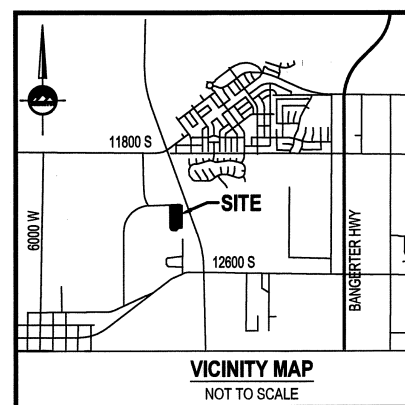


# ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION

AMENDING LOTS 2 THRU 5 OF ANTHEM COMMERCIAL SUBDIVISION  
 LOCATED IN THE NORTH HALF OF SECTION 25,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
**FINAL PLAT**



NORTH QUARTER CORNER SECTION 25  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 FOUND BRASS CAP

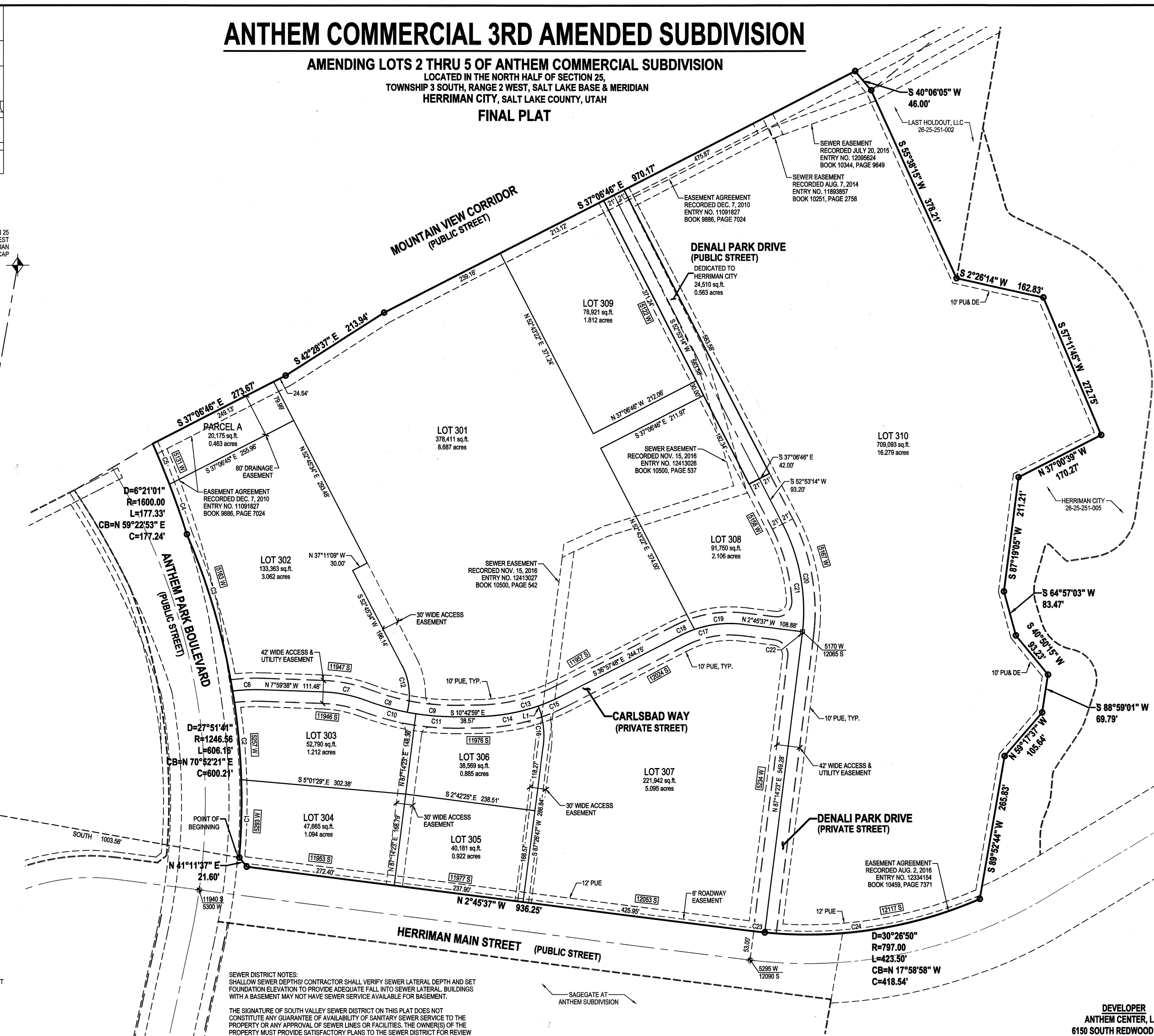
NORTHWEST CORNER SECTION 25  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 FOUND BRASS CAP

ROCKY MOUNTAIN POWER NOTES:  
 1. PURSUANT TO UTAH CODE ANN. § 54-3-2 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. § 17-27-403(C)(3) 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:  
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
 2.3. TITLE 54, CHAPTER 1A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:  
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-315-8032.

**ENSIGN**  
 SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.4449  
 Fax: 801.255.4449  
 WWW.ENSIGN.COM

**PROJECT NUMBER:** 4058  
**MANAGER:** ROE  
**DRAWN BY:** NFW  
**CHECKED BY:** PMH  
**DATE:** 3/29/19



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1246.56	142.64	6°33'22"	N81°31'30"E	142.59
C2	1246.56	163.47	7°30'38"	N82°29'29"E	163.29
C3	1246.56	300.12	13°47'40"	N83°50'29"E	299.39
C4	1600.00	97.05	3°28'31"	N87°49'08"E	97.04
C5	1600.00	80.28	2°52'29"	N87°38'38"E	80.27
C6	350.00	54.49	8°54'51"	N12°27'00"W	54.41
C7	250.00	82.02	14°47'48"	N1°24'18"E	81.69
C8	450.00	76.33	9°48'24"	S5°52'28"W	76.54
C9	450.00	92.38	11°46'49"	S4°50'07"E	92.22
C10	450.00	93.11	11°51'10"	S4°52'32"W	92.94
C11	450.00	75.91	9°39'53"	S5°53'02"E	75.82
C12	1200.00	86.02	42°01'32"	N73°46'20"E	86.06
C13	346.00	158.00	26°14'49"	S23°50'24"E	157.12
C14	346.00	112.00	18°32'59"	S19°58'29"E	111.53
C15	346.00	46.48	7°41'50"	S33°08'53"E	46.45
C16	150.00	71.90	27°27'47"	N73°42'53"E	71.21
C17	200.00	119.39	34°12'11"	N19°51'42"W	117.63
C18	200.00	38.26	8°08'49"	N52°58'55"W	38.24
C19	200.00	91.13	28°09'28"	N15°48'50"E	90.39
C20	350.00	209.85	34°21'09"	N70°03'49"E	206.72
C21	350.00	204.08	33°24'30"	N69°38'29"E	201.20
C22	350.00	5.77	0°58'39"	N88°48'04"E	5.77
C23	797.00	20.44	1°28'18"	S3°28'42"E	20.44
C24	797.00	403.00	28°58'32"	S18°43'04"E	398.78

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'01"W	4.04'

**LEGEND**  
 SECTION CORNER  
 SET 3/4" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."  
 BOUNDARY LINE  
 SECTION LINE  
 CENTER LINE  
 EASEMENT LINE

**HORIZONTAL GRAPHIC SCALE**  
 0 50 100 200  
 (IN FEET)  
 HORZ. 1 inch = 100 ft.

**DEVELOPER**  
 ANTHEM CENTER, LLC  
 6150 SOUTH REDWOOD ROAD  
 TAYLORSVILLE, UTAH

**SURVEYOR'S CERTIFICATE**  
 I, KAREN M. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 41208, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, 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, hereinafter to be known as: ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Beginning at a point on the Southerly Right-of-Way Line of Anthem Park Boulevard, said point being South 89°59'01" East 2,040.20 feet along the section line and South 1,003.56 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running:  
 thence Northwesterly 896.18 feet along the arc of a 1,246.56 foot radius curve to the left (center bears North 05°11'48" West and the chord bears North 70°52'21" East 602.21 feet with a central angle of 27°51'41") along the Southerly Right-of-Way Line of said Anthem Park Boulevard;  
 thence Northwesterly 177.33 feet along the arc of a 1,000.00 foot radius curve to the left (center bears North 27°28'30" West and the chord bears North 59°22'33" East 177.24 feet with a central angle of 08°21'17") along the Southerly Right-of-Way Line of said Anthem Park Boulevard to the Westerly Right-of-Way Line of the Mountain View Corridor;  
 thence South 37°08'48" East 273.27 feet along the Westerly Right-of-Way Line of the said Mountain View Corridor;  
 thence South 42°28'31" East 213.94 feet along the Westerly Right-of-Way Line of the said Mountain View Corridor;  
 thence South 37°08'48" East 193.17 feet along the Westerly Right-of-Way Line of the said Mountain View Corridor;  
 thence South 40°29'05" West 40.00 feet along the Westerly Right-of-Way Line of the said Mountain View Corridor;  
 thence South 55°58'15" West 378.21 feet;  
 thence South 02°28'14" West 162.83 feet;  
 thence South 57°11'45" West 272.75 feet;  
 thence North 37°00'38" West 170.27 feet;  
 thence South 87°08'05" West 211.27 feet;  
 thence South 64°51'03" West 83.47 feet;  
 thence North 40°50'15" West 83.23 feet;  
 thence South 88°59'01" West 83.73 feet;  
 thence North 59°17'33" West 105.84 feet;  
 thence North 02°28'14" West 205.53 feet to the Easterly Right-of-Way Line of Herriman Main Street;  
 thence Northwesterly 423.50 feet along the arc of a 797.00 foot radius curve to the right (center bears North 56°47'40" East and the chord bears North 17°58'58" West 415.54 feet with a central angle of 30°28'43") along the Easterly Right-of-Way Line of said Herriman Main Street;  
 thence North 02°45'31" West 936.25 feet along the Easterly Right-of-Way Line of said Herriman Main Street;  
 thence North 41°11'33" East 21.60 feet along the Easterly Right-of-Way Line of said Herriman Main Street to the point of beginning.

Contains 1,837,371 Square Feet or 42.18 Acres and 10 Lots and 1 Parcel

*March 29, 2019*  
 DATE  
 KAREN M. WHITE  
 P.L.S. 191208

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF Salt Lake ss.  
 ON THE 19 DAY OF April, A.D. 2019, PERSONALLY APPEARED BEFORE ME, CORY GUST, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF ANTHEM CENTER, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN HIS/HER BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

Ruth Larsen  
 NOTARY PUBLIC - STATE OF UTAH  
 COMMISSION # 695930  
 COMM. EXP. 07-02-2021  
 RESIDING IN Salt Lake COUNTY

**OWNER'S DEDICATION**  
 Known all men by these presents that I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereinafter known as the  
**ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION**  
 AMENDING LOTS 2 THRU 5 OF ANTHEM COMMERCIAL SUBDIVISION  
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any assessments 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 19 day of April, A.D. 2019

By: Ruth Larsen  
 Notary Public  
 By: Antem Center, LLC  
 Herriman City

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF Salt Lake ss.  
 ON THE 25 DAY OF March, A.D. 2019, PERSONALLY APPEARED BEFORE ME, DANIEL YOUNG, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF ANTHEM COMMERCIAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN HIS/HER BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

Mmm  
 NOTARY PUBLIC - STATE OF UTAH  
 COMMISSION # 695930  
 COMM. EXP. 05-22-2019  
 RESIDING IN Salt Lake COUNTY

**MUNICIPAL ACKNOWLEDGMENT**  
 STATE OF UTAH  
 County of Salt Lake ss.  
 On the 25 day of March, A.D. 2019, personally appeared before me Brad Wood, the Signer of the foregoing instrument, who duly acknowledged to me that he/she is the City Manager of Herriman City, and is authorized to execute the foregoing instrument in his/her behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: March 23, 2022  
Brad Wood  
 CITY CLERK  
 RESIDING IN Salt Lake

HEALTH DEPARTMENT APPROVAL	COMCAST	CENTURYLINK COMMUNICATIONS	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY
APPROVED THIS <u>25</u> DAY OF <u>March</u> 20 <u>19</u> , BY HEALTH DEPARTMENT. <u>Rick Salbetta</u> DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT	APPROVED THIS <u>25</u> DAY OF <u>March</u> 20 <u>19</u> , BY COMCAST. <u>Eladio</u> COMCAST	APPROVED THIS <u>25</u> DAY OF <u>March</u> 20 <u>19</u> , BY CENTURYLINK. <u>Yadd Steen</u> CENTURYLINK COMMUNICATIONS	APPROVED THIS <u>25</u> DAY OF <u>March</u> 20 <u>19</u> , BY ROCKY MOUNTAIN POWER. <u>Louis Lopez</u> ROCKY MOUNTAIN POWER	APPROVED THIS <u>22</u> DAY OF <u>March</u> 20 <u>19</u> , BY SOUTH VALLEY SEWER DISTRICT. <u>[Signature]</u> SOUTH VALLEY SEWER DISTRICT MANAGER	APPROVED THIS <u>20</u> DAY OF <u>March</u> 20 <u>19</u> , BY DOMINION ENERGY. <u>[Signature]</u> DOMINION ENERGY

CHECKED FOR ZONING	PLANNING COMMISSION APPROVAL	HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	HERRIMAN CITY
ZONE: <u>C-2</u> DATE: <u>3-27-19</u> AREA: _____ WIDTH: _____ NAME: <u>Byron MacLennan</u>	APPROVED THIS <u>28</u> DAY OF <u>March</u> 20 <u>19</u> , BY HERRIMAN PLANNING COMMISSION. <u>[Signature]</u> CHAIR, HERRIMAN PLANNING COMMISSION	APPROVED THIS <u>23</u> DAY OF <u>March</u> 20 <u>19</u> , BY HERRIMAN CITY MUNICIPAL WATER. <u>[Signature]</u> HERRIMAN CITY	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>[Signature]</u> MARCH 27, 2019 AGST, HERRIMAN CITY ENGINEER	APPROVED AS TO FORM THIS <u>28</u> DAY OF <u>March</u> 20 <u>19</u> . <u>[Signature]</u> HERRIMAN CITY ATTORNEY	APPROVED THIS <u>28</u> DAY OF <u>March</u> 20 <u>19</u> , BY HERRIMAN CITY. <u>[Signature]</u> PLANNING DIRECTOR

TABULATIONS	RECORDED #	STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>John Gust</u>
1. TOTAL PLAT ACREAGE 42.180 ACRES 2. TOTAL LOT ACREAGE 41.389 ACRES 3. TOTAL ACREAGE IN STREETS 0.388 ACRES 4. TOTAL ACREAGE IN OPEN SPACE 0.463 ACRES 5. AVERAGE LOT SIZE 4.088 ACRES 6. NUMBER OF LOTS 10	12,989,058	DATE: <u>04-01-2019</u> TIME: <u>11:01 am</u> BOOK: <u>1019</u> PAGE: <u>106</u> # <u>42.00</u> FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER

**ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION**  
 AMENDING LOTS 2 THRU 5 OF ANTHEM COMMERCIAL SUBDIVISION  
 LOCATED IN THE NORTH HALF OF SECTION 25,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12,989,058

STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: John Gust

DATE: 04-01-2019 TIME: 11:01 am BOOK: 1019 PAGE: 106  
#42.00  
FEES: \_\_\_\_\_  
DEPUTY SALT LAKE COUNTY RECORDER

26-25-12  
26-25-21  
2019-106 #1/2-00