

SOUTH HERRIMAN
Located in Section 7, and the West Half of Section 8
Township 4, Range 1 West, Salt Lake Base and Meridian,
Salt Lake County, Utah

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act.

BOUNDARY DESCRIPTION

Parcel 1

A parcel of land located in the Southeast Quarter of Section 6, the Northwest, Northeast and Southeast Quarters of Section 7 and the West Half of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being South 89°53'49" East 791.84 feet from the Northwest Corner of said Section 7, and thence continuing along said line South 89°53'49" East 1,848.67 feet to the North Quarter Corner of said Section 7; thence along the west line of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian North 00°01'26" West 1,331.71 feet to the north line of the South Half of the Southeast Quarter of said Section 6; thence South 89°45'27" East 90.00 feet to a point 90.00 feet perpendicularly distant easterly of said west line; thence parallel to said west line South 00°01'26" East 1,055.26 feet; thence South 89°45'18" East 2,166.12 feet to the westerly line of the Provo Reservoir Canal and a point on the arc of a 537.00 foot radius non-tangent curve to the left, the center of which bears North 53°56'16" East; thence along said westerly line the following two courses: 1) Southeasterly 152.07 feet along said curve through a central angle of 16°13'30" and a long chord of South 44°10'29" East 151.56 feet and 2) South 52°17'14" East 264.56 feet to said north line of Section 7; thence along said line North 89°55'01" West 1,250.22 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 7; thence South 00°27'09" West 1,341.28 feet to the Southwest Corner of said Northeast Quarter of the Northeast Quarter; thence along the south line of said Northeast Quarter of the Northeast Quarter South 89°50'48" East 841.53 feet to the northwesterly line of property described in that certain Special Warranty Deed recorded July 15, 2011 as Entry No. 11212897 in Book 9936 at Page 9342 of the Salt Lake County records; thence along the boundary of said property the following four courses: 1) South 38°24'00" West 811.92 feet, 2) South 51°36'00" East 1,761.87 feet, 3) North 38°24'00" East 1,713.86 feet to a point of tangency of a 1,085.00 foot radius curve to the right and 4) Northeasterly 153.95 feet along said curve through a central angle of 08°07'47" and a long chord of North 42°27'54" East 153.82 feet to said westerly line of the Provo Reservoir Canal; thence along said line the following fourteen courses: 1) South 29°06'35" East 434.02 feet, 2) South 31°00'12" East 438.47 feet to a point of tangency of a 326.87 foot radius curve to the right, 3) Southeasterly 91.78 feet along said curve through a central angle of 16°05'17" and a long chord of South 22°57'34" East 91.48 feet to a point of compound curvature of a 66.81 foot radius curve to the right, 4) Southerly 41.72 feet along said curve through a central angle of 35°46'41" and a long chord of South 02°58'25" West 41.04 feet, 5) South 20°51'46" West 93.97 feet, 6) South 24°09'11" West 73.17 feet to a point of tangency of a 65.19 foot radius curve to the left, 7) Southerly 25.40 feet along said curve through a central angle of 22°19'13" and a long chord of South 12°59'34" West 25.24 feet, 8) South 01°49'58" West 46.07 feet to a point of tangency of a 26.95 foot radius curve to the left, 9) Southeasterly 23.72 feet along said curve through a central angle of 50°25'33" and a long chord of South 23°22'49" East 22.96 feet to a point of compound curvature of a 83.95 foot radius curve to the left, 10) Southeasterly 30.31 feet along said curve through a central angle of 20°41'03" and a long chord of South 58°56'06" East 30.14 feet to a point of compound curvature of a 428.45 foot radius curve to the left, 11) Easterly 66.33 feet along said curve through a central angle of 08°52'14" and a long chord of South 73°42'45" East 66.27 feet to a point of compound curvature of a 918.95 foot radius curve to the left, 12) Easterly 47.79 feet along said curve through a central angle of 02°58'47" and a long chord of South 79°38'16" East 47.79 feet to a point of reverse curvature of a 603.05 foot radius curve to the right, 13) Easterly 144.71 feet along said curve through a central angle of 13°44'58" and a long chord of South 74°15'10" East 144.37 feet and 14) South 67°22'41" East 400.52 feet to the east line of the Southwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°33'20" West 1,034.39 feet to the Northeast Corner of Lot 3 of said Section 8; thence South 89°38'27" West 1,316.11 feet to the Northwest Corner of said Lot 3; thence South 00°30'43" West 1,338.82 feet to the northeasterly line of the Mountain View Corridor right-of-way; thence along said line the following twenty-two courses: 1) North 51°35'34" West 170.41 feet, 2) North 50°26'08" West 495.10 feet, 3) North 51°35'34" West 620.00 feet, 4) thence North 45°00'39" West 392.59 feet, 5) North 51°35'34" West 285.00 feet, 6) North 04°43'02" East 61.29 feet, 7) North 36°05'43" East 322.26 feet, 8) North 51°59'37" West 143.00 feet, 9) South 39°58'51" West 182.07 feet, 10) South 38°24'26" West 138.00 feet, 11) South 75°51'28" West 59.20 feet, 12) thence North 53°35'22" West 1,004.61 feet, 13) North 53°57'03" West 170.14 feet, 14) North 52°03'04" West 298.19 feet, 15) North 27°21'54" West 181.27 feet, 16) North 51°35'34" West 100.00 feet, 17) North 75°49'14" West 189.81 feet, 18) North 52°03'04" West 1,513.59 feet, 19) North 46°19'06" West 223.74 feet, 20) North 39°47'40" West 1,447.12 feet, 21) North 27°43'52" West 366.06 feet and 22) North 19°36'57" West 305.32 feet to the POINT OF BEGINNING. Said parcel contains 14,172,172 square feet or 325.34 acres, more or less.

ROCKY MOUNTAIN POWER STATEMENT

Utilities shall have the right to install, maintain, and operate their equipment above and below the 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 within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

SOUTH VALLEY SEWER DISTRICT STATEMENT

The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer to the property or any approval of sewer line facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

A parcel of land located in the Southwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 00°33'20" West 637.35 feet along the east line of the Southwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and North 89°26'40" West 33.00 feet from the Center Quarter Corner of said Section 8, and thence parallel to said east line South 00°33'20" West 664.44 feet to a point 33.00 feet perpendicularly distant northerly of the south line of the Northeast Quarter of said Southwest Quarter; thence parallel to said south line South 89°38'27" West 657.02 feet; thence parallel to said east line North 00°33'20" East 664.44 feet; thence parallel to said south line North 89°38'27" East 657.02 feet to the POINT OF BEGINNING. Said parcel contains 436,495 square feet or 10.02 acres, more or less. Total area of Parcel 1 13,735,676 square feet or 315.32 acres, more or less.

Parcel 2

A parcel of land located in the Northwest, Southeast and Southwest Quarters of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Southwest Corner of Rosecrest Providence Hall Subdivision, recorded January 29, 2008 as Entry No. 1334598 in Book 2008P at Page 25 of the Salt Lake County records, said corner being South 00°09'32" East 532.81 feet along the west line of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian from the West Quarter Corner of said Section 7, and thence along the south line of said subdivision the following two courses: 1) North 89°58'58" East 219.57 feet and 2) North 83°09'48" East 272.83 feet to the west line of the proposed Rosecrest Plat V - Phase 3; thence along the boundary of said Plat V the following four courses: 1) South 06°44'07" East 245.53 feet, 2) North 89°58'41" East 746.99 feet, 3) North 70°39'38" East 228.20 feet and 4) North 33°15'02" West 266.38 feet to the east line of Rosecrest Plat V Phase 3 - Lot A, a subdivision recorded November 7, 2011 as Entry No. 11275565 in Book 2011 P at Page 142 of said records; thence along said line the following three courses: 1) North 56°32'30" East 155.54 feet, 2) North 12°29'49" East 180.75 feet and 3) North 12°14'00" West 146.51 feet to the south line of Rosecrest Providence Hall Subdivision 2, recorded May 11, 2011 as Entry No. 11180756 in Book 2011P at Page 58 and a point on the arc of a 798.00 foot radius non-tangent curve to the left, the center of which bears North 12°14'00" West; thence along said line the following two courses: 1) Northeasterly 548.29 feet along said curve through a central angle of 39°22'01" and a long chord of North 58°04'59" East 537.57 feet and 2) North 38°23'59" East 95.90 feet to the southwesterly line of the Mountain View Corridor right-of-way; thence along said line the following seventeen courses: 1) South 51°39'38" East 287.20 feet, 2) South 40°33'32" East 103.87 feet, 3) South 51°39'38" East 204.57 feet, 4) South 60°30'20" East 130.07 feet, 5) South 51°39'38" East 512.75 feet, 6) South 30°10'48" East 161.12 feet, 7) South 51°39'38" East 120.00 feet, 8) South 84°53'14" East 107.67 feet, 9) South 51°39'38" East 772.44 feet, 10) South 45°22'01" East 221.31 feet, 11) South 49°48'11" East 480.24 feet, 12) South 51°35'34" East 208.20 feet, 13) South 05°57'18" West 46.22 feet, 14) South 35°57'47" West 328.30 feet, 15) South 52°00'52" East 136.00 feet, 16) North 40°25'25" East 142.09 feet and 17) North 38°03'48" East 67.08 feet to the east line of the West Half of Lot 8 of said Section 7; thence along said line South 00°27'40" West 772.56 feet to the south line of said Section 7; thence along said line North 89°18'08" West 1,978.90 feet to the South Quarter Corner of said Section 7; thence North 89°16'06" West 2,585.88 feet to the Southwest Corner of said Section 7; thence along said west line of Section 7 North 00°09'32" West 1,010.20 feet to the south line of the North Half of the North Half of Lot 4 of said Section 7; thence along said line South 89°27'36" East 669.03 feet to the east line of said Lot 4; thence North 00°51'33" East 337.44 feet to the Northeast Corner of said Lot 4; thence North 89°31'18" West 675.02 feet to the Northwest Corner of said Lot 4; thence North 00°09'32" West 814.12 feet to the POINT OF BEGINNING. Said parcel contains 9,397,040 square feet or 215.65 acres, more or less.

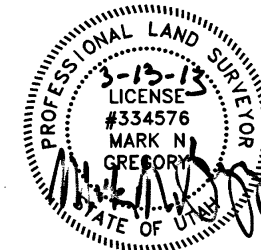
Lot H

A parcel of land located in Lot 2 of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Southwest Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and thence along the west line of said Section 8 North 00°28'08" East 417.04 feet to the southwesterly line of the Mountain View Corridor right-of-way as described in that certain Special Warranty Deed recorded July 2, 2010 as Entry No. 10983925 in Book 9838 at Page 2547 of the Salt Lake County records; thence along said line the following two courses: 1) South 60°03'58" East 102.51 feet and 2) South 51°35'34" East 580.45 feet to the south line of said Lot 2; thence South 89°26'53" West 547.12 feet to the POINT OF BEGINNING. Said parcel contains 118,450 square feet or 2.72 acres, more or less.

Date March 11, 2013

Mark N Gregory
P.L.S. No. 334576



OWNERS DEDICATION

Know all men by these presents that the undersigned owners of the tract of land described at left, having caused the same to be subdivided into lots and streets to be hereafter known as:

SOUTH HERRIMAN

do hereby dedicate for perpetual use of the public all, street right-of-ways, alpha lots and easements as 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.

By: Rodney Taylor, Manager
RE Management, LLC, Manager
Rosecrest Communities, LLC

4/2/13
Date

CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as South Herriman, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use.

By: Rodney Taylor, Manager
RE Management, LLC, Manager
Rosecrest Communities, LLC
Rodney Taylor
Metro National Title

4/2/13
Date
3-21-13
Date

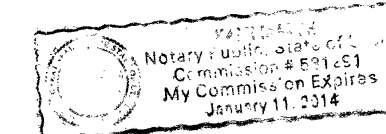
ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

On this 22 day of April, 2013 personally appeared before me Rodney Taylor who being duly sworn, acknowledged to me that he/she is the President of Rosecrest Communities, LLC, and that the foregoing instrument was signed on behalf of said Corporation, and said acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

Signature of Notary



My Commission Expires Jan. 11, 2014

Notary Seal

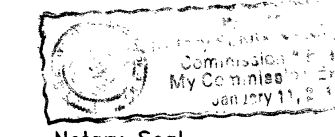
ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF SALT LAKE }

On this 21 day of March, 2013 personally appeared before me Rodney A. Newnan who being duly sworn, acknowledged to me that he/she is the President of the Metro National Title, and that the foregoing instrument was signed on behalf of said Corporation, and said Rodney A. Newnan acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

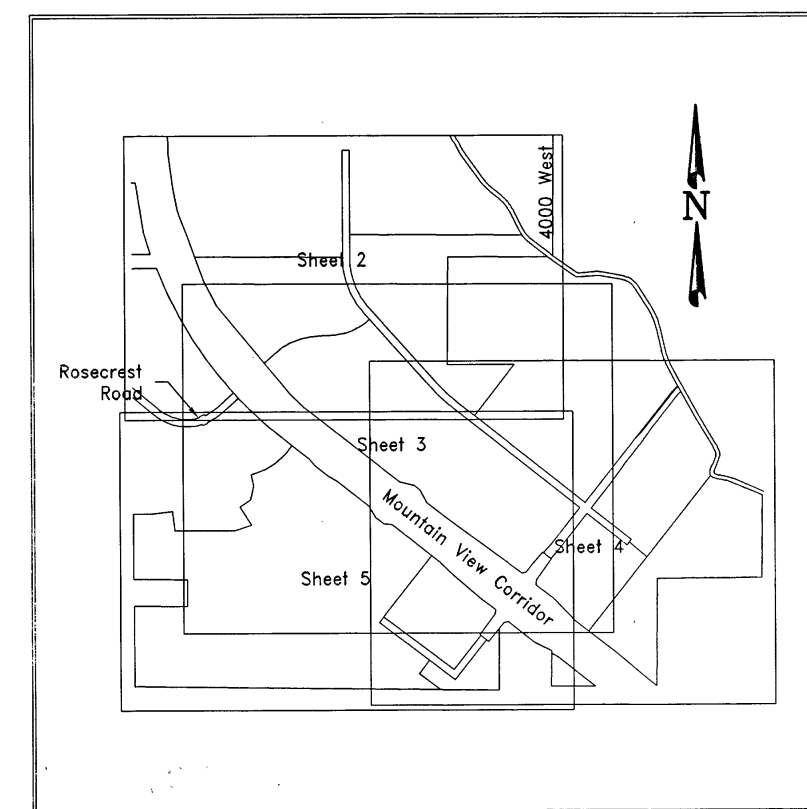
Signature of Notary



My Commission Expires Jan. 11, 2014

Notary Seal

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.



Sheet Index
Not to Scale

Approval table with columns for HEALTH DEPARTMENT, COMCAST, CENTURYLINK, ROCKY MOUNTAIN POWER, SOUTH VALLEY SEWER DISTRICT, QUESTAR, TABULATIONS, PREPARED BY, CHECKED FOR ZONING, PLANNING COMMISSION, HERRIMAN CITY MUNICIPAL WATER, HERRIMAN CITY ENGINEER, APPROVAL AS TO FORM, CITY COUNCIL, and SALT LAKE COUNTY RECORDER. Includes signatures and dates for each entity.

33-06460-075, 33-07-110-001, 019, 206-007, 008, 300-004, 008, 013, 014, 020, 027, 030 33-07-400-021, 33-08-324-001 33-07-11, 12, 21, 22, 41, 42

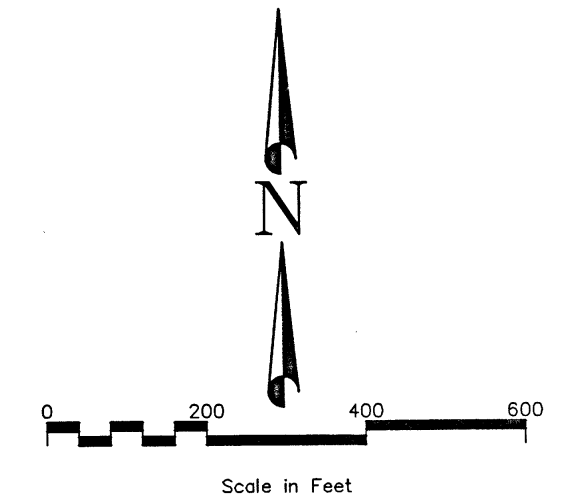
33-08-11, 12, 31, 32

\$ 161.00



**SOUTH HERRIMAN**  
 Located in the Southeast Quarter of Section 6,  
 Section 7, and the West Half of Section 8  
 Township 4, Range 1 West, Salt Lake Base and Meridian,  
 Salt Lake County, Utah

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**LEGEND**

- Section Corner Monument (As Noted)
- Street Monument To Be Set
- Street Monument Found
- Subdivision Boundary Line
- Right-of-Way Line
- Section Line
- Monument Line
- Easement Line
- Set Rebar W/ Cap Stamped "DOMINION ENGINEERING"
- Found Property Monument (As Noted)

**Line Table**

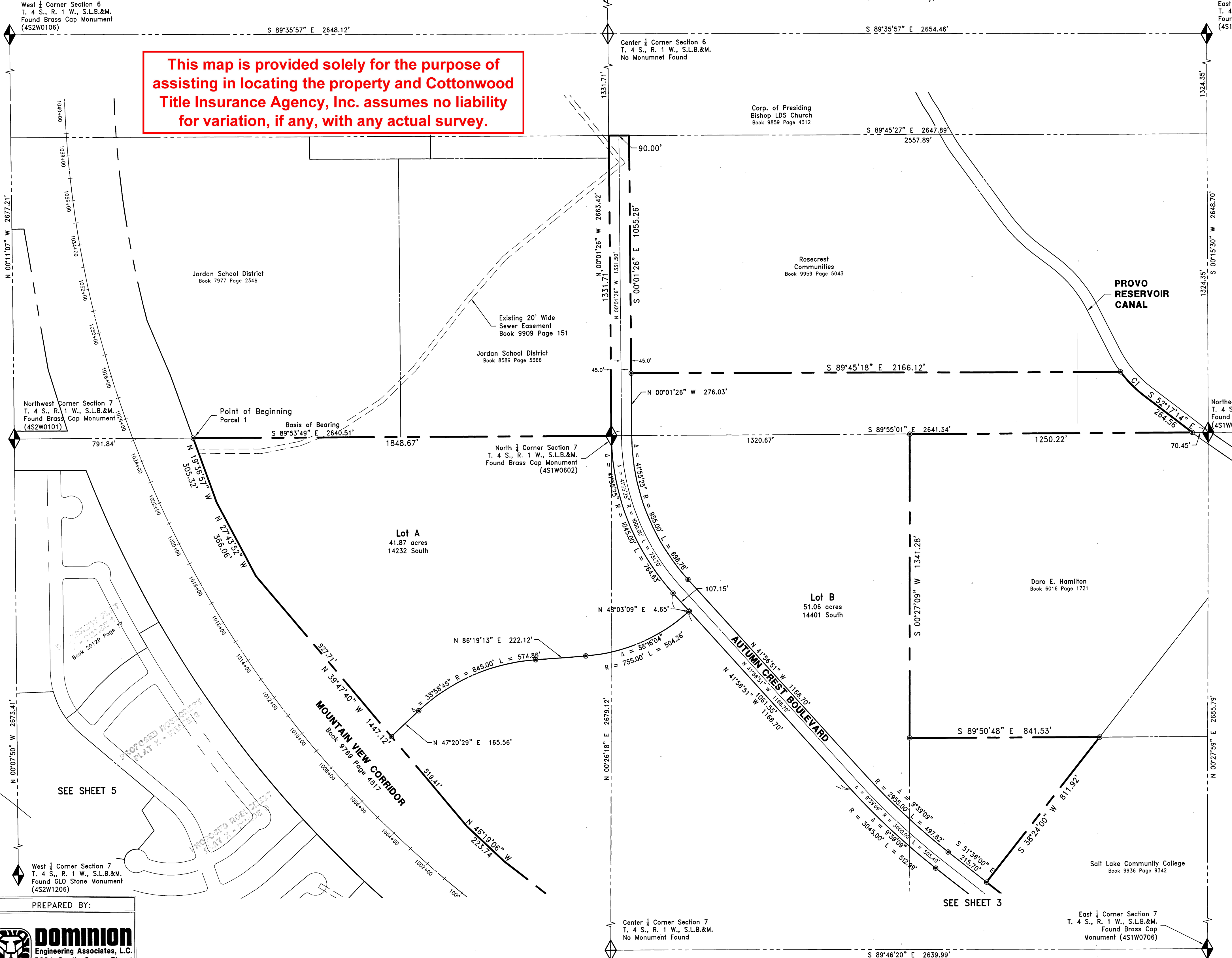
Line	BEARING	LENGTH
L1	N 36°05'43" E	322.26
L2	N 51°59'37" W	143.00
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L5	S 75°51'28" W	59.20
L6	S 52°00'52" E	136.00
L7	N 40°25'25" E	142.09
L8	N 38°03'48" E	67.08

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	537.00'	152.07'	16°13'30"	S 44°10'29" E	151.56'	76.55'
C2	1085.00'	153.95'	8°07'47"	N 42°27'54" E	153.82'	77.11'
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C5	65.19'	25.40'	22°19'13"	S 12°59'34" W	25.24'	12.86'
C6	26.95'	23.72'	50°25'33"	S 23°22'49" E	22.96'	12.69'
C7	83.95'	30.31'	20°41'03"	S 58°56'06" E	30.14'	15.32'
C8	428.45'	66.33'	8°52'14"	S 73°42'45" E	66.27'	33.23'
C9	918.95'	47.79'	2°58'47"	S 79°38'16" E	47.79'	23.90'
C10	603.05'	144.71'	13°44'58"	S 74°15'10" E	144.37'	72.71'
C11	26.95'	18.02'	38°18'45"	S 17°19'25" E	17.69'	9.36'
C12	26.95'	5.70'	12°06'48"	S 42°32'11" E	5.69'	2.86'
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C14	1307.00'	48.10'	2°06'31"	N 39°27'15" E	48.10'	24.05'
C15	1249.00'	101.78'	4°40'08"	N 40°44'04" E	101.75'	50.92'
C16	1073.00'	149.18'	7°57'57"	S 42°22'58" W	149.06'	74.71'
C17	1040.00'	136.03'	7°29'39"	S 42°08'50" W	135.93'	68.11'
C18	1007.00'	122.86'	6°59'26"	S 41°53'43" W	122.79'	61.51'

SALT LAKE COUNTY RECORDER # 11635733

State of Utah, County of Salt Lake, recorded and filed at the request of Rosecrest Communities  
 Date 5-7-2013 Time 12:08 PM Book 2013 P Page 77  
 Fees \$ 161.00 Wendy Parker deputy Salt Lake County Recorder

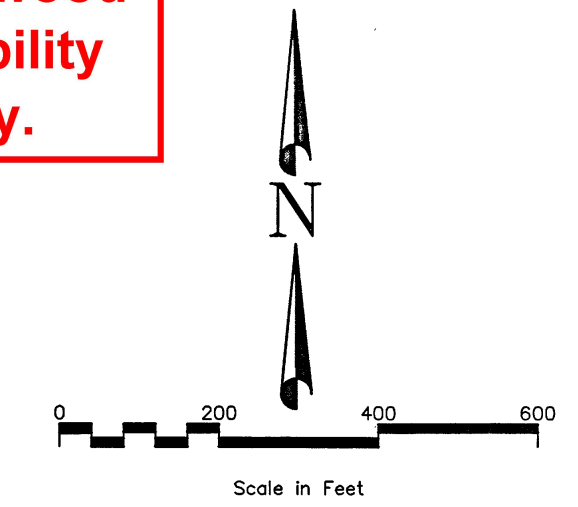


PREPARED BY:  
  
**DOMINION**  
 Engineering Associates, L.C.  
 5684 South Green Street  
 Murray, Utah 84123 801-713-3000

P:\Rosecrest\Survey\dwg\South\_Herriman\_Plat.dwg



**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.**



**LEGEND**

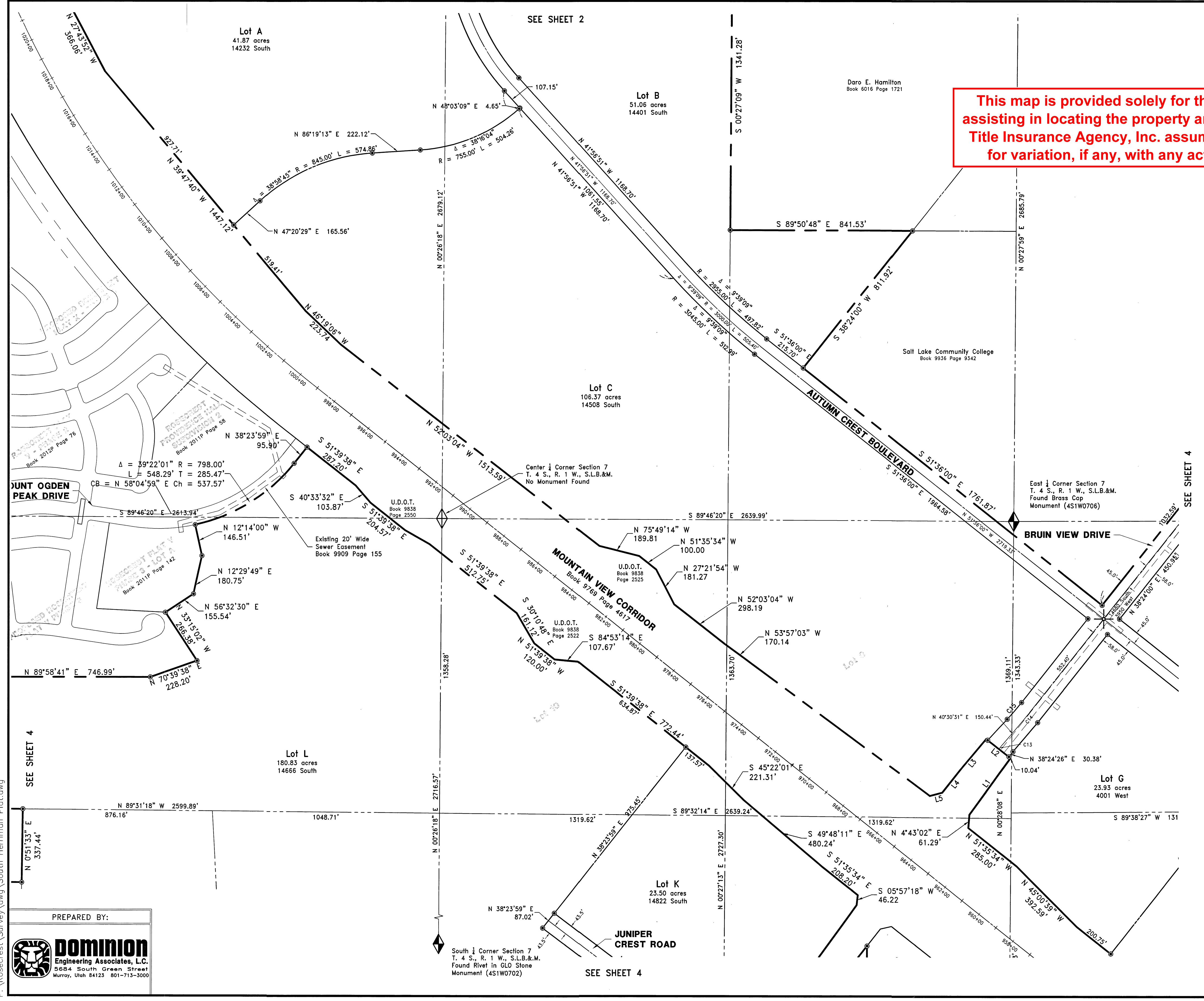
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PREPARED BY:  
  
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 Engineering Associates, L.C.  
 5684 South Green Street  
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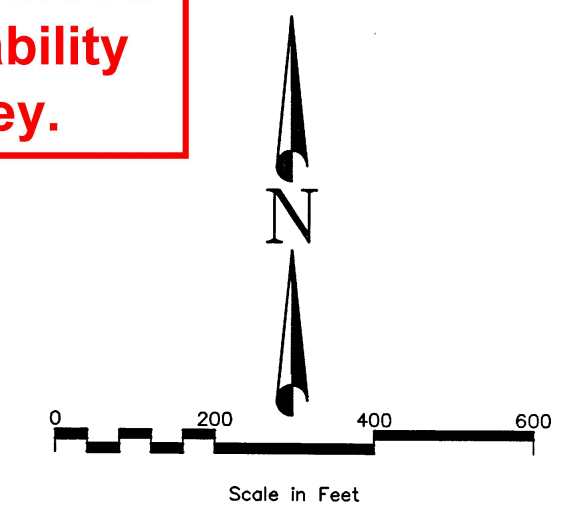
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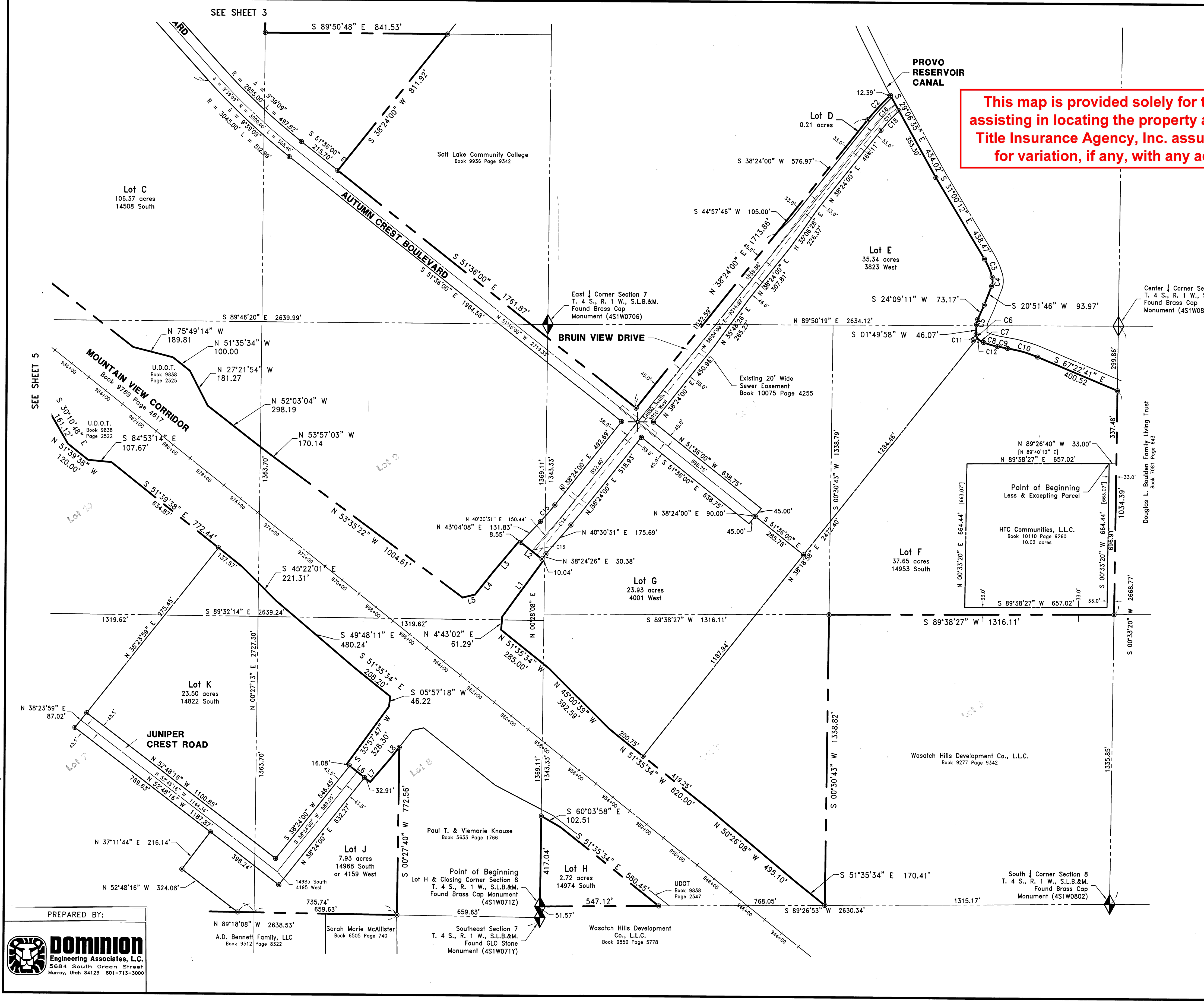
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L5	S 75°51'28" W	59.20
L6	S 52°00'52" E	136.00
L7	N 40°25'25" E	142.09
L8	N 38°03'48" E	67.08

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	537.00'	152.07'	16°13'30"	S 44°10'29" E	151.56'	76.55'
C2	1085.00'	153.95'	8°07'47"	N 42°27'54" E	153.82'	77.11'
C3	326.87'	91.78'	16°05'17"	S 22°57'34" E	91.48'	46.19'
C4	66.81'	41.72'	35°46'41"	S 2°58'25" W	41.04'	21.56'
C5	65.19'	25.40'	22°19'13"	S 12°59'34" W	25.24'	12.86'
C6	26.95'	23.72'	50°25'33"	S 23°22'49" E	22.96'	12.69'
C7	83.95'	30.31'	20°41'03"	S 58°56'06" E	30.14'	15.32'
C8	428.45'	66.33'	8°52'14"	S 73°42'45" E	66.27'	33.23'
C9	918.95'	47.79'	2°58'47"	S 79°38'16" E	47.79'	23.90'
C10	603.05'	144.71'	13°44'58"	S 74°15'10" E	144.37'	72.71'
C11	26.95'	18.02'	38°18'45"	S 17°19'25" E	17.69'	9.36'
C12	26.95'	5.70'	12°06'48"	S 42°32'11" E	5.69'	2.86'
C13	1307.00'	19.47'	0°51'13"	S 40°04'54" W	19.47'	9.74'
C14	1307.00'	48.10'	2°06'31"	N 39°27'15" E	48.10'	24.05'
C15	1249.00'	101.78'	4°40'08"	N 40°44'04" E	101.75'	50.92'
C16	1073.00'	149.18'	7°57'57"	S 42°22'58" W	149.06'	74.71'
C17	1040.00'	136.03'	7°29'39"	S 42°08'50" W	135.93'	68.11'
C18	1007.00'	122.86'	6°59'26"	S 41°53'43" W	122.79'	61.51'

SHEET 4 of 5



P:\Rosecrest\Survey\dwg\South Herriman Plot.dwg

PREPARED BY:  
  
**DOMINION**  
 Engineering Associates, L.C.  
 5684 South Green Street  
 Murray, Utah 84123 801-713-3000

N 89°18'08" W 2638.53'  
 A.D. Bennett Family, LLC  
 Book 9512 Page 8322

Sarah Marie McAllister  
 Book 6505 Page 740

Southeast Section 7  
 T. 4 S., R. 1 W., S.L.B.&M.  
 Found GLO Stone  
 Monument (4S1W071Y)

Wasatch Hills Development  
 Co., L.L.C.  
 Book 9850 Page 5778

SALT LAKE COUNTY RECORDER # 11635733

State of Utah, County of Salt Lake, recorded and filed at the  
 request of Rosecrest Communities

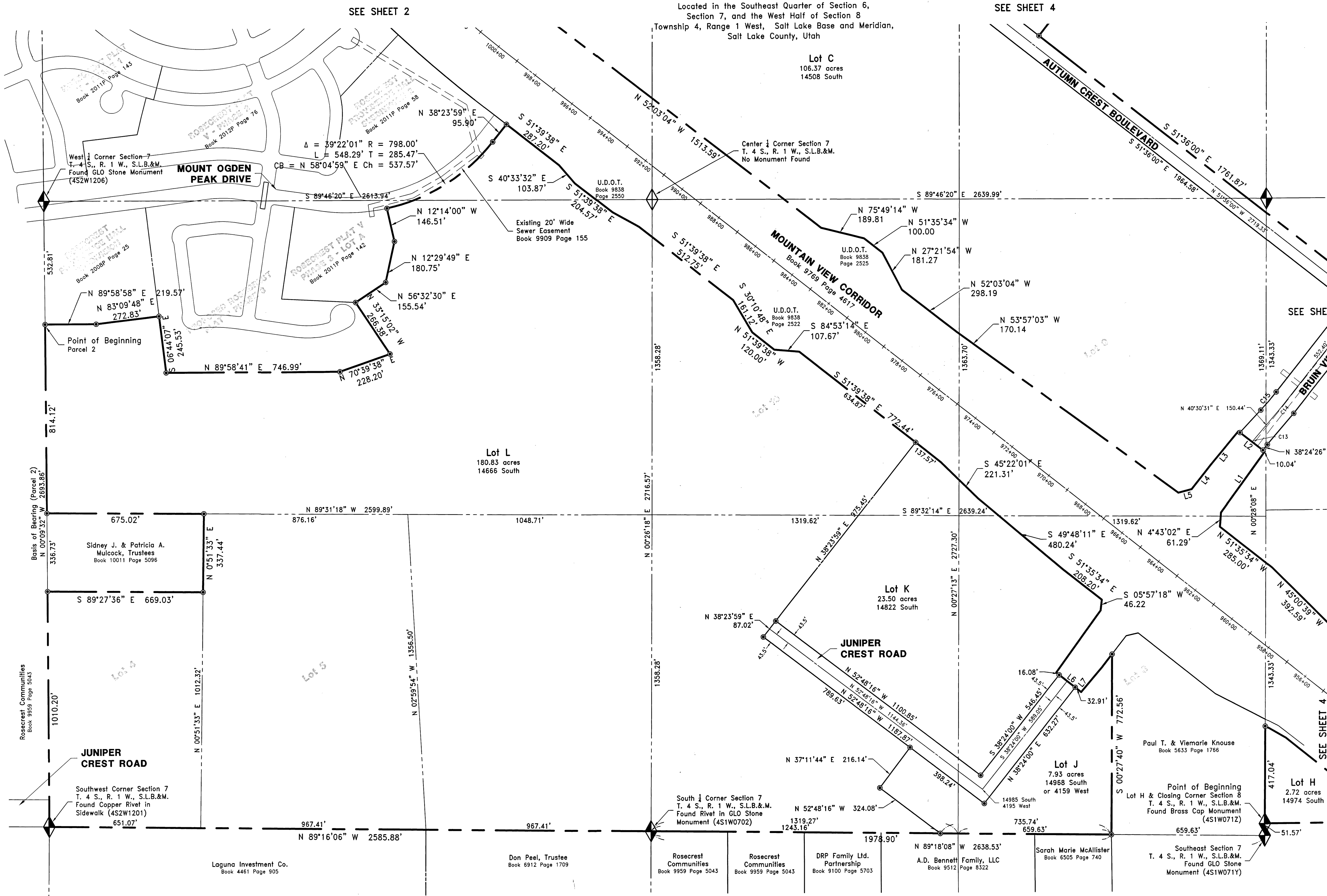
Date 5-7-2013 Time 12:08 PM Book 2013P Page 77

\$161.00  
 Fees  
 Wendy Parkes deputy  
 Salt Lake County Recorder



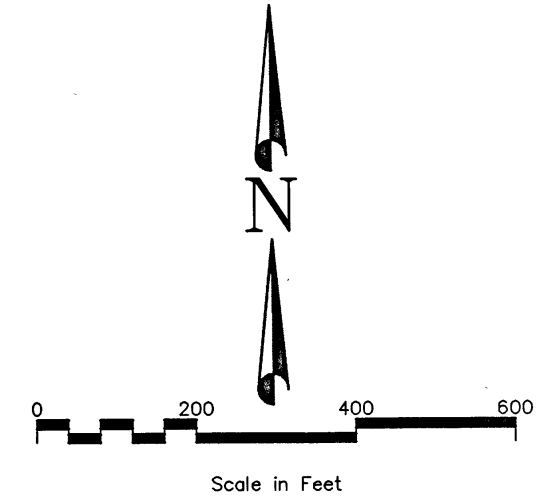
**SOUTH HERRIMAN**

Located in the Southeast Quarter of Section 6,  
Section 7, and the West Half of Section 8  
Township 4, Range 1 West, Salt Lake Base and Meridian,  
Salt Lake County, Utah



**LEGEND**

- Section Corner Monument (As Noted)
- Street Monument To Be Set
- Street Monument Found
- Subdivision Boundary Line
- Right-of-Way Line
- Section Line
- Monument Line
- Easement Line
- Set Rebar w/ Cap Stamped "DOMINION ENGINEERING"
- Found Property Monument (As Noted)



**Line Table**

Line	BEARING	LENGTH
L1	N 36°05'43" E	322.26
L2	N 51°59'37" W	143.00
L3	S 39°58'51" W	182.07
L4	S 38°24'26" W	138.00
L5	S 75°51'28" W	59.20
L6	S 52°00'52" E	136.00
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**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.**

SALT LAKE COUNTY RECORDER # **11635733**  
 State of Utah, County of Salt Lake, recorded and filed at the request of **Rosecrest Communities**  
 Date **5-7-2013** Time **12:08 PM** Book **2013 P** Page **77**  
 Fees **\$161.00**  
*Wendy Parker* Deputy Salt Lake County Recorder

PREPARED BY:  
  
**DOMINION**  
 Engineering Associates, L.C.  
 5684 South Green Street  
 Murray, Utah 84125 801-713-3000

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