

VILLAGES AT COTTONWOOD CREEK

FINAL PLAT
LOCATED IN THE NORTHEAST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-M

NORTHEAST CORNER
SECTION 9
T2S, R1E, SLB&M
(FOUND STANDARD 2.5" BRASS)

S 89°30'00" E 2642.46' (BASIS OF BEARING)

MURRAY HOLLADAY ROAD
(PUBLIC STREET)

1740 EAST STREET (PUBLIC STREET)

NORTH QUARTER CORNER
SECTION 9
T2S, R1E, SLB&M
(FOUND STANDARD 2.5" BRASS)

PUE & ACCESS EASEMENT PER
THE HOLLADAY GARDENS CONDOMINIUM
ENTRY NO.: 994635
BOOK: 2007P PAGE: 50

HOLLADAY GARDENS CONDOMINIUMS
HOMEOWNERS ASSOCIATION
22-09-132-011

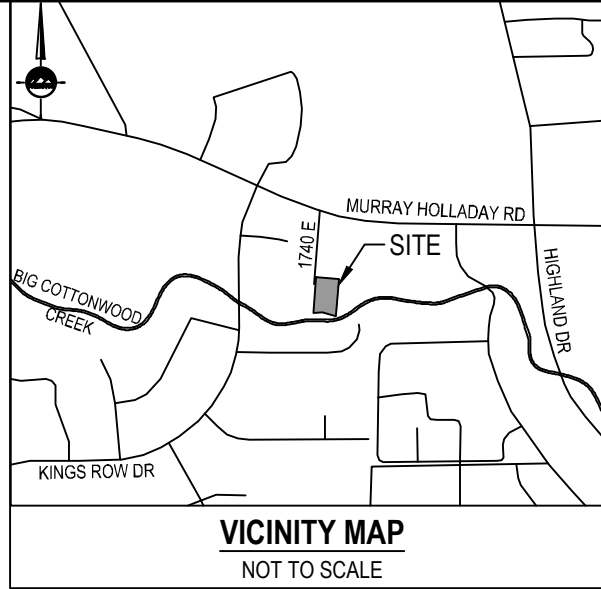
30' PIPELINE EASEMENT
BOOK: 810 PAGE: 507

WATER MAIN EASEMENT
ENTRY NO.: 3196241
BOOK: 4770 PAGE: 399

SUMMIT APARTMENTS, LLC
22-09-130-003

FAIRBROOK CONDOMINIUM
COMMON AREA
22-09-207-001

LINDEN INVESTMENTS LC
22-09-206-001



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the 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 accurately establish the lateral boundaries of the herein described tract of real property, and 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 of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being South 597.30 feet, South 60°00'00" East 142.80 feet, and South 06°20'00" West 261.59 feet from the North Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 86°22'18" East 141.80 feet along and beyond the existing vinyl fence;
thence South 5°12'00" West 206.85 feet to the centerline of Big Cottonwood Creek;
thence along said centerline of Big Cottonwood Creek the following three (3) courses:
(1) North 61°19'00" West 94.64 feet;
(2) South 64°37'00" West 66.24 feet;
(3) South 72°07'40" West 2.04 feet;
thence North 6°20'00" East 141.79 feet to the point of beginning.

Contains 26,619 Square Feet or 0.611 Acres, and 9 Units



DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Holladay City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON", and "COMMON AREA" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) of the above-described tract of land and do hereby cause the same to be divided into lots and streets, together with common areas and easements, as set forth, to be hereafter known as

VILLAGES AT COTTONWOOD CREEK

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we / I have hereunto set aside our hand (s) this _____ day of _____ A.D., 20____.

BRAD REYNOLDS CONSTRUCTION, INC. a Utah corporation, erroneously appearing
of record as BRAD REYNOLDS CONSTRUCTION, INC., a Utah corporation

Name: _____
Title: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____ A.D. 20____, _____ PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO
BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____

AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID
CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO
ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME: _____

NO: _____

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

VILLAGES AT COTTONWOOD CREEK

LOCATED IN THE NORTHEAST QUARTER SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-M

SALT LAKE COUNTY RECORDER

RECORDED #

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

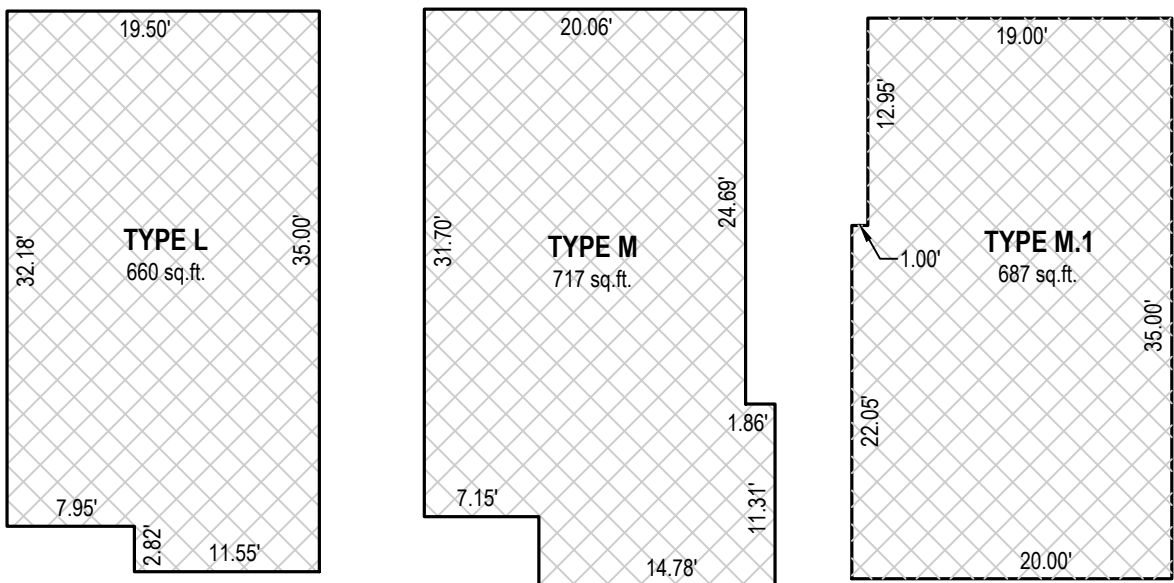
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

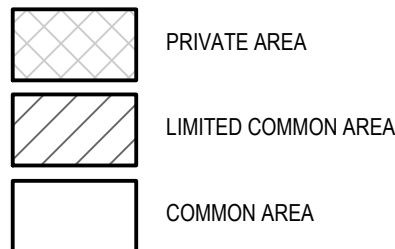
DEPUTY SALT LAKE COUNTY RECORDER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.50'	8.17'	30°12'54"	S52°57'50"E	8.08'
C4	5.00'	1.60'	18°22'10"	N42°03'22"W	1.60'
C5	15.50'	4.82'	17°48'47"	S76°58'41"E	4.80'



TYPICAL TOWNHOME DIMENSIONS
NOT TO SCALE

TOWNHOME AREAS LEGEND



NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUDE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT'S OWN EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PUDE WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PUDE.
- PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
- NO CITY MAINTENANCE ON PRIVATE STREETS.
- NO PARKING ON EMERGENCY ACCESS AREAS.

LEGEND



SECTION CORNER

SET 5/8" REBAR AND CAP, OR NAIL STAMPED
"ENSIGN ENG. & LAND SURV." AT ALL LOT
CORNERS. OFFSET PINS TO BE PLACED IN THE
BACK OF CURB WHERE APPLICABLE, IN LIEU
OF REBAR AND CAP AT FRONT CORNERS.

BOUNDARY LINE

SECTION LINE

CENTER LINE

EASEMENT LINE

ADJOINING BOUNDARY LINE

FIRE HYDRANT

HORIZONTAL GRAPHIC SCALE



RECORD OF SURVEY

ROS NO.: _____

S: _____

COUNTY SURVEYOR REVIEWER DATE

DEVELOPER

BRAD REYNOLDS CONSTRUCTION
PO BOX 17958
SALT LAKE CITY, UT 84117
PHONE: 801.281.2200

SHEET 1 OF 1

PROJECT NUMBER : 13259

MANAGER : MB

DRAWN BY : SJL

CHECKED BY : KFW

DATE : 2024-12-17

HOLLADAY CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D. 20____.

CITY ENGINEER

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____.

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____.

CHAIRMAN, CITY OF HOLLADAY PLANNING COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____.

DATE COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____.

CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY

PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____

AT WHICH TIME THIS

SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST:

RECORDER CITY MANAGER



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3990
CECIMA CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.886.2863