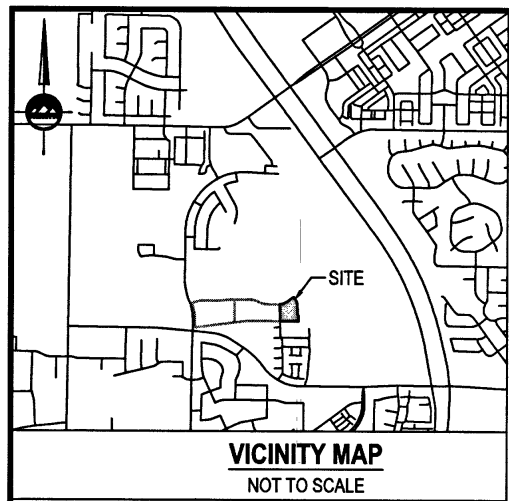
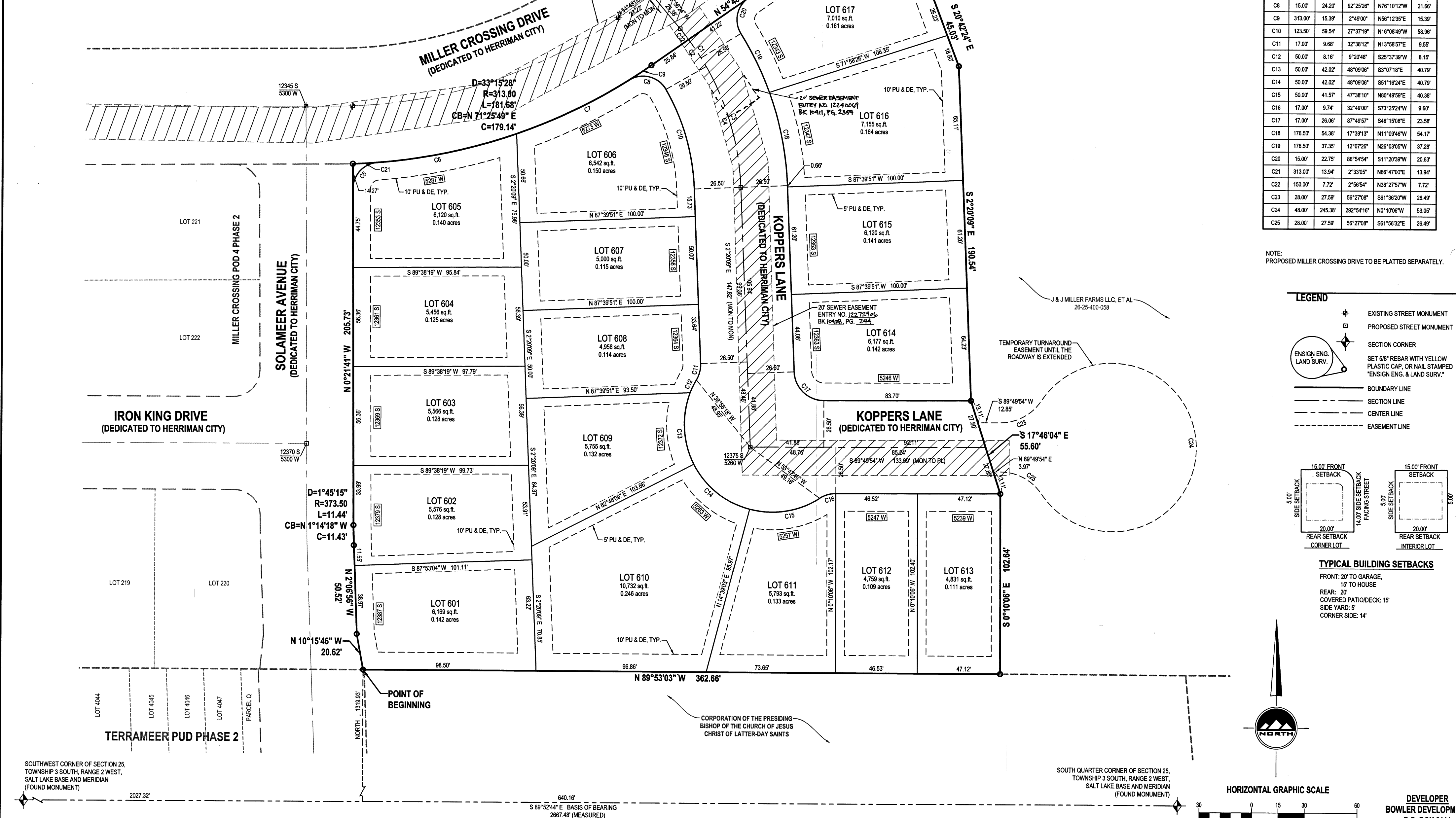


# MILLER CROSSING POD 6 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP  
NOT TO SCALE

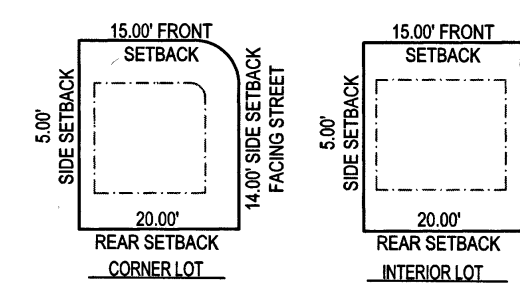


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	12.77'	4°52'42"	N34°33'09"W	12.77'
C2	150.00'	18.41'	7°02'01"	N33°28'29"W	18.40'
C3	150.00'	77.96'	29°46'39"	N17°13'29"W	77.08'
C4	150.00'	72.31'	27°37'19"	N16°08'49"W	71.62'
C5	15.00'	22.48'	85°22'09"	S42°34'24"W	20.43'
C6	313.00'	81.18'	14°51'34"	N78°04'41"E	80.95'
C7	313.00'	71.18'	13°01'49"	N64°08'00"E	71.03'
C8	15.00'	24.20'	92°25'28"	N76°10'12"W	21.66'
C9	313.00'	15.39'	2°49'00"	N56°12'35"E	15.39'
C10	123.50'	59.54'	27°37'19"	N16°08'49"W	58.96'
C11	17.00'	9.68'	32°38'12"	N13°58'57"E	9.59'
C12	50.00'	8.18'	9°20'48"	S25°37'39"W	8.15'
C13	50.00'	42.02'	48°09'06"	S37°07'18"E	40.79'
C14	50.00'	42.02'	48°09'06"	S51°16'24"E	40.79'
C15	50.00'	41.57'	47°38'10"	N80°49'59"E	40.38'
C16	17.00'	9.74'	32°49'00"	S73°25'24"W	9.60'
C17	17.00'	26.06'	87°49'57"	S46°15'08"E	23.58'
C18	176.50'	54.38'	17°39'13"	N11°09'46"W	54.17'
C19	176.50'	37.38'	12°07'28"	N26°03'05"W	37.28'
C20	15.00'	22.75'	86°54'54"	S11°20'39"W	20.63'
C21	313.00'	13.94'	2°33'05"	N86°47'00"E	13.94'
C22	150.00'	7.72'	2°56'54"	N38°27'57"W	7.72'
C23	28.00'	27.59'	56°27'08"	S61°36'20"W	26.49'
C24	48.00'	245.38'	292°54'16"	N0°10'06"W	53.05'
C25	28.00'	27.59'	56°27'08"	S61°56'32"E	26.49'

NOTE:  
PROPOSED MILLER CROSSING DRIVE TO BE PLATTED SEPARATELY.

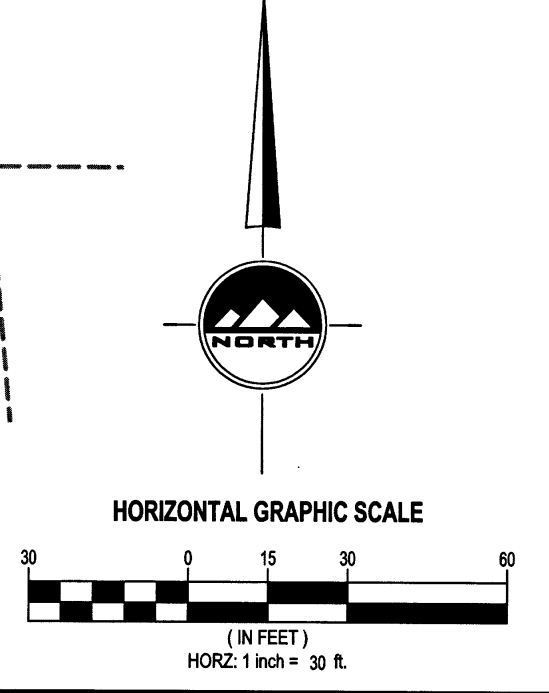
### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



### TYPICAL BUILDING SETBACKS

- FRONT: 20' TO GARAGE, 15' TO HOUSE
- REAR: 20'
- COVERED PATIO/DECK: 15'
- SIDE YARD: 5'
- CORNER SIDE: 14'



### SURVEYOR'S CERTIFICATE

I, **KAREN F. WHITE**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **191326** as prescribed under 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, hereafter to be known as **MILLER CROSSING POD 6 PHASE 1 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 being South 89°52'44" East 2,027.32 feet along the section line and North 1,319.93 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 10°15'46" West 20.62 feet;  
thence North 02°06'50" West 50.52 feet;  
thence Northwesterly 11.44 feet along the arc of a 373.50 foot radius curve to the right (center bears North 87°53'04" East and the chord bears North 01°14'18" West 11.43 feet with a central angle of 01°45'15");  
thence North 00°21'41" West 205.73 feet;  
thence Northwesterly 181.68 feet along the arc of a 313.00 foot radius curve to the left (center bears North 01°56'27" West and the chord bears North 71°25'49" East 179.14 feet with a central angle of 33°15'28");  
thence North 54°48'05" East 155.76 feet;  
thence South 33°45'25" East 57.02 feet;  
thence South 20°42'24" East 45.03 feet;  
thence South 02°20'09" East 190.54 feet;  
thence South 17°46'04" East 55.60 feet;  
thence South 00°10'06" East 102.84 feet;  
thence North 89°53'03" West 362.66 feet to the point of beginning.

Contains 124,535 Square Feet or 2.859 Acres and 17 Lots

Nov 15, 2016  
DATE

*Karen F. White*  
KAREN F. WHITE  
P.L.S. 191326

**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.**

### OWNER'S DEDICATION

Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

### MILLER CROSSING POD 6 PHASE 1 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 easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand (s) this 28th day of November A.D., 2016.

By: *[Signature]*  
**The Miller Crossing LLC**

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake  
On the 28 day of November A.D., 2016, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the President of The Miller Crossing LLC, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake  
On the 28 day of November A.D., 2016, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Member of The Miller Crossing LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: March 4, 2017  
By: *[Signature]*  
**Hildi Jensen** RESIDING IN Salt Lake COUNTY.

## MILLER CROSSING POD 6 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12433174

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: Bowler Properties, LLC  
DATE: 12-15-2016 TIME: 4:12 PM BOOK: 2016 PAGE: 331  
347.00 FEES  
2016-331 DEPUTY SALT LAKE COUNTY RECORDER

ROCKY MOUNTAIN POWER NOTES:  
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 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

QUESTAR NOTE:  
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-369-8532.

SHEET 1 OF 1  
PROJECT NUMBER: 59118  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 11/15/16

TABULATIONS  
1. TOTAL PLAT ACREAGE 2.859 ACRES  
2. TOTAL LOT ACREAGE 2.382 ACRES  
3. TOTAL ACREAGE IN STREETS 0.477 ACRES  
4. TOTAL ACREAGE IN OPEN SPACE 0.000 ACRES  
5. AVERAGE LOT SIZE 6.103 SOL.FT.  
6. NUMBER OF LOTS 17

CHECKED FOR ZONING  
ZONE: R-2-10 DATE: 12-12-16  
AREA: \_\_\_\_\_ WIDTH: \_\_\_\_\_  
NAME: Blayne KJ

PLANNING COMMISSION APPROVAL  
APPROVED THIS 9th DAY OF December 2016, BY THE HERRIMAN PLANNING COMMISSION.  
CHAIR, HERRIMAN PLANNING COMMISSION: *[Signature]*

HERRIMAN CITY MUNICIPAL WATER  
APPROVED THIS 9th DAY OF December 2016, BY THE HERRIMAN CITY MUNICIPAL WATER.

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.  
DATE: 12/16/16 *[Signature]*  
HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 16 DAY OF December 2016.

HERRIMAN CITY  
APPROVED THIS 16th DAY OF December 2016, BY THE HERRIMAN CITY.  
RECORDER: *[Signature]*  
MAYOR: *[Signature]*

HEALTH DEPARTMENT APPROVAL  
APPROVED THIS 7 DAY OF Dec 2016. BY THE HEALTH DEPARTMENT.  
*[Signature]*  
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

COMCAST  
APPROVED THIS 29 DAY OF Nov 2016. BY THE COMCAST.  
*[Signature]*  
COMCAST

CENTURYLINK COMMUNICATIONS  
APPROVED THIS 29 DAY OF Nov 2016. BY THE CENTURYLINK.  
*[Signature]*  
CENTURYLINK COMMUNICATIONS

ROCKY MOUNTAIN POWER  
APPROVED THIS 29 DAY OF Nov 2016. BY THE ROCKY MOUNTAIN POWER.  
*[Signature]*  
ROCKY MOUNTAIN POWER

SOUTH VALLEY SEWER DISTRICT  
APPROVED THIS 6 DAY OF December 2016. BY THE SOUTH VALLEY SEWER DISTRICT.  
*[Signature]*  
SOUTH VALLEY SEWER DISTRICT MANAGER

QUESTAR GAS  
APPROVED THIS 29 DAY OF November 2016. BY THE QUESTAR GAS.  
*[Signature]*  
QUESTAR GAS

ENSIGN  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 435.843.3200  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.866.2863