

HERRIMAN ROSE BOULEVARD ROADWAY DEDICATION (PLAT C - PHASE 2)

A Subdivision Located in the West Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah

CONSENT TO DEDICATE

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described herein in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 2) and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION

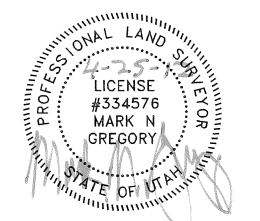
A parcel of land located in the West Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the northerly line of the 13400 South Roadway Dedication (Plat D - Phase 1A), recorded August 26, 2010 as Entry No. 11018440 in Book 2010 P at Page 133 of the Salt Lake County records, said point being South 89°38'29" East 7.25 feet along the south line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and North 73.07 feet from the South Quarter Corner of said Section 36, and thence North 00°11'38" East 532.52 feet to a point of tangency of a 20.00 foot radius curve to the left; thence Northwesterly 31.42 feet along said curve through a central angle of 90°00'00" and a long chord of North 44°48'22" West 28.28 feet; thence North 89°48'22" West 159.86 feet to a point of tangency of a 366.00 foot radius curve to the right; thence Westerly 207.89 feet along said curve through a central angle of 32°32'41" and a long chord of North 73°32'01" West 205.11 feet to a point of reverse curvature of a 15.00 foot radius curve to the left; thence Westerly 21.79 feet along said curve through a central angle of 83°13'01" and a long chord of South 81°07'49" West 19.92 feet; thence North 50°28'42" West 60.00 feet to a point on the arc of a 15.00 foot radius non-tangent curve to the left, the center of which bears North 50°28'42" West; thence Northerly 21.79 feet along said curve through a central angle of 83°13'01" and a long chord of North 02°05'12" West 19.92 feet to a point of reverse curvature of a 366.00 foot radius curve to the right; thence Northwesterly 17.65 feet along said curve through a central angle of 02°45'48" and a long chord of North 42°18'49" West 17.65 feet; thence North 44°44'45" West 37.58 feet; thence North 40°55'55" West 197.08 feet to a point of tangency of a 729.50 foot radius curve to the left; thence Northwesterly 306.71 feet along said curve through a central angle of 14°05'21" and a long chord of North 52°58'35" West 304.43 feet; thence North 65°01'16" West 118.13 feet to a point of tangency of a 545.50 foot radius curve to the right; thence Northwesterly 41.77 feet along said curve through a central angle of 04°23'14" and a long chord of North 62°49'39" West 41.76 feet to the southerly line of the Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 1), recorded September 03, 2010 as Entry No. 11025818 in Book 2010P at Page 141 of said records; thence along said line North 29°21'58" East 71.00 feet to a point on the arc of a 474.50 foot radius non-tangent curve to the left, the center of which bears North 29°21'58" East; thence Southeasterly 36.33 feet along said curve through a central angle of 04°23'14" and a long chord of South 62°49'39" East 36.32 feet; thence South 65°01'16" East 118.13 feet to a point of tangency of a 800.50 foot radius curve to the right; thence Southeasterly 336.56 feet along said curve through a central angle of 24°05'21" and a long chord of South 52°58'35" East 334.08 feet; thence South 40°55'55" East 197.08 feet; thence South 37°07'04" East 37.58 feet to a point on the arc of a 300.00 foot radius non-tangent curve to the left, the center of which bears North 49°04'05" East; thence Southeasterly 255.90 feet along said curve through a central angle of 48°52'27" and a long chord of South 65°22'08" East 248.22 feet; thence South 89°48'22" East 44.34 feet; thence continuing along said line South 89°48'22" East 221.52 feet; thence South 00°11'38" West 66.00 feet to a point on the arc of a 20.00 foot radius non-tangent curve to the left, the center of which bears South 00°11'38" West; thence Southwesterly 31.42 feet along said curve through a central angle of 90°00'00" and a long chord of South 45°11'38" West 28.28 feet; thence South 00°11'38" West 532.52 feet to said northerly line of 13400 South Street; thence North 89°48'22" West 66.00 feet to the POINT OF BEGINNING. Said parcel contains 124,329 square feet or 2.85 acres, more or less.

08 by 20 9 July 2012

Date April 25, 2012

Mark N Gregory
P.L.S. No. 334576



CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 2), does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use.

Dennis Dawson
HRC One, LLC
Date 5/7/12
Robert A. New
Metro National Title
Date 5-3-12
Debra Baird
Zions National Bank
Date 4-20-12

OWNERS DEDICATION

Know all men by these presents that the undersigned owners of the tract of land described at left, having caused the same to be subdivided into lots to be hereafter known as:

Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 2)

do hereby dedicate for perpetual use of the public all, street right-of-ways, alpha 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.

Dennis Dawson
HRC One, LLC
Date 5/7/12
Paul Smith
Corporation of the Presiding Bishop
of the Church of Jesus Christ of
Latter-Day Saints
Date 7/9/12

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }SS

On this 7 day of May, 2012 personally appeared before me, Debra Baird, who being duly sworn, acknowledged to me that he/she is the Manager of HRC One, LLC, and that the foregoing instrument was signed on behalf of said Corporation, and said Dennis Dawson acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.
Debra Baird
Signature of Notary

My Commission Expires NOV 12 2014 Notary Seal

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }SS

On this 9th day of July, 2012 personally appeared before me, Debra Baird, who being duly sworn, acknowledged to me that he/she is the Manager of Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, and that the foregoing instrument was signed on behalf of said Corporation and said Debra Baird acknowledged to me that said LLC executed the same.

WITNESS my hand and official seal.
Debra Baird
Signature of Notary

My Commission Expires Notary Seal

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }SS

On this 5 day of May, 2012 personally appeared before me, Debra Baird, who being duly sworn, acknowledged to me that he/she is the President of the Metro National Title, and that the foregoing instrument was signed on behalf of said Corporation, and said Debra Baird acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

Debra Baird
Signature of Notary

My Commission Expires January 11, 2014 Notary Seal

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }SS

On this 20 day of April, 2012 personally appeared before me, Debra Baird, who being duly sworn, acknowledged to me that he/she is the Senior Vice President of Zions National Bank, and that the foregoing instrument was signed on behalf of said Corporation, and said Debra Baird acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

Debra Baird
Signature of Notary

My Commission Expires January 11, 2014 Notary Seal

ROCKY MOUNTAIN POWER STATEMENT

Utilities shall have the right to install, maintain, and operate their equipment above and below the ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the owners expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

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.

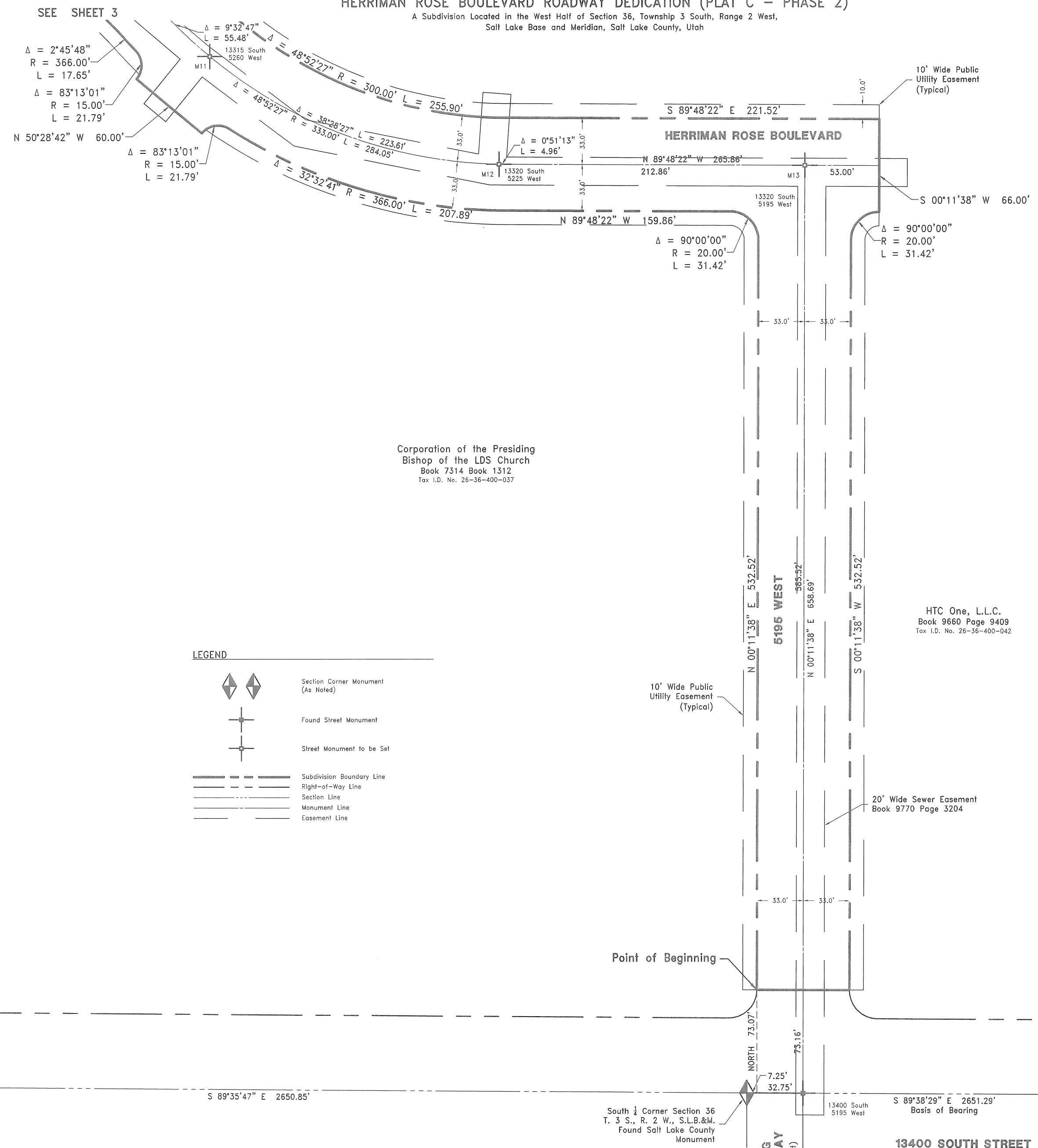
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PLANNING COMMISSION	CHECKED FOR ZONING	COMCAST	QWEST COMMUNICATIONS	ROCKY MOUNTAIN POWER	HERRIMAN CITY MUNICIPAL WATER DEPARTMENT	SOUTH VALLEY SEWER DISTRICT
Approved this <u>16th</u> day of <u>July</u> , 2012 by the Herriman City Planning Commission. <u>W. Lynn E. H.</u> Chairman, Herriman Planning Commission	Zone <u>MU-2</u> Area <u>Bayne mch</u> Date <u>7-12-12</u>	Approved this <u>7</u> day of <u>May</u> , 2012 by Comcast. <u>Comcast</u>	Approved this <u>3</u> day of <u>May</u> , 2012 by Qwest Communications. <u>Qwest Communications</u>	Approved this <u>18</u> day of <u>May</u> , 2012 by Rocky Mountain Power. <u>Rocky Mountain Power</u>	Approved this <u>12</u> day of <u>June</u> , 2012 by Herriman City Municipal Water. <u>Engineer of Record</u>	Approved this <u>12</u> day of <u>May</u> , 2012 by Improvement District. <u>General Manager</u>
PREPARED BY: DOMINION Engineering Associates, L.C. 3684 South Green Street Hurary, Utah 84123 801-713-3000	HEALTH DEPARTMENT Approved this <u>18</u> day of <u>May</u> , 2012 by Health Department. <u>Debra Baird</u> Salt Lake Valley Health Department	QUESTAR Approved this <u>7th</u> day of <u>May</u> , 2012 by Questar Gas. <u>Questar Gas</u>	TABULATIONS 1. Total Plat Acreage n/a 2. Total Lot Acreage n/a 3. Total Right-of-Way 2.85 acres 4. Total Open Space n/a 5. Average Lot Size n/a 6. Number of Lots n/a	APPROVAL AS TO FORM Approved as to form this <u>12</u> day of <u>July</u> , 2012, and is hereby approved. <u>Herriman City Attorney</u>	HERRIMAN CITY ENGINEER I hereby certify that this office has examined this plat it is correct in accordance with information on file in this office. <u>Herriman City Engineer</u> Date <u>7/12/12</u>	CITY COUNCIL Presented to the Herriman City Council this <u>12th</u> day of <u>May</u> , 2012, at which time this subdivision was approved and accepted. <u>Mayor</u> <u>Debra Baird</u> Attest: <u>Debra Baird</u> Clerk
						SHEET 1 of 3 State of Utah, County of Salt Lake, recorded and filed at the request of <u>HERRIMAN CITY</u> Date <u>7-20-12</u> Time <u>9:55 AM</u> Book <u>2012 P</u> Page <u>101</u> Fees \$ <u>0</u> Salt Lake County Recorder <u>Debra Baird</u> DEPUTY

26-36-41,42 26-36-400-037,048

HERRIMAN ROSE BOULEVARD ROADWAY DEDICATION (PLAT C - PHASE 2)

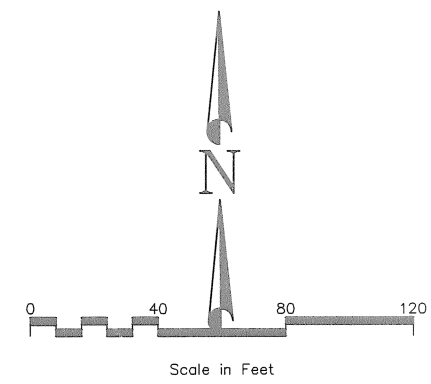
A Subdivision Located in the West Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah



SEE SHEET 3
 $\Delta = 2^{\circ}45'48''$
 $R = 366.00'$
 $L = 17.65'$
 $\Delta = 83^{\circ}13'01''$
 $R = 15.00'$
 $L = 21.79'$
 $N 50^{\circ}28'42'' W 60.00'$
 $\Delta = 83^{\circ}13'01''$
 $R = 15.00'$
 $L = 21.79'$

LEGEND

	Section Corner Monument (As Noted)
	Found Street Monument
	Street Monument to be Set
	Subdivision Boundary Line
	Right-of-Way Line
	Section Line
	Monument Line
	Easement Line



Southwest Corner Section 36
 T. 3 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County
 Monument

South 1/2 Corner Section 36
 T. 3 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County
 Monument

Southeast Corner Section 36
 T. 3 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County
 Monument

PREPARED BY:

Dominion
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84113 801-713-2000

SALT LAKE COUNTY RECORDER # 11433524

State of Utah, County of Salt Lake, recorded and filed at the request of HERRIMAN CITY

Date 7-20-12 Time 9:55AM Book 2010P Page 101

\$ 0

Fees Willie Deery
 Salt Lake County Recorder

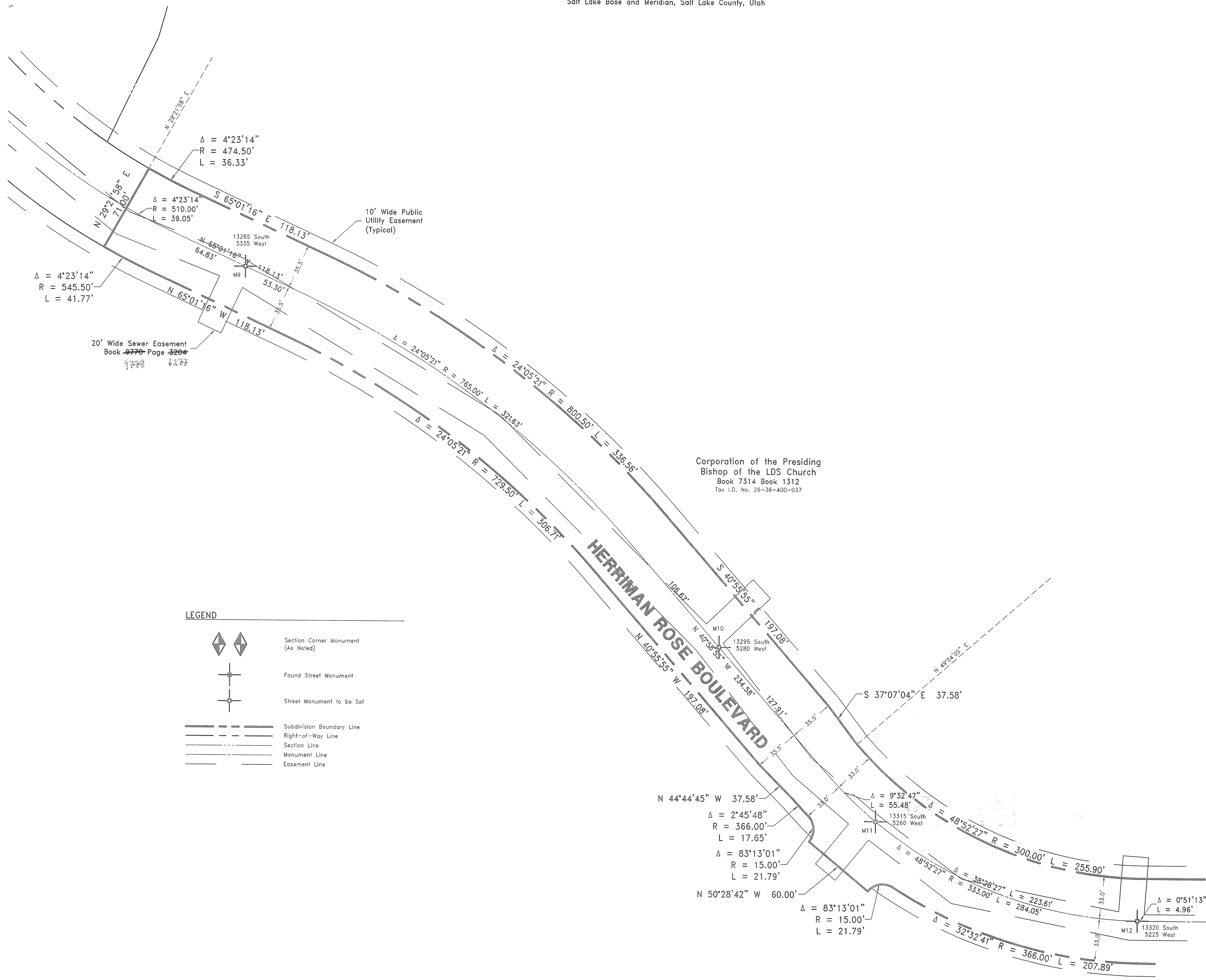
SHEET 2 of 3

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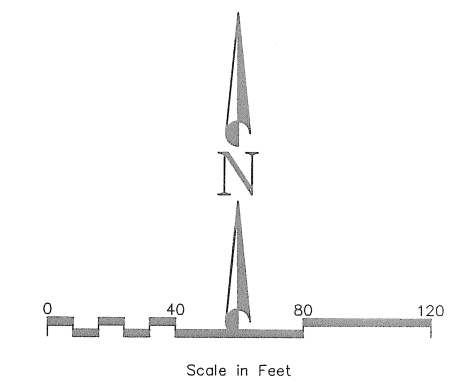
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A Subdivision Located in the West Half of Section 36, Township 3 South, Range 2 West,
Salt Lake Base and Meridian, Salt Lake County, Utah

Book 2010P Page 141



Corporation of the Presiding
Bishop of the LDS Church
Book 7314 Book 1312
Tax I.D. No. 26-36-400-037



LEGEND

	Section Corner Monument (As Noted)
	Found Street Monument
	Street Monument to be Set
	Subdivision Boundary Line
	Right-of-Way Line
	Section Line
	Monument Line
	Easement Line

SEE SHEET 2

SHEET 3 of 3

P:\HERRIMAN TOWN CENTER\Survey\dwg\Plat C Phase 2.dwg

PREPARED BY:

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

SALT LAKE COUNTY RECORDER # 11433524

State of Utah, County of Salt Lake, recorded and filed at the request of HERRIMAN CITY

Date 7-20-12 Time 9:55AM Book 2012P Page 101

\$ 0

Salt Lake County Recorder