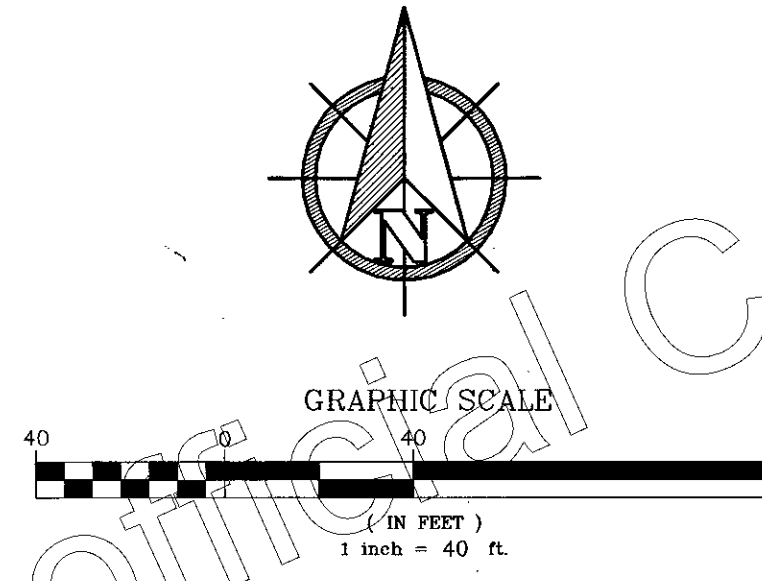


- GENERAL NOTES:**
- 1.) THERE EXIST PUBLIC UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED. 15.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 10.00 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
  - 2.) UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
  - 3.) PROPERTY IS SUBJECT TO FINDINGS, SUMMARIES, AND CONCLUSIONS OF THE GEOTECHNICAL INVESTIGATION, "HEIGHTS WEST, PLAT H, SANTA CLARA UTAH" PREPARED BY A.G.E.C. DATED FEBRUARY 7, 2005. A COPY OF WHICH IS AVAILABLE FOR INSPECTION OF COPIES MADE BY CONTACTING THE CITY OF SANTA CLARA, 2721 SANTA CLARA DRIVE, SANTA CLARA, UTAH 84765.
  - 4.) THE BASIS OF BEARING FOR THIS SURVEY IS S89°50'24"E ALONG THE SOUTH SECTION LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M, BETWEEN THE CENTER 1/4 CORNER AND THE EAST 1/4 CORNER OF SAID SECTION 8, THE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.
  - 5.) ROTATE BASIS OF BEARING 1°18'54" COUNTER CLOCKWISE TO MATCH RECORD BEARINGS OF HEIGHTS WEST, PLAT H.
  - 6.) LAND OWNERS ARE RESPONSIBLE FOR LANDSCAPING. LANDSCAPING TO BE SIMILAR TO OTHER COMMERCIAL DEVELOPMENTS IN THE AREA.
  - 7.) LAND OWNERS OR PURCHASERS OF THIS LAND ARE RESPONSIBLE FOR ALL UTILITIES. NO UTILITIES ARE PROVIDED OR EXTENDED TO LOTS ON THIS PLAT.
  - 8.) BUILDING SETBACKS ARE 20' ALONG ROADWAYS AND 10' ALONG REAR AND SIDE PROPERTY LINES.
- AMENDMENT NOTE**  
 THE PURPOSE OF THE AMENDMENT IS TO CREATE LOTS 1A & 1B FROM LOT 1, AND TO REVISE THE CROSS ACCESS EASEMENTS

CENTER CORNER SECTION 8, TOWNSHIP 42 SOUTH RANGE 16 WEST, SLB&M (FOUND RING AND LID BRASS CAP ACCEPTED)

EAST 1/4 CORNER SECTION 8, TOWNSHIP 42 SOUTH RANGE 16 WEST, SLB&M (FOUND SPIKE ACCEPTED)



- LEGEND:**
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
  - FOUND CLASS 1 MONUMENT
  - SET REBAR AND CAP MARKED PLS 334571
  - SECTION LINE
  - QUARTER SECTION LINE
  - BOUNDARY LINE
  - LOT EASEMENT LINE
  - ADJACENT LOT LINES (NOT A PART)

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.

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 334571 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REFERRED ON THE PLAT TO BE HEREINAFTER KNOWN AS:



**OWNER'S DEDICATION: (LOTS 1A & 1B)**

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HERON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC EASEMENTS AND CROSS ACCESS EASEMENTS TO HEREAFTER BE KNOWN AS:

**AMENDED GIOVENGO SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

SC QI LLC  
 (A UTAH LIMITED LIABILITY COMPANY)

BY: MELANIE HUSCROFT  
 ITS: MANAGER

**LIMITED LIABILITY ACKNOWLEDGMENT:**

STATE OF UTAH } SS.  
 COUNTY OF Utah }  
 ON THE 25 DAY OF May, 2022 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Melanie Huscroft WHO BEING BY ME DULY SWORN, DID SAY THAT HE / SHE IS THE Manager OF SC QI LLC, AND THAT HE / SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF SC QI LLC, AND HE / SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Kathy Webster 714432 05/20/2022  
 FULL NAME SIGNATURE COMMISSION NO. DATE  
Kathy Webster 02 Nov 2024  
 FULL NAME PRINT EXPIRATION DATE

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

**OWNER'S DEDICATION: (LOT 2)**

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HERON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC EASEMENTS AND CROSS ACCESS EASEMENTS TO HEREAFTER BE KNOWN AS:

**AMENDED GIOVENGO SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

RKF SANTA CLARA, LLC  
 (A UTAH LIMITED LIABILITY COMPANY)

BY: RYAN W. FORSYTH  
 ITS: MANAGING MEMBER

**LIMITED LIABILITY ACKNOWLEDGMENT:**

STATE OF UTAH } SS.  
 COUNTY OF Davis }  
 ON THE 26 DAY OF May, 2022 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Ryan W. Forsyth WHO BEING BY ME DULY SWORN, DID SAY THAT HE / SHE IS THE Manager OF RKF SANTA CLARA, LLC, AND THAT HE / SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF RKF SANTA CLARA, LLC, AND HE / SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Janelle M. Howard 712093 5/26/2022  
 FULL NAME SIGNATURE COMMISSION NO. DATE  
Janelle M. Howard 5/19/2024  
 FULL NAME PRINT EXPIRATION DATE

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

**OWNER'S DEDICATION: (LOT 3)**

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HERON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC EASEMENTS AND CROSS ACCESS EASEMENTS TO HEREAFTER BE KNOWN AS:

**AMENDED GIOVENGO SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

C&N SANTA CLARA, LLC  
 (A UTAH LIMITED LIABILITY COMPANY)

BY: CHRISTIAN W. FORSYTH  
 ITS: MANAGING MEMBER

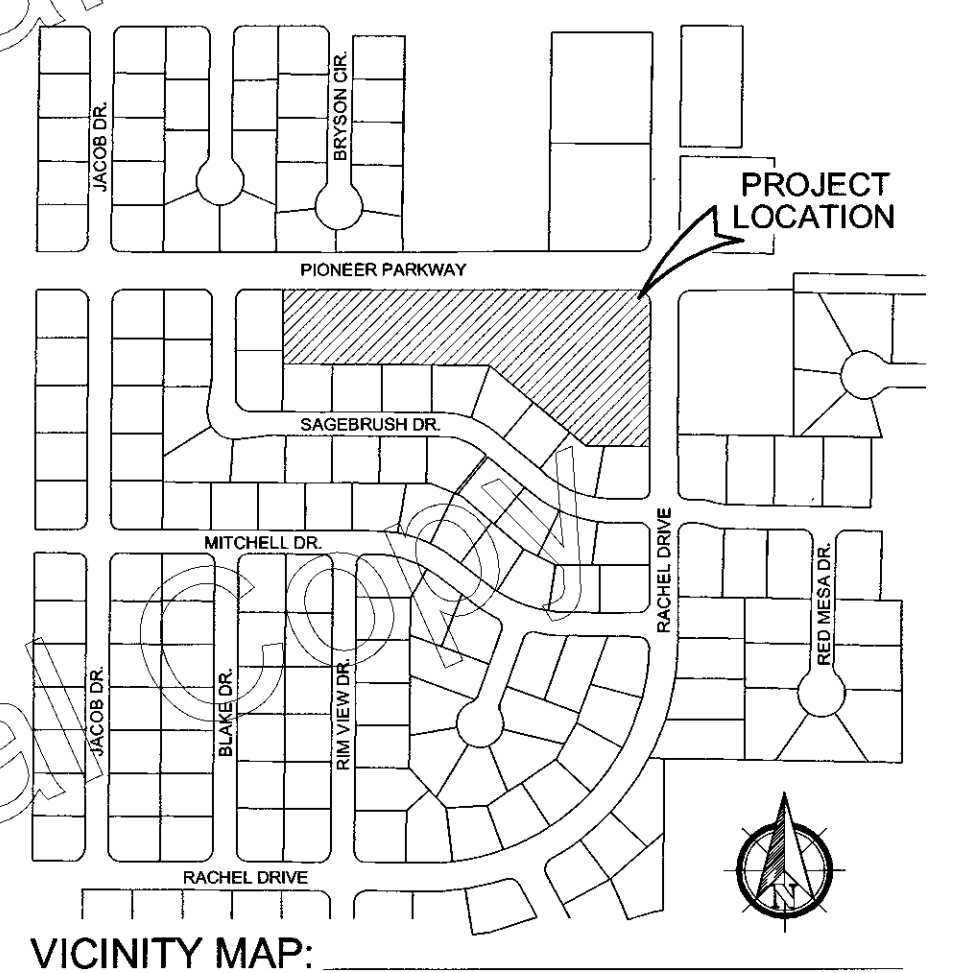
**LIMITED LIABILITY ACKNOWLEDGMENT:**

STATE OF UTAH } SS.  
 COUNTY OF Davis }  
 ON THE 26 DAY OF May, 2022 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Christian W. Forsyth WHO BEING BY ME DULY SWORN, DID SAY THAT HE / SHE IS THE Manager OF C&N SANTA CLARA, LLC, AND THAT HE / SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF C&N SANTA CLARA, LLC, AND HE / SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Frankie Crosby 722625 5/26/2022  
 FULL NAME SIGNATURE COMMISSION NO. DATE  
Frankie Crosby Jan 29, 2026  
 FULL NAME PRINT EXPIRATION DATE

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

SOUTHEAST CORNER SECTION 8, TOWNSHIP 42 SOUTH RANGE 16 WEST, SLB&M (FOUND 1968 BLM BRASS CAP ACCEPTED)



**LEGAL DESCRIPTION:**

BEGINNING AT A POINT THAT LIES SOUTH 0°06'27" WEST 84.95 FEET ALONG THE SECTION LINE AND NORTH 89°53'33" WEST 29.79 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF RACHEL DRIVE, AND RUNNING THENCE SOUTH 0°06'27" WEST ALONG SAID RIGHT-OF-WAY 304.12 FEET TO A POINT ON THE NORTH BOUNDARY OF HEIGHTS WEST, PLAT H, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, THENCE ALONG SAID HEIGHTS WEST PLAT H THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°53'08" WEST 135.75 FEET, (2) NORTH 49°59'30" WEST 265.18 FEET; (3) NORTH 89°32'36" WEST 439.21 FEET AND (4) NORTH 0°10'02" EAST 157.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PIONEER PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES, (1) SOUTH 89°50'24" EAST 753.25 FEET AND (2) SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT CURVE, (LONG CHORD BEARS SOUTH 44°51'59" EAST A DISTANCE OF 35.34 FEET, CENTER POINT LIES SOUTH 00°09'36" WEST), THROUGH A CENTRAL ANGLE OF 89°56'51" A DISTANCE OF 39.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 163,684 SQUARE FEET OR 3.76 ACRES (FOUR LOTS)

**AMENDED GIOVENGO SUBDIVISION**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

<p><b>AMENDED GIOVENGO SUBDIVISION</b></p> <p><b>PREMIER Design &amp; Engineering</b>                  75 EAST 100 NORTH, IRVING, UTAH 84739   (435) 313-2262</p> <p>GIO-1-22 FILE NUMBER: 5/20/2022 DATE: E.A.M. DRAWN: AMENDED GIOVENGO JOB TITLE: 1" = 40' SCALE: M.P. CHECKED:</p>	<p><b>CITY SURVEYORS CERTIFICATE</b></p> <p>I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>Scott P. Worley</u> 6/1/2022                  CITY SURVEYOR, CITY OF SANTA CLARA</p>	<p><b>ENGINEER'S APPROVAL</b></p> <p>THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>14</u> DAY OF <u>June</u>, A.D. 20<u>22</u>.</p> <p><u>[Signature]</u>                  ENGINEER, CITY OF SANTA CLARA</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS THE <u>15th</u> DAY OF <u>June</u>, A.D. 20<u>22</u>.</p> <p><u>[Signature]</u>                  CITY ATTORNEY, CITY OF SANTA CLARA</p>	<p><b>APPROVAL OF PLANNING COMMISSION</b></p> <p>ON THIS <u>2nd</u> DAY OF <u>JUNE</u>, A.D. 20<u>22</u> THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF SANTA CLARA, UT.</p> <p><u>[Signature]</u>                  CHAIRMAN PLANNING COMMISSION CITY OF SANTA CLARA, UTAH</p>	<p><b>APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH</b></p> <p>WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF SANTA CLARA, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE <u>23rd</u> DAY OF <u>March</u>, A.D. 20<u>22</u> HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p><u>[Signature]</u> <u>[Signature]</u>                  CITY RECORDER OF SANTA CLARA MAYOR, CITY OF SANTA CLARA</p>	<p><b>TREASURER APPROVAL</b></p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS <u>21st</u> DAY OF <u>JUNE</u>, A.D. 20<u>22</u>, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p><u>[Signature]</u>                  WASHINGTON COUNTY TREASURER</p>	<p><b>WASHINGTON COUNTY RECORDER</b></p> <p><b>DOC # 20220031991</b>                  Map (Conveying Property)                  Gary Christensen Washington County Recorder                  60-22/2022 10:15:39 AM Fee \$ 50.00                  BY RICHELLE SPENCER</p> <p><u>[Signature]</u>                  WASHINGTON COUNTY RECORDER</p>
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