

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.

POD 35 SUBDIVISION AMENDING LOT C, SOUTH HERRIMAN

LOCATED IN THE EAST HALF OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 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, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Southwest quarter of Section 8 and the East Half of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the northerly right-of-way line of Real Vista Drive, said point being South 0°28'03" West 446.19 feet along the section line and South 89°31'57" East 346.14 feet from West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:
thence along said northerly right-of-way line the following seven(7) courses:
South 38°24'00" West 492.69 feet;
101.78 feet along the arc of a 1249.00 foot radius curve to the right through a central angle of 04°40'08" (Long Chord Bears South 40°44'04" West 101.75 feet);
South 43°04'08" West 131.83 feet;
North 51°59'37" West 8.55 feet; South 39°58'51" West 182.07 feet;
South 38°24'26" West 138.00 feet; South 75°51'28" West 59.20 feet to the existing northerly right-of-way line of Mountain View Corridor;
thence North 53°35'22" West 929.13 feet along said northerly right-of-way line of Mountain View Corridor;
thence North 38°28'30" East 69.66 feet;
thence North 38°24'00" East 642.62 feet;
thence South 51°36'00" East 10.00 feet;
thence North 38°24'00" East 392.76 feet to said southerly right-of-way line of Autumn Crest Boulevard a point of curvature;
thence along said southerly right-of-way line the following two(2) courses: 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 83°24'00" East 28.28 feet);
South 51°36'00" East 962.94 feet to the point of beginning.
Parcel contains 1,083,622 sq. ft. 24.87 acres

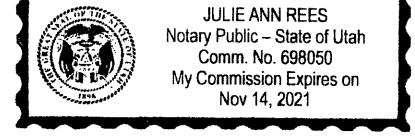
OWNER'S DEDICATION

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
POD 35 SUBDIVISION, AMENDING LOT C, SOUTH HERRIMAN
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] 12/7/18
Date
RE Management LLC,
Managing Member of
Rosecrest Communities, LLC

ACKNOWLEDGEMENT

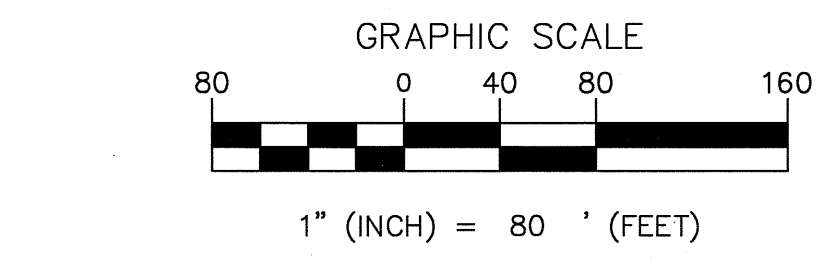
STATE OF UTAH)
):S.S.
COUNTY OF SALT LAKE)
On this the 7th day of Dec. 2018, before me, Greg Taylor, who duly acknowledged to me that (s)he is a Managing Member of RE Management LLC, Managing member of Rosecrest Communities LLC, a Utah limited liability company and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.



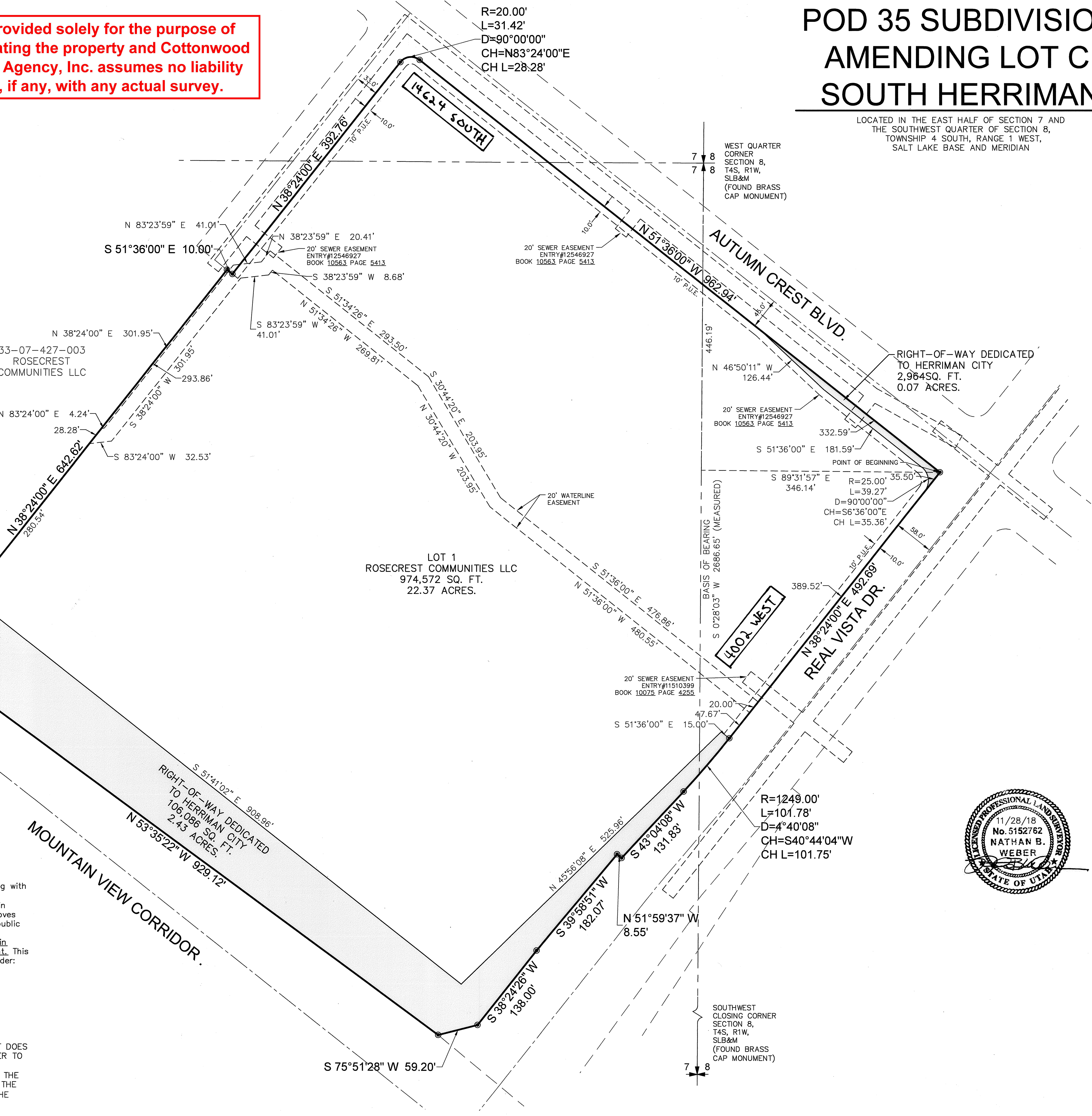
[Signature]
NOTARY PUBLIC
RESIDING AT:

POD 35 SUBDIVISION, AMENDING LOT C, SOUTH HERRIMAN

LOCATED IN THE EAST HALF OF SECTION 7 AND SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND	
	Center Line
	Boundary Line
	Adjoiner Line
	Section Line
	Waterline Easement
	Public Right-of-Way Dedicated to Herriman City
	Section Corner
	Quarter Section Corner
	Property Corner



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.

SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY	TABULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS <u>14</u> DAY OF <u>December</u> , 2018, BY HEALTH DEPARTMENT. <i>[Signature]</i> DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	APPROVED THIS <u>14</u> DAY OF <u>December</u> , 2018, BY COMCAST. <i>[Signature]</i> COMCAST	APPROVED THIS <u>4</u> DAY OF <u>December</u> , 2018, BY CENTURYLINK. <i>[Signature]</i> CENTURYLINK	APPROVED THIS <u>5th</u> DAY OF <u>December</u> , 2018, BY ROCKY MOUNTAIN POWER. <i>[Signature]</i> ROCKY MOUNTAIN POWER	APPROVED THIS <u>14</u> DAY OF <u>December</u> , 2018, BY SOUTH VALLEY SEWER DISTRICT. <i>[Signature]</i> GENERAL MANAGER	APPROVED THIS <u>5</u> DAY OF <u>December</u> , 2018, BY DOMINION ENERGY. <i>[Signature]</i> DOMINION ENERGY	1. TOTAL PLAT ACREAGE 24.87 ACRES 2. TOTAL LOT ACREAGE 22.37 ACRES 3. TOTAL RIGHT-OF-WAY 2.50 ACRES 4. TOTAL OPEN SPACE 0.00 ACRES 5. AVERAGE LOT SIZE 974,572 SQ. FT. 6. NUMBER OF LOTS 1	 5243 South Green Pine Drive Murray, Utah 84123 diamond@hdsurvey.com Phone (801) 266-5099 Fax 266-5032
CHECKED FOR ZONING ZONE <u>C-2 and M4-8</u> AREA WIDTH NAME <u>Bryan J</u> DATE <u>12-18-18</u>	PLANNING COMMISSION APPROVED THIS <u>20th</u> DAY OF <u>December</u> , 2018, BY THE HERRIMAN PLANNING COMMISSION. <i>[Signature]</i> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>17th</u> DAY OF <u>December</u> , 2018, BY HERRIMAN CITY MUNICIPAL WATER. <i>[Signature]</i> 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. <u>12/18/18</u> <i>[Signature]</i> HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>Dec</u> , 2018. <i>[Signature]</i> HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>2nd</u> DAY OF <u>January</u> 2019 BY HERRIMAN CITY. <i>[Signature]</i> CITY RECORDER	SALT LAKE COUNTY RECORDER # <u>12926258</u> STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: <u>Rosecrest Communities LLC</u> DATE: <u>1/30/2019</u> TIME: <u>11:36</u> BOOK: <u>2019</u> PAGE: <u>045</u> FEE \$ <u>8.31</u> SALT LAKE COUNTY RECORDER	