

MORGAN COUNTY ATTORNEY

I have examined the foregoing plat and description of LDS Mt. Green Cottonwood Canyon Road Subdivision, and in my opinion it conforms with the County Ordinances applicable thereto and now in force and effect.

Signed this 30th day of September, 2015.

MORGAN COUNTY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this 10 day of September, 2015.

MORGAN COUNTY SURVEYOR

I hereby certify that the Morgan County Surveyor's Office has reviewed this Plat for mathematical correctness, Section Corner Data and for harmony with lines and monuments on Record in the Morgan County Offices. The approval of this Plat by the Morgan County Surveyor does not relieve the Licensed Land Surveyor who Executes this Plat from the responsibilities and/or liabilities associated therewith.

Signed this 21st day of October, 2015.

COTTONWOOD MUTUAL WATER COMPANY

Waste System Approval this 11th day of August, 2015.

MORGAN COUNTY APPROVAL

This is to certify that this plat and dedication of this plat along with the dedication of all streets, easements and Public Improvement Guarantees were duly approved and accepted by the Zoning Administrator of Morgan County, Utah this 30 day of September, 2015.

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

Waste Disposal System Approval this 15th day of August, 2015.

EASEMENT NOTES:

- #15 Property is subject to Reservations contained in that deed recorded June 16, 1991 as Entry No. 12551 in Book 7 at Page 170 of Official Records.
#16 Blanket Easement for Reservation as contained in that patent recorded February 28, 1953 as Entry No. [Not Provided] in Book 29 of Page 398 of Official Records.
#17 Blanket Easement for an easement to construct, reconstruct, operate maintain and repair its lines of telephone and telegraph, including underground conduits, poles, anchors, cables, wires and fixtures upon, under, over and across the property and incidental purposes, recorded January 27, 1956 as Entry No. 27559 in Book 4 at Page 105-42 of Official Records.
#18 The terms, provisions and easement contained in "Easement Deed by Court Order" recorded November 19, 2013 as Entry No. 130899 in Book 339 of Page 1775 of Official Records.

LDS Mt. Green Cottonwood Canyon Road Subdivision

A part of the East Half of Section 25, T5N, R1E, SLB&M, U.S. Survey

Morgan County, Utah

August 2015

GEOTECHNICAL REPORT

Geotechnical and Soils information taken from a geotechnical evaluation report prepared by AEC, (Project #120896) dated November 7, 2012.

- 1. The general site is covered with 1-2 feet of fill overlying sand and gravel, which extends roughly 15 feet below the ground surface (maximum depth investigated).
2. No subsurface water was encountered, on the date of investigation October 23, 2012.
3. Site is mostly vegetated with Sod, with several trees scattered across the site, an irrigation ditch, and a pasture with access.

NOTES:

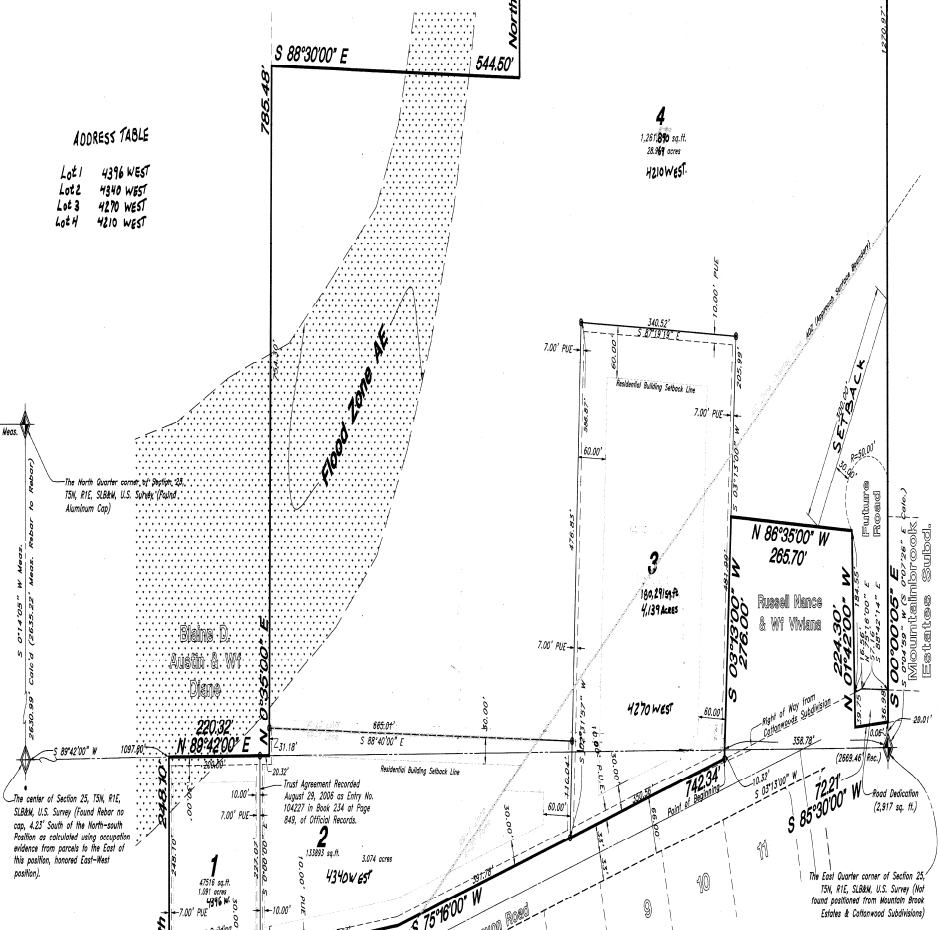
- 1. Morgan County restricts the occupancy of buildings within developments as outlined in the adopted building and fire codes. It is unlawful to occupy a building located within any development without first having obtained a certificate of occupancy issued by the county.
2. 15' Utility and Drainage Easements on all sides and fronts of lots and 7' wide Utility and Drainage Easements on all sides of lots as indicated by dashed lines, except as otherwise shown.
3. Utility water service to be provided by Cottonwood Mutual Water Company.
4. Sanitary sewer service to be provided by Mountain Green Sewer District.
5. Flood zones were depicted using FEMA map #480290006C with an effective date of April 15, 2010. The hatched area on Plat is designated Flood Zone AE - a portion of the property lies within the Special Flood Hazard Area (SFHA) subject to inundation by the 1% Annual Chance Flood - Base Flood Elevations Determined.
6. Lot 3 is for a church and/or institutional development.
7. Future Development within the confines of the A02, new construction or the alterations of existing structures will be subject to conformance with FAR Paragraph 77 prior to approval as per Morgan County Code 8-54-5.
8. This area is subject to the Right to Farm Provisions and agricultural operations may begin early in the morning and may run late into the evening and these operations may contribute to noises and odors objectionable to some residents.
9. A Paved Apron is required to be installed for all driveways accessing from Paved Street and Rights of Way prior to the issuance of a Certificate of Occupancy.

NARRATIVE

This Subdivision plat was requested by Mr. Tony Fontaine of Bill Fontaine Architects in Behalf of the LDS Church, for the purpose of subdividing the property into 4 lots. Section corners were found at the North 1/4 corner, the Northwest corner, the Northeast corner and the Center of Section 25, T5N, R1E, SLB&M, U.S. Survey. The East 1/4 corner of the section was established using information on the Cottonwood Subdivision plat and the Mountaintop Estates Subdivision plat. A line bearing North 82°56'45" West between the North 1/4 corner and the Northwest corner was used as the basis of bearings. The North line of Cottonwood Subdivision, was used as the South right of way line of Cottonwood Canyon Road. According to this plat a 66.00 foot right of way is reserved for this street. A rebar & Inconcrete Engineering aluminum cap was found along the North right of way line of Cottonwood Canyon Road. Its location was checked against the 66.00 right of way width and it fit that dimension. Property corners were monumented as depicted on this drawing.

ADDRESS TABLE

Table with 2 columns: Lot # and Address. Lot 1: 4396 WEST; Lot 2: 4340 WEST; Lot 3: 4270 WEST; Lot 4: 4210 WEST.



BOUNDARY DESCRIPTION

A part of the First Half of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North right of way line of Cottonwood Canyon Road said point being 358.78 feet South 83°42'00" West from the Quarter Section Line and 10.32 feet South 03°13'00" West from the East Quarter corner of said Section; and running thence two (2) courses along said North right of way line as follows (1) South 75°18'00" West 742.34 feet; and (2) South 83°42'00" West 504.75 feet; thence North 248.10 feet to said Quarter Section line; thence North 89°42'00" East 220.32 feet along said Quarter Section line; thence North 02°35'00" East 785.48 feet; thence South 89°30'00" East 544.50 feet; thence North 59°40'00" West; thence South 88°30'00" East 806.61 feet, more or less; thence South 02°00'00" East 1307.56 feet; thence South 89°30'00" West 72.21 feet; thence North 01°42'00" West 224.35 feet; thence North 82°57'00" West 265.70 feet; thence South 02°13'00" West 276.00 feet to the point of beginning. Contains 37,339 acres.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 36 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I do hereby certify that LDS Mt. Green Cottonwood Canyon Road Subdivision in Morgan County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Morgan County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within LDS Mt. Green Cottonwood Canyon Road Subdivision meet the frontage and area requirements of the Morgan County Zoning Ordinance. Signed this 6th day of August, 2015.

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract LDS Mt. Green Cottonwood Canyon Road Subdivision, and do hereby dedicate, grant and convey to Morgan County, Utah, all those parts or portions of said tract of land contemplated as streets, the same to be used as public thoroughfares forever, and also dedicate to Morgan City those certain strips as easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Morgan County. Signed this 14 day of August, 2015.

ACKNOWLEDGMENT

On the 15th day of SEPTEMBER, 2015, personally appeared before me, TERRY F. RYDZ, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation, and do hereby acknowledge before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation, and that the seal impressed on the with instruments is the seal of said corporation; and that instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on the behalf of said corporation, and that said corporation executed the same.

ACKNOWLEDGMENT

On the 15th day of SEPTEMBER, 2015, personally appeared before me, TERRY F. RYDZ, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation, and do hereby acknowledge before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation, and that the seal impressed on the with instruments is the seal of said corporation; and that instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on the behalf of said corporation, and that said corporation executed the same.

ACKNOWLEDGMENT

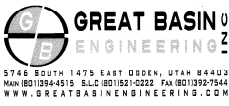
On the 14 day of August, 2015, personally appeared before me, the undersigned Notary Public, the signers of the above instrument, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

ACKNOWLEDGMENT

On the 14 day of August, 2015, personally appeared before me, the undersigned Notary Public, the signers of the above instrument, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

ZONING TABLE with columns: LOT NUMBER, ZONE A-20, ZONE RP-1, TOTAL ACRES. Rows for Lot 1, 2, 3, 4.

MORGAN COUNTY RECORDER table with columns: ENTRY NO., FEE PAID, RECORD DATE, TIME, RECORD DATE, TIME, RECORD DATE, TIME.



ACKNOWLEDGMENT text: The foregoing instrument was acknowledged before me this 2nd day of August, 2015, by Tony Fontaine, Attorney in Fact for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation, and do hereby acknowledge before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation, and that the seal impressed on the with instruments is the seal of said corporation; and that instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on the behalf of said corporation, and that said corporation executed the same.