



I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9491170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 18, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____



TRAVIS W. SANDERS, PLS

ON BEGINNING AT A POINT N 1°25'10" E 97.00 FEET ALONG THE EAST LINE OF BLOCK 28, AR WHITEHEAD SURVEY, AS RECORDED AND
FILED IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE SOUTHEAST CORNER OF SAID
BLOCK 28, ALSO LOCATED IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING
THENCE S 88°45'50" E 142.55 FEET, THENCE S 88°45'50" E 403.59 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 28,
(2) THENCE S 1°25'03" W 446.21 FEET, THENCE N 88°30'48" W 3.66 FEET, THENCE S 1°32'31" W 15.95 FEET, TO A POINT ON THE
NORTHERLY RIGHT OF WAY OF TELEGRAPH STREET, SAID POINT ALSO BEING ON A 3120.00 FOOT RADIUS NON-TANGENT CURVE TO THE
LEFT, WITH A RADIUS WHICH BEARS S 10°40'59" E, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) CURVES:
(1) ALONG THE ARC OF SAID CURVE 97.40 FEET THROUGH A CENTRAL ANGLE OF 1°10'35", (2) THENCE N 88°02'45" E 10.20 FEET,
(3) THENCE N 88°02'45" E 10.20 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 28, WITH A RADIUS OF 10.20 FEET, (3) THENCE
ALONG THE ARC OF SAID CURVE 58.97 FEET THROUGH A CENTRAL ANGLE OF 1°10'35", THENCE S 39°36'06" W 20.72 FEET, THENCE
N 88°30'48" W 183.19 FEET, TO A POINT ON THE EAST BOUNDARY OF PEARL CONDOMINIUMS PHASE III, AS RECORDED AND ON FILE
IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON THE CENTERLINE OF A VACATED PORTION OF 400 WEST STREET,
WASHINGTON COUNTY, UTAH, AS RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 88°45'50" E 36.36 FEET,
142.55 FEET, THENCE S 88°45'50" E 403.59 FEET ALONG THE SOUTH BOUNDARY OF MILLCREEK SUBDIVISION RECORDED AND ON
FILE IN THE OFFICE OF SAID RECORDER, TO THE POINT OF BEGINNING.

CONTAINS 263,853 SQ FT OR 6.06 ACRES MORE OR LESS

THE PURPOSE OF THIS AMENDED AND EXTENDED PLAT IS TO REDEFINE AND CREATE NEW LOTS WITH THE EXCEPTION OF LOTS 4, 5, 6, 7 & 8. THE SOUTHERN SUBDIVISION BOUNDARY WAS EXTENDED TO INCLUDE ADDITIONAL PROPERTY, TO MORE CLEARLY DEFINE THE PUBLIC UTILITY EASEMENT ON THE WESTERN PORTION OF THE PLAT AND THE COMMON ACCESS, PARKING AND PUBLIC UTILITY EASEMENT WAS MODIFIED TO BETTER FIT EXISTING CONDITIONS.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS TO HEREAFTER BE KNOWN AS

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEED AND CONVEY TO WASHINGTON CITY FOR PERMANENT USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ AS _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

COTTONTOWN VILLAGE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

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

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF COTTONTOWN VILLAGE, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF COTTONTOWN VILLAGE, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-15(6)

LOCATED IN:
SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
AND BLOCK 28 & 19 AR WHITEHEAD SURVEY
WASHINGTON COUNTY - WASHINGTON, UTAH

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20___. PUBLIC WORKS, WASHINGTON CITY		ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20___. ENGINEER, WASHINGTON CITY		APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20___. CITY ATTORNEY, WASHINGTON CITY		APPROVAL OF THE PLANNING COMMISSION ON THIS THE ____ DAY OF _____, A.D. 20___. THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT. CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH		APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THIS ____ DAY OF _____, A.D. 20___. HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. ATTNEY CITY RECORDER, WASHINGTON CITYMAYOR, WASHINGTON CITY		TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20___. THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER		RECORDED No. WASHINGTON COUNTY RECORDER	
DATE: 1/07/2021 SCALE OF SHEET HOR SCALE: 1" = 40' SHEET 1 OF 1													