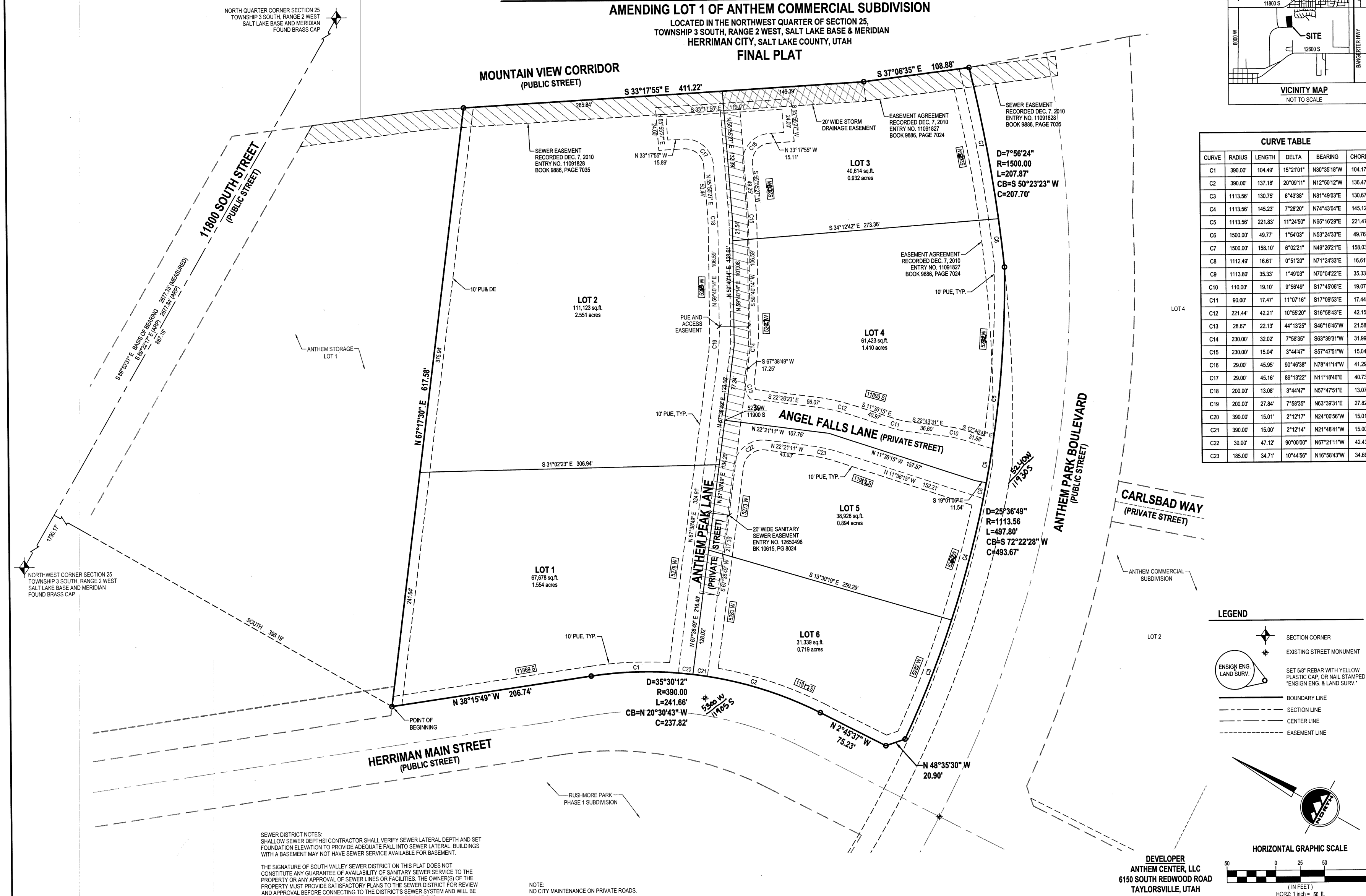


ANTHEM COMMERCIAL LOT 1 AMENDED SUBDIVISION

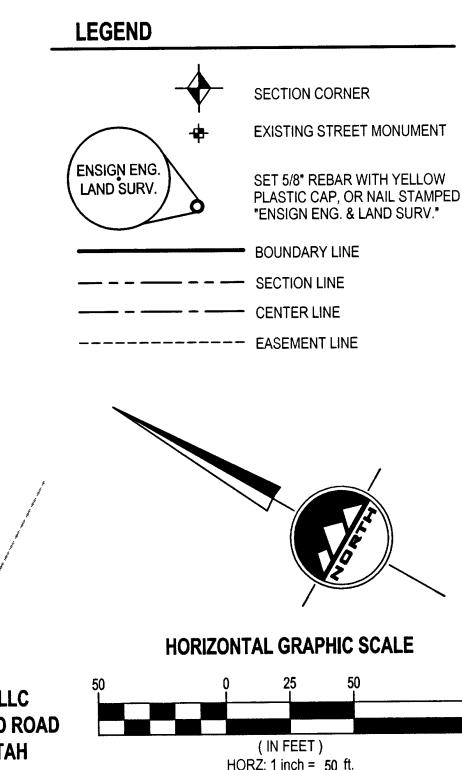
AMENDING LOT 1 OF ANTHEM COMMERCIAL SUBDIVISION

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

FINAL PLAT



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00	104.49	152°21'01"	N03°30'18"W	104.17
C2	300.00	137.18	20°09'11"	N12°50'12"W	136.47
C3	1113.56	130.75	6°43'38"	N81°49'03"E	130.67
C4	1113.56	145.23	7°28'20"	N74°43'54"E	145.12
C5	1113.56	221.83	11°24'50"	N65°16'20"E	221.47
C6	1500.00	49.77	1°54'03"	N53°24'33"E	49.76
C7	1500.00	158.10	6°02'21"	N49°26'21"E	158.03
C8	1112.49	16.61	0°51'20"	N17°24'32"E	16.61
C9	1113.80	35.33	1°49'03"	N70°04'22"E	35.33
C10	110.00	19.10	9°56'48"	S17°45'06"E	19.07
C11	90.00	17.47	11°07'16"	S17°09'53"E	17.44
C12	221.44	42.21	10°55'20"	S16°58'43"E	42.19
C13	28.67	22.13	44°13'29"	S48°16'45"W	21.58
C14	230.00	32.02	7°58'50"	S63°29'31"W	31.99
C15	230.00	15.04	3°44'47"	S57°47'51"W	15.04
C16	29.00	45.99	80°46'38"	N78°41'14"W	41.29
C17	29.00	45.19	89°13'22"	N11°18'46"E	40.73
C18	200.00	13.08	3°44'47"	N57°47'51"E	13.07
C19	200.00	27.84	7°58'50"	N63°29'31"E	27.82
C20	300.00	15.01	2°12'17"	N24°05'56"W	15.01
C21	300.00	15.00	2°12'14"	N21°46'41"W	15.00
C22	30.00	47.12	90°00'00"	N67°21'11"W	42.43
C23	185.00	34.71	10°44'56"	N16°58'42"W	34.66



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. Further certify that by authority of the Owners, I have made a survey of the tract of land shown on the plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ANTHEM COMMERCIAL LOT 1 AMENDED SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. Further certify that all lots meet frontage and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point being South 89°53'31" East 1,790.17 feet along the section line and South 398.19 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running
thence North 67°17'20" East 617.58 feet;
thence South 31°17'50" East 411.22 feet;
thence South 37°06'35" East 108.88 feet;
thence Southwesterly 207.87 feet along the arc of a 1,000.00 foot radius curve to the right (center bears North 43°34'49" West and the chord bears South 22°22'23" West 207.70 feet with a central angle of 07°50'41");
thence Southwesterly 477.80 feet along the arc of a 1,113.56 foot radius curve to the right (center bears North 30°25'50" West and the chord bears South 72°22'28" West 493.67 feet with a central angle of 25°30'49");
thence North 48°35'30" West 20.90 feet;
thence North 02°45'37" West 75.23 feet;
thence Northwesterly 241.56 feet along the arc of a 380.00 foot radius curve to the left (center bears South 67°14'22" West and the chord bears North 25°30'43" West 237.82 feet with a central angle of 35°30'12");
thence North 38°19'49" West 206.74 feet to the point of beginning.

Contains 351,104 Square Feet or 8,060 Acres

Nov 7, 2017
DATE
KAREN F. WHITE
P.L.S. 191326

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, hereafter known as the **ANTHEM COMMERCIAL LOT 1 AMENDED 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, we have hereunto set our hand (s) this 15 day of November, A.D. 2017.

By [Signature]
Anthem Commercial, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Salt Lake ss.
On this 15 day of November, in the year 2017, before me, Delinda Boduro, personally appeared [Signature], who duly acknowledged to me that he/she is [Signature] of ANTHEM COMMERCIAL LOT 1 AMENDED SUBDIVISION, LIMITED LIABILITY COMPANY, and is authorized to execute the foregoing agreement in its behalf and that he or she executed it in such capacity.

Delinda Boduro
NOTARY SIGNATURE
628707 5-18-2020

ANTHEM COMMERCIAL LOT 1 AMENDED SUBDIVISION
AMENDING LOT 1 OF ANTHEM COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12061063

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Anthem Center, LLC
DATE: 11-17-2017 TIME: 11:24 AM BOOK: 2017P PAGE: 318
FEE: \$36.00 COUNTY CLERK: [Signature]
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 OBLIGATIONS DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-60X(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE ACCORDING TO 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4 ANY OTHER PROVISION OF LAW.

SEWER DISTRICT NOTES:
SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR AN 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 DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

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 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 1-800-969-6332.

TABULATIONS	SOUTH VALLEY SEWER DISTRICT
TOTAL PLAT ACREAGE 8.060 ACRES	APPROVED THIS <u>9</u> DAY OF <u>Nov</u> <u>20 17</u> BY THE SOUTH VALLEY SEWER DISTRICT.
TOTAL LOT ACREAGE 8.060 ACRES	
TOTAL ACREAGE STREET 0.000 ACRES	
TOTAL ACREAGE IN OPEN SPACE 0.000 ACRES	
NUMBER OF LOTS 6	<u>[Signature]</u> SOUTH VALLEY SEWER DISTRICT MANAGER

HEALTH DEPARTMENT APPROVAL
APPROVED THIS <u>13</u> DAY OF <u>November</u> <u>20 17</u> BY THE HEALTH DEPARTMENT.
<u>Rick Jodlsetter</u> DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

CENTURYLINK COMMUNICATIONS	COMCAST
APPROVED THIS <u>10</u> DAY OF <u>Nov</u> , <u>20 17</u> , BY THE CENTURYLINK COMMUNICATIONS.	APPROVED THIS <u>10</u> DAY OF <u>November</u> , <u>20 17</u> , BY THE COMCAST.
<u>[Signature]</u> CENTURYLINK COMMUNICATIONS	<u>[Signature]</u> COMCAST

DOMINION ENERGY	ROCKY MOUNTAIN POWER
APPROVED THIS <u>13</u> DAY OF <u>Nov</u> , <u>20 17</u> , BY THE DOMINION ENERGY.	APPROVED THIS <u>10</u> DAY OF <u>Nov</u> , <u>20 17</u> , BY THE ROCKY MOUNTAIN POWER.
<u>[Signature]</u> DOMINION ENERGY	<u>[Signature]</u> ROCKY MOUNTAIN POWER

HERRIMAN CITY MUNICIPAL WATER	HERRIMAN CITY ENGINEER
APPROVED THIS <u>14</u> DAY OF <u>November</u> , <u>20 17</u> , BY THE HERRIMAN CITY MUNICIPAL WATER.	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> HERRIMAN CITY	<u>[Signature]</u> HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM	HERRIMAN CITY
APPROVED AS TO FORM THIS <u>16</u> DAY OF <u>Nov</u> , <u>20 17</u> .	APPROVED THIS <u>16</u> DAY OF <u>Nov</u> , <u>20 17</u> , BY THE HERRIMAN CITY.
<u>[Signature]</u> HERRIMAN CITY ATTORNEY	<u>[Signature]</u> CITY CLERK <u>[Signature]</u> MAYOR

DEVELOPER	PROJECT NUMBER
ANTHEM CENTER, LLC 6150 SOUTH REDWOOD ROAD TAYLORSVILLE, UTAH	4026AM
<u>[Signature]</u>	MANAGER: RDE
	DRAWN BY: KFW
	CHECKED BY: KFW
	DATE: 11/17/17

CHECKED FOR ZONING	PLANNING COMMISSION APPROVAL
ZONE: <u>C-2</u> DATE: <u>11/05/17</u>	APPROVED THIS <u>15</u> DAY OF <u>November</u> , <u>20 17</u> , BY THE PLANNING COMMISSION.
AREA: _____ WIDTH: _____	<u>[Signature]</u> CHAIR, HERRIMAN PLANNING COMMISSION
NAME: <u>[Signature]</u>	