

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.

HERRIMAN TOWNE CENTER POD 25 PHASE 2 SUBDIVISION

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

HTC Pod 25 Phase 2

Assessed Acreage: 5.68 Total Lot Acreage: 4.23

SURVEYOR 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.

BOUNDARY DESCRIPTION

A parcel of land located in the East Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at the northwest corner of Lot 18, Pod 25 Phase 1 Subdivision, said point being North 89°37'15" West 1721.91 feet along the Section Line and North 0°22'57" East 40.21 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running: thence along the westerly line of said Pod 25 Phase 1 Subdivision the following twelve(12) courses: South 0°22'57" West 110.00, South 89°37'03" East 3.00 feet, South 0°22'57" West 65.00 feet, South 05°54'41" West 67.31 feet, South 09°25'45" West 62.18 feet, South 07°36'02" West 163.70 feet, South 79°25'24" West 38.37 feet, South 26°32'12" West 144.96 feet, South 37°12'19" East 153.72 feet, South 24°23'37" East 50.00 feet, North 65°40'25" East 0.53 feet, South 23°41'57" East 65.85 feet to the Northerly line of Horizon Heights Phase 3;

thence along the said northerly line of Horizon Heights Phase 3 the following three (3) courses: South 66°18'03" West 28.89 feet, South 52°47'41" West 188.96 feet, South 52°47'41" West 117.00 feet; thence North 37°12'19" West 424.76 feet to a point of curvature; thence 23.71 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°33'07" (Long Chord Bears North 08°04'23" East 21.32 feet) to a point of reverse curvature; thence 102.12 feet along the arc of a 730.16 foot radius curve to the left through a central angle of 08°00'49" (Long Chord Bears North 49°20'32" East 102.04 feet); thence South 37°12'19" East 63.04 feet; thence North 42°50'39" East 72.38 feet; thence North 38°33'00" East 59.34 feet; thence North 34°15'21" East 59.34 feet; thence North 29°57'42" East 59.34 feet; thence North 25°40'03" East 59.34 feet; thence North 21°22'23" East 59.34 feet; thence North 17°04'44" East 59.34 feet; thence North 12°47'05" East 59.34 feet; thence North 08°29'26" East 92.64 feet; thence North 0°13'08" East 135.57 feet; thence North 89°24'28" East 110.68 feet; thence South 89°37'03" East 55.33 feet 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, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

HERRIMAN TOWNE CENTER POD 25 PHASE 2 SUBDIVISION

and do hereby dedicate for perpetual use of the public all, street right-of-ways, 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 of David Moon, dated 7/23/18

ROCKY MOUNTAIN POWER STATEMENT

1. 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. 2. 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: (1) a recorded easement or right-of-way (2) the law applicable to prescriptive rights (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or (4) 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.

TRUSTEE ACKNOWLEDGMENT

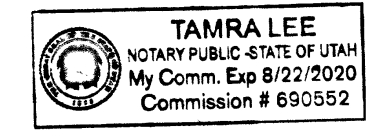
STATE OF UTAH)) COUNTY OF SALT LAKE)) On the ____ day of _____, 20____, personally appeared before me _____ as Trustee of the _____ under trust instrument dated _____, who acknowledged to me that he or she executed it in such capacity with authority to do so

CONSENT TO DEDICATE

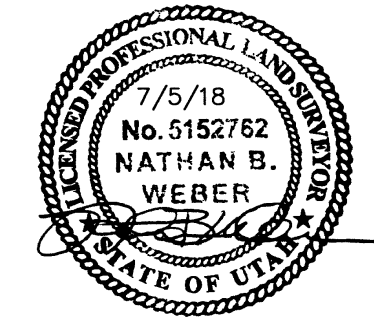
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HERRIMAN TOWNE CENTER POD 25 PHASE 2 SUBDIVISION, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

ACKNOWLEDGMENT

STATE OF UTAH)) COUNTY OF SALT LAKE)) On this the 23rd day of July, 2018, personally appeared before me, DAVID MOON, the signer of the foregoing instrument, who duly acknowledged to me that (s)he is a MANAGER of LEGACY HOMES AND PROPERTIES, LLC, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.



Signature of Nathan B. Weber, Notary Public, Residing at: Murray UT. 8/22/2020



Curve Table with columns: Curve #, Length, Radius, Delta, Chord, Chord Length. Lists curves C1 through C41.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord, Chord Length. Lists curves C42 through C70.

Line Table with columns: Line #, Length, Direction. Lists lines L1 through L10.

Main subdivision table with columns: Lot, SF, Lot Ac., % of Ac., Assigned Other Ac., Assessment Ac. Lists lots 19 through 97.

Approval signatures and stamps from Salt Lake Valley Health Department, Comcast, CenturyLink, Rocky Mountain Power, South Valley Sewer District, Dominion Energy, HERRIMAN CITY, HERRIMAN CITY MUNICIPAL WATER, HERRIMAN CITY ENGINEER, HERRIMAN CITY ATTORNEY, HERRIMAN CITY, and SALT LAKE COUNTY RECORDER # 12816030.

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.

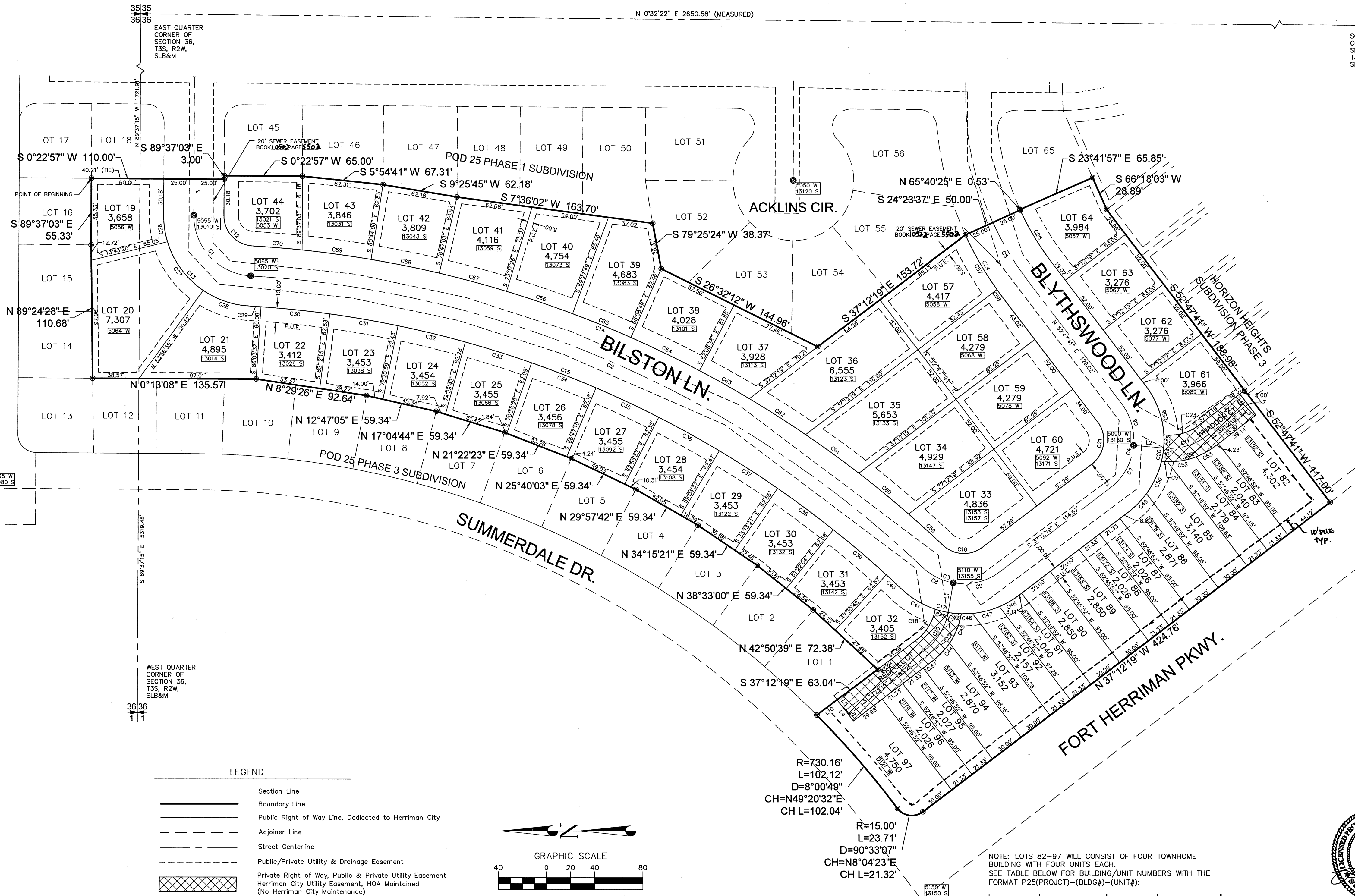
HERRIMAN TOWNE CENTER POD 25 PHASE 2 SUBDIVISION

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

N 0°32'22" E 2650.58' (MEASURED)

31 6

SOUTHEAST
CORNER OF
SECTION 36,
T3S, R2W,
SLB&M

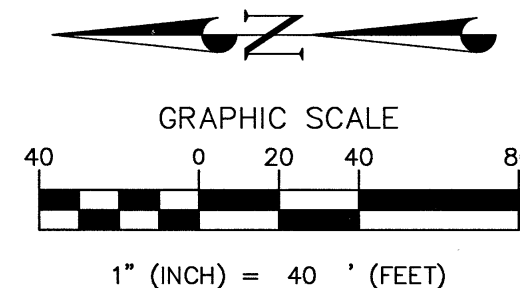


BASIS OF BEARING
S 89°38'29" E 2651.26' (MEASURED)

SOUTH QUARTER
CORNER OF
SECTION 36,
T3S, R2W,
SLB&M

36 1
36 1

- LEGEND**
- Section Line
 - Boundary Line
 - Public Right of Way Line, Dedicated to Herriman City
 - Adjoiner Line
 - Street Centerline
 - Public/Private Utility & Drainage Easement
 - Private Right of Way, Public & Private Utility Easement
 - Herriman City Utility Easement, HOA Maintained (No Herriman City Maintenance)
 - Section Corner
 - Quarter Section Corner
 - Subdivision Corner
 - Centerline Monument

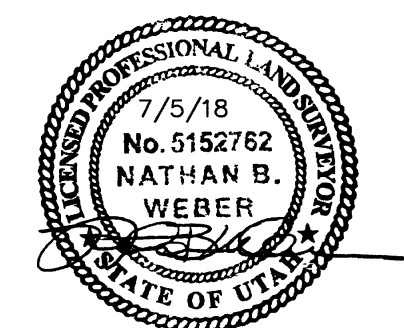


R=730.16'
L=102.12'
D=8°00'49"
CH=N49°20'32"E
CH L=102.04'

R=15.00'
L=23.71'
D=90°33'07"
CH=N8°04'23"E
CH L=21.32'

NOTE: LOTS 82-97 WILL CONSIST OF FOUR TOWNHOME BUILDING WITH FOUR UNITS EACH. SEE TABLE BELOW FOR BUILDING/UNIT NUMBERS WITH THE FORMAT P25(PROJECT)-(BLDG#)-(UNIT#):

LOT 82	P25-TH1-82	LOT 90	P25-TH3-90
LOT 83	P25-TH1-83	LOT 91	P25-TH3-91
LOT 84	P25-TH1-84	LOT 92	P25-TH3-92
LOT 85	P25-TH1-85	LOT 93	P25-TH3-93
LOT 86	P25-TH2-86	LOT 94	P25-TH4-94
LOT 87	P25-TH2-87	LOT 95	P25-TH4-95
LOT 88	P25-TH2-88	LOT 96	P25-TH4-96
LOT 89	P25-TH2-89	LOT 97	P25-TH4-97



PREPARED BY:
DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

SALT LAKE COUNTY RECORDER # 17846030
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **Legacy Homes + Properties LLC**
DATE: 9/10/2018 TIME: 3:47 BOOK: 2018 PAGE: 314
FEE \$ **6.11**