Ent 1504774 Bk 2358 Pg 1677
Date: 06-Mar-2020 3:12:19 PM
Fee: $58.00 Cash
Rhonda Diehl, Cnty Rec, Morgan, UT
REDWOOD TITLE
For: SHERIDAN HOLDINGS LLC

MOUNTAIN VISTA VILLAS

PLANNED RESIDENTIAL UNIT DEVELOPMENT
LOCATED IN THE EAST HALF OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	34.60	64.50	30°44'23"	34.19	S 17°10'41" W
C2	22.34	200.50	6°23'02"	22.33	S 35°44'23" W
C3	38.91	23.00	96°55'58"	34.43	S 00°32'05" E
C4	32.00	20.50	89°27'04"	28.85	N 13°16'32" W
C5	27.13	24.50	63°27'05"	25.77	S 76°00'29" W
C6	3.55	2.00	101°44'04"	3.10	S 06°35'05" E
C7	3.71	2.00	106°24'53"	3.20	S 69°20'26" W
C8	8.18	31.50	14°52'25"	8.15	S 08°41'46" W
C9	33.14	105.00	18°05'08"	33.01	N 62°05'12" W
C10	73.22	105.00	39°57'08"	71.74	N 78°00'03" W
C11	36.69	105.00	20°01'08"	36.50	N 68°02'04" W
C12	3.39	105.00	1°50'51"	3.39	S 82°56'48" W

0 40 80 160
SCALE: 1"=40'

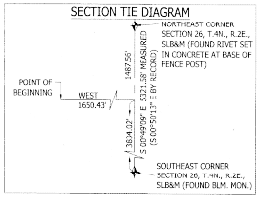
Dominion Energy Questar Pipeline, LLC

Dominion Energy Questar Pipeline, LLC hereby approves the plat solely for the purpose of approximating the location, dimensions, course and dimensions of the rights of way, easements, grant, and existing underground facilities. Nothing herein shall be construed to adjust or verify the precise location of such items. The rights of way and easements are subject to numerous restrictions appearing on the recorded form of Wide Area Easement Gen(c). This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth as the Owner Dedication and the Notes. For further information please contact Dominion Energy Questar Pipeline's Right-of-Way Department.

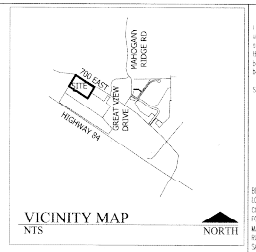
DOMINION ENERGY QUESTAR PIPELINE, LLC

Approved this 28th day of January, 20 20
By Todd C. Cassity
Its: Authorized Representative

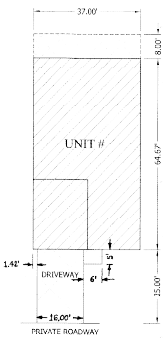
SECTION TIE DIAGRAM



VICINITY MAP



TYPICAL UNIT



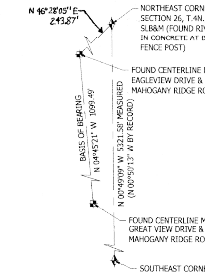
LEGEND

- BOUNDARY LINE
- FUTURE DEVELOPMENT
- ADJACENT PROPERTY LINE
- SECTION/CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- CA — COMMON AREA
- P.U.E.&D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- MON. — MONUMENT
- CONTRACT SURVEY MONUMENT
- SECTION CORNER
- BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "MVA&LS"
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- SNOW STORAGE AREA
- (A) 20' IRRIGATION CANAL EASEMENT
- (B) HIGH PRESSURE GAS LINE EASEMENT

NOTES
1. NO TREES OR DEEP ROOTED VEGETATION SHALL BE ALLOWED WITHIN 15 FEET OF IRRIGATION PIPELINES
2. COLLAPSIBLE SOILS HAVE BEEN IDENTIFIED ON SOME LOTS PLEASE REFER TO GEOTECHNICAL STUDY ON FILE WITH THE CITY.
3. FOOTING EXCAVATIONS FOR PERMANENT STRUCTURES SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER.
4. THERE SHALL BE NO OVERHANGING ARCHITECTURAL OR STRUCTURAL MEMBERS OF THE BUILDING WITHIN THE GAS LINE EASEMENT.
5. ALL UTILITIES WITHIN PRIVATE STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. **REFERENCE SURVEY #S000802, DATED 9-20-2017**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°48'20" E	21.68
L2	N 32°32'52" E	86.22
L3	N 38°55'54" E	127.04
L4	S 51°04'06" E	34.50
L5	S 38°55'54" W	85.01
L6	S 58°00'04" E	213.92
L7	S 31°59'56" W	149.67
L8	N 58°00'04" W	30.50
L9	N 31°59'56" E	23.83
L10	N 13°33'00" W	13.51
L11	N 31°27'00" E	43.75
L12	N 76°27'00" E	8.69
L13	N 13°33'00" W	4.00
L14	N 76°27'00" E	3.79
L15	N 31°27'00" E	6.11
L16	N 58°00'04" W	171.30
L17	N 32°32'52" E	3.24
L18	S 57°27'08" E	13.77
L19	S 32°32'52" W	75.00
L20	N 57°27'08" W	12.64
L21	S 31°59'56" W	25.00
L22	N 41°06'28" E	10.48
L23	N 51°04'06" W	12.00
L24	S 58°00'04" E	10.00
L25	S 31°59'56" W	25.50
L26	S 31°59'56" W	25.50
L27	S 31°59'56" W	25.00
L28	S 07°58'37" E	26.80
L29	S 04°32'54" E	186.20
L30	N 16°01'32" W	19.34
L31	S 04°32'54" E	169.35
L32	S 01°48'30" W	21.72

BASIS OF BEARING DIAGRAM



SURVEYOR'S CERTIFICATE

I, STEPHEN J. TACKETT, a registered professional land surveyor holding Certificate No. 185517, as prescribed under laws of the State of Utah, and do hereby certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereon in accordance with Section 17-23-17 of the Utah State Code, and have subdivided said tract of land into units and streets, together with easements, to be hereafter known as MOUNTAIN VISTA VILLAS, PLANNED RESIDENTIAL UNIT DEVELOPMENT and that the same has been surveyed and staked on the ground as shown on the plat.

Signed on this 26 day of Nov., 20 19

Stephen J. Tackett

BOUNDARY DESCRIPTION

BEGINNING ON THE SOUTHWESTERLY LINE OF 700 EAST STREET AT AN EXISTING FENCE CORNER, SAID POINT BEING LOCATED NORTH 0016892 WEST 3834.00 FEET ALONG SECTION LINE AND WEST 1650.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 4°45'31" WEST 1099.49 FEET MONUMENTED BETWEEN CENTERLINE MONUMENTS ALONG MAHOGANY RIDGE ROAD LOCATED AT MOUNTAIN VIEW DRIVE (660 FEET EAST) AND EAGLE VIEW DRIVE (1700 EAST), AND RUNNING THENCE SOUTH 5803047 EAST ALONG THE EXISTING RIGHT OF WAY FENCE ON THE SOUTHWESTERLY LINE OF SAID 700 EAST 201.68 FEET, THENCE SOUTH 5746'39" EAST ALONG SAID FENCE, 194.61 FEET, THENCE SOUTH 5902'11" EAST ALONG SAID FENCE, 129.23 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, CEDAR HOLLOW SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AND ROTATED TO SECTION LINE; THENCE SOUTH 3246'58" WEST ALONG THE WESTERLY LINE OF SAID LOT AND THE PROLONGATION THEREOF 140.01 FEET (SOUTH 3238'07" WEST BY RECORD); THENCE SOUTH 3159'56" WEST 154.19 FEET TO THE NORTHERLY LINE OF A 60 FOOT WIDE STRIPE; THENCE NORTH 5803047 WEST ALONG SAID NORTHERLY LINE 306.38 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY 73.22 FEET ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3957'08" (CHORD BEARS NORTH 7800'03" WEST 71.74 FEET); THENCE NORTH 0758'37" WEST 26.80 FEET; THENCE NORTH 5803047 WEST 133.56 FEET TO AN EXISTING WIRE FENCE LINE; AND THENCE NORTH 3237'23" EAST ALONG SAID EXISTING FENCE LINE 305.41 FEET TO THE POINT OF BEGINNING.

CONTAINING: 159,780 SQ.FT. (3.67) ACRES

19 UNITS

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into Lots or Units, Private Roadways, Common Area, and Limited Common Area hereafter to known as MOUNTAIN VISTA VILLAS, PLANNED RESIDENTIAL UNIT DEVELOPMENT do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and successors thereto) as ingress, or across all those portions or parts of said tract designated as said plat as private streets for access to the individual lots or units to be maintained * by a list of unit owners association where membership consists of unit owners. Said private streets, easements and easements, and also grant and convey to the subdivision lot or unit owners association, all those parts or portions of said tract of land designated as common and limited common areas to be used for recreational and open space purposes for the benefit of each lot or unit owner association member in common with all others in the subdivision as defined in the covenants, and grant and dedicate to Morgan City a perpetual open space right and easement on and over the common areas and limited common areas to guarantee to Morgan City that the areas remain forever open and undeveloped except for approved recreational, parking and open space purposes, and also grant and dedicate a perpetual right and easement over, upon, and under the lands designated as private streets, common, and limited area on the plat as public utility, and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Morgan City with no buildings or structures being erected within such easements.

In witness thereof, we have hereunto set our hands this 6 day of December, 2019

Daniel N. Wall
SHERIDAN HOLDINGS, LLC
DANIEL N. WALL, MANAGER

*AND OWNED

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of }

On this the 6th day of December, 2019 Daniel N. Wall personally appeared before me, the undersigned Notary Public, in and for said County of Morgan, in The State of Utah, who after EE day sworn, acknowledged to me that he/she is the Manager of Sheridan Holdings LLC Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said entity executed the same.

Denise Woods
NOTARY PUBLIC
90 W Young, Morgan, UT
Residing at

My Commission expires: 10/10/2022 Commission No. 702756
A Notary Public Commissioned in Utah

MOUNTAIN VISTA VILLAS

PLANNED RESIDENTIAL UNIT DEVELOPMENT
LOCATED IN THE EAST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2
EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mt. Pleasant
327 West Gordon Ave. #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MORGAN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION THE 10th DAY OF December, 20 19

Nathan J. McMillan
CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE ON THIS THE 6th DAY OF DECEMBER, 2019

Matthew E. Farrington
MORGAN CITY ENGINEER

MORGAN CITY ATTORNEY

APPROVED AS TO FORM ON THE 10 DAY OF December, 2019

CITY ATTORNEY

MORGAN CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO THE MORGAN CITY COUNCIL, AT WHICH TIME IT WAS APPROVED AND ACCEPTED.

SIGNED THIS 28th DAY OF January, 20 20

Roy W. Little
MAYOR, MORGAN CITY

ATTEST: Denise Woods
CITY RECORDER

COUNTY RECORD NO. 15 0474
BK 358 PG 1677
STATE OF UTAH, COUNTY OF Morgan
RECORDED AND FILED AT THE REQUEST OF SHERIDAN HOLDINGS LLC
DATE March 5 2020 TIME 12:19 PM
FEE $58.00 ABSTRACTED
INDEX
FILED
Rhonda D. Diehl
COUNTY RECORDER

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

13-2676