

COTTAGES AT APPLECROSS

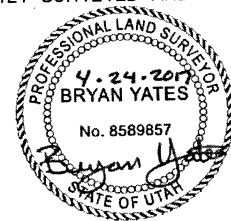
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE AND MERIDIAN, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, BRYAN YATES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8599857 AS PRESCRIBED UNDER 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

COTTAGES AT APPLECROSS

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



AS SURVEYED LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 33, SAID NORTH QUARTER BEING A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 2700 WEST STREET AND 7800 SOUTH STREET; THENCE ALONG THE NORTH LINE SAID NORTHWEST QUARTER (NW 1/4) SOUTH 89°58'10" WEST 942.33 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°01'50" EAST 53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 7800 SOUTH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°01'50" EAST 115.00 FEET; THENCE NORTH 89°58'10" EAST 206.21 FEET; THENCE SOUTH 00°05'54" WEST 23.00 FEET; THENCE NORTH 89°58'10" EAST 166.66 FEET; THENCE SOUTH 00°05'54" WEST 160.00 FEET; THENCE NORTH 89°58'10" EAST 53.28 FEET; THENCE SOUTH 00°05'54" WEST 177.00 FEET; THENCE SOUTH 89°58'10" WEST 988.54 FEET; THENCE NORTH 05°29'51" EAST 90.88 FEET; THENCE NORTH 00°59'54" WEST 125.89 FEET; THENCE NORTH 04°22'52" WEST 145.08 FEET; THENCE NORTH 89°58'10" EAST 221.05 FEET; THENCE NORTH 00°01'50" WEST 114.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 7800 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°58'10" EAST 346.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PORTION CONTAINS 380,987 SQUARE FEET OR 8.746 ACRES.

BASIS OF BEARING

SOUTH 89°58'10" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW THAT ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

COTTAGES AT APPLECROSS

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INDICATED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS 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.

OWNER'S:

BY:
NAME: MICHAEL BRODSKY
TITLE: ~~Chairman of Hamlet Homes II Corp~~ **IT'S MANAGER**
FOR: COTTAGE PLACE, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26 DAY OF APRIL, A.D., 2017, MICHAEL BRODSKY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE CHAIRMAN OF HAMLET HOMES IV CORP, ITS MANAGER AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

BY:
NAME: ADAM NASH
TITLE: MANAGING PARTNER
FOR: LAND DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26 DAY OF APRIL, A.D., 2017, ADAM NASH PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGING PARTNER OF LAND DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

BY:
NAME: TROY JOHANSEN
TITLE: MANAGER
FOR: ARENTY, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26 DAY OF APRIL, A.D., 2017, TROY JOHANSEN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF ARENTY, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

BY:
NAME: KEN DIMOND
TITLE: **Managing Partner**
FOR: DIMOND FAMILY ASSOCIATES II, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26 DAY OF APRIL, A.D., 2017, KEN DIMOND PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE ~~MANAGING PARTNER~~ **MANAGING PARTNER** OF DIMOND FAMILY ASSOCIATES II, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

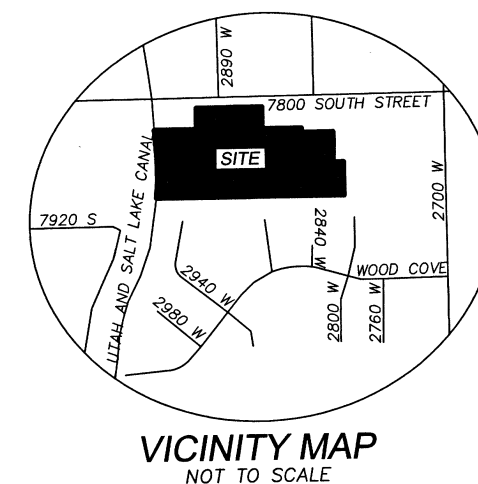
MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C4	31.42'	20.00	90°00'00"	N45°01'50"W	28.28'
C5	31.42'	20.00	90°00'00"	S44°58'10"W	28.28'
C20	18.70'	45.00	23°48'30"	S78°03'55"W	18.56'
C21	26.67'	45.00	33°57'39"	S49°10'51"W	26.28'
C22	29.32'	45.00	37°19'50"	S13°32'06"W	28.80'
C23	27.19'	45.00	34°36'56"	S22°26'17"E	26.78'
C24	3.36'	20.00	9°38'00"	N04°47'10"E	3.36'
C25	11.37'	20.00	32°34'20"	N25°53'20"E	11.22'
C26	43.03'	47.50	51°54'09"	S16°13'25"W	41.57'
C27	66.57'	47.50	80°18'10"	S49°52'45"E	61.26'
C28	66.57'	47.50	80°18'10"	N49°49'05"E	61.26'
C29	55.59'	47.50	67°03'30"	N23°51'45"W	52.47'
C30	5.18'	47.50	6°15'04"	N60°31'02"W	5.18'
C31	16.04'	20.00	45°56'25"	N22°56'23"E	15.61'
C32	2.69'	20.00	7°43'06"	N49°46'08"E	2.69'
C33	52.52'	47.50	63°21'21"	S21°57'01"W	49.89'
C34	66.57'	47.50	80°18'10"	S49°52'45"E	61.26'
C35	66.57'	47.50	80°18'10"	N49°49'05"E	61.26'
C36	52.52'	47.50	63°21'21"	N22°00'41"W	49.89'
C37	7.83'	20.00	22°29'10"	S42°28'47"E	7.78'
C38	10.90'	20.00	31°42'22"	S15°39'01"E	10.77'
C39	15.98'	20.00	45°46'35"	N22°51'28"E	15.56'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C40	11.71'	20.00	33°33'06"	N62°31'18"E	11.55'
C41	65.77'	47.50	79°19'41"	S39°38'01"W	60.64'
C42	74.61'	47.50	90°00'00"	S45°01'50"E	67.18'
C43	74.61'	47.50	90°00'00"	N44°58'10"E	67.18'
C44	62.83'	40.00	90°00'00"	S44°58'10"W	56.57'
C45	31.42'	20.00	90°00'00"	S44°58'10"W	28.28'
C46	101.88'	45.00	129°42'54"	S25°06'43"W	81.47'
C47	13.86'	20.00	39°42'54"	S19°53'17"E	13.59'
C48	14.73'	20.00	42°12'20"	S21°04'20"W	14.40'
C49	236.95'	47.50	285°49'04"	N79°15'58"E	57.29'
C50	22.20'	20.00	63°36'44"	N31°50'12"W	21.08'
C51	31.42'	20.00	90°00'00"	N44°58'10"E	28.28'
C52	31.42'	20.00	90°00'00"	S45°01'50"E	28.28'
C53	18.73'	20.00	53°39'32"	S26°47'56"W	18.05'
C54	238.20'	47.50	287°19'03"	N89°58'10"E	56.30'
C55	18.73'	20.00	53°39'32"	N26°51'36"W	18.05'
C56	31.42'	20.00	90°00'00"	N44°58'10"E	28.28'
C57	31.42'	20.00	90°00'00"	S45°01'50"E	28.28'
C58	27.69'	20.00	79°19'41"	S39°38'01"W	25.53'
C59	214.99'	47.50	259°19'41"	S50°21'59"E	73.13'
C60	37.20'	62.50	34°06'16"	S24°26'16"E	36.66'

NOTES

- PARCELS A, B, D, E, F, AND G, IN THIS SUBDIVISION WILL BE OWNED AND MANAGED BY THE HOME OWNERS ASSOCIATION COTTAGES AT APPLECROSS HOA AND WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) THEREOF.
- PARCELS A, B, D, E, F, AND G, ARE HEREBY GRANTED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL PRIVATE STREETS SHOWN HEREON ARE HEREBY GRANTED UNTO WEST JORDAN CITY AS AN ACCESS, UTILITY AND MAINTENANCE EASEMENT.
- ALL PRIVATE STREETS SHOWN HEREON ARE HEREBY GRANTED AS A PUBLIC UTILITY EASEMENT.
- THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR, PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER, FIRE CHIEF, AND IS FORMALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL.
- THE 15' SIDEWALK AND PUBLIC UTILITY EASEMENT IS MORE SPECIFICALLY DESCRIBED AS A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS THE SIDEWALK FOR THE BENEFIT OF THE ADJOINERS TO ACCESS 7800 SOUTH STREET.



BY:
NAME: ROGER DIMOND
TITLE: **Managing member**
FOR: DIMOND FAMILY ASSOCIATES II, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26 DAY OF APRIL, A.D., 2017, ROGER DIMOND PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE ~~MANAGING PARTNER~~ **MANAGING MEMBER** OF DIMOND FAMILY ASSOCIATES II, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

BY:
NAME: TROY JOHANSEN
TITLE: MANAGER
FOR: ARENTY, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26 DAY OF APRIL, A.D., 2017, TROY JOHANSEN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF ARENTY, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

BY:
NAME: SCOTT GEERSTEN
TITLE: VICE PRESIDENT
FOR: FIRST UTAH BANK

CORPORATE ACKNOWLEDGEMENT

ON THE 27 DAY OF APRIL, A.D., 2017, SCOTT GEERSTEN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF FIRST UTAH BANK, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11-6-2018 NOTARY PUBLIC COUNTY SALT LAKE

BY:
NAME: LARRY BURTON
TITLE: PRESIDENT
FOR: US TITLE COMPANY OF UTAH

CORPORATE ACKNOWLEDGEMENT

ON THE 27 DAY OF April, A.D., 2017, LARRY BURTON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE ~~PRESIDENT~~ **PRESIDENT** OF US TITLE COMPANY OF UTAH, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 6-16-19 NOTARY PUBLIC COUNTY Provo Utah

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- TIE LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- SECTION LINE
- EASEMENT LINE
- FOUND SECTION MONUMENT AS SHOWN AND DESCRIBED
- SET REBAR AND CAP STAMPED "REDCON" UNLESS OTHERWISE NOTED
- STREET MONUMENT TO BE SET

FEMA NOTE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 49035C0427G.

DEVELOPER

COTTAGE PLACE, LLC
308 EAST 4500 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84107

EASEMENT APPROVAL

DATE: 4/25/17

DATE: 4/27/17

DATE: 4/28/17

DATE: 4/25/17

CITY PLANNING COMMISSION

APPROVED THIS 16th DAY OF May, 2017,
BY THE WEST JORDAN PLANNING COMMISSION.

CHAIRMAN, WEST JORDAN CITY PLANNING COMMISSION

SALT LAKE COUNTY BOARD OF HEALTH

APPROVED THIS 28th DAY OF April, 2017.

DIRECTOR OR (DESIGNEE)

APPROVAL AS TO FORM

APPROVED THIS 17th DAY OF May, 2017.

WEST JORDAN CITY ATTORNEY (Deputy)

WEST JORDAN CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

DATE: 16 May 2017
WEST JORDAN CITY ENGINEER

CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 18 DAY OF May, A.D., 2017.

ATTEST: WEST JORDAN CITY CLERK

RECORDED NO: 125 37900

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT REQUEST OF: COTTAGE PLACE LLC

DATE: 5-19-17 TIME: 9:48 AM BOOK: 2017 PAGE: 122

FEE: \$106.00

SALT LAKE COUNTY RECORDER

21-23-11,12 21-23-126-013,014,015,016

SCALE (H) _____
DRAWN BY _____
CHECKED BY _____
TAX ID NO _____
BY: _____ DATE: 4/11/2017

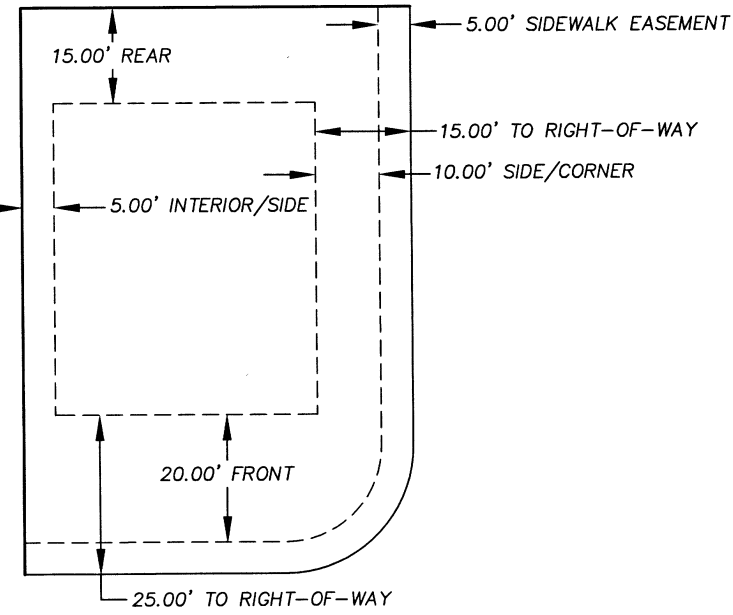
SCALE (V) _____
DRAWN BY _____
CHECKED BY _____
TAX ID NO _____

COTTAGES AT APPLECROSS
NORTHWEST QUARTER (NW 1/4)
SEC. 33, T. 2 S., R. 1 W., S.L.B.M.

REDCON, INC.
LAND SURVEYORS
160 NORTH MAIN STREET, SUITE 101
BOUNTIFUL, UTAH 84010
(801) 298-2401 FAX (801) 298-2024
REDCON.COM

JOB NUMBER
416000-73
DWG 416000-73 PL
DATE 4/24/2017
SHEET 1 OF 2

TYPICAL SETBACK DETAIL - SCALE 1:20



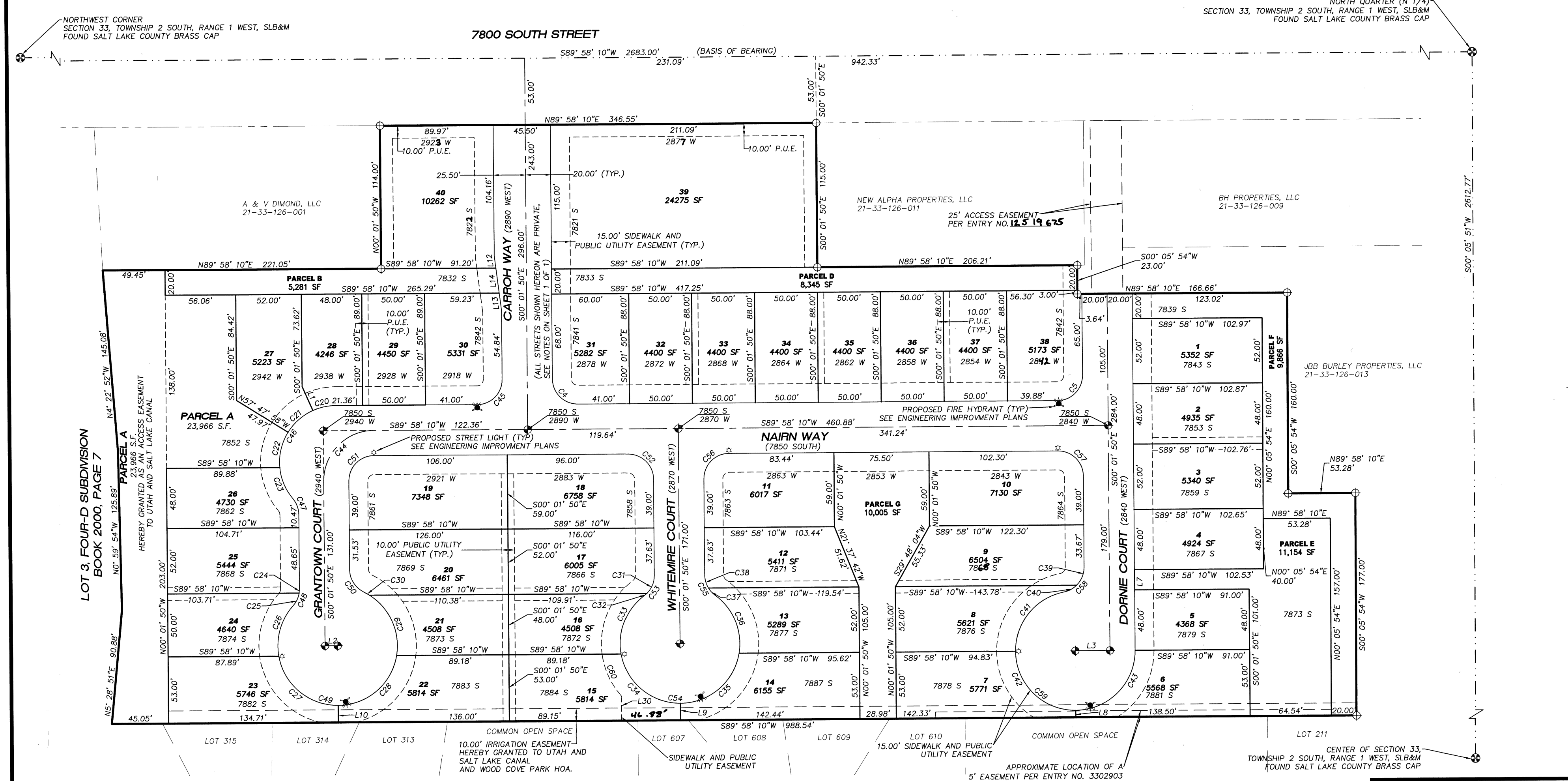
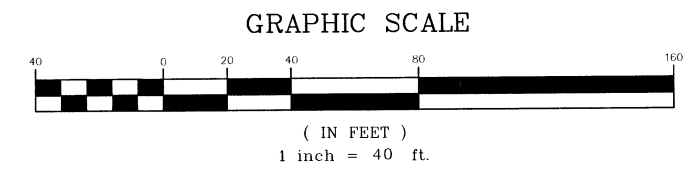
LINE #	LENGTH	DIRECTION
L1	21.00'	N23°50'20"W
L2	10.00'	S89°58'10"W
L3	27.50'	N89°58'10"E
L7	16.00'	N00°01'50"W
L8	5.50'	S00°01'50"E
L9	13.50'	S00°01'50"E
L10	13.50'	S00°01'50"E
L12	9.92'	S07°09'20"E
L13	14.27'	S07°09'20"E
L14	20.16'	S07°09'20"E
L30	19.62'	S00°00'00"E

COTTAGES AT APPLECROSS

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- TIE LINE
- ADJOINING PROPERTY LINE
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- SECTION LINE
- EASEMENT LINE
- FOUND SECTION MONUMENT AS SHOWN AND DESCRIBED
- SET REBAR AND CAP STAMPED "REDCON"
- UNLESS OTHERWISE NOTED
- STREET MONUMENT TO BE SET



LOT 3, FOUR-D SUBDIVISION
BOOK 2000, PAGE 7

WOOD COVE PARK NO. 3
BOOK 80-2, PAGE 34

WOOD COVE PARK NO. 6
BOOK 81-1, PAGE 10

WOOD COVE PARK NO. 2
BOOK 80-2, PAGE 33

RECORDED NO: 12637900
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT REQUEST OF: COTTAGE PLACE LLC
DATE: 5-19-17 TIME: 9:48 AM BOOK: 2017 P. PAGE: 122
\$106.00
SALT LAKE COUNTY RECORDER

SCALE (H/P) 1" = 40'
DRAWN BY: B. YATES
CHECKED BY:
TAX ID NO.
JOB NUMBER 416000-73
DATE 4/24/2017
SHEET 2 OF 2

REDCON INC.
LAND SURVEYORS
150 NORTH MAIN STREET, SUITE 101
BOUNTIFUL, UTAH 84002
(801) 288-2401, FAX (801) 288-2024
REDCON.COM

COTTAGES AT APPLECROSS
NORTHWEST QUARTER (NW 1/4)
SEC. 33, T. 2 S., R. 1 W., S.L.B.M.

WEST JORDAN CITY SALT LAKE COUNTY UTAH

4/1/2017
BY: [Signature]
DATE: 4/1/2017

21-33-11,12 21-33-126-013, 014, 015, 016