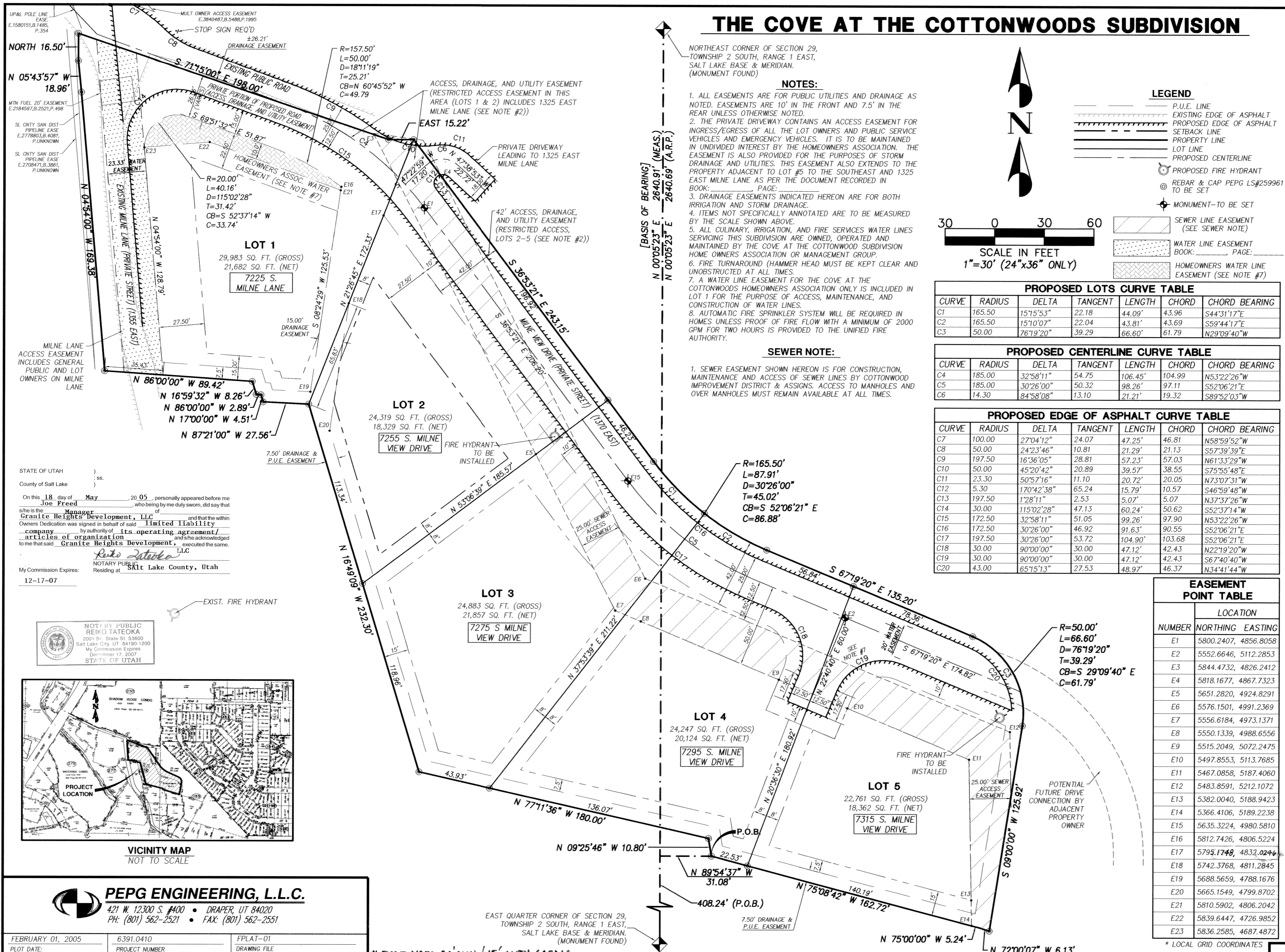


THE COVE AT THE COTTONWOODS SUBDIVISION



NOTES:

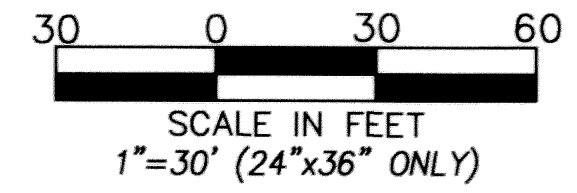
- ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE AS NOTED. EASEMENTS ARE 10' IN THE FRONT AND 7.5' IN THE REAR UNLESS OTHERWISE NOTED.
- THE PRIVATE DRIVEWAY CONTAINS AN ACCESS EASEMENT FOR INGRESS/EGRESS OF ALL THE LOT OWNERS AND PUBLIC SERVICE VEHICLES AND EMERGENCY VEHICLES. IT IS TO BE MAINTAINED IN UNDIVIDED INTEREST BY THE HOMEOWNERS ASSOCIATION. THE EASEMENT IS ALSO PROVIDED FOR THE PURPOSES OF STORM DRAINAGE AND UTILITIES. THIS EASEMENT ALSO EXTENDS TO THE PROPERTY ADJACENT TO LOT #5 TO THE SOUTHEAST AND 1325 EAST MILNE LANE AS PER THE DOCUMENT RECORDED IN BOOK: _____ PAGE: _____
- DRAINAGE EASEMENTS INDICATED HEREON ARE FOR BOTH IRRIGATION AND STORM DRAINAGE.
- ITEMS NOT SPECIFICALLY ANNOTATED ARE TO BE MEASURED BY THE SCALE SHOWN ABOVE.
- ALL CULINARY, IRRIGATION, AND FIRE SERVICES WATER LINES SERVING THIS SUBDIVISION ARE OWNED, OPERATED AND MAINTAINED BY THE COVE AT THE COTTONWOODS SUBDIVISION HOME OWNERS ASSOCIATION OR MANAGEMENT GROUP.
- FIRE TURNAROUND (HAMMER HEAD MUST BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- A WATER LINE EASEMENT FOR THE COVE AT THE COTTONWOODS HOMEOWNERS ASSOCIATION ONLY IS INCLUDED IN LOT 1 FOR THE PURPOSE OF ACCESS, MAINTENANCE, AND CONSTRUCTION OF WATER LINES.
- AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED IN HOMES UNLESS PROOF OF FIRE FLOW WITH A MINIMUM OF 2000 GPM FOR TWO HOURS IS PROVIDED TO THE UNIFIED FIRE AUTHORITY.

SEWER NOTE:

- SEWER EASEMENT SHOWN HEREON IS FOR CONSTRUCTION, MAINTENANCE AND ACCESS OF SEWER LINES BY COTTONWOOD IMPROVEMENT DISTRICT & ASSIGNS ACCESS TO MANHOLES AND OVER MANHOLES MUST REMAIN AVAILABLE AT ALL TIMES.

LEGEND

- P.U.E. LINE
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- SETBACK LINE
- PROPERTY LINE
- LOT LINE
- PROPOSED CENTERLINE
- PROPOSED FIRE HYDRANT
- REBAR & CAP PEPG LS#259961 TO BE SET
- MONUMENT-TO BE SET
- SEWER LINE EASEMENT (SEE SEWER NOTE)
- WATER LINE EASEMENT (SEE NOTE #7)
- HOMEOWNERS WATER LINE EASEMENT (SEE NOTE #7)



PROPOSED LOTS CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	165.50	151°53"	22.18	44.09'	43.96	S44°31'17"E
C2	165.50	151°07"	22.04	43.81'	43.69	S59°44'17"E
C3	50.00	76°19'20"	39.29	66.60'	61.79	N29°09'40"W

PROPOSED CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C4	185.00	32°58'11"	54.75	106.45'	104.99	N53°22'26"W
C5	185.00	30°26'00"	50.32	98.26'	97.11	S52°06'21"E
C6	14.30	84°58'08"	13.10	21.21'	19.32	S89°52'03"W

PROPOSED EDGE OF ASPHALT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C7	100.00	27°04'12"	24.07	47.25'	46.81	N58°59'52"W
C8	50.00	24°23'46"	10.81	21.29'	21.13	S57°39'39"E
C9	197.50	16°36'05"	28.81	57.23'	57.03	N61°33'29"W
C10	50.00	45°20'42"	20.89	39.57'	38.55	S75°55'48"E
C11	23.30	50°57'16"	11.10	20.72'	20.05	N73°07'31"W
C12	5.30	170°42'38"	65.24	15.79'	10.57	S46°59'48"W
C13	197.50	17°28'11"	2.53	5.07'	5.07	N37°37'26"W
C14	30.00	115°02'28"	47.13	60.24'	50.62	S52°37'14"W
C15	172.50	32°58'11"	51.05	99.26'	97.90	N53°22'26"W
C16	172.50	30°26'00"	46.92	91.63'	90.55	S52°06'21"E
C17	197.50	30°26'00"	53.72	104.90'	103.68	S52°06'21"E
C18	30.00	90°00'00"	30.00	47.12'	42.43	N22°19'20"W
C19	30.00	90°00'00"	30.00	47.12'	42.43	S67°40'40"W
C20	43.00	65°15'13"	27.53	48.97'	46.37	N34°41'44"W

EASEMENT POINT TABLE

NUMBER	NORTHING	EASTING
E1	5800.2407	4856.8058
E2	5552.6646	5112.2853
E3	5844.4732	4826.2412
E4	5818.1677	4867.7323
E5	5651.2820	4924.8291
E6	5576.1501	4991.2369
E7	5556.6184	4973.1371
E8	5550.1339	4988.6556
E9	5515.2049	5072.2475
E10	5497.8553	5113.7685
E11	5467.0858	5187.4060
E12	5483.8591	5212.1072
E13	5382.0040	5188.9423
E14	5366.4106	5189.2238
E15	5635.3224	4980.5810
E16	5812.7426	4806.5224
E17	5795.1748	4832.0244
E18	5742.3768	4811.2845
E19	5688.5659	4788.1676
E20	5665.1549	4799.8702
E21	5810.5902	4806.2042
E22	5839.6447	4726.9852
E23	5836.2585	4687.4872

* LOCAL GRID COORDINATES

SURVEYOR'S CERTIFICATE

I, DERRICK S. SMITH, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 259961 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as THE COVE AT THE COTTONWOODS SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that the lots meet the area, frontage and width requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°05'23" East, along the section line 408.24 feet and South 89°54'37" East, 31.08 feet from the East Quarter Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 09°25'46" West, 10.80 feet; thence North 77°11'36" West, 180.00 feet; thence North 16°49'09" West, 232.30 feet; thence North 87°21'00" West, 27.56 feet; thence North 17°00'00" West, 4.51 feet; thence North 86°00'00" West, 2.89 feet; thence North 16°59'32" West, 8.26 feet; thence North 86°00'00" West, 89.42 feet; thence North 04°54'00" West, 169.38 feet; thence North 05°43'57" West, 18.96 feet; thence North, 16.50 feet; thence South 71°15'00" East, 198.00 feet; thence East, 15.22 feet; thence South 36°53'21" East, 243.15 feet to a point on a 165.00 foot radius curve to the left; thence 87.91 feet along said curve through a central angle 30°26'00" (chord bears South 52°06'21" East, 86.88 feet); thence South 67°19'20" East, 135.20 feet to a point on a 50.00 foot radius curve to the right; thence 66.60 feet along said curve through a central angle of 76°19'20" (chord bears South 29°09'40" East, 61.79 feet); thence South 09°00'00" West, 125.92 feet; thence North 72°00'07" West, 6.13 feet; thence North 75°00'00" West, 5.24 feet; thence North 75°08'42" West, 162.72 feet to the point of beginning.

Contains: 2.90 acres (more or less)

NOTARY PUBLIC

 DERRICK S. SMITH
 DATE: 1-31-05

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as

THE COVE AT THE COTTONWOODS SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof I have hereunto set my hand this 18th day of MAY A.D., 2005

GRANITE HEIGHTS DEVELOPMENT, LLC
 BS: [Signature]
 ITS: MBR

ACKNOWLEDGMENT

STATE OF UTAH
 County of SALT LAKE

On the 19th day of MAY, A.D. 2005, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer () of the above Owner's dedication in number, who duly acknowledged to me that

signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

THE COVE AT THE COTTONWOODS SUBDIVISION

CONTAINS 5 LOTS 2.90 ACRES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

RECORDED # 9383395

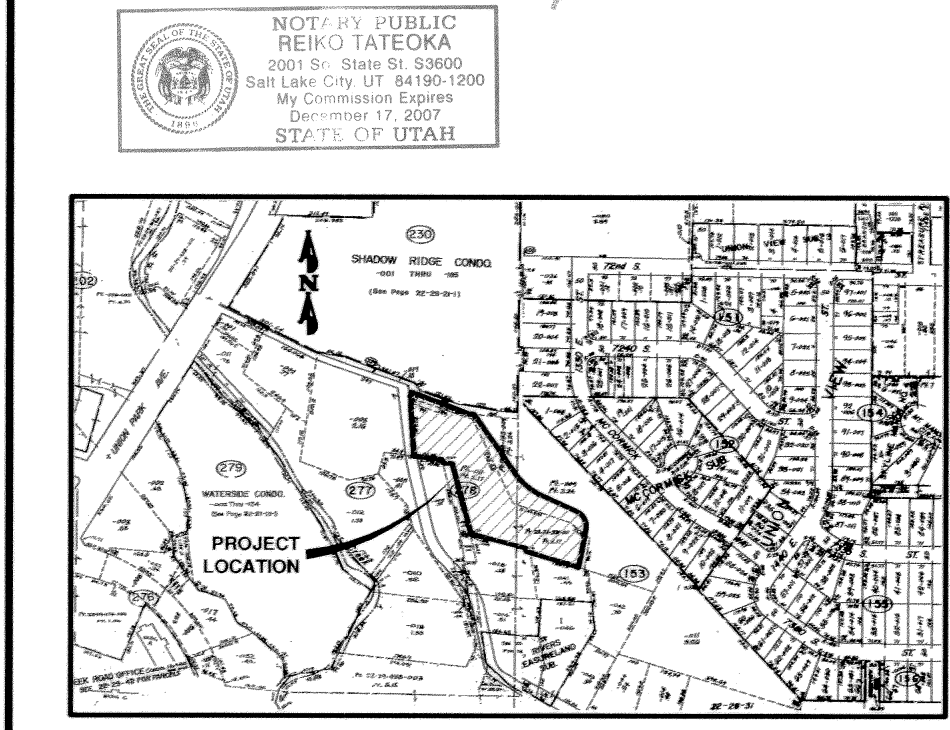
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

GRANITE HEIGHTS DEVELOPMENT
 DATE 5-20-05 TIME 4:42 PM BOOK 200501 PAGE 161
 \$ 35.00
[Signature]
 SALT LAKE COUNTY RECORDER

STATE OF UTAH
 County of Salt Lake

On this 18 day of May, 2005, personally appeared before me Joe Freed, who being by me duly sworn, did say that she is the Manager of Granite Heights Development, LLC and that the within Owners Dedication was signed in behalf of said Limited Liability Company by authority of its operating agreement/articles of organization and she acknowledged to me that said Granite Heights Development, LLC executed the same.

NOTARY PUBLIC
Reiko Tateoka
 Residing at Salt Lake County, Utah
 My Commission Expires: 12-17-07



PEPG ENGINEERING, L.L.C.
 421 W. 12300 S. #400 • DRAPER, UT 84020
 PH: (801) 562-2521 • FAX: (801) 562-2551

FEBRUARY 01, 2005 6391.0410 FPLAT-01
 PLOT DATE: PROJECT NUMBER DRAWING FILE

STREET NAMES APPROVED

CHECKED FOR ZONING
 ZONE: A-1 LOT AREA: 21,780
 LOT WIDTH: 65' FRONT YARD: 50'
 SIDE YARD: 8' REAR YARD: 15'
 DATE: 2/2/05 SIGNED: [Signature]
 DATE: 2/2/05 SIGNATURE: [Signature]

HEALTH
 APPROVED THIS 18th DAY OF FEB A.D., 2005
[Signature]
 SALT LAKE VALLEY HEALTH DEPT.

PLANNING & DEVELOPMENT SERVICES DIVISION
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
2-8-05 [Signature]
 DATE DIRECTOR

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 19th DAY OF MAY A.D., 2005
[Signature]
 SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR
 PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 19 DAY OF MAY A.D. 2005, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
[Signature]
 MAYOR OR DESIGNEE