

Herriman Towne Center Market Place Lots 3 and 4
 Located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West,
 Salt Lake Base and Meridian, Salt Lake County, Utah

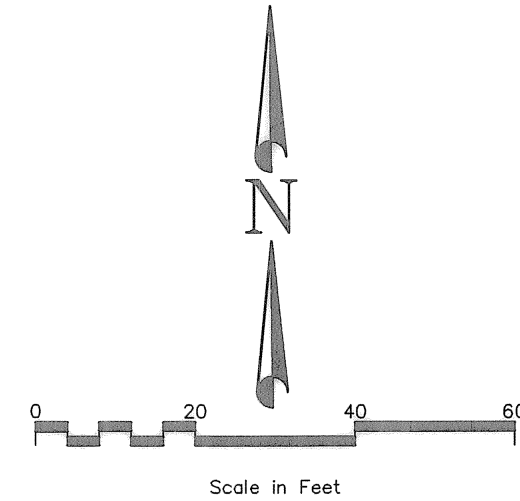
HTC Communities, L.L.C.
 Book 9660 Page 9409
 Tax I.D. No. 26-36-400-048

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 plot 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 owner's 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 plot 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.

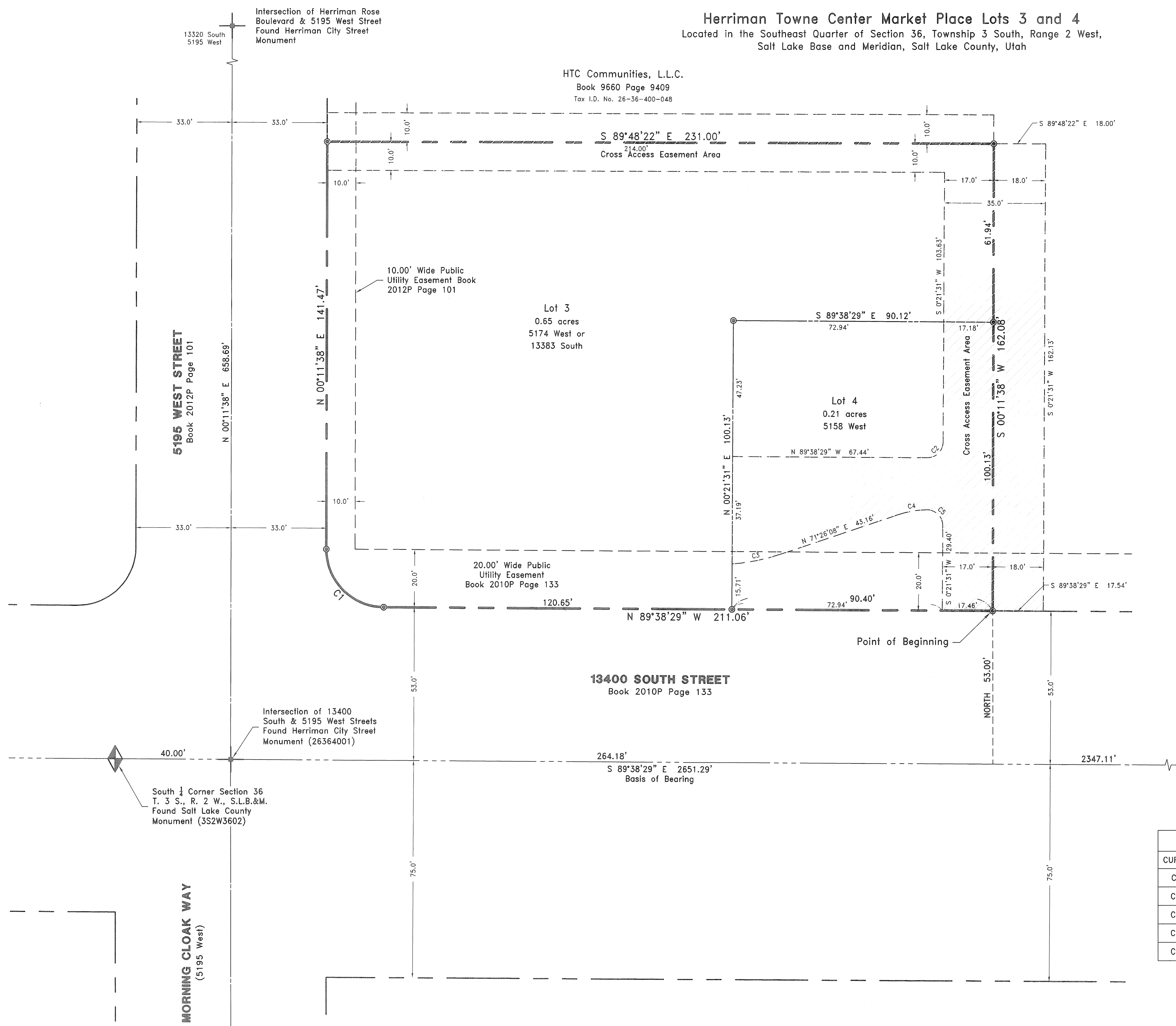
LEGEND

- Section Corner Monument (As Noted)
- Found Street Monument
- Subdivision Boundary Line
- Right-of-Way Line
- Section Line
- Monument Line
- Easement Line
- Set Rebar w/ Cap Stamped "DOMINION ENGINEERING"
- Cross Access Easement Area



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	20.00'	31.36'	89°50'07"	N 44°43'26" W	28.24'	19.94'
C2	5.50'	8.64'	90°00'00"	S 45°21'31" W	7.78'	5.50'
C3	68.50'	17.24'	14°25'23"	N 78°38'50" E	17.20'	8.67'
C4	31.50'	9.87'	17°57'13"	N 80°24'44" E	9.83'	4.98'
C5	5.50'	8.73'	90°58'10"	S 45°07'34" E	7.84'	5.59'

LOT	SF	Ac.	ASSIGNED OTHER Ac.	ASSESSMENT Ac.
3	28,239	0.65	0.00	0.65
4	9,037	0.21	0.00	0.21



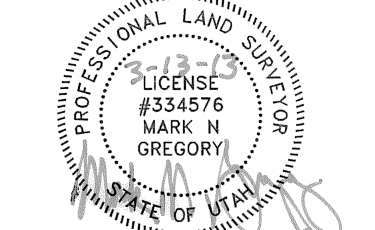
SURVEYOR'S CERTIFICATE

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 hereon 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 Towne Center Market Place Lots 3 and 4** 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 Southeast Quarter 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 north line of 13400 South Street, said point being South 89°38'29" East 304.18 feet along the south line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and North 53.00 feet from the South Quarter Corner of said Section 36, and thence along said north line the following two courses: 1) North 89°38'29" West 211.06 feet to a point of tangency of a 20.00 foot radius curve to the right and 2) Northwesterly 31.36 feet along said curve through a central angle of 89°50'07" and a long chord of North 44°43'26" West 28.24 feet to the east line of 5195 West Street; thence along said line North 00°11'38" East 141.47 feet; thence South 89°48'22" East 231.00 feet; thence South 00°11'38" West 162.08 feet to the **POINT OF BEGINNING**. Said parcel contains 37,278 square feet or 0.86 acres, more or less.

Date March 13, 2013



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

OWNER'S 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 and streets to be hereafter known as:
Herriman Towne Center Market Place Lots 3 and 4
 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 encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

HTC Communities, LLC
 Owner(s)

By: [Signature]
 Its: [Signature]

CONSENT TO DEDICATION AND RECONVEYANCE

Know all men by these presents that the undersigned, being the Trustee under that certain Deed of Trust that encumbers all or a portion of the real property described herein which has been subdivided into lots, public streets, and/or other public places, to be known as **Herriman Towne Center Market Place Lots 3 and 4**, does hereby consent and does hereby reconvey, without warranty, to the City of Herriman for perpetual use of the public, all parcels of real property shown on this plat as intended for public streets and/or other public places.

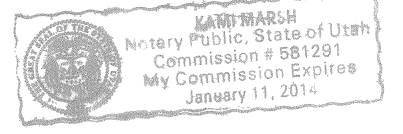
IN WITNESS WHEREOF, the Trustee has subscribed this Consent to Dedication and Reconveyance and has caused the same to be duly executed this 13 day of March, 2013.

[Signature]
[Signature]
 Metro National Title

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE } ss
 On this 13 day of April, 2013 personally appeared before me, Michael Bradshaw who being duly sworn, acknowledged to me that he/she is the manager of HTC Communities, LLC, and that the foregoing instrument was signed on behalf of said Corporation, and said Michael Bradshaw acknowledged to me that said Corporation executed the same.

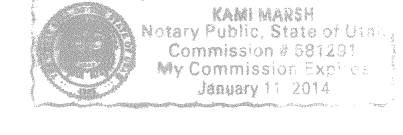
WITNESS my hand and official seal.
[Signature]
 My Commission Expires Jan 11, 2014



ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE } ss
 On this 21 day of March, 2013 personally appeared before me, Wayne Hill who being duly sworn, acknowledged to me that he/she is the President of Metro National Title, and that the foregoing instrument was signed on behalf of said Corporation, and said Wayne Hill acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.
[Signature]
 My Commission Expires Jan 11, 2014



HEALTH DEPARTMENT Approved this <u>29th</u> day of <u>April</u> , 2013 by Health Department <u>[Signature]</u> Director, Salt Lake Valley Health Department	COMCAST Approved this <u>20th</u> day of <u>March</u> , 2013 by Comcast. <u>[Signature]</u>	CENTURYLINK Approved this <u>21</u> day of <u>March</u> , 2013 by CenturyLink. <u>[Signature]</u>	ROCKY MOUNTAIN POWER Approved this <u>12th</u> day of <u>April</u> , 2013 by Rocky Mountain Power. <u>[Signature]</u>	QUESTAR GAS Approved this <u>22nd</u> day of <u>March</u> , 2013 by Questar Gas. <u>[Signature]</u>	SOUTH VALLEY SEWER IMPROVEMENT DISTRICT Approved this <u>12</u> day of <u>April</u> , 2013 by Improvement District. <u>[Signature]</u>	TABULATIONS 1. Total Plat Acreage <u>0.86</u> acres 2. Total Lot Acreage <u>0.86</u> acres 3. Total Right-of-Way <u>0.00</u> acres 4. Total Open Space <u>0.00</u> acres 5. Average Lot Size <u>18,639</u> sq.ft. 6. Number of Lots <u>2</u>	PREPARED BY: DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
CHECKED FOR ZONING Zone <u>MU-2</u> Area <u>Width</u> Name <u>Byrnes</u> Date <u>4-29-13</u>	PLANNING COMMISSION Approved this <u>1</u> day of <u>MAY</u> , 2013 by the Herriman City Planning Commission. <u>[Signature]</u> Chairman, Herriman Planning Commission	HERRIMAN CITY MUNICIPAL WATER DEPARTMENT Approved this <u>29th</u> day of <u>April</u> , 2013 by Herriman City Municipal Water. <u>[Signature]</u> Engineer of Record	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>[Signature]</u> Herriman City Engineer Date <u>4/30/13</u>	APPROVAL AS TO FORM Approved as to form this <u>6</u> day of <u>May</u> , 2013, and is hereby approved. <u>[Signature]</u> Herriman City Attorney	CITY COUNCIL Presented to the Herriman City Council this <u>7th</u> day of <u>MAY</u> , 2013, at which time this subdivision was approved and accepted. <u>[Signature]</u> Clerk: <u>[Signature]</u> Mayor: <u>[Signature]</u>	SALT LAKE COUNTY RECORDER # <u>11638845</u> State of Utah, County of Salt Lake, recorded and filed at the request of <u>HTC COMMUNITIES</u> Date <u>5-10-13</u> Time <u>2:57pm</u> Book <u>2013P</u> Page <u>86</u> Fees <u>\$32</u> <u>[Signature]</u> Salt Lake County Recorder	

P:\HERRIMAN TOWN CENTER\Survey\dwg\Market Place Lot 3.dwg