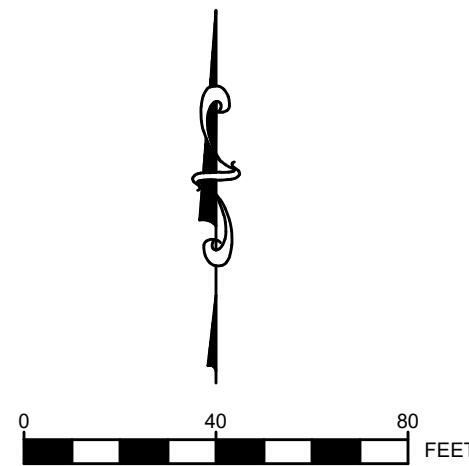


VICINITY MAP
N.T.S.

FINAL PLAT FOR COTTONWOOD HOLLOW SUBDIVISION WITHIN THE NW1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M CEDAR CITY, IRON COUNTY, UTAH



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.50'	N0° 06' 06"W

- LEGEND:**
- (1795 N) ADDRESS
 - DENOTES PARCEL BOX
 - DENOTES NDCBU BOX
 - 12** DENOTES LOT NUMBER
 - DENOTES STREET MONUMENT TO BE SET - CLASS II
 - DENOTES PROPERTY CORNER TO BE SET - 5/8" DIAMETER REBAR WITH YELLOW PVC CAP STAMPED PLATT & PLATT INC. LS 164659

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	34.08'	500.00'	3°54'21"	S0° 26' 41"E	34.08'
C2	78.89'	52.50'	86°05'39"	S44° 33' 19"W	71.67'
C3	83.36'	52.50'	90°58'11"	S43° 58' 37"E	74.87'
C4	80.51'	50.00'	92°15'30"	N1° 54' 18"W	72.09'
C5	46.71'	30.00'	89°12'42"	S47° 00' 13"E	42.13'
C6	47.54'	30.00'	90°47'18"	S42° 59' 47"W	42.72'
C7	32.55'	477.50'	3°54'21"	S0° 26' 41"E	32.54'
C8	25.74'	522.50'	2°49'23"	S0° 59' 11"E	25.74'
C9	9.87'	522.50'	1°04'58"	S0° 58' 00"W	9.87'
C10	22.54'	15.00'	86°05'39"	S44° 33' 19"W	20.48'
C11	24.58'	15.00'	93°54'21"	N45° 26' 41"W	21.92'
C12	9.08'	100.00'	5°12'07"	N89° 47' 49"W	9.08'
C13	15.14'	100.00'	8°40'26"	N82° 51' 32"W	15.12'
C14	70.61'	65.00'	62°14'25"	S70° 21' 28"W	67.19'
C15	58.54'	65.00'	51°36'20"	S13° 26' 06"W	56.59'
C16	45.08'	30.00'	86°05'39"	S44° 33' 19"W	40.96'
C17	13.63'	100.00'	7°48'37"	S8° 27' 45"E	13.62'
C18	10.59'	100.00'	6°03'56"	S1° 31' 29"E	10.58'
C19	24.71'	100.00'	14°09'18"	S8° 35' 08"W	24.64'
C20	26.89'	65.00'	23°42'00"	S3° 48' 47"W	26.70'
C21	40.35'	65.00'	35°33'50"	S25° 49' 08"E	39.70'
C22	38.41'	65.00'	33°51'31"	S60° 31' 48"E	37.85'
C23	29.67'	65.00'	26°09'26"	N89° 27' 43"E	29.42'
C24	47.63'	30.00'	90°58'11"	S43° 58' 37"E	42.78'
C25	24.71'	100.00'	14°09'18"	N83° 27' 39"E	24.64'
C26	23.31'	15.00'	89°01'49"	N46° 01' 23"E	21.03'
C27	37.81'	15.00'	144°24'28"	S70° 41' 45"E	28.56'
C28	82.79'	50.00'	94°51'55"	N84° 31' 59"E	73.65'
C29	35.74'	50.00'	40°57'17"	N64° 42' 06"E	34.98'
C30	39.34'	50.00'	45°04'44"	S72° 16' 54"E	38.33'
C31	10.40'	15.00'	39°43'10"	S69° 36' 07"E	10.19'
C32	104.93'	4437.50'	1°21'17"	N89° 04' 05"E	104.93'

CERTIFICATE OF RECORDING:

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF COTTONWOOD HOLLOW SUBDIVISION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2025.

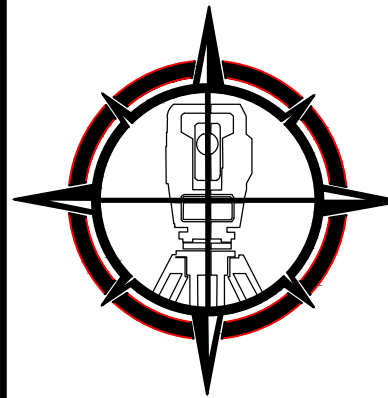
CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY NO.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

PLATT & PLATT, INC
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM



REVISION		DESCRIPTION
DATE:		
DATE:		
DATE:		

FINAL PLAT FOR COTTONWOOD HOLLOW SUBDIVISION WITHIN THE NW1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY:
H.K. HULET
CHECKED BY:
R.B. PLATT
DATE: Jun 11, 2025
SCALE: 1" = 40'

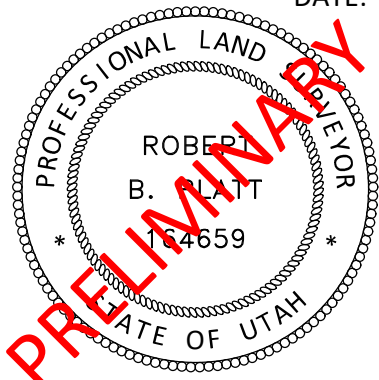
FINAL PLAT FOR
COTTONWOOD HOLLOW SUBDIVISION
WITHIN THE NW1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS COTTONWOOD HOLLOW SUBDIVISION, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

ROBERT B. PLATT
UTAH P.L.S. #164659

DATE:



LEGAL DESCRIPTION:

BEGINNING N.89°57'42"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1338.63 FEET AND N.0°08'08"W. 665.01 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE EAST LINE OF THE SW1/4NW1/4 OF SAID SECTION 27; THENCE N.89°30'13"W. ALONG THE BOUNDARY LINE OF GEMINI MEADOWS SUBDIVISION 766.44 FEET, THENCE N.1°29'29"E. ALONG SAID SUBDIVISION BOUNDARY LINE 599.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3000 NORTH STREET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 4437.50 FEET A DISTANCE OF 104.93 FEET (THE CHORD OF SAID CURVE BEARS N.89°04'05"E. 104.93 FEET), THENCE N.88°23'26"E. ALONG SAID RIGHT-OF-WAY LINE 349.75 FEET, THENCE S.0°06'06"E. 275.95 FEET, THENCE N.89°57'48"E. 294.98 FEET TO THE EAST LINE OF SAID SW1/4NW1/4 OF SAID SECTION 27, THENCE S.0°08'08"E. ALONG SAID 1/16TH LINE 341.82 FEET TO THE POINT OF BEGINNING.
CONTAINS 8.75 ACRES OF LAND.

CITY ATTORNEY APPROVAL:

I, RANDALL MCUNE, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLAT OF COTTONWOOD HOLLOW SUBDIVISION AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES.

CITY ATTORNEY

DATE:

CERTIFICATE OF ACCEPTANCE:

I, GARTH O. GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF COTTONWOOD HOLLOW SUBDIVISION HAS BEEN APPROVED.

MAYOR

DATE:

ATTEST CITY RECORDER
RENON SAVAGE

DATE:

CEDAR CITY LAND USE AUTHORITY APPROVAL:

I, KENT FUGAL, CEDAR CITY LAND USE AUTHORITY/ENGINEER, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF COTTONWOOD HOLLOW SUBDIVISION WAS EXAMINED AND ACCEPTED BY ME AND IS HEREBY ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE _____ DAY OF _____, 2025.

KENT FUGAL - CITY LAND USE AUTHORITY/ENGINEER
CITY LAND USE AUTHORITY'S APPROVAL

CEDAR CITY SURVEYOR'S APPROVAL:

I, F. CLAY TOLBERT, CEDAR CITY SURVEYOR, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF COTTONWOOD HOLLOW SUBDIVISION WAS EXAMINED AND ACCEPTED BY ME ON THIS THE _____ DAY OF _____, 2025.

F. CLAY TOLBERT - CITY SURVEYOR
CITY SURVEYOR'S APPROVAL

UTILITIES NOTE:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED IN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BY PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER 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 OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

POST OFFICE APPROVAL:

THE UNITED STATES POSTAL SERVICE HEREBY APPROVES THE LOCATIONS SHOWN FOR THE NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (N.D.C.B.U.'s)

POSTMASTER

DATE:

UTILITY COMPANIES APPROVAL:

WE, THE UNDERSIGNED PUBLIC UTILITY COMPANIES, DO HEREBY CERTIFY THAT WE APPROVE THIS FINAL PLAT OF COTTONWOOD HOLLOW SUBDIVISION AND DO NOT REQUIRE ANY ADDITIONAL EASEMENTS OTHER THAN THOSE SHOWN ON THIS PLAT.

ROCKY MOUNTAIN POWER

DATE:

ENBRIDGE

DATE:

TDS

DATE:

CENTURY LINK

DATE:

SOUTH CENTRAL COMMUNICATIONS

DATE:

INFOWEST

DATE:

OWNER'S CERTIFICATE OF DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED SPENCER JONES, MEMBER OF THE COTTONWOOD HOLLOW LLC, A UTAH LIMITED LIABILITY COMPANY, ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE TO BE PLATTED AND DIVIDED INTO LOTS, STREETS, AND EASEMENTS.

BE IT FURTHER KNOWN, THE OWNERS DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAY SHOWN HEREON, THAT OWNERS ALSO DO HEREBY GRANT AND CONVEY TO CEDAR CITY CORPORATION ALL PUBLIC UTILITY EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

SPENCER L JONES, MEMBER

DATE:

COTTONWOOD HOLLOW LLC,
A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF _____)

_____ : ss.

COUNTY OF _____)

ON THE _____ DAY OF _____, 2025., PERSONALLY APPEARED BEFORE ME SPENCER L JONES, AS A DULY AUTHORIZED MEMBER OF COTTONWOOD HOLLOW LLC, A UTAH LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY PURSUANT TO ITS GOVERNING DOCUMENTS AND WITH FULL AUTHORITY TO DO SO, AND WHO ACKNOWLEDGED TO ME THAT SUCH EXECUTION WAS VOLUNTARY AND AUTHORIZED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

- THE PROPERTY IS ZONED R-2-1 AND R-3-M.
- PROJECT AREA: 8.75 ACRES
- THE PROPERTY IS LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING BASED ON THE FEMA FLOOD INSURANCE RATE MAP, IRON COUNTY, UTAH (UNINCORPORATED AREAS) COMMUNITY PANEL NUMBER 4900730725B, EFFECTIVE DATE: JULY 17, 1986.
- AIRPORT DISCLOSURE: THE PROPERTY IS LOCATED IN THE TRAFFIC PATTERN ZONE.
- SOILS AREA: THIS PROPERTY IS LOCATED OUTSIDE OF THE CEDAR CITY HYDROCOMPACTION SUSCEPTIBILITY MAP. SEE GEOTECHNICAL INVESTIGATION PERFORMED BY WATSON ENGINEERING COMPANY, INC ON FILE WITH CEDAR CITY CORP. (PROJECT NUMBER: 23-6705, DATED FEBRUARY 16, 2024).
- UTILITY EASEMENTS WILL BE 10 FEET WIDE ALONG ALL FRONT LOT LINES.
- THE PROJECT IS NOT LOCATED IN THE WILDLAND URBAN INTERFACE (WUI) ZONE AND IS NOT SUBJECT TO WUI REGULATIONS.
- PARCEL A IS A PRIVATE RETENTION POND DESIGNED TO RECEIVE PUBLIC STORMWATER. THIS POND SHALL BE MAINTAINED AND OPERATED BY THE COTTONWOOD HOLLOW HOMEOWNERS ASSOCIATION IN PERPETUITY.
- LOTS 1, 2, 3, & 37 WILL NOT ACCESS OFF OF 3000 NORTH STREET.

PLATT
&
PLATT, INC

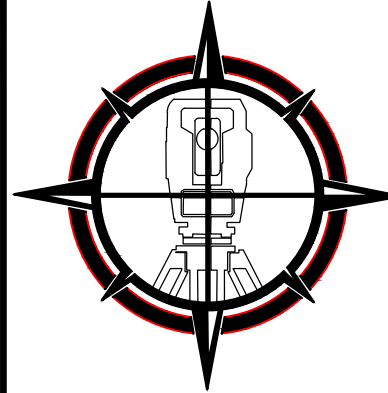
CONSULTING
CIVIL ENGINEERS
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195 N. 100 E.
CEDAR CITY, UT 84720

TEL: (435) 586-6151

FAX: (435) 586-8567

EMAIL:
PLATT@INFOWEST.COM



REVISION	DESCRIPTION			
	DATE	DATE	DATE	DATE

FINAL PLAT FOR
COTTONWOOD HOLLOW SUBDIVISION
WITHIN THE NW1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY:
H.K. HULET

CHECKED BY:
R.B. PLATT

DATE: Jun 11, 2025