

COTTONWOOD CREEK

(NOW KNOWN AS THE FALLS AT SUGARPLUM)

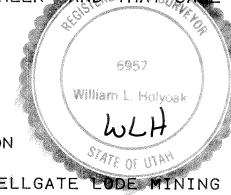
A 9 LOT SUBDIVISION LOCATED IN THE TOWN OF ALTA, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., S.L.B. & M.

(SEE AMENDMENT IN 6137-2794)

CURVE	ARC	DELTA	RADIUS
C1	92.760	40°52'57"	130.000
C2	15.427	6°48'19"	300.000
C3	29.880	5°43'33"	300.000
C4	44.338	6°29'05"	300.000
C5	19.265	5°35'21"	300.000
C6	18.114	12°25'19"	130.000
C7	30.774	27°54'26"	63.182
C8	18.114	12°25'19"	130.000
C9	22.405	25°40'28"	130.000
L10	40.312	12°25'19"	130.000
C11	47.906	38°31'18"	63.182
C12	179.745	10°47'05"	954.930

LINE	BEARING	DISTANCE
L1	S 15°25'00" E	100.000
L2	S 15°25'00" E	110.000
L3	S 88°51'49" W	28.023
L4	S 72°52'15" E	217.526
L5	S 82°54'29" W	24.691
L6	S 72°52'15" E	217.526
L7	S 33°20'58" W	27.281
L8	S 15°25'00" E	69.691
L9	S 28°19'32" W	94.131
L10	S 15°25'00" E	110.000
L11	N 84°24'11" W	105.338
L12	S 15°25'00" E	110.000
L13	S 79°33'18" W	59.579
L14	S 82°54'29" W	24.691
L15	S 42°58'58" W	41.920
L16	S 82°54'29" W	107.239
L17	S 15°25'00" E	110.000
L18	N 89°47'52" W	30.928
L19	S 15°25'00" E	47.906
L20	S 34°49'35" W	29.689
L21	S 15°25'00" E	110.000
L22	N 42°25'00" E	48.178
L23	S 15°25'00" E	110.000
L24	S 42°25'00" E	104.733
L25	S 15°25'00" E	110.000
L26	S 15°25'00" E	110.000
L27	S 15°25'00" E	35.744
L28	S 15°25'00" E	57.611
L29	S 15°25'00" E	68.703
L30	S 15°25'00" E	79.691
L31	S 17°29'56" E	78.304
L32	S 15°25'00" E	110.000
L33	N 82°56'45" E	23.363
L34	S 15°25'00" E	110.000
L35	N 90°00'00" E	18.509
L36	S 15°25'00" E	110.000
L37	S 37°45'47" W	36.835
L38	S 15°25'00" E	110.000
L39	N 74°08'00" E	10.000
L40	N 74°08'00" E	21.000
L41	N 74°08'00" E	32.000
L42	N 74°08'00" E	43.000
L43	N 74°08'00" E	54.000
L44	N 74°08'00" E	65.000

SURVEYOR'S CERTIFICATE
I, WILLIAM L. HOLYOAK, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6958 AND CERTIFICATE NO. 6957 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE RETRACED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AS ORIGINALLY SURVEYED BY R.W. [REDACTED] IN 1982 AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO 9 LOTS HEREAFTER TO BE KNOWN AS "COTTONWOOD CREEK" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
AUGUST 26, 1987
DATE: August 26, 1987
WILLIAM L. HOLYOAK, P.E. #6958, L.S. #6957



OWNERS DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 9 LOTS TO BE HEREAFTER KNOWN AS "COTTONWOOD CREEK" DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 26th DAY OF AUGUST, 1987.

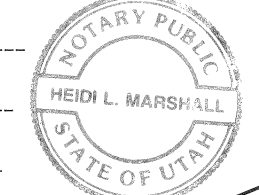
Walter V. Plumb III and Thomas F. Williamsen
President and Assistant Secretary
Plumb Investment Co.
By *Heidi A. Marshall*
Notary Public

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 26th DAY OF August, 1987, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Walter V. Plumb III and Thomas F. Williamsen, President and Assistant Secretary of Plumb Investment Co. AND THAT THE WITHIN OWNERS DEDICATION AND CONSENT TO RECORD WAS SIGNED IN BEHALF OF SAID Plumb Investment Co. BY AUTHORITY OF SAID Board of Directors AND THE SAID corporate ACKNOWLEDGED TO ME THAT SAID corporate EXECUTED THE SAME.

Heidi A. Marshall
Notary Public
West Jordan, Utah
Residing at
915190
MY COMMISSION EXPIRES



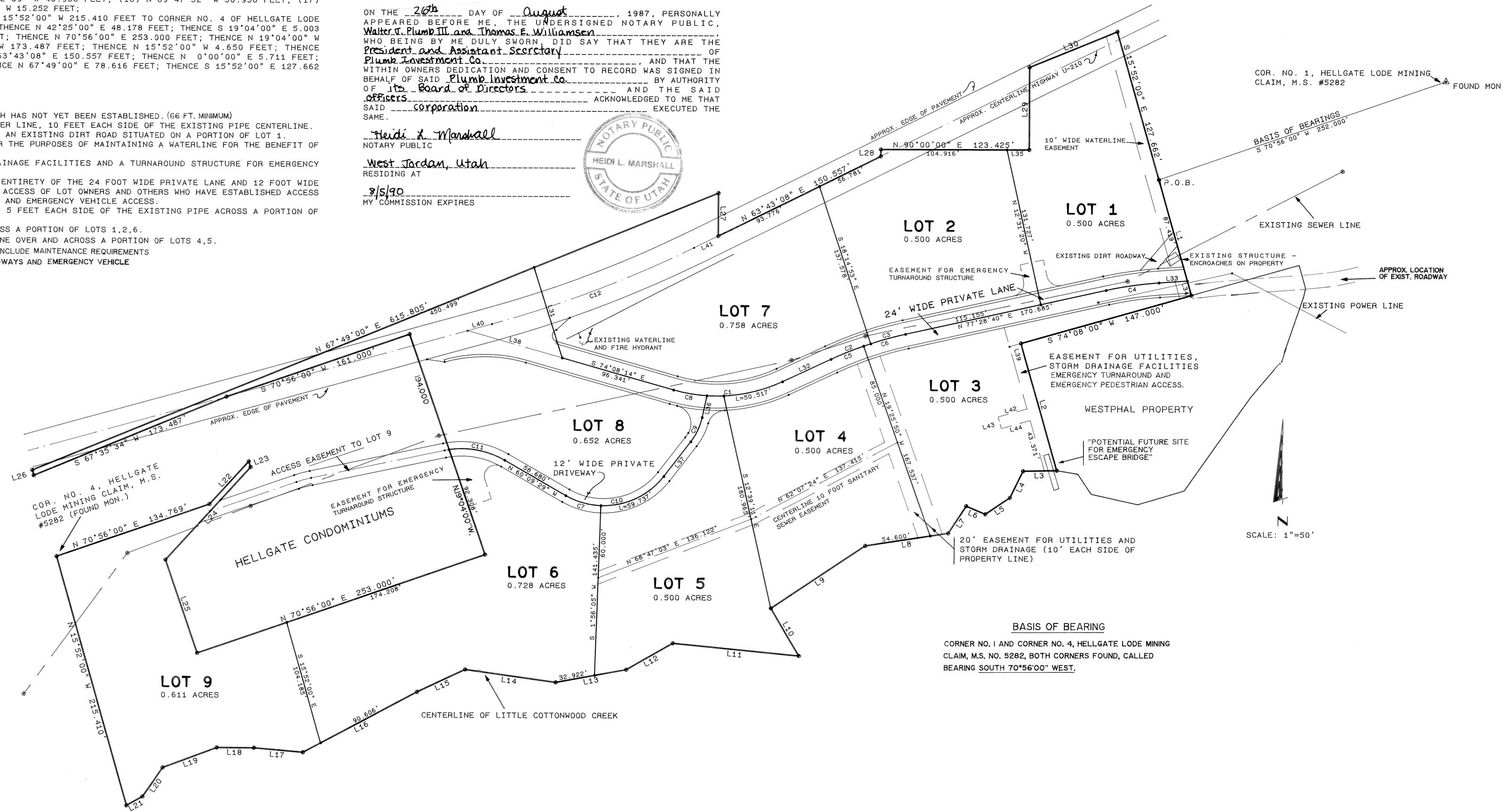
SUBDIVISION BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS S 70°56'00" W 252.000 FEET FROM CORNER NO. 1 OF HELLGATE LODE MINING CLAIM, MINERAL SURVEY NO. 5282, SAID CORNER NO. 1 BEING RECORD S 60°39' W, 3674.9 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER NO. 1 BEING FIELD MEASURED S 60°36'11" W 3675.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE FROM SAID POINT OF BEGINNING S 15°25'00" E 100.000 FEET; THENCE S 74°08'00" W 147.000 FEET; THENCE S 15°25'00" E 110.000 FEET TO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE WESTERLY ALONG SAID CENTERLINE OF LITTLE COTTONWOOD CREEK THE FOLLOWING (19) NINETEEN COURSES:
(1) S 88°51'49" W 28.023 FEET; (2) S 28°09'18" W 24.756 FEET; (3) S 55°54'22" W 24.601 FEET; (4) N 66°58'10" W 17.274 FEET; (5) S 33°20'58" W 27.281 FEET; (6) S 81°12'24" W 69.681 FEET; (7) S 56°19'30" W 94.121 FEET; (8) S 30°37'28" E 46.082 FEET; (9) N 84°54'11" W 105.338 FEET; (10) S 60°02'15" W 44.680 FEET; (11) S 79°33'18" W 59.579 FEET; (12) N 82°00'05" W 76.064 FEET; (13) S 64°38'58" W 44.205 FEET; (14) S 62°00'23" W 107.239 FEET; (15) N 85°02'39" W 40.956 FEET; (16) N 89°47'52" W 30.958 FEET; (17) S 69°29'39" W 47.988 FEET; (18) S 34°49'35" W 29.689 FEET; (19) S 60°55'25" W 15.252 FEET;
THENCE LEAVING SAID CENTERLINE OF LITTLE COTTONWOOD CREEK AND RUNNING N 15°52'00" W 215.410 FEET TO CORNER NO. 4 OF HELLGATE LODE MINING CLAIM, MINERAL SURVEY NO. 5282; THENCE N 70°56'00" E 134.789 FEET; THENCE N 42°25'00" E 48.178 FEET; THENCE S 19°04'00" E 5.003 FEET; THENCE S 42°25'00" W 104.703 FEET; THENCE S 19°04'00" E 82.010 FEET; THENCE N 70°56'00" E 253.000 FEET; THENCE N 19°04'00" W 194.000 FEET; THENCE S 70°56'00" W 161.000 FEET; THENCE S 67°35'34" W 179.487 FEET; THENCE N 15°52'00" W 4.650 FEET; THENCE N 67°49'00" E 615.805 FEET; THENCE S 0°00'00" E 35.704 FEET; THENCE N 63°43'08" E 150.957 FEET; THENCE N 0°00'00" E 5.714 FEET; THENCE N 90°00'00" E 123.425 FEET; THENCE N 0°00'00" E 68.701 FEET; THENCE N 67°49'00" E 78.616 FEET; THENCE S 15°52'00" E 127.662 FEET TO THE POINT OF BEGINNING. CONTAINING 5.249 ACRES MORE OR LESS.

- TOGETHER WITH THE FOLLOWING ITEMS:
(1) A PRESCRIBED RIGHT OF WAY EASEMENT FOR HIGHWAY U-210, THE WIDTH OF WHICH HAS NOT YET BEEN ESTABLISHED, (66 FT. MINIMUM)
(2) A 20 FOOT WIDE EASEMENT FOR THE MAINTENANCE OF AN EXISTING SANITARY SEWER LINE, 10 FEET EACH SIDE OF THE EXISTING PIPE CENTERLINE.
(3) AN ACCESS EASEMENT IN FAVOR OF ADJOINING PROPERTY OWNER OVER AND ACROSS AN EXISTING DIRT ROAD SITUATED ON A PORTION OF LOT 1.
(4) AN EASEMENT OVER AND ACROSS THE EASTERLY 10 FEET OF THE SUBDIVISION FOR THE PURPOSES OF MAINTAINING A WATERLINE FOR THE BENEFIT OF AN ADJOINING PROPERTY OWNER.
(5) AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, STORM DRAINAGE FACILITIES AND A TURNAROUND STRUCTURE FOR EMERGENCY VEHICLES OVER AND ACROSS A PORTION OF LOT 3 AS SHOWN ON THIS PLAT.
(6) ALL LOTS ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE ENTIRETY OF THE 24 FOOT WIDE PRIVATE LANE AND 12 FOOT WIDE PRIVATE DRIVEWAY AND 4 FEET EACH SIDE OF SAID ROADWAYS FOR THE PURPOSES OF ACCESS OF LOT OWNERS AND OTHERS WHO HAVE ESTABLISHED ACCESS RIGHTS OVER THE EXISTING ROADWAY, CONSTRUCTION AND MAINTENANCE OF UTILITIES AND EMERGENCY VEHICLE ACCESS.
(7) A 10 FOOT WIDE EASEMENT FOR THE MAINTENANCE OF AN EXISTING WATERLINE, 5 FEET EACH SIDE OF THE EXISTING PIPE ACROSS A PORTION OF LOTS 1, 2, 7 & 8.
(8) AN EASEMENT FOR AN EMERGENCY VEHICLE TURNAROUND STRUCTURE OVER AND ACROSS A PORTION OF LOTS 1, 2 & 6.
(9) AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A FIRE LINE OVER AND ACROSS A PORTION OF LOTS 4, 5.
(10) THE DESCRIBED PROPERTY IS SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS, WHICH INCLUDE MAINTENANCE REQUIREMENTS FOR ALL PROPERTY OWNERS FOR ALL OF THE PRIVATE LANES, PRIVATE DRIVEWAYS, PRIVATE ROADWAYS AND EMERGENCY VEHICLE TURNAROUNDS AS MENTIONED IN THE ABOVE ITEMS NO. 6 AND NO. 8.

AVAILANCHE AND LOCKOUT WARNING
ALL PERSONS WHO OWN, PURCHASE, LEASE, OCCUPY OR ACQUIRE ANY INTEREST IN A LOT IN THE SUBDIVISION DESCRIBED AND OUTLINED ON THIS PLAT ACKNOWLEDGE THAT THE COTTONWOOD CREEK SUBDIVISION IS LOCATED WITHIN AN AVAILANCHE PATH AND IS SUBJECT TO AVAILANCHE PERIL AND ASSUME ALL RISKS ASSOCIATED IN ANY WAY WITH SAID AVAILANCHE PERIL. ACCORDINGLY, THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN CONNECTION WITH THIS PLAT OUTLINE SPECIAL BUILDING REQUIREMENTS IN CONNECTION WITH EACH LOT. IN THE EVENT OF AVAILANCHE OR THE THREAT THEREOF, AUTHORIZED AGENTS OF THE TOWN OF ALTA MAY PROHIBIT ALL INGRESS AND EGRESS TO AND FROM THE COTTONWOOD CREEK SUBDIVISION ALL AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TOWN OF ALTA'S INTERLOCK EMERGENCY PROCEDURES. EACH OWNER AND ANY OTHER PERSON USING OR OCCUPYING ANY PORTION OF COTTONWOOD CREEK SUBDIVISION HEREBY RELEASES, INDEMNIFIES, AND ASSUMES RESPONSIBILITIES OF EVERY KIND AND NATURE WHATSOEVER OCCASIONED BY ANY SUCH OWNER OR OCCUPANT AS A RESULT OF ANY AVAILANCHE OR RELATED DISASTER WHICH OCCURS WITHIN THE COTTONWOOD CREEK SUBDIVISION. EACH PERSON WHO PURCHASES OR OWNS A LOT IN THE SUBDIVISION DESCRIBED AND OUTLINED ON THIS PLAT SHALL EXECUTE A HOLD HARMLESS AND INDEMNITY AGREEMENT WITH THE TOWN OF ALTA, A COPY OF WHICH IS ATTACHED TO AND MADE A PART OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN CONNECTION WITH EACH LOT DEPICTED ON THIS PLAT.

COMMERCIAL USE PROHIBITED
ALL LOTS AND BUILDINGS IN THE SUBDIVISION DESCRIBED AND OUTLINED ON THIS PLAT SHALL BE SINGLE FAMILY BUILDINGS AND SHALL NOT BE USED, RENTED OR LEASED FOR COMMERCIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, OR CONSTRUCTED TO HAVE LOCKOUT OR OTHER SIMILAR COMMERCIAL OR RENTAL FACILITIES.

AVAILANCHE LOADING REVIEW
PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS ON ANY LOT, THE OWNER SHALL PROVIDE EVIDENCE TO THE TOWN OF ALTA THAT HIS PROPOSED IMPROVEMENTS AND STRUCTURES ARE CONSISTENT AND COMPLY WITH THE AVAILANCHE LOADING AND SAFETY ANALYSIS PREPARED AND UPDATED FROM TIME TO TIME BY ARTHUR HEARDS OR ANOTHER COMPARABLE AVAILANCHE SPECIALIST, WHICH REPORT SHALL BE ON FILE WITH THE TOWN OF ALTA.



<p>SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Associated Title Co.</u> ON THE <u>28th</u> DAY OF <u>September</u>, 1987. BOOK <u>87-12</u> AT PAGE <u>12</u> AS ENTRY NO. <u>463163</u> \$24.50 SALT LAKE COUNTY RECORDER</p>	<p>TOWN OF ALTA ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 1987. _____ TOWN OF ALTA ATTORNEY</p>	<p>ALTA TOWN COUNCIL PRESENTED TO THE ALTA TOWN COUNCIL THIS <u>10th</u> DAY OF <u>September</u>, 1987 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <u>9/10/87</u> <u>Kathimeris Bloch</u> TOWN OF ALTA CLEK <u>9/10/87</u> <u>William H. Best</u> MAYOR, TOWN OF ALTA</p>	<p>TOWN OF ALTA PLANNING COMMISSION APPROVED THIS <u>24th</u> DAY OF <u>September</u>, 1987 BY THE TOWN OF ALTA PLANNING COMMISSION. <u>9-24-87</u> _____ PLANNING COMMISSION CHAIRMAN</p>	<p>TOWN OF ALTA ENGINEER APPROVED THIS <u>26th</u> DAY OF <u>September</u>, 1987 BY THE TOWN OF ALTA ENGINEER. <u>9/26/87</u> <u>Richard W. Overmire</u> TOWN OF ALTA ENGINEER</p>	<p>MOUNTAIN ENGINEERING 2300 WEST OLD HIGHWAY ROAD MORAN, UTAH 84050 (801) 829-3747 SHEET _____ OF _____ COTTONWOOD CREEK DEVELOPED BY <u>PLUMB INVESTMENT CO.</u> REVISION <u>1</u> SCALE: 1"=50' DATE: AUGUST 26, 1987</p>	
--	---	---	--	--	--	--

Platman Note: See Dep. Notice of Dev. Condition for Lot 2 & 9
11-13-92 BK-6534 Pg. 1869
30-6-21-93
30-6-21-93
\$24.50
87-10-125