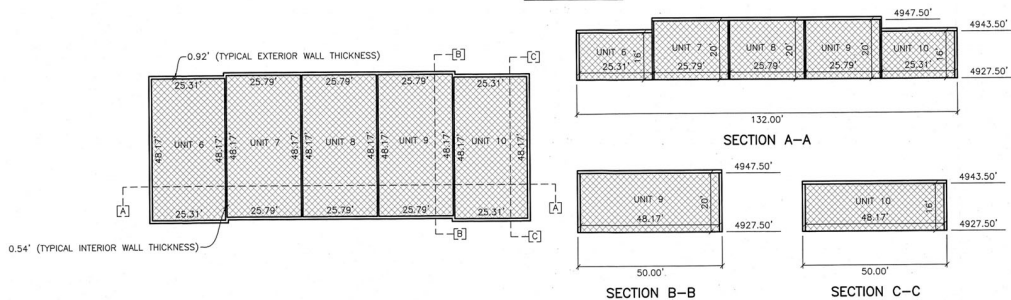
BUILDING A



EXISTING 5800 NORTH STREET SECTION



BUILDING B



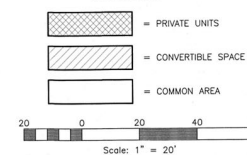
SITE ADDRESS

4032 W. 5800 N.
MOUNTAIN GREEN, UTAH

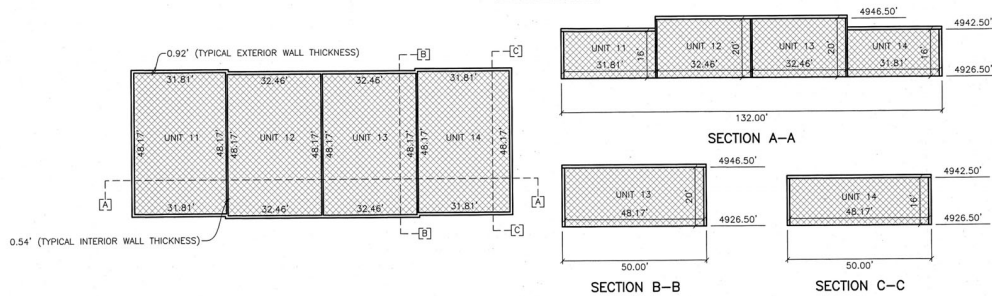
ADDRESS TABLE

UNIT	ADDRESS
A1	4032 W. 5800 N. #A1
A2	4032 W. 5800 N. #A2
A3	4032 W. 5800 N. #A3
A4	4032 W. 5800 N. #A4
A5	4032 W. 5800 N. #A5
B6	4032 W. 5800 N. #B6
B7	4032 W. 5800 N. #B7
B8	4032 W. 5800 N. #B8
B9	4032 W. 5800 N. #B9
B10	4032 W. 5800 N. #B10
C11	4032 W. 5800 N. #C11
C12	4032 W. 5800 N. #C12
C13	4032 W. 5800 N. #C13
C14	4032 W. 5800 N. #C14
15	4032 W. 5800 N. #15
16	4032 W. 5800 N. #16
17	4032 W. 5800 N. #17
18	4032 W. 5800 N. #18

LEGEND



BUILDING C



AREA TABLE

UNIT	INTERIOR AIR SPACE SQUARE FOOTAGE
A1	1219 S.F.
A2	1242 S.F.
A3	1242 S.F.
A4	1242 S.F.
A5	1219 S.F.
B6	1219 S.F.
B7	1242 S.F.
B8	1242 S.F.
B9	1242 S.F.
B10	1219 S.F.
C11	1532 S.F.
C12	1563 S.F.
C13	1563 S.F.
C14	1532 S.F.
15	5478 S.F.
16	5626 S.F.
17	7532 S.F.
18	5918 S.F.

Project Info.

Surveyor: I. HATCH
 Designer: N. ANDERSON
 Begin Date: 10-28-22
 Name: SHORT FIELD LANDINGS, COMMERCIAL CONDO.
 Number: 7531-01
 Revision: 9-18-2023
 Scale: 1"=20'
 Checked:

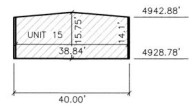
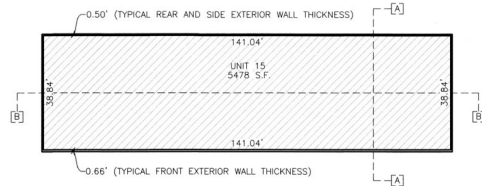
Morgan County Recorder

Entry No. 16436 Fee Paid
 And Recorded. Filed For Record
 At 10:30 In Book 203
 Of The Official Records, Page
1378
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 Morgan County Recorder
 Deputy.

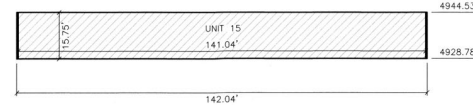
SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH SEPTEMBER, 2023

UNIT 15

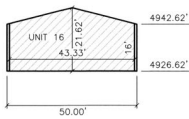
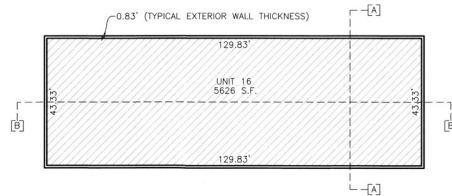


SECTION A-A

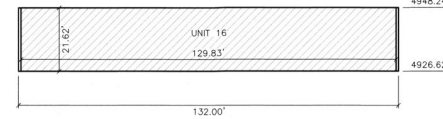


SECTION B-B

UNIT 16

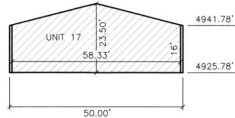
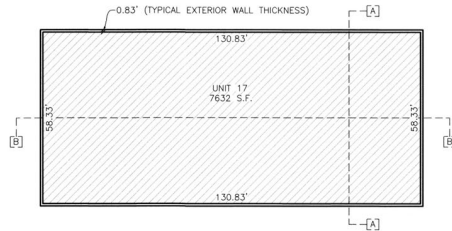


SECTION A-A

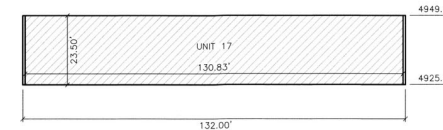


SECTION B-B

UNIT 17

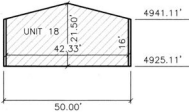
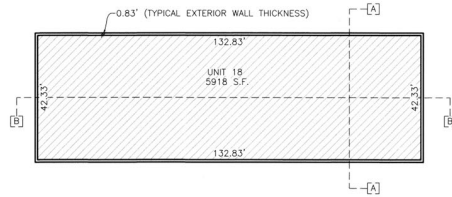


SECTION A-A

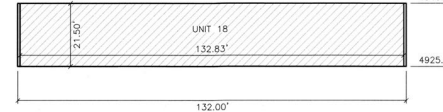


SECTION B-B

UNIT 18



SECTION A-A



SECTION B-B

SITE ADDRESS

4032 W. 5800 N.
MOUNTAIN GREEN, UTAH

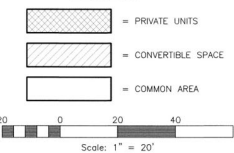
ADDRESS TABLE

UNIT	ADDRESS
A1	4032 W. 5800 N. #A1
A2	4032 W. 5800 N. #A2
A3	4032 W. 5800 N. #A3
A4	4032 W. 5800 N. #A4
A5	4032 W. 5800 N. #A5
B6	4032 W. 5800 N. #B6
B7	4032 W. 5800 N. #B7
B8	4032 W. 5800 N. #B8
B9	4032 W. 5800 N. #B9
B10	4032 W. 5800 N. #B10
C11	4032 W. 5800 N. #C11
C12	4032 W. 5800 N. #C12
C13	4032 W. 5800 N. #C13
C14	4032 W. 5800 N. #C14
15	4032 W. 5800 N. #15
16	4032 W. 5800 N. #16
17	4032 W. 5800 N. #17
18	4032 W. 5800 N. #18

AREA TABLE

UNIT	INTERIOR AIR SPACE SQUARE FOOTAGE
A1	1719 S.F.
A2	1242 S.F.
A3	1242 S.F.
A4	1242 S.F.
A5	1719 S.F.
B6	1719 S.F.
B7	1242 S.F.
B8	1242 S.F.
B9	1242 S.F.
B10	1719 S.F.
C11	1532 S.F.
C12	1563 S.F.
C13	1563 S.F.
C14	1532 S.F.
15	5478 S.F.
16	6626 S.F.
17	7632 S.F.
18	5918 S.F.

LEGEND



Project Info.

Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 10-28-22
 Name: SHORT FIELD LANDINGS, COMMERCIAL CONDO.
 Number: 7631-01
 Revision: 9-15-2023
 Scale: 1"=20'
 Checked:

Morgan County Recorder

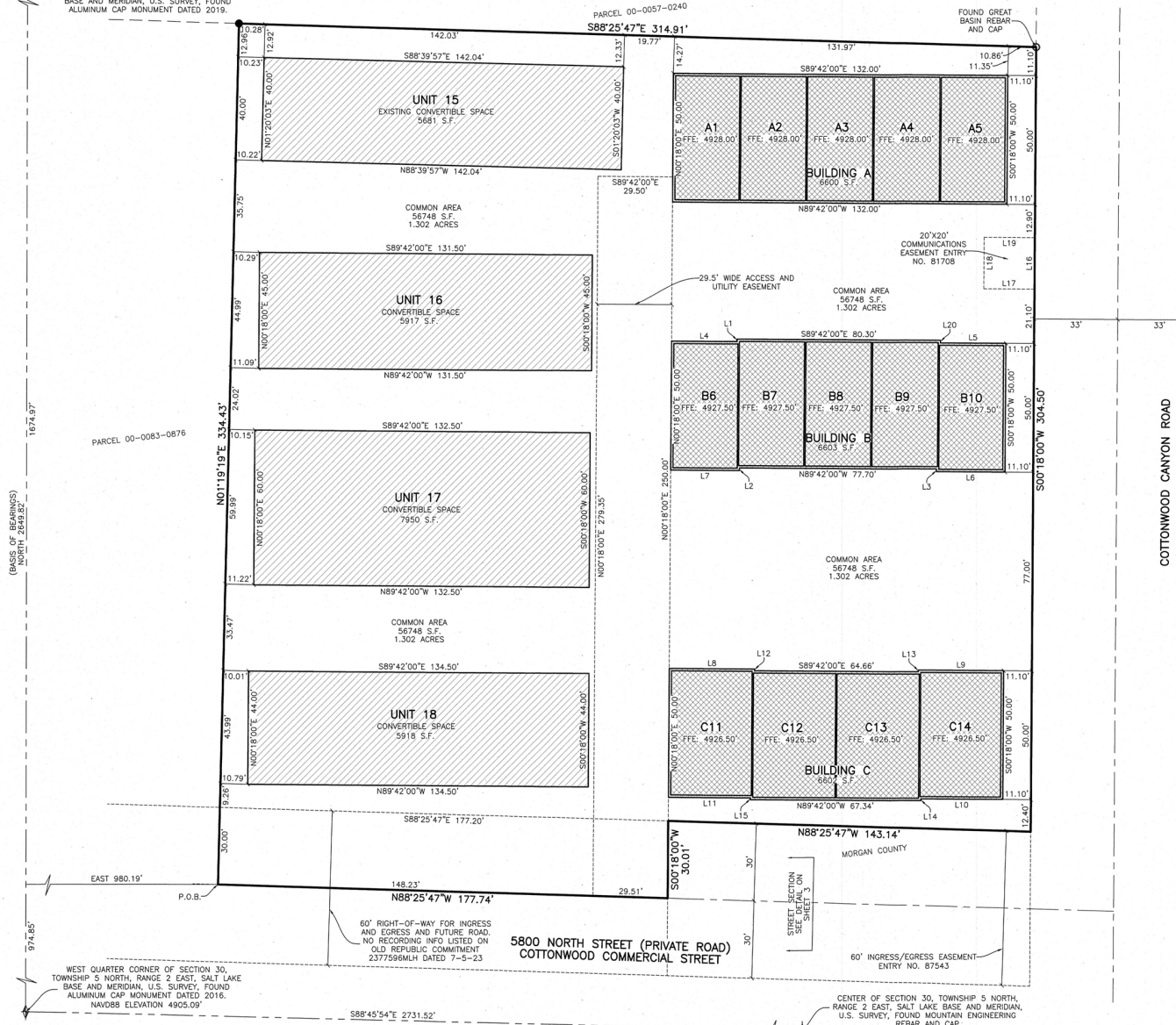
Entry No. 16448
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 And Recorded, Filed For Record
 At _____ In Book 452
 Of The Official Records, Page
 1399
 Recorded For:

Morgan County Recorder
 Deputy.

SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH SEPTEMBER, 2023

NORTHWEST CORNER OF SECTION 30,
TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, U.S. SURVEY, FOUND
ALUMINUM CAP MONUMENT DATED 2019.

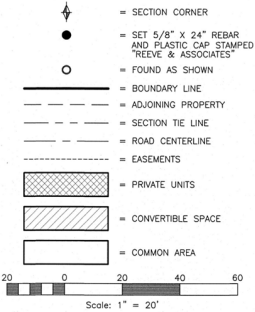


SITE ADDRESS
4032 W. 5800 N.
MOUNTAIN GREEN, UTAH

ADDRESS TABLE

UNIT	ADDRESS
A1	4032 W. 5800 N. #A1
A2	4032 W. 5800 N. #A2
A3	4032 W. 5800 N. #A3
A4	4032 W. 5800 N. #A4
A5	4032 W. 5800 N. #A5
B6	4032 W. 5800 N. #B6
B7	4032 W. 5800 N. #B7
B8	4032 W. 5800 N. #B8
B9	4032 W. 5800 N. #B9
B10	4032 W. 5800 N. #B10
C11	4032 W. 5800 N. #C11
C12	4032 W. 5800 N. #C12
C13	4032 W. 5800 N. #C13
C14	4032 W. 5800 N. #C14
15	4032 W. 5800 N. #15
16	4032 W. 5800 N. #16
17	4032 W. 5800 N. #17
18	4032 W. 5800 N. #18

LEGEND

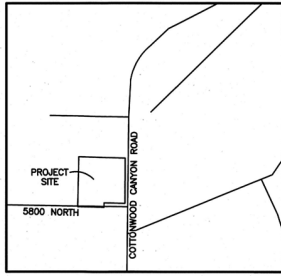


Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 10-28-22
Name: SHORT FIELD LANDINGS, COMMERCIAL CONDO.
Number: 7831-01
Revision: 9-15-2023
Scale: 1"=20'
Checked:

Morgan County Recorder
Entry No. 64438 Fee Paid
And Recorded: Filed For Record
At: In Book 463
Of the Official Records, Page
1371
Recorded For:
Morgan County Recorder
Deputy.

SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
MOUNTAIN GREEN, MORGAN COUNTY, UTAH SEPTEMBER, 2023



VICINITY MAP
NOT TO SCALE

NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A CONDOMINIUM PLAT AS SHOWN. ALL TIES TO BUILDINGS ARE PERPENDICULAR.
- THE CONDOMINIUM OWNER'S ASSOCIATION WILL MAINTAIN ALL COMMON AREA.
- THE CONDOMINIUM OWNER'S ASSOCIATION WILL MAINTAIN ALL PARK STRIPS.
- ALL AREA NOT LABELED AS PRIVATE UNITS OR CONVERTIBLE SPACE IS CONSIDERED COMMON AREA.
- ALL COMMON AREA IS PUBLIC UTILITY EASEMENT.
- ALL WALKWAYS, PARKING, AND PAVEMENT TO BE SHARED BETWEEN UNITS.
- GPS DERIVED NAVD88 VERTICAL DATUM. FOUND ALUMINUM CAP MONUMENT DATED 2016 AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. NAVD88 ELEVATION 4905.09'
- MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: NORTH

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 5800 NORTH STREET, SAID POINT BEING NORTH 974.85 FEET AND EAST 980.19 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 01°19'19" EAST 334.43 FEET; THENCE SOUTH 88°25'47" EAST 314.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COTTONWOOD CANYON ROAD; THENCE SOUTH 00°18'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 304.50 FEET; THENCE NORTH 88°25'47" WEST 143.14 FEET; THENCE SOUTH 00°18'00" WEST 30.01 FEET TO THE CENTERLINE OF 5800 NORTH STREET; THENCE NORTH 88°25'47" WEST ALONG SAID CENTERLINE, 177.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 102,019 S.F. SQUARE FEET OR 2.342 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°18'00"E	1.00
L2	S00°18'00"W	1.00
L3	N00°18'00"E	1.00
L4	S89°42'00"E	25.85
L5	S89°42'00"E	25.85
L6	S89°42'00"E	27.15
L7	S89°42'00"E	27.15
L8	S89°42'00"E	33.67
L9	S89°42'00"E	33.67
L10	S89°42'00"E	32.33
L11	S89°42'00"E	32.33
L12	N00°18'00"E	0.67
L13	N00°18'00"E	0.67
L14	N00°18'00"E	0.67
L15	N00°18'00"E	0.67
L16	S09°18'00"W	20.00
L17	N89°42'00"W	20.00
L18	N00°18'00"E	20.00
L19	S89°42'00"E	20.00
L20	S00°18'00"W	1.00

SITE ADDRESS

4032 W. 5800 N.
MOUNTAIN GREEN, UTAH

ADDRESS TABLE

UNIT	ADDRESS
A1	4032 W. 5800 N. #A1
A2	4032 W. 5800 N. #A2
A3	4032 W. 5800 N. #A3
A4	4032 W. 5800 N. #A4
A5	4032 W. 5800 N. #A5
A6	4032 W. 5800 N. #A6
A7	4032 W. 5800 N. #A7
A8	4032 W. 5800 N. #A8
A9	4032 W. 5800 N. #A9
A10	4032 W. 5800 N. #A10
A11	4032 W. 5800 N. #A11
A12	4032 W. 5800 N. #A12
A13	4032 W. 5800 N. #A13
A14	4032 W. 5800 N. #A14
A15	4032 W. 5800 N. #A15
A16	4032 W. 5800 N. #A16
A17	4032 W. 5800 N. #A17
A18	4032 W. 5800 N. #A18

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE 57-8-13(1)(B) OF THE UTAH CONDOMINIUM ACT, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS IN MORGAN 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 DATA COMPILED FROM RECORDS IN THE **MORGAN COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **MORGAN COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 27 DAY OF SEPT, 2023.



9031945
UTAH LICENSE NUMBER
TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS **SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS**, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED, AND DOES HEREBY GIVE MY CONSENT TO THE RECORDATION OF THIS PLAT FOR THE PURPOSE OF CONDOMINIUMIZING THE TRACT OF LAND DESCRIBED HEREON INTO PRIVATE UNITS, COMMON SPACE, AND CONVERTIBLE SPACE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY CONVEY TO THE CONDOMINIUM OWNER'S ASSOCIATION (**SHORT FIELD LANDINGS HOA - 8260 E HAWKS LANE, HUNTSVILLE, UT 84317**) FOR PRIVATE USE THE 23.5 FOOT ACCESS AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS 27 DAY OF SEPT, 2023.

XPRT ENTERPRISES LLC

Blair Gardner
BLAIR GARDNER, PRESIDENT

9/27/23
DATE

LLC ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH)

ON THE 27 DAY OF SEPT, 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ADAM R. HULLSTON AND ADAM R. HULLSTON BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME AS ADAM R. HULLSTON AND ADAM R. HULLSTON OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES INTENTIONED THEREIN.

Adam R. Hullston ADAM R. HULLSTON
NOTARY PUBLIC
729.706
COMMISSION NO. 12800
A NOTARY PUBLIC COMMISSIONED IN UTAH

ADAM R. HULLSTON
ADAM R. HULLSTON
COMMISSION NO. 12800
COM. EXP. 08-23-2025

8-23-26
COMMISSION EXPIRES

SURVEY FILING NO. S-001077 AND S-001078

COTTONWOOD MUTUAL WATER COMPANY
APPROVED AS TO FORM
SIGNED 27 DAY OF September, 2023
[Signature]
AUTHORIZED REPRESENTATIVE

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
APPROVED AS TO FORM
SIGNED 11 DAY OF October, 2023
[Signature]
AUTHORIZED REPRESENTATIVE

Project Info.
Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **10-28-22**
Name: **SHORT FIELD LANDINGS, COMMERCIAL CONDO.**
Number: **7631-01**
Revision: **9-15-2023**
Scale: **1"=20'**
Checked: _____

RA **Reeve & Associates, Inc.**
510 SOUTH 1500 WEST, PROVO, UT 84603
TEL: (801) 621-3100 FAX: (801) 621-3988 www.raia.com

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 RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED 2 DAY OF October, 2023
[Signature]
MORGAN COUNTY SURVEYOR

MORGAN COUNTY COMMISSION
APPROVED AS TO FORM
SIGNED 11 DAY OF October, 2023
[Signature]
MORGAN COUNTY CHAIR
ATTEST: *[Signature]*
MORGAN COUNTY CLERK

MORGAN COUNTY ATTORNEY
APPROVED AS TO FORM
SIGNED 11 DAY OF October, 2023
[Signature]
MORGAN COUNTY ATTORNEY

MORGAN COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS CONDOMINIUM PLAT WAS RECOMMENDED FOR APPROVAL BY THE MORGAN COUNTY PLANNING COMMISSION.
SIGNED THIS 6 DAY OF October, 2023
[Signature]
CHAIR, MORGAN COUNTY PLANNING COMMISSION

MORGAN COUNTY ENGINEER
APPROVED THIS 10 DAY OF October, 2023
[Signature]
MORGAN COUNTY ENGINEER

Morgan County Recorder
Entry No. 164430 Fee Paid
62.50.00 Files For Record
At 2:24 pm in Book 402
Of the Official Records, Page(s)
1304-1319
Recorded For:
[Signature]
Morgan County Recorder
[Signature] Deputy.