

# HERRIMAN TOWNE CENTER MARKET PLACE LOT 7

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

### 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 LOT 7, 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 Right-of-Way line of 13400 South Street, said point being South 89°38'29" East 322.21 feet along the section line and North 53.00 feet from the South Quarter Corner of said Section 36 and running:

thence North 89°38'29" West 18.05 feet along the said north Right-of-Way line to the East line of Herriman Towne Center Market Place Lots 3 & 4 as recorded in the office of the Salt Lake County Recorder in Book 2013 at Page 86, As Entry No. 11638845;

thence North 0°11'38" East 162.07 feet along said east line to the north line of said subdivision;

thence North 89°48'21" West 230.98 feet along said north line to the East Right-of-Way of 5200 West Street;

thence North 0°11'38" East 391.37 feet along said east Right-of-Way line to a point of curvature;

thence 31.36 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 89°51'01" (Long Chord Bears North 45°07'09" East 28.25 feet) continuing along said East Right-of-Way line to the south Right-of-Way line of Herriman Rose Boulevard;

thence South 89°48'22" East 157.49 feet along the said south Right-of-Way line to a point of curvature;

thence 358.64 feet along the arc of a 798.00 foot radius curve to the left through a central angle of 25°45'02" (Long Chord Bears North 77°19'07" East 355.63 feet) continuing along the said south Right-of-Way line to the West line of Herriman Towne Center Plot W as recorded in the office of the Salt Lake County Recorder in Book 2014 at Page 51, As Entry No. 11826373;

thence along the said west line of Herriman Towne Center Plot W the following three courses: South 26°37'52" East 21.63 feet, 40.06 feet along the arc of a 85.00 foot radius curve to the right through a central angle of 27°00'23" (Long Chord Bears South 13°07'40" East 39.69 feet), South 0°22'31" West 321.24 feet to the North line of Herriman Towne Center Market Place Lots 5 & 6 as recorded in the office of the Salt Lake County Recorder in Book 2014 at Page 95, As Entry No. 11846114;

thence South 89°33'03" West 292.16 feet along the said North line of Herriman Towne Center Market Place Lots 5 & 6 to the west line of said subdivision;

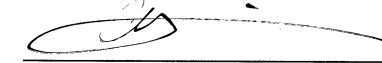
thence South 0°22'31" West 270.29 feet along said west line to the point of beginning.

### 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 LOT 7

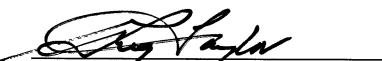
do hereby dedicate for perpetual use of the public all street right-of-ways, alpha lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

  
Momentum- HTC  
Manager of HTC Communities, L.L.C.  
Corey A. Leisch

6/29/16  
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 TOWNE CENTER MARKET PLACE LOT 7, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

  
By: Trustee  
Its: Trustee

7/7/16  
Date

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	15.65'	20.00'	044°49'20"	N 67°37'59" E	15.25'
C2	32.99'	70.00'	027°00'23"	N 13°07'40" W	32.69'
C3	343.64'	798.00'	024°40'23"	S 77°51'27" W	340.99'
C4	15.01'	798.00'	001°04'39"	S 64°58'56" W	15.01'
C5	15.72'	20.00'	045°01'41"	S 22°42'28" W	15.32'

### Market Place Lot 7

Assessed Acreage: 4.68  
Total Lot Acreage: 4.27

Lot	Lot		Assigned Other Ac.	Assessment Ac.
	SF	Ac.		
7	185,914	4.27	0.41	4.68

### ROCKY MOUNTAIN POWER STATEMENT

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as 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 affect any right that Rocky Mountain Power has under:
  - a recorded easement or right-of-way
  - the law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
  - any other provision of law.

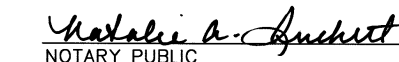
### SOUTH VALLEY SEWER DISTRICT STATEMENT

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.

### ACKNOWLEDGMENT

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


On this the 7th day of JULY, 2016, personally appeared before me, Corey A. Leisch, as Trustee of the HERRIMAN TOWNE CENTER DEVELOPMENT HOLDINGS LLC, DELAWARE LLC under trust instrument dated SEPTEMBER 9, 2013, who acknowledged to me he or she executed it in such capacity with authority to do so.

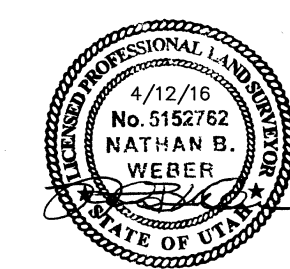
  
NATALIE A. TUCKETT  
Notary Public, State of Utah  
My Commission Expires on May 18, 2017  
Comm. Number: 644991  
Residing at: SALT LAKE CITY


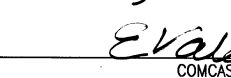
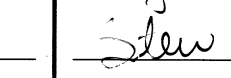
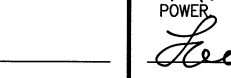
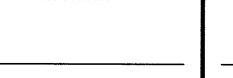
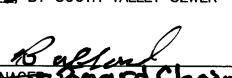
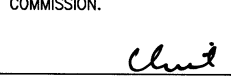



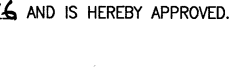
### ACKNOWLEDGMENT

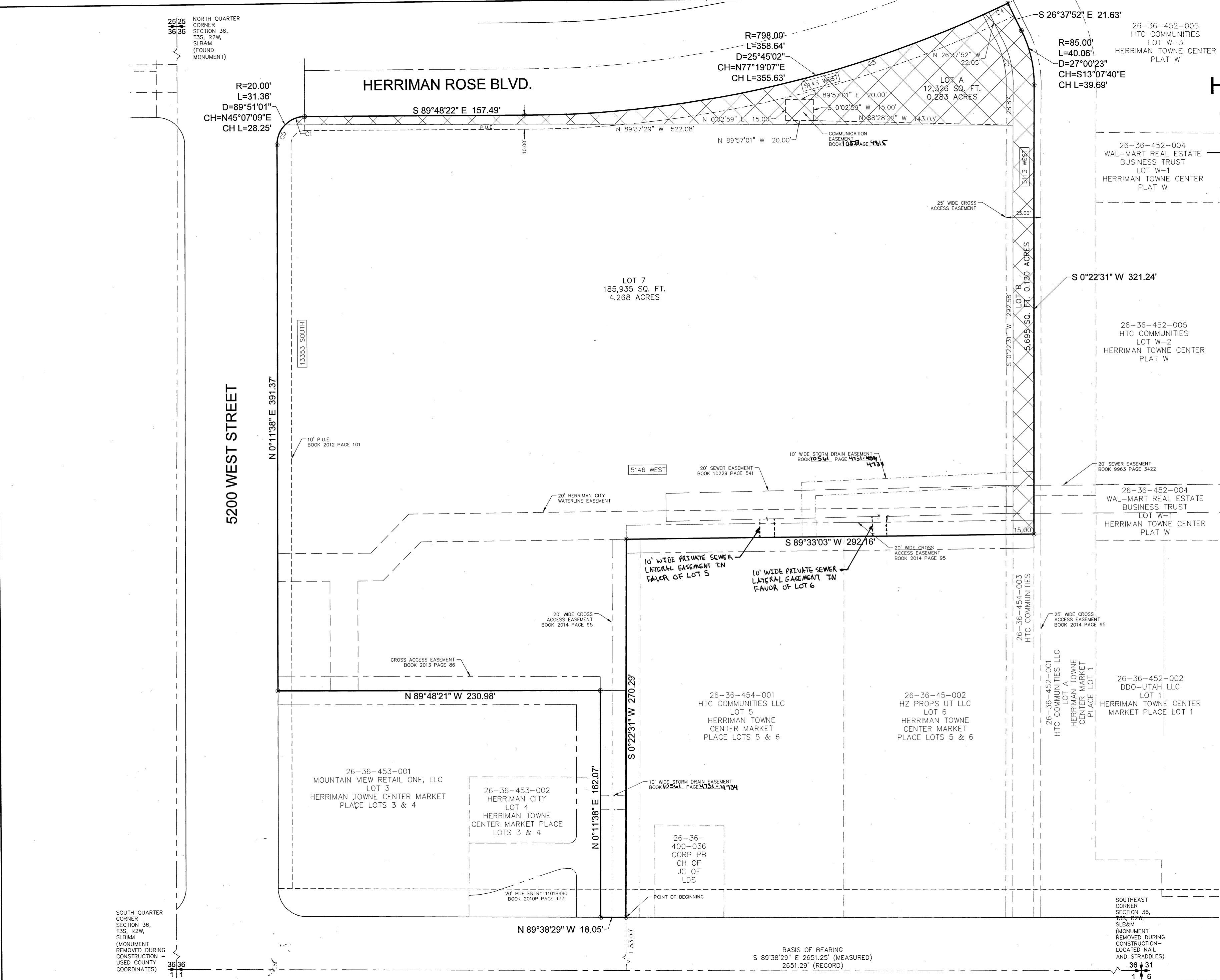
STATE OF UTAH )  
COUNTY OF SALT LAKE ) S.S.

On this the 29 day of June, 2016, personally appeared before me, Corey A. Leisch, 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 Delaware limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

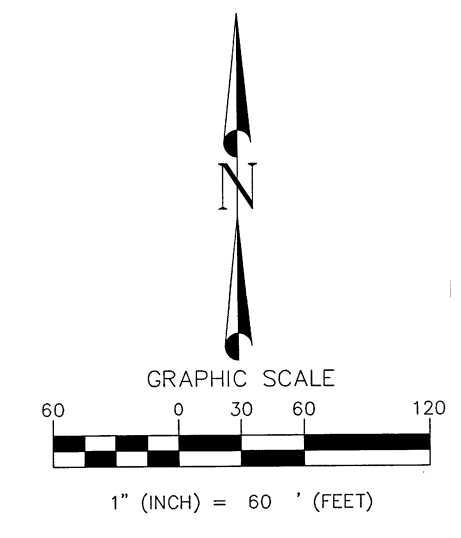
  
MICHAEL DUNKEL  
Notary Public, State of Utah  
Commission # 68683  
My Commission Expires May 23, 2017  
NOTARY PUBLIC  
Residing at: Salt Lake Co., UT



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>13</u> DAY OF <u>JULY</u> , 2016 BY HEALTH DEPARTMENT.  RICK SEALOVE DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>25</u> DAY OF <u>MAY</u> , 2016 BY COMCAST.  COMCAST	CENTURYLINK APPROVED THIS <u>26</u> DAY OF <u>MAY</u> , 2016 BY CENTURYLINK.  CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>25th</u> DAY OF <u>MAY</u> , 2016 BY ROCKY MOUNTAIN POWER.  ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>8</u> DAY OF <u>JUNE</u> , 2016 BY SOUTH VALLEY SEWER DISTRICT.  SOUTH VALLEY SEWER DISTRICT	QUESTAR APPROVED THIS <u>25th</u> DAY OF <u>MAY</u> , 2016 BY QUESTAR GAS.  QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 4.681 ACRES 2. TOTAL LOT ACREAGE 4.268 ACRES 3. TOTAL RIGHT-OF-WAY 0 ACRES 4. TOTAL OPEN SPACE 0.413 ACRES 5. AVERAGE LOT SIZE 185,939 SQ. FT. 6. NUMBER OF LOTS 1	DIAMOND LAND SURVEYING, LLC 5243 South Green Pine Drive Murray, Utah 84123 diamond@hdsurvey.com Phone (801) 266-5099 Fax 266-5032
CHECKED FOR ZONING ZONE <u>M4-2</u> AREA _____ WIDTH _____ NAME <u>Byron M</u> DATE <u>12-5-16</u>	PLANNING COMMISSION APPROVED THIS <u>23</u> DAY OF <u>November</u> , 2016 BY THE HERRIMAN PLANNING AND ZONING COMMISSION.  CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>22nd</u> DAY OF <u>November</u> , 2016 BY HERRIMAN CITY MUNICIPAL WATER.  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. 11/22/16  HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>8</u> DAY OF <u>Dec</u> , 2016 AND IS HEREBY APPROVED.  HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>11th</u> DAY OF <u>January</u> , 2017 BY HERRIMAN CITY.  HERRIMAN CITY	SALT LAKE COUNTY RECORDER # <u>12543387</u> STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: <u>HTC Communities</u> DATE <u>5-24-2017</u> TIME <u>10:08am</u> BOOK <u>2072</u> PAGE <u>127</u> FEE \$ <u>563.00</u> \$63.00	

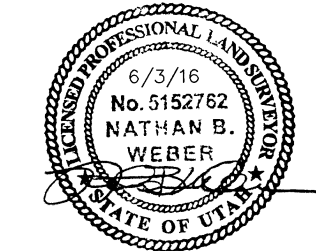


# HERRIMAN TOWNE CENTER MARKET PLACE LOT 7



**LEGEND**

	Section Line
	Boundary Line
	Public Right of Way Line
	Lot Line
	Adjoiner Line
	Public Utility & Drainage Easement Line
	Stormdrain Easement Line
	Waterline Easement Line
	Access Easement Line
	Sewer Easement Line
	Common Area
	Quarter Section Corner
	Section Corner Monument
	Subdivision Corner



**Narrative:**  
The basis of bearing is South 89°38'29" East between the South Quarter Corner and the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian as shown.

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

SHEET 2 OF 2  
SALT LAKE COUNTY RECORDER # 12513387  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: HTC Communities  
DATE: 6-26-2017 TIME: 1:08pm BOOK: 2070 PAGE: 127  
FEE \$ 45.00  
PREPARED BY: [Signature]  
SALT LAKE COUNTY RECORDER

DIAMOND LAND SURVEYING, LLC  
5243 South Green Pine Drive  
Murray, Utah 84123  
diamond@hdsurvey.com  
Phone (801) 266-5099 Fax 266-5032

25/25 NORTH QUARTER CORNER SECTION 36, T3S, R2W, S1/4M (FOUND MONUMENT)  
36/36  
R=20.00' L=31.36' D=89°51'01" CH=N45°07'09"E CH L=28.25'  
5200 WEST STREET  
N0°11'38" E 391.37'  
13.53' SOUTH  
10' P.U.E. BOOK 2012 PAGE 101  
20' HERRIMAN CITY WATERLINE EASEMENT  
5146 WEST  
20' SEWER EASEMENT BOOK 10229 PAGE 541  
10' WIDE STORM DRAIN EASEMENT BOOK 10254 PAGE 4734  
20' WIDE CROSS ACCESS EASEMENT BOOK 2014 PAGE 95  
20' SEWER EASEMENT BOOK 9963 PAGE 2422  
26-36-452-004 WAL-MART REAL ESTATE BUSINESS TRUST LOT W-1 HERRIMAN TOWNE CENTER PLAT W  
26-36-452-005 HTC COMMUNITIES LOT W-2 HERRIMAN TOWNE CENTER PLAT W  
26-36-452-004 WAL-MART REAL ESTATE BUSINESS TRUST LOT W-1 HERRIMAN TOWNE CENTER PLAT W  
26-36-452-002 DDO-UTAH LLC HERRIMAN TOWNE CENTER MARKET PLACE LOT 1  
26-36-453-001 MOUNTAIN VIEW RETAIL ONE, LLC LOT 3 HERRIMAN TOWNE CENTER MARKET PLACE LOTS 3 & 4  
26-36-453-002 HERRIMAN CITY LOT 4 HERRIMAN TOWNE CENTER MARKET PLACE LOTS 3 & 4  
26-36-400-036 CORP-PB CH OF J.C. OF LDS  
20' PUE ENTRY 11018440 BOOK 2018 PAGE 133  
20' WIDE CROSS ACCESS EASEMENT BOOK 2013 PAGE 86  
N 89°48'21" W 230.98'  
N 89°38'29" W 18.05'  
N 0°11'38" E 162.07'  
S 0°22'31" W 270.29'  
S 0°22'31" W 321.24'  
S 26°37'52" E 21.63'  
R=85.00' L=40.06' D=27°00'23" CH=S13°07'40"E CH L=39.69'R=798.00' L=358.64' D=25°45'02" CH=N77°19'07"E CH L=355.63'LOT 7 185,935 SQ. FT. 4.268 ACRES  
LOT A 12,326 SQ. FT. 0.283 ACRES  
COMMUNICATION EASEMENT BOOK 10571 PAGE 4115  
25' WIDE CROSS ACCESS EASEMENT  
25' WIDE CROSS ACCESS EASEMENT  
20' WIDE CROSS ACCESS EASEMENT BOOK 2014 PAGE 95  
20' WIDE CROSS ACCESS EASEMENT BOOK 2014 PAGE 95  
10' WIDE PRIVATE SEWER LATERAL EASEMENT IN FAVOR OF LOT 5  
10' WIDE PRIVATE SEWER LATERAL EASEMENT IN FAVOR OF LOT 6  
10' WIDE STORM DRAIN EASEMENT BOOK 10254 PAGE 4734  
POINT OF BEGINNING  
SOUTH QUARTER CORNER SECTION 36, T3S, R2W, S1/4M (MONUMENT REMOVED DURING CONSTRUCTION - USED COUNTY COORDINATES)  
36/36  
111

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

SOUTHEAST CORNER SECTION 36, T3S, R2W, S1/4M (MONUMENT REMOVED DURING CONSTRUCTION - LOCATED NAIL AND STRADDLES)  
36/36  
111