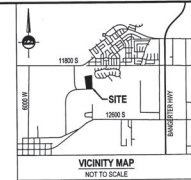
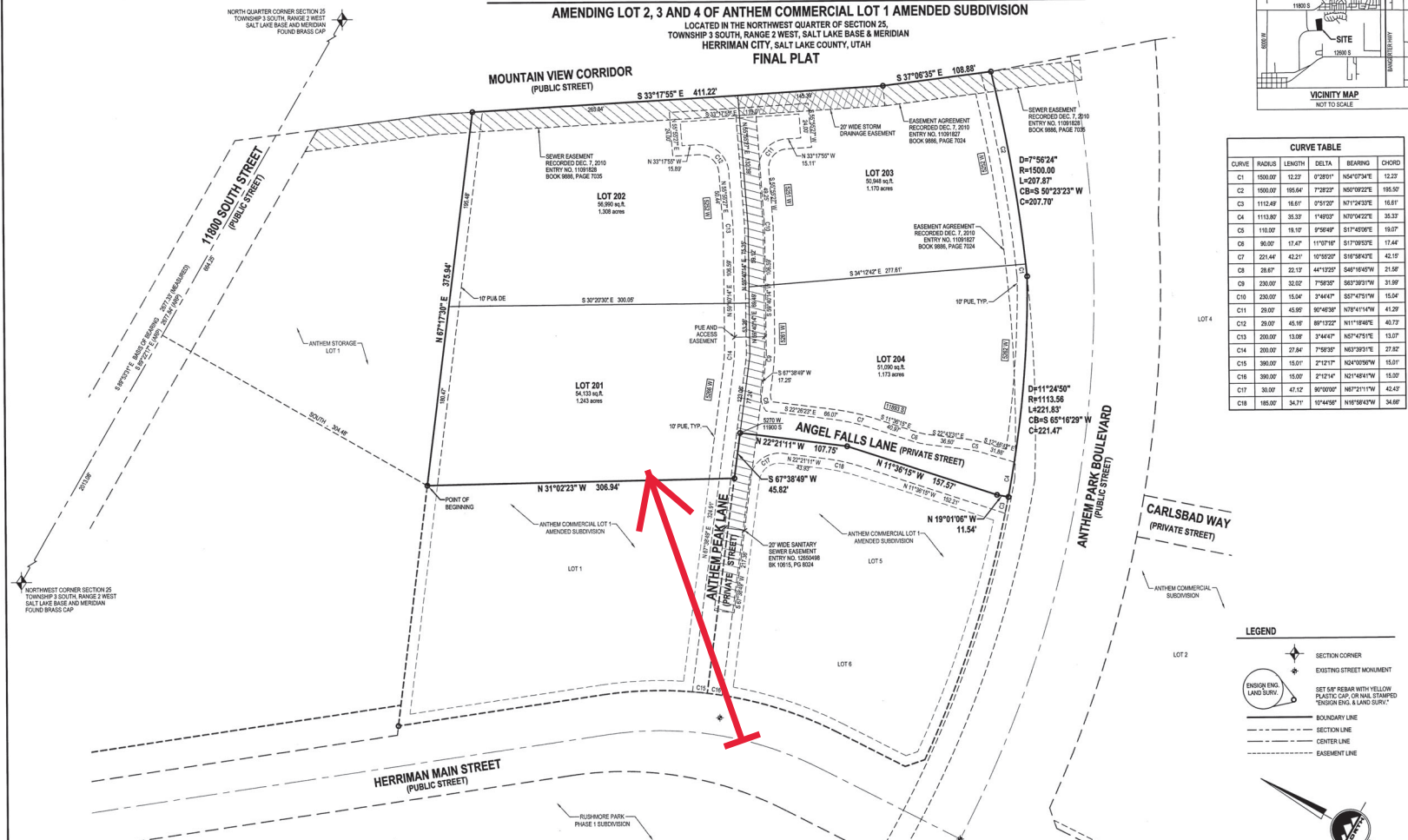


# ANTHEM COMMERCIAL LOT 1 2ND AMENDED SUBDIVISION

AMENDING LOT 2, 3 AND 4 OF ANTHEM COMMERCIAL LOT 1 AMENDED SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
FINAL PLAT



**SURVEYOR'S CERTIFICATE**  
KAREN F. WHITE  
do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 19108 as prescribed under laws of the State of Utah. I further certify that the authority of the Charter, 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 ANTHEM COMMERCIAL LOT 1 2ND AMENDED SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat, further certify that all lots meet zoning with and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at a point being South 89°53'31" East 213.58 feet along the section line and South 204.48 feet from the Northeast Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 07°17'30" East 125.94 feet;  
thence South 37°00'00" East 108.88 feet;  
thence Southwesterly 221.83 feet along the arc of a 1,500.00 foot radius curve to the right (center bears North 43°34'46" West and the chord bears South 02°23'22" West 207.70 feet with a central angle of 0°10'24");  
thence Southwesterly 221.83 feet along the arc of a 1,513.86 foot radius curve to the right (center bears North 32°25'57" West and the chord bears South 03°10'20" West 221.47 feet with a central angle of 11°24'00");  
thence North 02°21'11" West 107.75 feet;  
thence North 11°30'15" West 107.57 feet;  
thence North 02°21'11" West 107.75 feet;  
thence South 07°32'49" West 45.82 feet;  
thence North 31°02'52" West 508.94 feet to the point of beginning.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1500.00	12.23	0°28'01"	N54°07'34"E	12.23
C2	1500.00	195.64	7°28'22"	N09°02'28"E	195.50
C3	1113.80	16.61	0°51'20"	N71°34'33"E	16.61
C4	1113.80	35.33	1°49'03"	N70°04'22"E	35.33
C5	1150.00	19.10	0°56'49"	S17°43'05"E	19.07
C6	90.00	17.47	11°07'16"	S17°09'35"E	17.44
C7	221.44	42.21	10°50'20"	S16°58'42"E	42.19
C8	28.67	22.17	44°12'23"	S48°16'50"W	21.98
C9	230.00	32.02	7°58'30"	S63°39'31"W	31.90
C10	230.00	15.04	3°44'41"	S57°47'51"W	15.04
C11	25.02	45.90	90°40'38"	N78°41'14"W	41.29
C12	25.02	45.19	89°12'22"	N11°18'42"E	40.73
C13	200.00	13.09	3°44'41"	N57°47'51"E	13.07
C14	200.00	27.84	7°58'30"	N57°39'31"E	27.82
C15	390.00	19.07	2°12'11"	N24°09'09"W	19.01
C16	390.00	19.00	2°12'11"	N24°08'41"W	19.00
C17	35.00	47.42	80°50'00"	N87°31'11"W	42.42
C18	168.00	34.31	10°46'00"	N19°58'04"W	34.60

Contains 213,161 Square Feet or 4.88 Acres and 4 Lots



April 16, 2018  
DATE

**OWNER'S DEDICATION**  
I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known as the  
**ANTHEM COMMERCIAL LOT 1 2ND AMENDED SUBDIVISION**

do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use. Owner(s) hereby agrees to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I have hereunto set our hand (s) this 16 day of April A.D. 2018

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH ) ss.  
COUNTY of Salt Lake ) ss.  
on this 16 day of April, 2018, in the year of 2018 before me, Delinda Roberson, personally appeared KYLE CENTER, who I acknowledge to me that HER (S) IS A LIMITED LIABILITY COMPANY AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT WITH BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Delinda Roberson  
Notary Signature  
May 13, 2025  
Comm. Number: 038297

**ANTHEM COMMERCIAL LOT 1 2ND AMENDED SUBDIVISION**  
AMENDING LOT 2, 3 AND 4 OF ANTHEM COMMERCIAL LOT 1  
AMENDED SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED: 12768823  
STATUS OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
OFFICE OF: Anthem Center, LLC  
DATE: 5-2-2018 THE 12:13 PM BOOK 2220 PAGE 187  
\$51.00  
FEE  
DEPUTY SALT LAKE COUNTY RECORDER

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.

**SEWER DISTRICT NOTES:**  
SMALLER SEWER DISTRICT CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH ADEQUATE FLOW. SEWER LINES OR FACILITIES FOR ADEQUATE FLOW.  
THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE CONVEYOR 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.

**ROCKY MOUNTAIN POWER NOTES:**  
1. PURSUANT TO UTAH CODE ANN. § 84-2-107 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OBLIGATIONS DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(C)(3) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE GAS AT DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT PRECLUDE THE CITY FROM OBTAINING ANY OTHER EASEMENTS AND 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 84, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

**TABULATIONS**  
TOTAL PLAT ACRES: 4.88 ACRES  
TOTAL LOT ACRES: 4.88 ACRES  
TOTAL ACRES IN OPEN SPACE: 0.000 ACRES  
TOTAL ACRES IN OPEN SPACE: 0.000 ACRES  
NUMBER OF LOTS: 4

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS 16 DAY OF April 2018 BY THE HEALTH DEPARTMENT.

**HEALTH DEPARTMENT APPROVAL**  
APPROVED THIS 19 DAY OF April 2018 BY THE HEALTH DEPARTMENT.

**CENTURYLINK COMMUNICATIONS**  
APPROVED THIS 19 DAY OF April 2018 BY THE CENTURYLINK COMMUNICATIONS.

**COMCAST**  
APPROVED THIS 21 DAY OF April 2018 BY COMCAST.

**DOMINION ENERGY**  
APPROVED THIS 19 DAY OF April 2018 BY THE DOMINION ENERGY.

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 18th day of April 2018 BY THE ROCKY MOUNTAIN POWER.

**CHECKED FOR ZONING**  
ZONE: C-2 DATE: 4-23-18  
AREA: W-10  
NAME: Bryan Ng

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS DAY OF 2018 BY THE HERRIMAN PLANNING COMMISSION.

**HERRIMAN CITY MUNICIPAL WATER**  
APPROVED THIS 24 DAY OF April 2018 BY THE HERRIMAN CITY MUNICIPAL WATER.

**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.

**SALT LAKE CITY**  
45 W. 1000 S., Suite 300  
Salt Lake City, UT 84143  
Phone: 801.225.0529  
Fax: 801.225.4449  
WWW.SALT.LAKE.CITY.UTAH.GOV

**ENSIGN**  
LAWYER  
POWER OF ATTORNEY  
TAYLORSVILLE, UTAH  
KAREN F. WHITE  
LICENSE NO. 19108  
PHONE: 801.225.4449

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 5 DAY OF May 2018 BY THE HERRIMAN CITY.

**PROJECT NUMBER:** 4058M  
**MANAGER:** KCF  
**DRAWN BY:** KCF  
**CHECKED BY:** KCF

**APPROVED THIS 14 DAY OF May 2018 BY THE HERRIMAN CITY.**

STATUS OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF: Anthem Center, LLC  
DATE: 5-2-2018 THE 12:13 PM BOOK 2220 PAGE 187  
\$51.00  
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