

# HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

26-36-400-052  
HTC COMMUNITIES

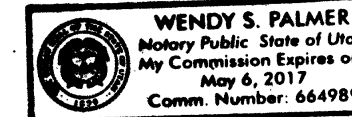
## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.

On this the 20th day of April, 2014,  
personally appeared before me, Cara Talley,  
Trustee of the 26 Development Holdings, LLC Trust,  
under trust instrument dated Sept. 9, 2013  
who acknowledged to me he or she executed it in such  
capacity with authority to do so.

Wendy S Palmer  
NOTARY PUBLIC

Residing at:



## SOUTH VALLEY SEWER DISTRICT STATEMENT

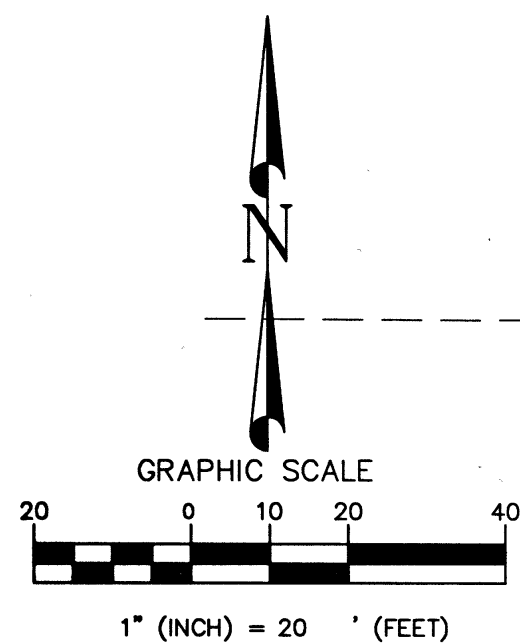
The signature of South Valley Sewer District on this plat  
does not constitute any guarantee of availability of sanitary  
sewer to the property or any approval of sewer line facilities.  
The owner(s) of the property must provide satisfactory plans to  
the Sewer District for review and approval before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

## 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 with  
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 within the facilities in the PUE.

## LEGEND

- Section Line
- Boundary Line
- Public Right of Way Line
- Lot Line
- Adjoiner Line
- Public Utility & Drainage Easement Line
- Common Area Hatch and Public Utility Easement
- Quarter Section Corner
- Section Corner Monument
- Subdivision Corner



20' WIDE CROSS ACCESS EASEMENT

26-36-400-057  
HTC COMMUNITIES

HERRIMAN TOWNE CENTER  
MARKET PLACE  
LOTS 3 & 4

LOT 5  
39077 SQ. FT.  
0.897 ACRES

LOT 6  
33075 SQ. FT.  
0.759 ACRES

LOT A  
HERRIMAN TOWNE  
CENTER MARKET  
PLACE LOT 1

26-36-452-001

20' WIDE CROSS ACCESS EASEMENT

N 89°37'28" W 50.00'  
26-36-400-036  
CORP PB  
CH OF  
JC OF  
LDS

20' WIDE CROSS ACCESS EASEMENT

N 89°38'29" W  
20.22'

13400 SOUTH STREET

N 89°38'29" W 221.92'

S 89°38'29" E BASIS OF BEARING 2651.29' (RECORD)  
2651.25' (MEASURED)

SOUTHEAST  
CORNER  
SECTION 36,  
T3S, R2W,  
SLB&M  
(MONUMENT  
REMOVED DURING  
CONSTRUCTION -  
LOCATED NAIL  
AND STRADDLES)

## HERRIMAN CITY



APPROVED THIS 7th DAY OF May, 2014 BY HERRIMAN CITY.  
WITNESSES: [Signature] CITY RECORDER; [Signature] MAYOR

### SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, shown and have subdivided said property into lots and streets hereafter to be known as HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6 and have placed monuments as represented on the plat.

### BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows: BEGINNING at a point on the north line of 13400 South Street, said point being South 89°38'29" East 322.21 feet along the south line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and North 53.00 feet from the South Quarter Corner of said Section 36, and running:

Thence North 0°22'31" East 270.29 feet;  
Thence North 89°33'03" East 292.16 feet;  
Thence South 0°22'31" West 274.41 feet;  
Thence North 89°38'29" West 221.92;  
Thence North 0°22'32" East 65.92 feet;  
Thence North 89°37'28" West 50.00 feet;  
Thence South 0°22'32" West 65.94 feet;  
Thence North 89°38'29" West 20.22 feet to the point of beginning.

April 1, 2014  
DATE

### OWNER'S DEDICATION

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

### HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6

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.

[Signature] 4/1/14  
Momentum- HTC Manager of HTC Communities, L.L.C. 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 Herriman Town Center Market Place Lots 5 & 6, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

[Signature]  
By: Its: Trustee

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE

On this the 21st day of April, 2014, personally appeared before me, Cara A. Leiseth, the signer of the foregoing instrument, who duly acknowledged to me that (s)he is a Manager of Momentum- HTC, L.L.C., Manager of HTC Communities, L.L.C., a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake City, UT

### HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT  
THE REQUEST OF: HTC COMMUNITIES LLC  
DATE: 5-8-14 TIME: 11:53AM BOOK: 2014P PAGE: 95  
\$ 33.00 FEE \$  
\$ 33.00

Lot	SF	Lot Ac.	% of Ac.	Assigned Other Ac.	Assessment Ac.
5	39,077	0.90	0.54	0.05	0.95
6	33,075	0.76	0.46	0.04	0.80

SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR
APPROVED THIS <u>21st</u> DAY OF <u>April</u> , 2014 BY HEALTH DEPARTMENT. <u>Ronald D. Hund</u> DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	APPROVED THIS <u>8th</u> DAY OF <u>April</u> , 2014 BY COMCAST. <u>[Signature]</u> COMCAST	APPROVED THIS <u>8th</u> DAY OF <u>April</u> , 2014 BY CENTURYLINK. <u>Desiree Middleton</u> CENTURYLINK	APPROVED THIS <u>10th</u> DAY OF <u>April</u> , 2014 BY ROCKY MOUNTAIN POWER. <u>Louis Lopez</u> ROCKY MOUNTAIN POWER	APPROVED THIS <u>16th</u> DAY OF <u>April</u> , 2014 BY SOUTH VALLEY SEWER DISTRICT. <u>Wayne H. Bales</u> GENERAL MANAGER	APPROVED THIS <u>9th</u> DAY OF <u>April</u> , 2014 BY QUESTAR GAS. <u>Deanna A. Hopkins</u> QUESTAR

DIAMOND LAND SURVEYING, LLC	PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER DEPARTMENT	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	CHECKED FOR ZONING	TABULATIONS	SALT LAKE COUNTY RECORDER # 11846114
APPROVED THIS <u>30th</u> DAY OF <u>April</u> , 2014 BY THE HERRIMAN PLANNING AND ZONING COMMISSION. <u>Wayne Hill</u> CHAIRMAN, HERRIMAN PLANNING COMMISSION	APPROVED THIS <u>5th</u> DAY OF <u>May</u> , 2014 BY HERRIMAN CITY MUNICIPAL WATER DEPARTMENT. <u>[Signature]</u> ENGINEER OF RECORD	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>5-02-14</u> DATE <u>[Signature]</u> HERRIMAN CITY ENGINEER	APPROVED AS TO FORM THIS <u>5th</u> DAY OF <u>May</u> , 2014 AND IS HEREBY APPROVED. <u>[Signature]</u> HERRIMAN CITY ATTORNEY	ZONE: <u>MU-2</u> AREA: <u>Byrd</u> NAME: <u>Byrd</u> DATE: <u>5-5-14</u>	1. TOTAL PLAT ACREAGE 1.750 ACRES 2. TOTAL LOT ACREAGE 1.656 ACRES 3. COMMON SPACE .094 ACRES 5. AVERAGE LOT SIZE 36068 SQ. FT. 6. NUMBER OF LOTS 2	STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: <u>HTC COMMUNITIES LLC</u> DATE: <u>5-8-14</u> TIME: <u>11:53AM</u> BOOK: <u>2014P</u> PAGE: <u>95</u> \$ <u>33.00</u> FEE \$ \$ <u>33.00</u>	