

BLACKHAWK ESTATES PLAT "A"

LOCATED IN THE SECTIONS 34 & 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

Consent to Dedication and Acknowledgment
Know all men by these presents that the undersigned, being the Trustee under that certain Trust Deed that encumbers all or a portion of the real property described herein which has been subdivided into lots, public streets, and/or other public places, to be known as Black Hawk Estates Plat "A", does hereby consent and does hereby receive, without warranty, to the City of Herriman for perpetual use of the public, all parcels of real property shown on this plat as intended for public streets and/or other public places.

IN WITNESS WHEREOF, the Trustee has subscribed this Consent to Dedication and Acknowledgment at the City of Herriman, Utah, on this 29th day of July, 2010.

Original Title Agency, LLC
Trustee

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
On the 27th day of July, 2010,
personally appeared before me, **Greg Rindlbacher**, who being by me duly sworn, acknowledged that she is the Trustee for the benefit of **Original Title Agency, LLC** and in such capacity executed the foregoing Consent to Dedication and Acknowledgment.

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

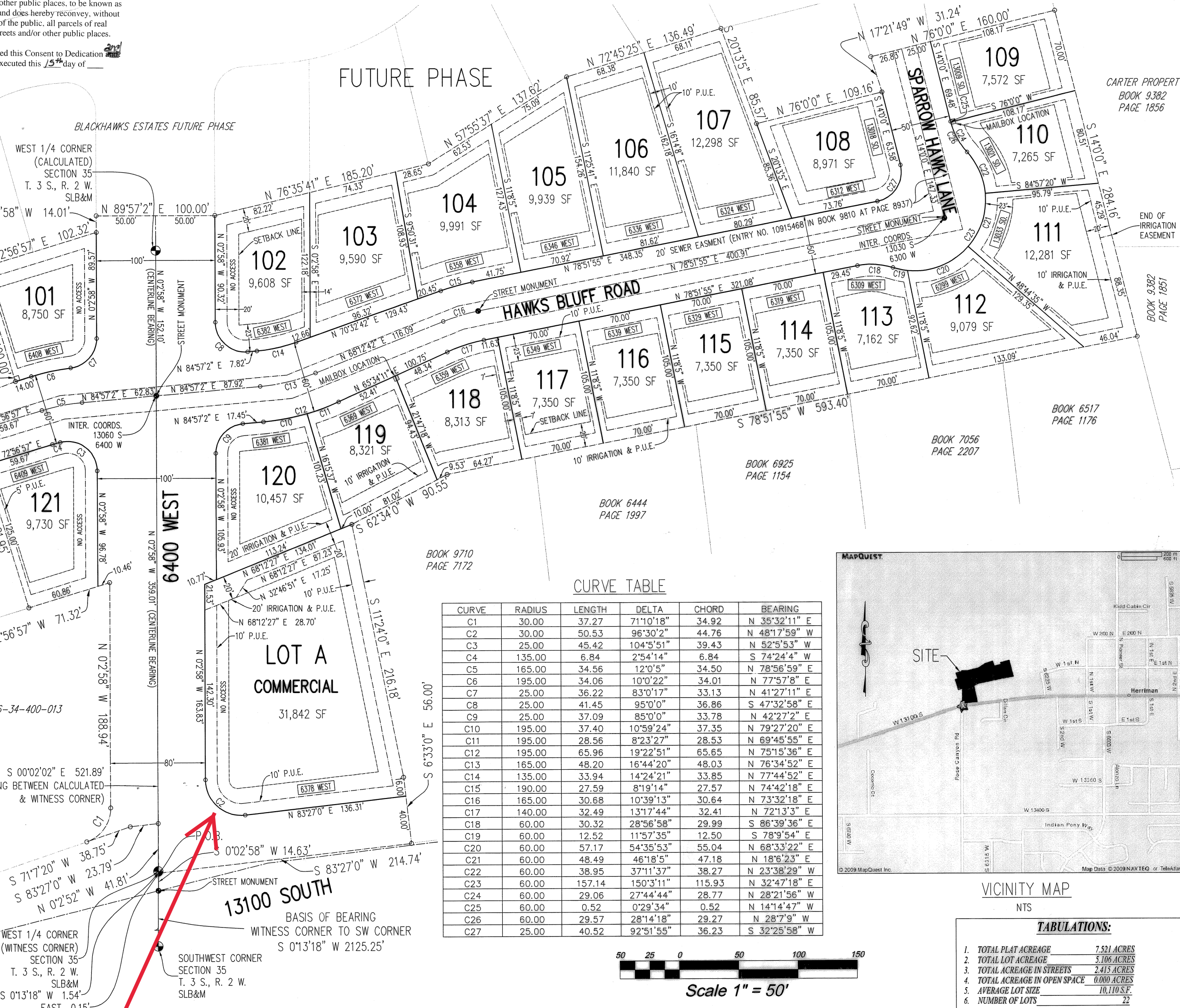
Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011



SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 388356. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS BLACKHAWK ESTATES, PLAT "A", AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-9a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST 1/4 OF SECTION 35 AND THE EAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS S 0°13'18" W ALONG THE SECTION LINE 1.54 FEET AND EAST 0.15 FEET FROM A FOUND MONUMENT IN HERRIMAN MAIN STREET, BEING THE WITNESS CORNER TO THE WEST 1/4 CORNER OF SAID SECTION 35 (SECTION LINE WAS DETERMINED FROM THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 35; SAID WITNESS CORNER IS LOCATED S.00°02'02" E. 521.89 FEET FROM CALCULATED LOCATION OF THE ORIGINAL WEST 1/4 CORNER, THE ORIGINAL CORNER COULD NOT BE FOUND);

THENCE N 0°25'2" W, 41.81 FEET; THENCE S 83°27'0" W, 23.79 FEET; THENCE S 71°20' W, 38.75 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 71° 10' 18", AND WHOSE LONG CHORD BEARS N 35°21'11" E, 34.92 FEET; THENCE N 0°25'2" W, 186.94 FEET; THENCE S 72°56'57" W, 71.32 FEET; THENCE N 17°33' W, 181.95 FEET; THENCE N 69°45' E, 45.78 FEET; THENCE N 17°33' W, 100.00 FEET; THENCE N 72°56'57" E, 102.32 FEET; THENCE N 0°25'2" W, 14.01 FEET; THENCE N 89°57'2" E, 100.40 FEET; THENCE N 76°35'41" E, 185.20 FEET; THENCE N 57°55'37" E, 137.62 FEET; THENCE N 72°45'25" E, 136.49 FEET; THENCE S 20°13'5" E, 85.57 FEET; THENCE N 76°00" E, 109.16 FEET; THENCE N 17°21'49" W, 31.24 FEET; THENCE N 76°00" E, 160.00 FEET TO A FENCE LINE; THENCE S 14°00" E, ALONG THE FENCE LINE 284.16 FEET; THENCE S 78°31'55" W, ALONG THE FENCE LINE 593.40 FEET; THENCE S 63°40' W, ALONG THE FENCE LINE 90.55 FEET; THENCE S 11°34'0" E, ALONG THE FENCE LINE 216.18 FEET; THENCE S 6°33'0" E, 56.00 FEET; THENCE S 83°27'0" W, 214.74 FEET TO THE POINT OF BEGINNING.

Notary Public
Robbin J. Mullen
My Comm. Expires 5-18-10

OWNER'S DEDICATION

Known all men by these presents that Blackhawk, LLC and Blackhawk Commercial Partners, LLC, the undersigned Owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Blackhawk Estates Plat "A" do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owners 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 they have hereunto set their hands this 17th day of June, A.D., 2010.

Blackhawk, LLC
Blackhawk Commercial Partners, LLC
Managing Member by: **Elliot Smith**

ACKNOWLEDGEMENT

STATE OF UTAH) ss.
COUNTY OF SALT LAKE)
On the 17th day of June, 2010, personally appeared before me **Greg Rindlbacher**, the signer of the foregoing instrument, who duly acknowledged to me that he is a Managing Member of Black Hawk LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he executed it in such capacity.

Notary Public
Greg Rindlbacher
My Comm. Expires 07/02/2011

ACKNOWLEDGEMENT

STATE OF UTAH) ss.
COUNTY OF SALT LAKE)
On the 17th day of June, 2010, personally appeared before me **Elliot Smith**, the signer of the foregoing instrument, who duly acknowledged to me that he is a Managing Member of Black Hawk Commercial Partners, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he executed it in such capacity.

Notary Public
Elliot Smith
My Comm. Expires 07/02/2011

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.

CHECKED FOR ZONING ZONE: R-1-15 zc 72 lots AREA: 7060 sq. ft. width: 76' NAME: Ryan McLeod DATE: 6-25-10	COMCAST APPROVED THIS 21 DAY OF May A.D. 2010 BY COMCAST <i>Adrian Hawkey</i>	QWEST COMMUNICATIONS APPROVED THIS 21 DAY OF May A.D. 2010 BY QWEST COMMUNICATIONS <i>Brian Quinn</i>	ROCKY MOUNTAIN POWER APPROVED THIS 24 DAY OF May A.D. 2010 BY ROCKY MOUNTAIN POWER <i>Arbony Rasmussen</i>	SOUTH VALLEY SEWER IMPROVEMENT DISTRICT APPROVED THIS 23 DAY OF June A.D. 2010 BY IMPROVEMENT DISTRICT <i>Wagner & Rasmussen</i>	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS 23 DAY OF June A.D. 2010 BY HERRIMAN CITY MUNICIPAL WATER <i>John Edwards</i>
PLANNING COMMISSION APPROVED THIS 24 DAY OF June A.D. 2010 BY HERRIMAN PLANNING COMMISSION <i>Samuel Hernandez</i>	HEALTH DEPARTMENT APPROVED THIS 23 DAY OF June A.D. 2010 BY HEALTH DEPARTMENT <i>Ronald D. Lund</i>	QUESTSTAR APPROVED THIS 23 DAY OF JUNE A.D. 2010 BY HEALTH DEPARTMENT <i>Deanna Hopkins</i>	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. DATE: 6/23/10 <i>John M. Holtz</i>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS PLAT ON FILE IN THIS OFFICE. DATE: 6/23/10 <i>John M. Holtz</i>	CITY COUNCIL PRESENTED TO THE HERRIMAN CITY COUNCIL THIS 16 DAY OF June A.D. 2010 AT WHICH TIME THIS SUBDIVISION WAS APPROVED <i>Kristi Johnson</i>

PLATMAN NOTE: SEE ENTRY 11067271 - BASIS OF BEARING CHANGE

RECORD # 11015016
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
Black Hawk Estates LLC
DATE 6/20/2010 TIME 2:38 PM BOOK 2607 PAGE 129
FEE \$52.00
Notary Public
SALT LAKE COUNTY RECORDER