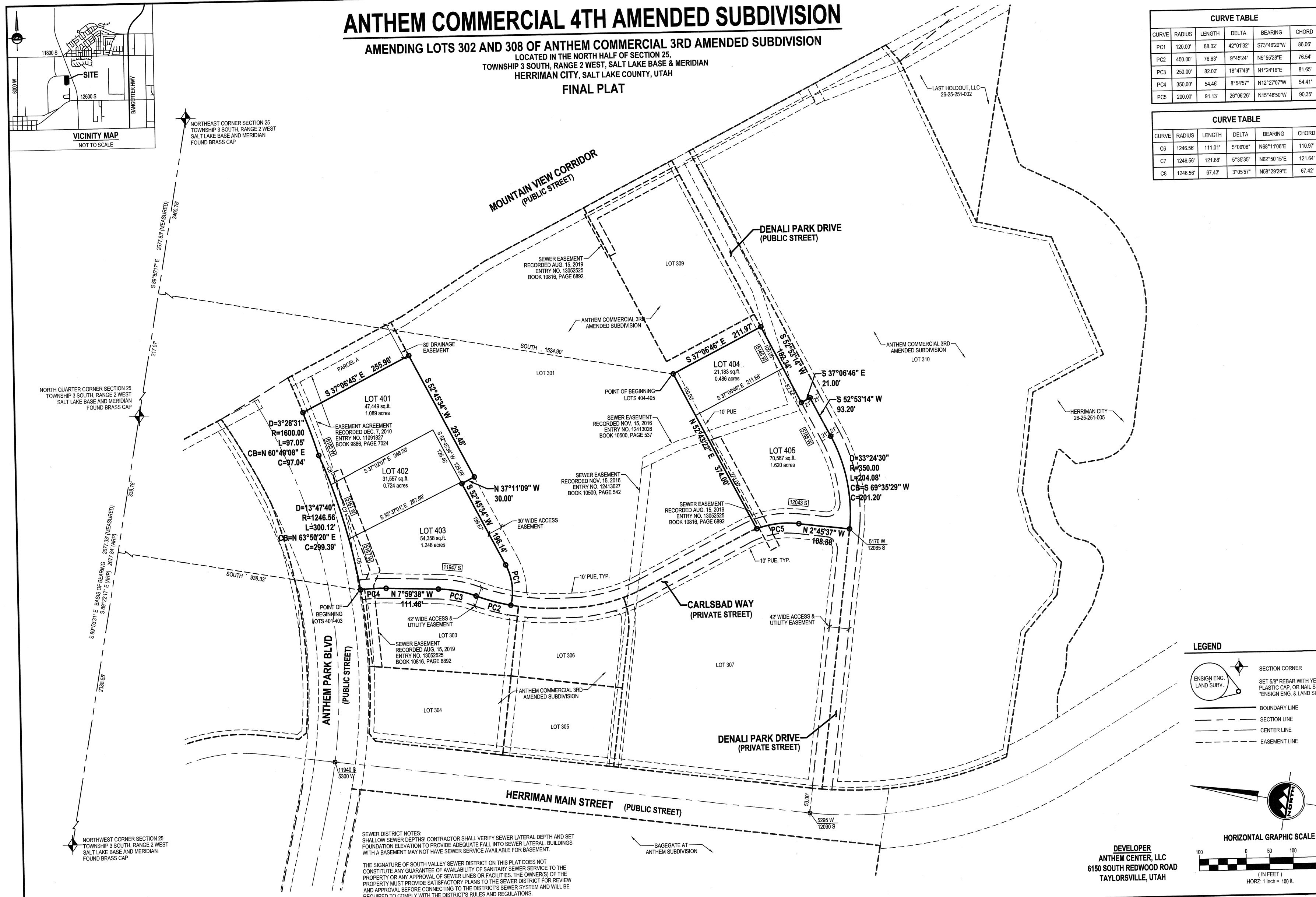


# ANTHEM COMMERCIAL 4TH AMENDED SUBDIVISION

AMENDING LOTS 302 AND 308 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	120.00	88.02	42°11'32"	S71°49'20"W	86.06
PC2	450.00	76.63	9°45'24"	N5°52'28"E	76.54
PC3	250.00	82.02	18°47'48"	N17°24'16"E	81.67
PC4	350.00	54.48	8°54'57"	N12°27'07"W	54.41
PC5	200.00	91.13	28°06'28"	N15°48'50"W	90.30

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	1246.56	111.01	5°06'08"	N88°11'06"E	110.97
C7	1246.56	121.68	5°35'38"	N82°50'15"E	121.64
C8	1246.56	67.43	3°05'51"	N58°29'29"E	67.42

### SURVEYOR'S CERTIFICATE

I, **KAREN F. WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **11812**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owner, 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, hereinafter to be known as **ANTHEM COMMERCIAL 4TH AMENDED SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet footage with area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Lots 401 - 403  
All of Lot 302 of Anthem Commercial 3rd Amended Subdivision, recorded April 1, 2019 as Entry No. 12959559 in Book 2019P in Page 106 in the Office of the Salt Lake County Recorder, being more particularly described as follows:  
Beginning at a point on the Southerly Right-of-Way Line of Anthem Park Boulevard, said point being South 89°53'31" East 2,338.55 feet along the section line and South 938.33 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running  
thence Northwesterly 300.12 feet along the arc of a 1,246.56 foot radius curve to the left (center bears North 19°15'50" West and the chord bears North 63°50'20" East 299.39 feet with a central angle of 15°14'40");  
thence Northwesterly 97.50 feet along the arc of a 1,800.00 foot radius curve to the left (center bears North 27°28'31" West and the chord bears North 60°49'08" East 97.04 feet with a central angle of 03°28'31");  
thence South 37°16'49" East 255.96 feet;  
thence South 52°42'34" West 200.88 feet;  
thence North 37°11'09" West 30.00 feet;  
thence South 52°42'34" West 196.14 feet;  
thence Southwesterly 69.02 feet along the arc of a 120.00 foot radius curve to the right (center bears North 37°14'28" West and the chord bears South 73°48'20" West 86.06 feet with a central angle of 42°11'32");  
thence Northwesterly 76.63 feet along the arc of a 450.00 foot radius curve to the right (center bears South 88°57'14" East and the chord bears North 05°52'28" East 76.54 feet with a central angle of 09°45'24");  
thence Northwesterly 82.02 feet along the arc of a 250.00 foot radius curve to the left (center bears North 70°11'50" West and the chord bears North 01°24'16" East 81.67 feet with a central angle of 18°47'48");  
thence Northwesterly 54.48 feet along the arc of a 350.00 foot radius curve to the left (center bears South 82°00'22" West and the chord bears North 12°27'07" West 54.41 feet with a central angle of 08°54'57") to the point of beginning.  
Contains 133,363 Square Feet or 3.062 Acres

Lots 404 - 405  
All of Lot 308 of Anthem Commercial 3rd Amended Subdivision, recorded April 1, 2019 as Entry No. 12959559 in Book 2019P in Page 106 in the Office of the Salt Lake County Recorder, being more particularly described as follows:  
Beginning at a point being South 89°53'31" East 2,177.07 feet along the section line and South 1,524.90 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said North Quarter Corner being South 88°53'31" East 2,677.37 feet from the Northwest Corner of said Section 25); and running  
thence South 37°06'46" East 211.97 feet;  
thence South 52°53'14" West 182.34 feet;  
thence South 37°06'46" East 210.00 feet;  
thence South 52°53'14" West 93.20 feet;  
thence Southwesterly 204.08 feet along the arc of a 350.00 foot radius curve to the right (center bears North 37°06'46" West and the chord bears South 69°52'28" West 201.20 feet with a central angle of 33°24'30");  
thence North 02°45'37" West 108.88 feet;  
thence Northwesterly 91.13 feet along the arc of a 200.00 foot radius curve to the left (center bears South 67°14'28" West and the chord bears North 15°48'50" West 90.30 feet with a central angle of 08°54'57");  
thence North 52°42'34" East 374.00 feet to the point of beginning.  
Contains 91,750 Square Feet or 2.108 Acres

Nov 18, 2019  
DATE  
KAREN F. WHITE  
PLS. 19158  
PROFESSIONAL LAND SURVEYOR  
STATE OF UTAH

### OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the **ANTHEM COMMERCIAL 4TH AMENDED SUBDIVISION**, do hereby dedicate for perpetual use of the public as parts of streets shown on this site as intended for public use. Owner(s) hereby agree to warrant, defend and defend and own the City harmless against any easements or other encumbrances on a dedicated street which interfere with the City's use, maintenance, and operation of the street.

In witness whereof I we have hereunto set our hand(s) this 21 day of November A.D. 2019.

By: *Cory Gust*, Manager  
Anthem Center, LLC

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF Salt Lake S.S.  
ON THE 21 DAY OF Nov, A.D. 2019 PERSONALLY APPEARED BEFORE ME, CORY GUST, THE MANAGER OF ANTHEM CENTER, LLC, A UTAH LIMITED LIABILITY COMPANY, AND I ALLOTTED TO EXCUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.  
WITNESSETH MY HAND AND SEAL OF OFFICE AS A NOTARY PUBLIC STATE OF UTAH, COMM. EXPIRES 09-22-2023.  
RESIDING IN Salt Lake COUNTY

### ANTHEM COMMERCIAL 4TH AMENDED SUBDIVISION

AMENDING LOTS 302 AND 308 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION  
LOCATED IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13139821

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Anthem Center LLC  
DATE: 12/14/19 TIME: 4:47pm BOOK: 2019P PAGE: 331  
BY: Karen F. White RECORDER  
DEPUTY SALT LAKE COUNTY RECORDER

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 4-3-37 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27-403(A)(1)(B) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR APPROXIMATELY THE LOCATION OF THE PUBLIC UTILITY EASEMENTS AND DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT OF WAY  
2.2. THE LAW APPLICABLE TO PREScriptive RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

Donkey Energy Utah - Note:  
Quarter Gas Company Gas Distribution Energy Utah, approves this plat for the purpose of approximately the location, boundaries, course and dimensions of the Right-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Right-of-Way and easements are granted. Donkey Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements, however, Donkey Energy Utah may require additional easements in order to serve this development. This approval does not constitute approval or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any items contained in the plat, including those set in the Owner's Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Donkey Energy Utah's Right-of-Way Department at 801-366-8632.

**ENSIGN**  
SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sand UT, 84020  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensigneng.com

SHEET 1 OF 1	
PROJECT NUMBER: 4068	MANAGER: RCE
DRAWN BY: KFW	CHECKED BY: PMH
DATE: 11/8/19	
TABULATIONS	
1. TOTAL PLAT ACREAGE	5.168 ACRES
2. TOTAL LOT ACREAGE	5.168 ACRES
3. TOTAL ACREAGE IN STREETS	0 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0 ACRES
5. AVERAGE LOT SIZE	1,034 ACRES
6. NUMBER OF LOTS	5

**HEALTH DEPARTMENT APPROVAL**  
APPROVED THIS 21 DAY OF November 2019 BY HEALTH DEPARTMENT.  
*Ray D. Nelson*  
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

**COMCAST**  
APPROVED THIS 21 DAY OF Nov 2019 BY COMCAST.  
*Donna*  
COMCAST

**CENTURYLINK COMMUNICATIONS**  
APPROVED THIS 22 DAY OF NOVEMBER 2019 BY CENTURYLINK.  
*Paul Biering*  
CENTURYLINK COMMUNICATIONS

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 21 DAY OF November 2019 BY ROCKY MOUNTAIN POWER.  
*Heather Christiansen*  
ROCKY MOUNTAIN POWER

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS 21 DAY OF November 2019 BY SOUTH VALLEY SEWER DISTRICT.  
*Michael*  
SOUTH VALLEY SEWER DISTRICT MANAGER

**DOMINION ENERGY**  
APPROVED THIS 22 DAY OF NOVEMBER 2019 BY DOMINION ENERGY.  
*Michelle*  
DOMINION ENERGY

**CHECKED FOR ZONING**  
ZONE: C-2 DATE: 12-3-19  
AREA: WIDTH:  
NAME: Byron McDonald

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 26 DAY OF November 2019 BY HERRIMAN PLANNING COMMISSION.  
*Cheryl*  
CHAIR, HERRIMAN PLANNING COMMISSION

**HERRIMAN CITY MUNICIPAL WATER**  
APPROVED THIS 26 DAY OF November 2019 BY HERRIMAN CITY MUNICIPAL WATER.  
*John*  
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.  
12/6/19 *Bah*  
DATE: HERRIMAN CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 4 DAY OF Dec 2019.  
*John*  
HERRIMAN CITY ATTORNEY

**HERRIMAN CITY**  
APPROVED THIS 4 DAY OF DECEMBER 2019 BY HERRIMAN CITY.  
*John*  
RECORDER  
*Michael*  
PLANNING DIRECTOR

26-25-728-004 26-25-252-001 26-25-12 26-25-21 # 6022