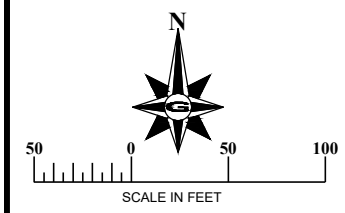
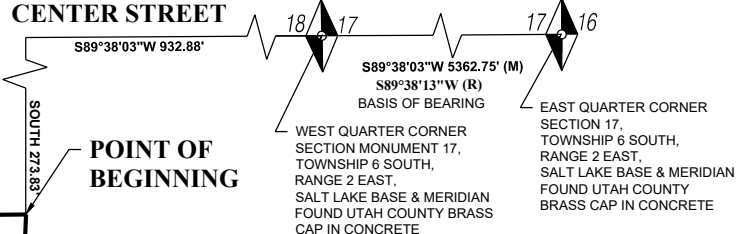


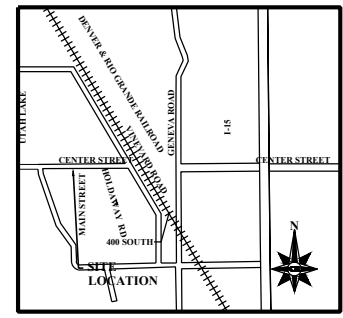
**THE COTTONWOODS, PHASE 4**  
 LOCATED IN SOUTHEAST QUARTER OF SECTION 18  
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
 SALT LAKE BASE AND MERIDIAN



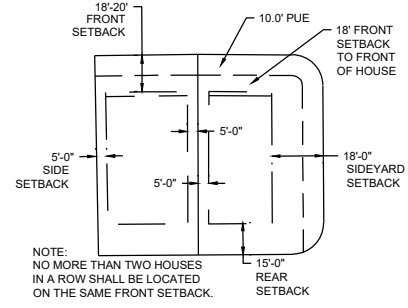
PER UTAH COUNTY STATE PLANE COORDINATE AND DEPENDENT  
 RESURVEY NAD 83 UTAH CENTRAL ZONE



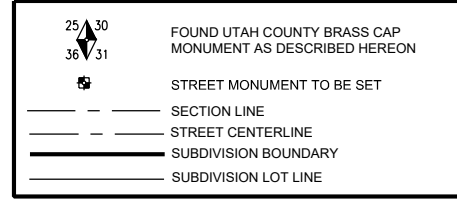
**VICINITY MAP**



**TYPICAL SETBACK & PUE DETAIL**



**LEGEND**



**SURVEYORS CERTIFICATE**

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152867 AS PRESCRIBED BY THE LAWS OF 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 PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE COTTONWOODS, PHASE 4 SUBDIVISION.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD, UTAH COUNTY, UTAH, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED SOUTH 89°38'03" WEST 932.88 FEET, AND SOUTH 273.83 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 2°18'21" WEST 304.40 FEET; THENCE SOUTH 4°23'55" WEST 82.57 FEET; THENCE SOUTH 3°08'47" WEST 56.02 FEET; THENCE SOUTH 126.63 FEET; THENCE SOUTH 14°55'17" WEST 95.21 FEET TO A POINT ON A 1708.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 17.42 FEET ALONG THE ARC OF SAID CURVE, WHICH CENTER BEARS SOUTH 14°55'17" WEST, WITH A CENTRAL ANGLE OF 0°35'04" (CHORD=NORTH 75°22'14" WEST 17.42 FEET); THENCE SOUTH 14°41'51" WEST 158.34 FEET TO A 1540.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 422.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°42'54" (CHORD=NORTH 83°09'36" WEST 421.07 FEET); THENCE SOUTH 88°58'59" WEST 25.09 FEET; THENCE NORTH 1°01'03" WEST 99.82 FEET; THENCE NORTH 13°00'19" EAST 57.72 FEET; THENCE NORTH 1°04'01" WEST 585.11 FEET; THENCE NORTH 89°24'39" EAST 398.71 FEET; THENCE NORTH 76°37'24" EAST 60.49 FEET; THENCE NORTH 89°22'51" EAST 88.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 45 LOTS OR 9.026 ACRES

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS

**THE COTTONWOODS, PHASE 4**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.  
 IN WITNESS WHEREOF \_\_\_\_\_ HAVE HERETO SET THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_.

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARD HOMESTEADS POD 6 LLC A UTAH LIMITED LIABILITY COMPANY, BY PRO MANAGEMENT-UTAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

VINEYARD HOMESTEADS POD 6, LLC  
 BY PRO MANAGEMENT - UTAH, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY

BY \_\_\_\_\_  
 GLEN R. PETTIT, MANAGER

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT \_\_\_\_\_

**VINEYARD HOMESTEAD DEVELOPMENT 2012, LLC**  
 2264 WILLIAMSBURG CIR.  
 WEST JORDAN, UT 84047

**THE COTTONWOODS, PHASE 4**  
 LOCATED IN SOUTHEAST QUARTER OF SECTION 18  
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
 SALT LAKE BASE & MERIDIAN

**Recorded #**  
 State of Utah, County of UTAH, recorded and filed at the request of \_\_\_\_\_

Date \_\_\_\_ Time \_\_\_\_ Book \_\_\_\_ Page \_\_\_\_  
 Fee \$ \_\_\_\_\_ Utah County Recorder

**AIM.021**

**1 OF 1**

Curve Table				Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C90	40.34	61.00	37°53'10"	S42°35'06"W	39.60	C149	4.40	278.00	0°54'27"	S11°28'33"W	4.40
C91	70.29	61.00	66°01'09"	N85°27'57"W	66.46	C151	56.02	1540.00	2°05'04"	S76°20'40"E	56.02
C92	32.23	50.00	36°55'53"	N71°54'01"W	31.67	C153	59.74	1652.00	2°04'19"	N76°42'40"W	59.74
C94	84.37	2178.00	2°13'10"	S7°40'16"W	84.37	C154	56.04	1540.00	2°05'05"	S78°25'45"E	56.04
C95	56.25	2122.00	1°31'10"	N8°29'37"E	56.25	C156	59.74	1652.00	2°04'19"	N78°46'59"W	59.74
C97	61.33	2122.00	1°39'21"	N6°54'22"E	61.33	C157	56.05	1540.00	2°05'07"	S80°30'51"E	56.05
C98	61.12	2122.00	1°39'01"	N5°15'11"E	61.12	C159	59.74	1652.00	2°04'19"	N80°51'18"W	59.74
C99	60.97	2122.00	1°38'46"	N3°36'17"E	60.97	C160	56.06	1540.00	2°05'09"	S82°35'59"E	56.06
C100	60.86	2122.00	1°38'36"	N1°57'36"E	60.86	C162	59.74	1652.00	2°04'19"	N82°55'37"W	59.74
C101	21.34	278.00	4°23'55"	N87°48'03"W	21.34	C163	56.07	1540.00	2°05'10"	S84°41'08"E	56.07
C102	26.94	17.00	90°45'33"	N45°24'16"W	24.21	C165	59.74	1652.00	2°04'19"	N84°58'56"W	59.74
C103	63.38	2122.00	1°42'41"	N0°16'54"E	63.38	C166	56.08	1540.00	2°05'12"	S86°46'19"E	56.08
C104	12.32	278.00	2°32'23"	N2°50'08"W	12.32	C168	59.74	1652.00	2°04'19"	N87°04'15"W	59.74
C105	39.87	2122.00	1°04'36"	N3°34'02"W	39.87	C169	55.92	1540.00	2°04'50"	S88°51'20"E	55.92
C106	27.60	17.00	93°01'44"	N43°29'08"E	24.67	C171	59.75	1652.00	2°04'20"	N89°08'34"W	59.75
C108	18.27	222.00	4°25'52"	S87°38'34"E	18.26	C172	30.15	1540.00	1°07'18"	N89°32'36"E	30.15
C111	61.08	278.00	12°35'16"	N4°43'41"E	60.95	C176	24.16	1652.00	0°50'17"	S89°24'07"W	24.16
C112	17.98	2178.00	0°29'23"	S3°52'08"E	17.98	C178	27.34	17.00	92°08'21"	S55°53'48"W	24.49
C113	44.56	222.00	11°29'58"	S1°38'39"W	44.48	C179	70.59	1708.00	2°22'05"	N81°38'48"W	70.58
C115	62.46	2178.00	1°38'35"	S2°48'40"E	62.46	C180	17.57	222.00	4°32'08"	S9°39'42"W	17.57
C125	28.07	17.00	94°36'43"	S43°03'36"E	24.99	C181	84.56	1708.00	2°50'11"	N84°12'56"W	84.55
C126	26.91	17.00	90°42'04"	N44°17'01"E	24.19	C182	25.09	17.00	84°34'01"	N43°21'01"W	22.88
C135	32.70	50.00	37°28'11"	S19°48'06"E	32.12	C183	25.90	17.00	87°16'53"	S45°17'33"W	23.46
C137	23.21	61.00	21°47'53"	S27°38'15"E	23.07	C184	71.86	1708.00	2°34'38"	N89°49'26"W	71.86
C138	42.99	61.00	40°22'51"	S3°27'07"W	42.11	C185	49.75	2178.00	1°16'32"	N9°38'38"E	49.75
C140	62.46	2178.00	1°38'35"	S2°06'56"W	62.46	C186	407.15	2150.00	10°51'00"	N3°39'36"E	406.54
C142	62.41	2178.00	1°38'30"	S0°28'23"W	62.41	C189	21.75	15.00	83°04'23"	N48°05'52"E	19.89
C143	69.97	250.00	16°02'11"	N3°54'46"E	69.74	C190	450.03	1680.00	15°20'53"	N83°20'34"W	448.69
C144	132.75	2150.00	3°32'16"	S7°18'58"W	132.73	C191	116.96	1680.00	3°59'20"	N89°01'21"W	116.94
C145	274.39	2150.00	7°18'45"	S1°53'28"W	274.21	C192	237.35	1680.00	8°05'41"	N82°58'50"W	237.15
C146	87.82	2150.00	2°20'25"	S2°58'07"E	87.81	C193	95.72	1680.00	3°15'52"	N77°18'04"W	95.71
C147	69.68	1708.00	2°20'15"	S76°14'50"E	69.68	C195	5.32	328.00	0°56'48"	N8°13'05"E	5.32
C148	26.51	17.00	89°20'44"	S32°44'36"E	23.90	C196	19.80	250.00	4°32'20"	N87°43'50"W	19.80

**ROCKY MOUNTAIN POWER**

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A(5)(3)(4)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORD EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
  - ANY OTHER PROVISION OF LAW

**ACCEPTANCE BY LEGISLATIVE BODY**

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

VINEYARD PLANNING COMMISSION CHAIR  
 DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 VINEYARD ATTORNEY  
 DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

VINEYARD ENGINEER  
 DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 VINEYARD CITY MANAGER  
 DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

CLERK/RECORDER  
 DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**PLAT NOTES**

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF \_\_\_\_ 20 \_\_\_\_.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

**DOMINION ENERGY**

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. 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 IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINIONS RIGHT-OF-WAY DEPARTMENT 1-800-366-8532

**Lot Drainage** - As approved and required by the Town of Vineyard

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.
- See drainage plan for grading and elevations.