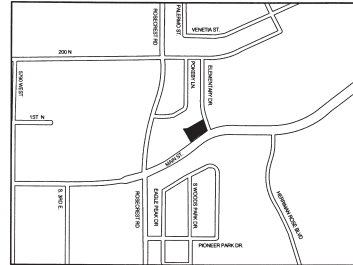
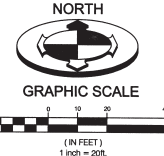


HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS

AMENDING LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



- NOTES:
- AT THE TIME OF THIS PLAT, CONSTRUCTION HAD NOT YET BEEN COMPLETED FOR THIS PROJECT. THEREFORE, THE AREAS SHOWN FOR PRIVATE AND COMMON AREAS HAVE BEEN DETERMINED BASED UPON ARCHITECTURAL AND CIVIL ENGINEERING PLANS. ANY DISCREPANCY BETWEEN THE DIMENSIONS, AREAS OR LOCATION OF THESE UNITS, AS SHOWN IN THIS PLAT, AND THE FINAL AS-CONSTRUCTED UNITS SHALL BE THE SOLE RESPONSIBILITY OF THE DECLARANT AND/OR ITS SUCCESSORS.
 - ALL EASEMENTS SHOWN HEREON ARE REFERENCED FROM THE HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND DOCUMENTS REFERENCED THEREIN.
 - ALL AREAS ON THE EXTERIOR OF THE BUILDING ARE COMMON AREAS AND SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION. THE SIGNATURE OF THE SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICES TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
 - EACH UNIT DEPICTED ON THIS PLAT AND CONTAINED WITHIN A COMMON BUILDING IS SERVED BY A COMMON SEWER LATERAL. ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARIES OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED A COMMON AREA AND SHALL BE OPERATED AND MAINTAINED BY THE CONDO ASSOCIATION.
 - THE BUILDING ON THIS LOT IS SUBJECT TO A COMMERCIAL SEWER CONNECTION AGREEMENTS RECORDED AS ENTRY #12217057.

VICINITY MAP N.T.S.

BENCHMARK CIVIL
 BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 5 DAY OF 8 A.D. 2016 BY IMPROVEMENT DISTRICT.

William H. Kallal
 SOUTH VALLEY SEWER DISTRICT MANAGER

QUESTAR GAS

APPROVED THIS 3rd DAY OF Aug A.D. 2016 BY QUESTAR GAS.

Deanna Hopkins
 QUESTAR GAS

ROCKY MOUNTAIN POWER

APPROVED THIS 4th DAY OF Aug A.D. 2016 BY PACIFICORP.

Sean J. Loh
 ROCKY MOUNTAIN POWER

COMCAST

APPROVED THIS 3 DAY OF Aug A.D. 2016 BY COMCAST.

E. Valero
 COMCAST

CENTURY LINK COMMUNICATION

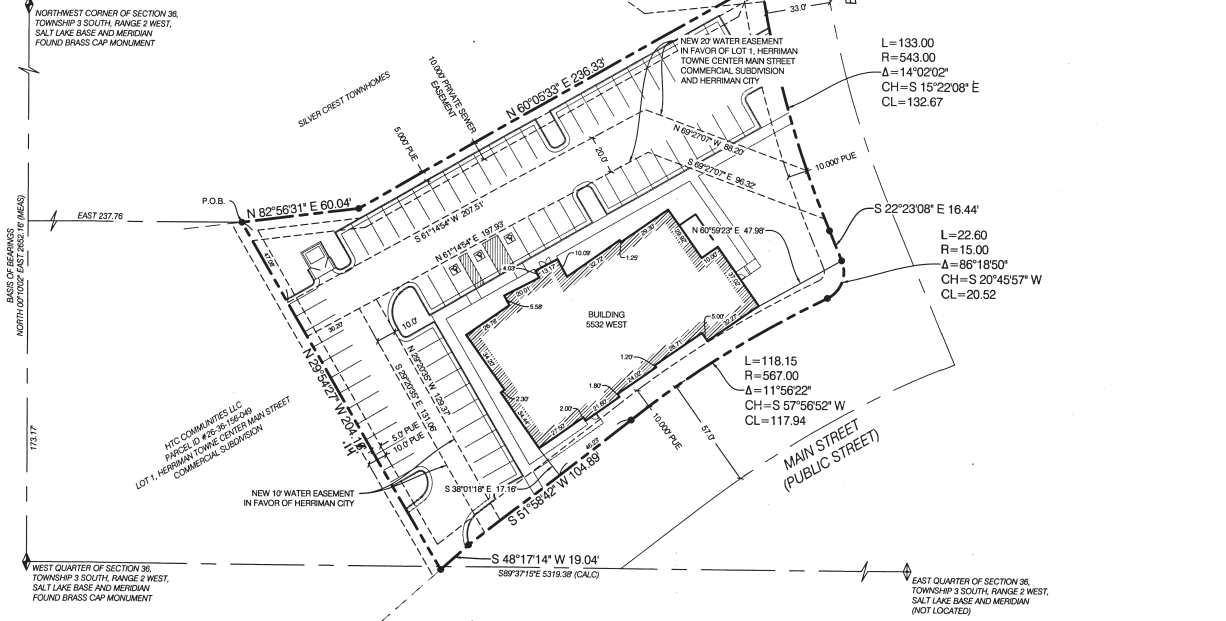
APPROVED THIS 2 DAY OF Aug A.D. 2016 BY CENTURY LINK COMMUNICATION.

Berk Inlic
 CENTURY LINK COMMUNICATION

HEALTH DEPARTMENT

APPROVED THIS 4 DAY OF August A.D. 2016

Don Le
 DIRECTOR SALT LAKE CO. HEALTH DEPARTMENT



- LEGEND AND ABBREVIATIONS**
- SECTION CORNER AND LINE (FOUND)
 - SECTION CORNER AND LINE (NOT FOUND)
 - PROPERTY CORNER AND LINE (NOT NOTED)
 - ADJOINING DEED LINE
 - STREET CENTERLINE
 - EASEMENT
 - CURB AND GUTTER
 - Common Area

SURVEYOR'S CERTIFICATE
 I, BRIAN A. LINAM, A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 7240631, AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE RECORD OWNER THEREOF, I HAVE SUPERVISED AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, THE RECORD EXTERNAL BOUNDARIES OF WHICH ARE DESCRIBED HEREON. I FURTHER CERTIFY THAT THE REFERENCE MARKERS ON THIS CONDOMINIUM PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENTLY REPRODUCIBLE TO RETRACE OR RE-ESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ESTABLISH ACCURATELY THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE BUILDING AND UNITS LOCATED WITHIN SAID BUILDING ON THE TRACT OF LAND HEREINAFTER DESCRIBED, AND THAT THIS SURVEY AND CONDOMINIUM PLAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

BOUNDARY DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND ALSO BEING KNOWN AS LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL SUBDIVISION, BEING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING NORTH 01°00'00" EAST ALONG THE SECTION LINE A DISTANCE OF 173.17 FEET AND EAST 237.76 FEET FROM THE WEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES: 1) NORTH 82°56'31" EAST 60.04 FEET; 2) NORTH 89°02'02" EAST 288.30 FEET TO THE NORTH-EAST CORNER OF SAID LOT 2 AND WEST RIGHT-OF-WAY LINE OF ELEMENTARY DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) ALONG THE ARC OF A 543.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.00 FEET THROUGH A CENTRAL ANGLE OF 114°02'02" (CHORD BEARS SOUTH 15°22'08" WEST 104.89 FEET); 2) SOUTH 22°23'08" EAST 16.44 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE A DISTANCE OF 22.60 FEET THROUGH A CENTRAL ANGLE OF 86°18'50" (CHORD BEARS SOUTH 20°45'57" WEST 20.52 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF HERRIMAN MAIN STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) ALONG THE ARC OF A 567.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 118.15 FEET THROUGH A CENTRAL ANGLE OF 11°56'22" (CHORD BEARS SOUTH 57°56'52" WEST 117.94 FEET); 2) SOUTH 51°58'42" WEST 104.89 FEET; 3) SOUTH 48°17'14" WEST 119.04 FEET TO THE SOUTH-WEST CORNER OF SAID LOT 2, THENCE NORTH 29°54'27" WEST 204.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,717 SQUARE FEET
 1.026 ACRES, MORE OR LESS



OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BECOME A UTAH CONDOMINIUM PROJECT

HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 4th DAY OF Aug A.D. 2016.
Steve Broader
 *MANAGER HERRIMAN HEALTH CENTER, LLC

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of Salt Lake }
 ON THE 4th DAY OF Aug A.D. 2016, PERSONALLY APPEARED BEFORE ME, *Steve Broader*, THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME.

COMMISSION NUMBER: *1603241* PRINTED NAME: *Whitney Huff*
 MY COMMISSION EXPIRES: *5/1/2017*
Whitney Huff
 NOTARY PUBLIC (SIGNATURE)
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 County of Salt Lake }
 ON THE DAY OF A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME.

COMMISSION NUMBER: PRINTED NAME:
 MY COMMISSION EXPIRES: PRINTED NAME:
 NOTARY PUBLIC (SIGNATURE)
 A NOTARY PUBLIC COMMISSIONED IN UTAH

HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS
 AMENDING LOT 2, HERRIMAN TOWNE CENTER MAIN STREET COMMERCIAL LOCATED IN THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

TABULATIONS:

TOTAL PLAT ACREAGE:	1.026 ACRES
TOTAL LOT ACREAGE:	1.026 ACRES
TOTAL ACREAGE IN STREETS:	0.000 ACRES
TOTAL ACREAGE IN COMMON AREA:	0.025 ACRES
AVERAGE LOT SIZE:	1.026 ACRES
NUMBER OF LOTS:	1

HEALTH DEPARTMENT
 APPROVED THIS 4 DAY OF August A.D. 2016
Don Le
 DIRECTOR SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING
 ZONE: *MU-2* DATE: *8-17-16*
 AREA: *14615* WIDTH:
 NAME: *Debra Johnson*

PLANNING COMMISSION
 APPROVED THIS 8 DAY OF August A.D. 2016 BY THE HERRIMAN CITY PLANNING COMMISSION.
Chris Smith
 CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER
 APPROVED THIS 14th DAY OF Aug A.D. 2016 BY HERRIMAN CITY WATER.
John Smith
 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.
Brian Linam
 HERRIMAN CITY ENGINEER
 8/05/16 DATE

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 17 DAY OF Aug A.D. 2016
John Smith
 HERRIMAN CITY ATTORNEY

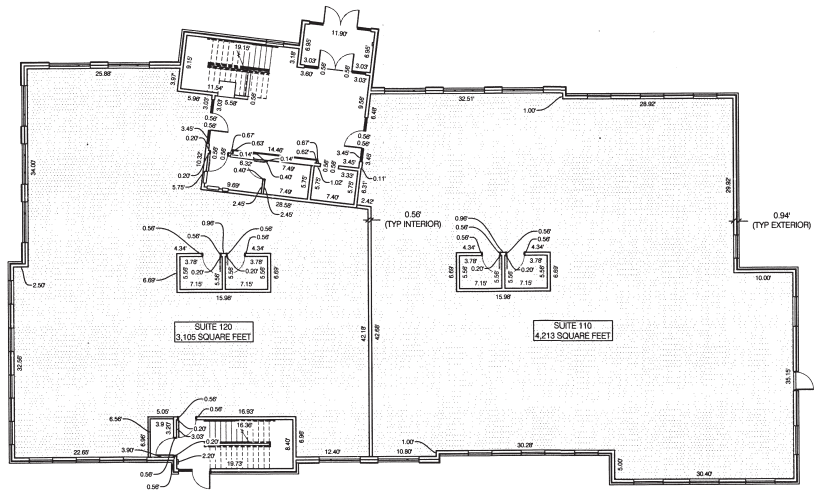
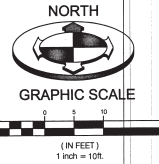
HERRIMAN CITY
 APPROVED THIS 10 DAY OF Aug A.D. 2016 BY HERRIMAN CITY.
John Smith
 MAYOR

SALT LAKE COUNTY RECORDER
 RECORDED # *12347865*
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF *Herriman Health Center, LLC*
 DATE *8-22-2016* TIME *2:13:21 PM* BOOK *2960* PAGE *241*
 FEE \$ *95.00*
Debra Johnson
 SALT LAKE COUNTY RECORDER

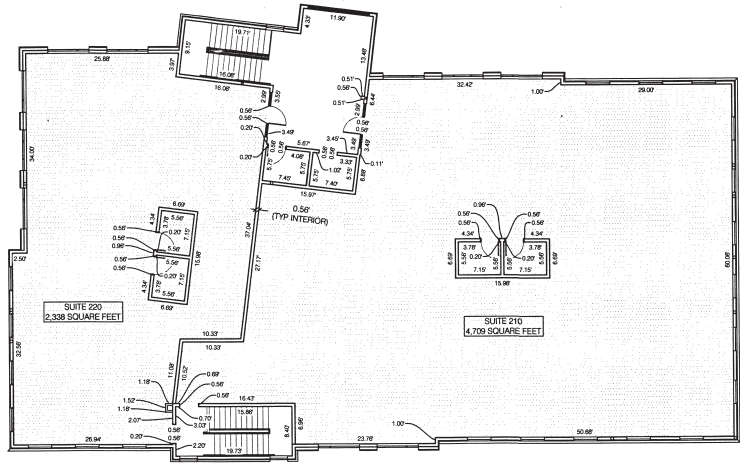
HERRIMAN HEALTH CENTER COMMERCIAL CONDOMINIUMS

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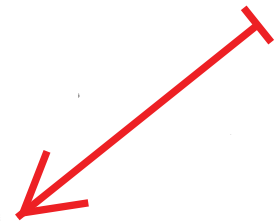
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 Insurance Agency, Inc. assumes no liability for
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LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



- PRIVATE OWNERSHIP
- COMMON AREA



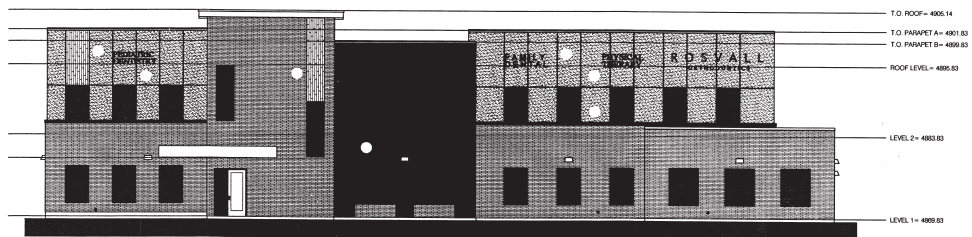
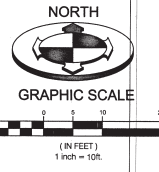
SHEET 2 OF 3

<p>HERRIMAN CITY</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY.</p> <p>ATTEST: RECORDER <i>[Signature]</i> MAYOR</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED # <u>22912253</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Herriman Health Center LLC</u> DATE <u>8-22-2016</u> TIME <u>2:55 Pm</u> BOOK <u>2042</u> PAGE <u>10</u></p> <p>FEE \$75.00 <i>[Signature]</i> SALT LAKE COUNTY RECORDER</p>
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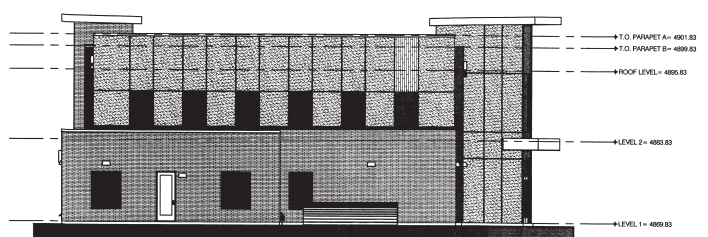
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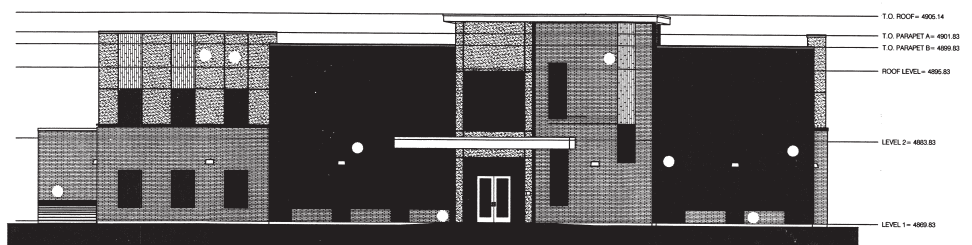
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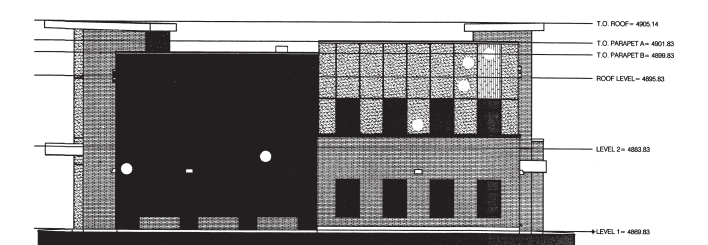
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SHEET 3 OF 3

HERRIMAN CITY APPROVED THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY.	SALT LAKE COUNTY RECORDER RECORDED # <u>12347853</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Herriman Health Center LLC</u> DATE <u>8-22-2016</u> TIME <u>2:11 P.M.</u> BOOK <u>2016</u> PAGE <u>201</u> FEE \$ <u>25.00</u>
ATTEST: RECORDER <i>[Signature]</i> MAYOR	SALT LAKE COUNTY RECORDER <i>[Signature]</i>