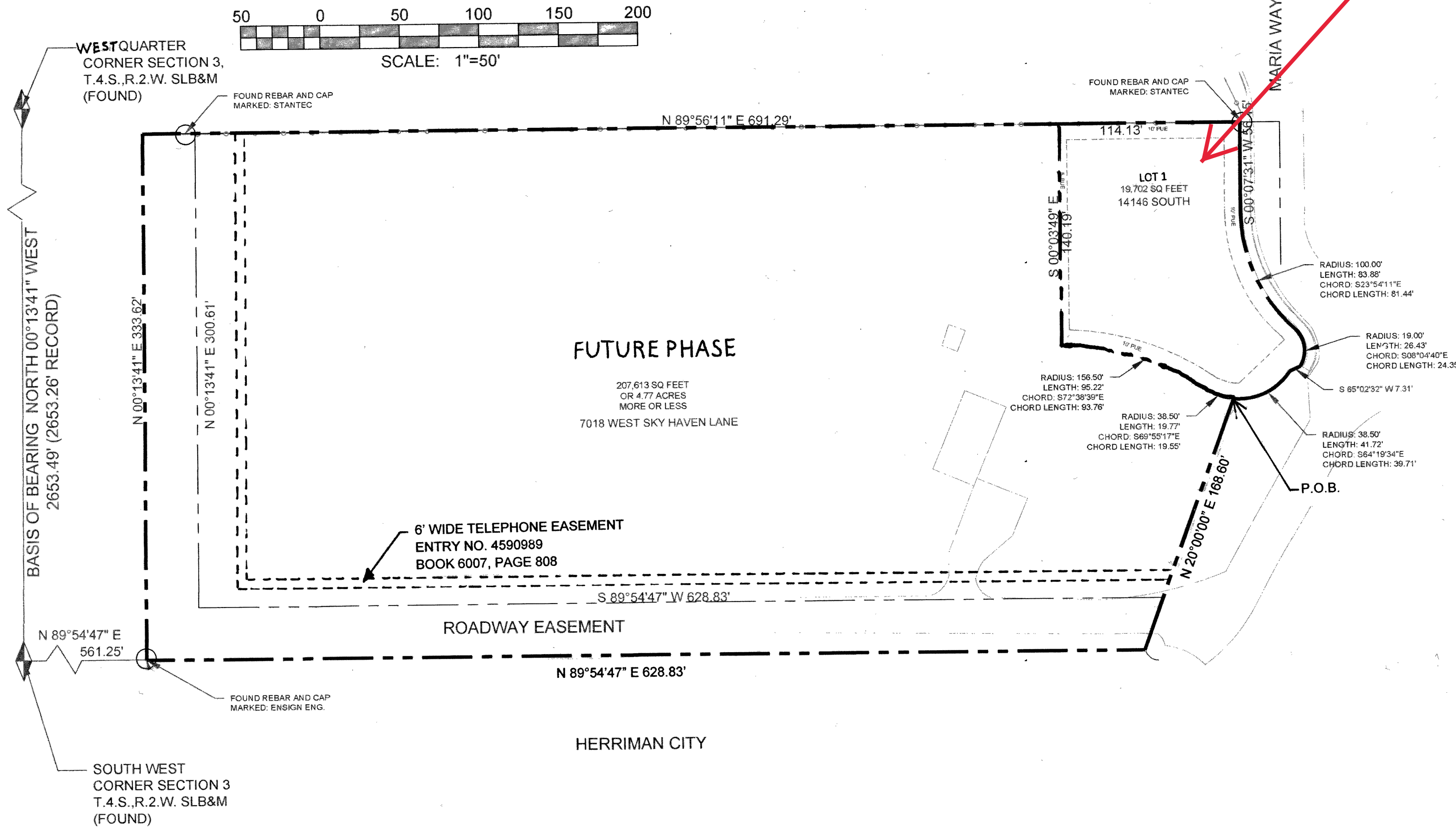
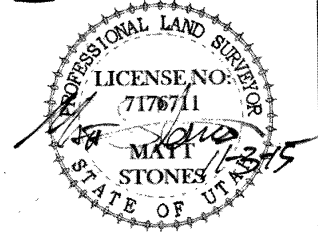


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ALDER ROSE ESATES PHASE I

SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, Matthew Stones, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 7176711, as prescribed under 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 have subdivided said tract of land into lots and streets, hereafter to be known as Alder Rose Estates Phase I and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A CURVE, ON THE WEST LINE OF MARIA WAY, SAID POINT BEING NORTH 89°54'47" EAST 1,190.08 FEET AND NORTH 20°00'00" EAST 168.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A CURVE TO THE RIGHT 19.77 FEET THROUGH A CENTRAL ANGLE OF 29°25'12" (CHORD BEARS NORTH 69°55'17" WEST 19.55 FEET), TO A POINT OF REVERSE CURVATURE ON A 165.50 FOOT RADIUS CURVE; THENCE 95.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°51'36" (CHORD BEARS NORTH 72°38'39" WEST 93.76 FEET); THENCE NORTH 00°03'49" WEST 140.19 FEET; THENCE NORTH 89°56'11" EAST 114.13 FEET TO THE WEST LINE OF MARIA WAY; THENCE ALONG MARIA WAY THE FOLLOWING 5 COUPSES: 1) SOUTH 00°07'31" WEST 56.15 FEET TO A POINT ON A 100 FOOT RADIUS CURVE TO THE LEFT; 2) THENCE 83.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°03'25" (CHORD BEARS SOUTH 23°54'11" EAST 81.44 FEET) TO A POINT OF REVERSE CURVATURE ON A 19.00 FOOT RADIUS CURVE; 3) THENCE 26.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°42'29" (CHORD BEARS SOUTH 08°04'40" EAST 24.35 FEET); 4) THENCE SOUTH 65°02'32" WEST 7.31 FEET TO A POINT ON A 38.50 FOOT RADIUS CURVE TO THE RIGHT; 5) THENCE 41.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°05'17" (CHORD BEARS SOUTH 64°19'34" WEST 39.71 FEET), TO THE POINT OF BEGINNING. CONTAINS 19,702 SQ. FEET OR 0.45 ACRES, MORE OR LESS.

01-08-16
Date

OWNER'S DEDICATION

Known all men by these presents that Tamara Alder the undersigned Owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Alder Rose Estates Phase I do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to 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 Tamara Alder have hereunto set her hand this 8th day of January A.D., 20 16

Tamara Alder

ACKNOWLEDGEMENT

STATE OF UTAH : S.S.
County of Salt Lake :
On the 8 day of January A.D., 20 16, personally appeared before me, Tamara Alder, the signer of the above instrument, who duly who duly acknowledged to me that he or she executed the same.

NOTARY PUBLIC
CARLIE KERRIMAN
Commission No. 679306
Commission Expires SEPTEMBER 29, 2018
STATE OF UTAH

Carlise Kerriman
RESIDING AT: 2424 1253rd Court, Mountain View, UT

SOUTH VALLEY SEWER DISTRICT NOTES:

IF CONSTRUCTION OF SEWER LATERAL TO LOT 7 IS NOT FINISHED BEFORE THIS PLAT IS SIGNED, OWNER/BUILDER OF LOT 7 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN MARIA WAY. CURRENTLY NO LATERAL HAS BEEN LAYED TO THIS LOT. SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

TABULATIONS:

1. TOTAL PLAT ACREAGE	5.22	ACRES
2. TOTAL LOT ACREAGE	5.22	ACRES
3. TOTAL ACREAGE IN STREETS		ACRES
4. TOTAL ACREAGE IN OPEN SPACE		ACRES
5. AVERAGE LOT SIZE	19,702	S.F.
6. NUMBER OF LOTS	1	#

HEALTH DEPARTMENT APPROVED THIS <u>6</u> DAY OF <u>January</u> A.D. 20 <u>16</u> BY HEALTH DEPARTMENT <u>Don</u> DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>7th</u> DAY OF <u>Jan</u> A.D. 20 <u>16</u> BY COMCAST <u>max</u> COMCAST	CENTURY LINK COMMUNICATION APPROVED THIS <u>4th</u> DAY OF <u>Dec</u> A.D. 20 <u>15</u> BY CENTURY LINK COMMUNICATIONS <u>C. J. J.</u> CENTURY LINK COMMUNICATIONS	ROCKY MOUNTAIN POWER APPROVED THIS <u>8th</u> DAY OF <u>Dec</u> A.D. 20 <u>15</u> BY ROCKY MOUNTAIN POWER. <u>Chris</u> ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>4</u> DAY OF <u>January</u> A.D. 20 <u>16</u> BY S.V.S.D. <u>Steve</u> S.V.S.D.	QUESTAR GAS APPROVED THIS <u>3rd</u> DAY OF <u>Dec</u> A.D. 20 <u>15</u> BY QUESTAR GAS <u>Deanna</u> QUESTAR GAS
CHECKED FOR ZONING ZONE: <u>A-25</u> DATE: <u>2/25/16</u> AREA: <u>10,000 sq ft</u> WIDTH: <u>85</u> NAME: <u>Byron</u>	PLANNING COMMISSION APPROVED THIS <u>Feb</u> DAY OF <u>25</u> A.D. 20 <u>16</u> BY HERRIMAN PLANNING COMMISSION <u>Chris</u> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>9th</u> DAY OF <u>Mar</u> A.D. 20 <u>16</u> BY HERRIMAN CITY MUNICIPAL WATER <u>Blaine</u> HERRIMAN CITY	HERRIMAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE <u>Blaine</u> DATE: <u>2/5/16</u> HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF <u>Jan</u> A.D. 20 <u>16</u> <u>Blaine</u> HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>10</u> DAY OF <u>March</u> A.D. 20 <u>16</u> BY HERRIMAN CITY. <u>Blaine</u> RECORDER <u>Blaine</u> MAYOR

RECORD # 12239552
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF Tamara R Alder
DATE 2016 TIME 12:58 BOOK 2016P PAGE 58
3/14/2016 PM
Pravin
SALT LAKE COUNTY RECORDER
FEE \$

32-03-31 32-03-300-068 \$ 32.00