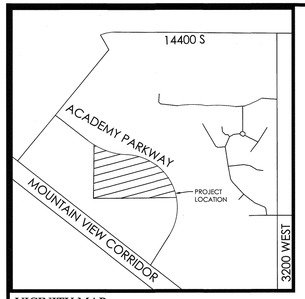
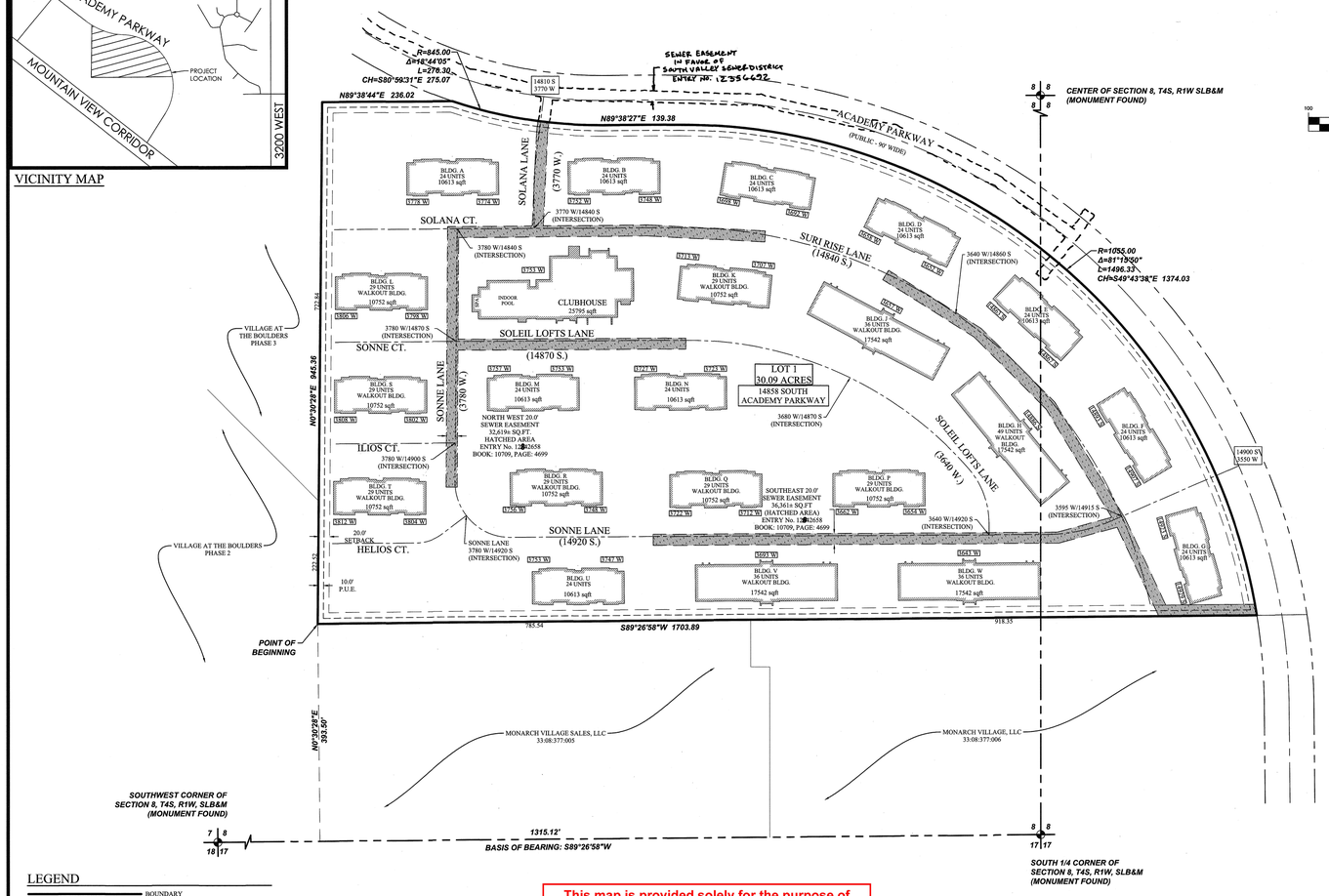
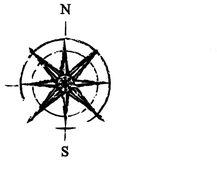
SOLEIL LOFTS APARTMENTS

LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 8, T4S, R1W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

NOTES:

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. BUILDINGS ON THIS PLAT ARE SUBJECT TO A COMMERCIAL SEWER CONNECTION AGREEMENTS RECORDED AS ENTRY NO. 12847320 (A MODIFIED WITH DOCUMENT RECORDED AS ENTRY NO. 12910094

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, HEREAFTER TO BE KNOWN AS:

SOLEIL LOFTS APARTMENTS

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

SPENCER W. LLEWELYN 2/28/19 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

2/28/19
Date

BOUNDARY DESCRIPTION

PARCEL 3A

A PARCEL OF LAND SITUATED IN THE SE 1/4 & SW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT POINT THAT IS SOUTH 89°26'58" WEST ALONG THE SECTION LINE TO THE WEST 1/16 LINE, A DISTANCE OF 1315.12 FEET AND NORTH 0°30'28" EAST ALONG SAID 1/16 LINE A DISTANCE OF 393.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE NORTH 0°30'28" EAST ALONG SAID 1/16 LINE TO THE SOUTH 1/16 LINE, A DISTANCE OF 945.36 FEET; THENCE NORTH 89°38'44" EAST ALONG SAID 1/16 LINE TO THE WESTERLY RIGHT OF WAY LINE OF ACADEMY PARKWAY, A DISTANCE OF 236.02 FEET TO THE POINT ON A 845.00 FOOT RADIUS NON-TANGENT CURVE AND SAID RIGHT OF WAY LINE; THENCE SOUTHEASTERLY 276.30 FEET ALONG SAID LINE AND ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°44'05" (WHICH THE RADIUS POINT BEARS NORTH 18°22'32" EAST AND THE LONG CHORD BEARS SOUTH 80°59'31" EAST 275.07 FEET); THENCE NORTH 89°38'27" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 139.38 FEET TO THE POINT ON A 1055.00 FOOT RADIUS CURVE AND SAID RIGHT OF WAY LINE; THENCE SOUTHEASTERLY 1496.33 FEET ALONG SAID LINE AND ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°15'50" (WHICH LONG CHORD BEARS SOUTH 49°43'38" EAST 1374.03 FEET); THENCE SOUTH 89°26'58" WEST, A DISTANCE OF 1703.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,310,619.46 SQ/FT or 30.087 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

SOLEIL LOFTS APARTMENTS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, Jarom Johnson HAS HIS HEREUNTO SET HIS
HAND THIS 12 DAY OF March A.D. 2019
Soleil Apartment Holdings, LLC

By: Jarom Johnson
Its: President

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 12TH DAY OF March A.D. 20 19 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Jarom Johnson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President OF Soleil Apartment Holdings, LLC L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/22/2021

John Alexander Dahlstrom
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 12/22/2021
Commission # 698148

MY COMMISSION NUMBER: 698148

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

John Alexander Dahlstrom
PRINTED FULL NAME OF NOTARY

LEGEND

- BOUNDARY
- SECTION LINE
- SEWER EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SECTION MONUMENT (FOUND)
- EXISTING SEWER EASEMENT

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.

DOMINION ENERGY UTAH – NOTE

Questar Gas Company: dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 12 day of March 20 19
By: Cheryl Jenkins
Title: GAS ACCOUNT SVC REP

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
CAMELOT
SOUTH HILL LLC
299 S. MAIN STREET, SUITE 2400
SALT LAKE CITY, UTAH

HEALTH DEPARTMENT

APPROVED THIS 13 DAY OF MARCH A.D. 2019 BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CENTURY LINK COMMUNICATIONS

APPROVED THIS ___ DAY OF A.D. 20__ BY CENTURY LINK COMMUNICATIONS

CENTURY LINK COMMUNICATIONS

ROCKY MOUNTAIN POWER

APPROVED THIS 12 DAY OF MARCH A.D. 2019 BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 11 DAY OF March A.D. 20 19 BY S.V.S.D.

S.V.S.D.

DOMINION ENERGY

APPROVED THIS ___ DAY OF A.D. 20__ BY QUESTAR GAS

QUESTAR GAS

CHECKED FOR ZONING

ZONE: R-2-10 DATE: 3-14-19
AREA: — WIDTH: —
NAME: Bryn McDonald

PLANNING COMMISSION

APPROVED THIS 18 DAY OF March A.D. 2019 BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS 15 DAY OF March A.D. 2019 BY HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY

HERRIMAN CITY ENGINEER

I HERE BY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

3/18/19 Beth Thomas
DATE HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 11 DAY OF April A.D. 20 19

HERRIMAN CITY ATTORNEY

HERRIMAN CITY

APPROVED THIS 18 DAY OF April 20 19 BY HERRIMAN CITY.

ATTEST: RECORDER DIRECTOR OF PLANNING

SOLEIL LOFTS APARTMENTS

LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 8, T4S, R1W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12966832
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
SOLEIL APARTMENT HOLDINGS
DATE: 4/12/2019 TIME: 12:16 pm BOOK: 2019 PAGE: 127
$ 31.00 FEE
SALT LAKE COUNTY RECORDER

53-08-32, 53-08-41 53-08-377-007 $ 31 – 2019-127

Z:_2018\18-016 Cornelot Lakes Apartments\Design 18-016\dwg\plats\C2.8 – PLAT.dwg