

SECURITY TRAIL LINE

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT JAMES R. KRUSE, LINDA KRUSE, RALPH HOTTINGER AND JEAN HOTTINGER, THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED PROPERTY, HAVING CAUSED TO BE SUBDIVIDED INTO PARCELS AS SHOWN, HEREAFTER KNOWN AS "COTTONWOOD SHADOWS", A NON-REGULAR SUBDIVISION, DO HEREBY DECLARE THAT THE PARCELS SHOWN HERON SHALL BE CONVEYED BY METES AND BOUNDS, SUBJECT TO AND TOGETHER WITH THE RIGHT-OF-WAY AS SHOWN FOR THE PERPETUAL PRIVATE USE AS DEEDED, OFFICERS OF HAWK PROPERTIES INC.

*James R. Kruse*     *Ralph Hottinger*  
 JAMES R. KRUSE     RALPH HOTTINGER  
 PRESIDENT     VICE-PRESIDENT

*Linda Kruse*     *Jean Hottinger*  
 LINDA KRUSE     JEAN HOTTINGER  
 TREASURER     SECRETARY

**ACKNOWLEDGEMENT**

STATE OF UTAH  
 COUNTY OF Salt Lake  
 ON THIS 10 DAY OF September  
 A.D. 1981, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, THE SIGNERS OF OWNERS DEDICATION, BEING FOUR IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7-23-86

*Cheryl Simonson*  
 NOTARY PUBLIC  
 RESIDING IN Salt Lake COUNTY

**Surveyor's Certificate**

I, *R. J. Sorenson* do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 1182 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction, a survey of the described property. I further certify that the accompanying plat shows, to the best of my knowledge using available information in accordance with acceptable professional standards, the dimensions of the property surveyed.

*R. J. Sorenson*     Date Sept. 22, 1981

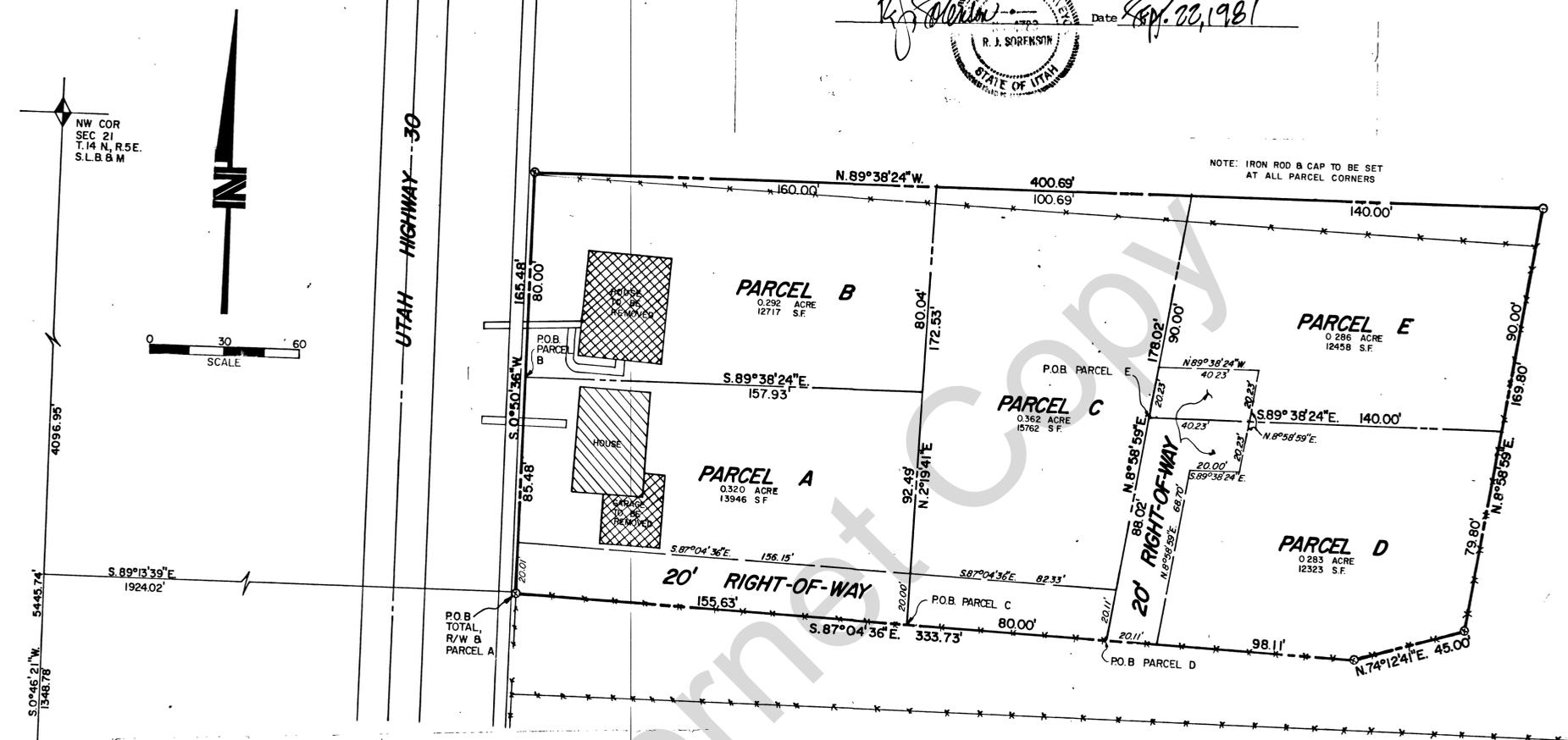
R. J. SORENSON  
 STATE OF UTAH

**Total Property Description**

Being a part of Lot 3, Section 21, T.14 N., R. 5 E., SLB&M, described as follows:

Beginning at an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00° 46' 21" East, 1348.78 feet and South 89° 13' 39" East, 1924.02 feet from the Southwest Corner of Section 21; and running thence South 87° 04' 36" East, 333.73 feet along an existing fence line to an existing fence corner; thence North 74° 12' 41" East, 45.00 feet along an existing fence line to an existing fence corner; thence North 08° 58' 59" East, 169.80 feet along an existing fence line thence North 89° 38' 24" West, 400.69 feet to an existing fence corner on said East right-of-way line; thence South 00° 50' 36" West, 165.48 feet along said right-of-way line to the point of beginning.

Containing 1.543 acres  
 Subject to any and all easements, right-of-ways, and restrictions of record.



**PARCEL A**  
 0.320 ACRE  
 13946 SF

Being a part of Lot 3, Section 21, T.14 N., R.5 E., SLB&M  
 Beginning at a point which is South 87°04'36" East, 235.63 feet and North 08°58'59" East 88.02 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains, more or less, and South 1362.82 feet from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet, South 87°04'36" East, 235.63 feet and North 08°58'59" East, 88.02 feet from the Southwest corner of Section 21; and running thence South 89°38'24" East, 140.00 feet to an existing fence line; thence North 08°58'59" East, 90.00 feet along said fence line; thence North 89°38'24" West, 140.00 feet; thence South 08°58'59" West, 90.00 feet to the point of beginning.

Containing 0.286 Acres  
 Together with a 20 foot right-of-way described as follows:  
 Beginning at an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains, more or less, and South 1362.82 feet from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet and South 89°13'39" East, 1924.02 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 255.74 feet; thence North 08°58'59" East, 68.70 feet; thence South 89°38'24" East, 20.00 feet; thence North 08°58'59" East, 20.23 feet; thence North 89°38'24" West, 40.23 feet; thence South 08°58'59" West; 67.91 feet; thence North 87°04'36" West, 238.48 feet; thence South 00°50'36" West, 20.01 feet to the point of beginning.

Subject to a right-of-way described as follows:  
 Beginning at a point which is South 87°04'36" East, 235.63 feet and North 08°58'59" East, 88.02 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains, more or less, and South 1362.82 feet from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet, South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 89°38'24" East, 40.23 feet; thence North 08°58'59" East, 20.23 feet; thence North 89°38'24" West, 40.23 feet; thence South 08°58'59" West, 20.23 feet to the point of beginning.

**PARCEL B**  
 0.292 ACRE  
 12717 SF

Being a part of Lot 3, Section 21, T.14 N., R.5 E., SLB&M  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 98.11 feet along said fence; thence North 74°12'41" East, 45.00 feet along an existing fence; thence North 08°58'59" East, 79.80 feet along an existing fence; thence North 89°38'24" West, 140.00 feet; thence South 08°58'59" West, 88.02 feet to the point of beginning.

Containing 0.283 Acres  
 Together with a 20 foot right-of-way described as follows:  
 Beginning at an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains, more or less, and South 1362.82 feet from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet and South 89°13'39" East, 1924.02 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 238.48 feet; thence South 00°50'36" West, 20.01 feet to the point of beginning.

Subject to a right-of-way described as follows:  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 20.11 feet; thence North 08°58'59" East, 20.23 feet; thence North 89°38'24" West, 40.23 feet; thence South 08°58'59" East 88.02 feet to the point of beginning.

**PARCEL C**  
 0.362 ACRE  
 15762 SF

Being a part of Lot 3, Section 21, T.14 N., R.5 E., SLB&M  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 98.11 feet along said fence; thence North 74°12'41" East, 45.00 feet along an existing fence; thence North 08°58'59" East, 79.80 feet along an existing fence; thence North 89°38'24" West, 140.00 feet; thence South 08°58'59" West, 88.02 feet to the point of beginning.

Containing 0.283 Acres  
 Together with a 20 foot right-of-way described as follows:  
 Beginning at an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains, more or less, and South 1362.82 feet from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet and South 89°13'39" East, 1924.02 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 238.48 feet; thence South 00°50'36" West, 20.01 feet to the point of beginning.

Subject to a right-of-way described as follows:  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 20.11 feet; thence North 08°58'59" East, 20.23 feet; thence North 89°38'24" West, 40.23 feet; thence South 08°58'59" East 88.02 feet to the point of beginning.

**PARCEL D**  
 0.283 ACRE  
 12323 SF

Being a part of Lot 3, Section 21, T.14 N., R.5 E., SLB&M  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 98.11 feet along said fence; thence North 74°12'41" East, 45.00 feet along an existing fence; thence North 08°58'59" East, 79.80 feet along an existing fence; thence North 89°38'24" West, 140.00 feet; thence South 08°58'59" West, 88.02 feet to the point of beginning.

Containing 0.283 Acres  
 Together with a 20 foot right-of-way described as follows:  
 Beginning at an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains, more or less, and South 1362.82 feet from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet and South 89°13'39" East, 1924.02 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 238.48 feet; thence South 00°50'36" West, 20.01 feet to the point of beginning.

Subject to a right-of-way described as follows:  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 20.11 feet; thence North 08°58'59" East, 20.23 feet; thence North 89°38'24" West, 40.23 feet; thence South 08°58'59" East 88.02 feet to the point of beginning.

**PARCEL E**  
 0.286 ACRE  
 12458 SF

Being a part of Lot 3, Section 21, T.14 N., R.5 E., SLB&M  
 Beginning at a point on an existing fence which point is South 87°04'36" East, 235.63 feet from an existing fence corner in the East right-of-way line of State Highway 30, which is West 12 chains and South 1362.82 feet, more or less, from the Northeast corner of said Lot 3, said point also being North 00°46'21" East, 1348.78 feet South 89°13'39" East, 1924.02 feet and South 87°04'36" East, 235.63 feet from the Southwest corner of Section 21; and running thence South 87°04'36" East, 98.11 feet along said fence; thence North 74°12'41" East, 45.00 feet along an existing fence; thence North 08°58'59" East, 79.80 feet along an existing fence; thence North 89°38'24" West, 140.00 feet; thence South 08°58'59" West, 88.02 feet to the point of beginning.

Containing 0.283 Acres  
 Together with a 20 foot right-of-way described as follows:  
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Subject to a right-of-way described as follows:  
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REVISED 9-22-81

**P/S ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 307 WEST 200 SOUTH, SUITE 5002  
 SALT LAKE CITY, UTAH  
 PHONE: (801) 532-7681  
 P/S JOB NO. 160-01-04

**NOTE:**

By approval hereon, by the Planning Commission and the Town Board of Garden City, in accordance with Provision, Part 11-120B3, of the Garden City Subdivision Ordinance, permission to convey the parcels of land as shown on this plat by metes and bounds is granted and the requirements of a final plat are waived.

**CITY PLANNING COMMISSION**

APPROVED THIS 26 DAY  
 OF Sept A.D. 1981 BY THE  
 GARDEN CITY PLANNING COMMISSION.

*James Olsen*  
 CHAIRMAN CITY PLANNING COMMISSION

**TOWN BOARD APPROVAL**

APPROVED BY THE BOARD OF TRUSTEES OF  
 GARDEN CITY, UTAH ON THIS 22 DAY  
 OF December A.D. 1981

*James Maden*     *John M. Maden*  
 ATTEST: CITY CLERK     BOARD PRESIDENT

**RECORDED**

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED  
 AT THE REQUEST OF Hawk Properties  
Filing number 20682  
 DATE 10-01-82 TIME 1:13 PM BOOK E4 PAGE 547  
12.50     Debra Sue Ames  
 FEE \$     RICH COUNTY RECORDER

**COTTONWOOD SHADOWS**  
 A NON-REGULAR SUBDIVISION  
 LOCATED IN SECTION 21, T.14N., R.5E., S.L.B.&M.  
 TOWN OF GARDEN CITY, RICH COUNTY, UTAH