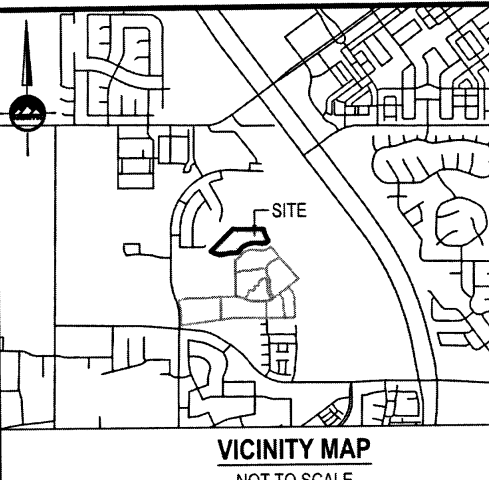
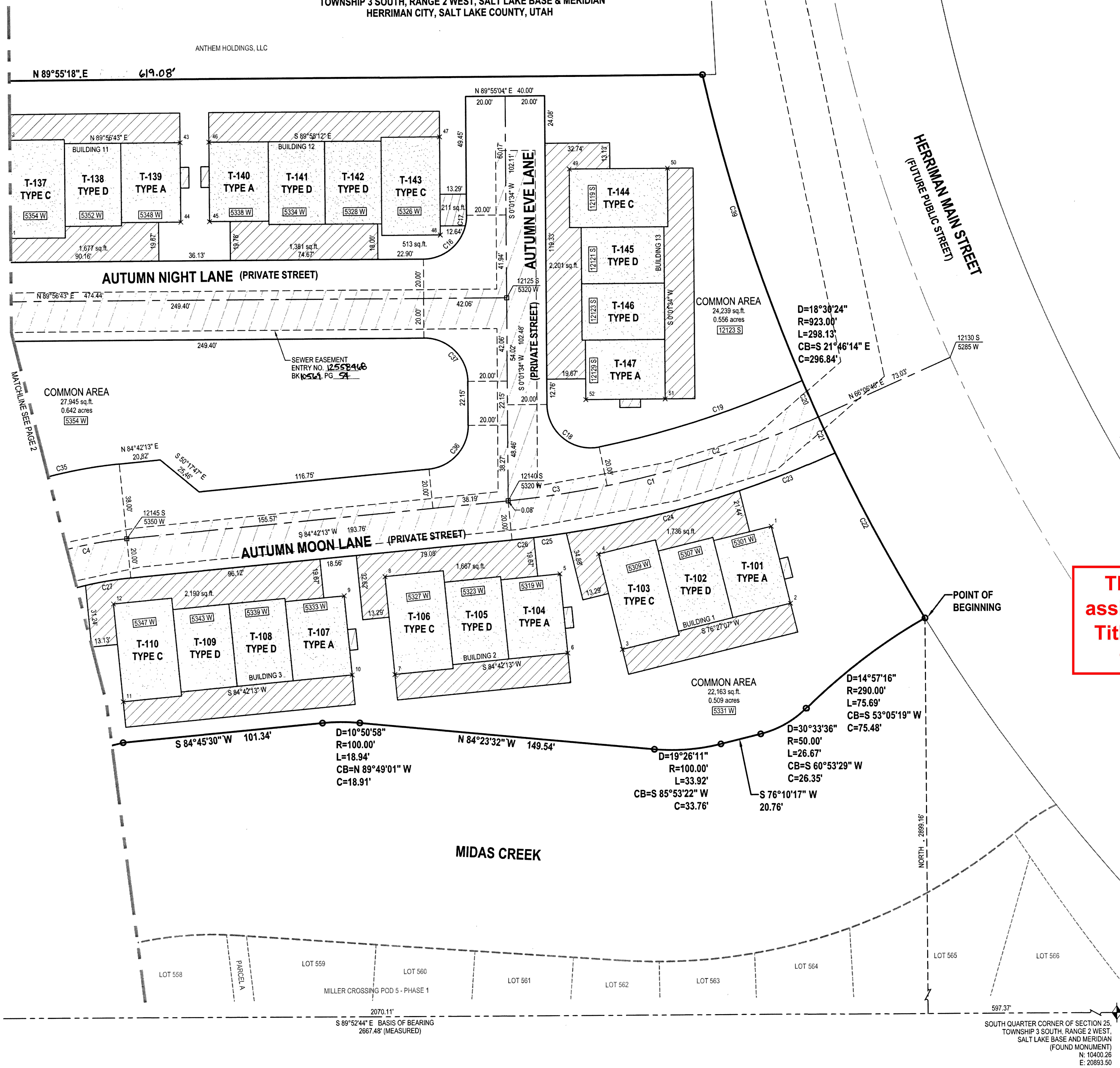


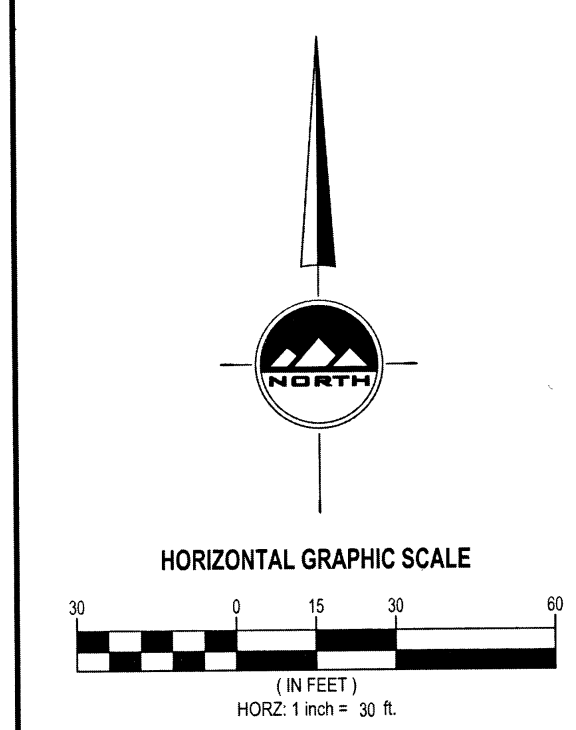
# AUTUMN SKY TOWNHOMES PHASE 1

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



- 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
  - PRIVATE AREA
  - LIMITED COMMON AREA
  - COMMON AREA
- NO CITY MAINTENANCE ON PRIVATE STREETS**

**NOTE:**  
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.



**DEVELOPER**  
THINK ARCHITECTURE  
5151 SOUTH 900 EAST STE. 200  
SALT LAKE CITY, UTAH 84117  
801-269-0055

SOUTHWEST CORNER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND MONUMENT)  
N: 10400.26  
E: 18226.02

- ROCKY MOUNTAIN POWER NOTES:**
- 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.
  - PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:
    - A RECORDED EASEMENT OR RIGHT-OF-WAY
    - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
    - TITLE 54, CHAPTER 64, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
    - 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 1-800-366-8532.

**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

**TOLEBE**  
Phone: 435-843-2090

**CEGAR CITY**  
Phone: 435-885-1403

**RICHFIELD**  
Phone: 435-896-2863

<b>SHEET 1 OF 2</b>	<b>TABULATIONS</b>
PROJECT NUMBER: 5971K	1. TOTAL PLAT ACREAGE 5.448 ACRES
MANAGER: JKF	2. TOTAL UNIT ACREAGE 1.973 ACRES
DRAWN BY: KFW	3. TOTAL ACREAGE IN STREETS 1.461 ACRES
CHECKED BY: PMH	4. TOTAL ACREAGE IN OPEN SPACE 2.032 ACRES
DATE: 10/30/17	5. TOTAL ACREAGE LIMITED COMMON AREA 0.582 ACRES
	6. NUMBER OF UNITS 47

<p><b>HEALTH DEPARTMENT APPROVAL</b></p> <p>APPROVED THIS 12 DAY OF December 20 17 BY THE HEALTH DEPARTMENT.</p> <p><i>Rich Seibert</i> DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p><b>COMCAST</b></p> <p>APPROVED THIS 1 DAY OF Nov 20 17 BY THE COMCAST.</p> <p><i>Richard Durr</i> COMCAST</p>	<p><b>CENTURYLINK COMMUNICATIONS</b></p> <p>APPROVED THIS 01 DAY OF November 20 17 BY THE CENTURYLINK.</p> <p><i>John R. ...</i> CENTURYLINK COMMUNICATIONS</p>	<p><b>ROCKY MOUNTAIN POWER</b></p> <p>APPROVED THIS 10 DAY OF Nov 20 17 BY THE ROCKY MOUNTAIN POWER.</p> <p><i>Cheryl Beauchaine</i> ROCKY MOUNTAIN POWER</p>	<p><b>SOUTH VALLEY SEWER DISTRICT</b></p> <p>APPROVED THIS 11 DAY OF December 20 17 BY THE SOUTH VALLEY SEWER DISTRICT.</p> <p><i>Wynne ...</i> SOUTH VALLEY SEWER DISTRICT</p>	<p><b>QUESTAR GAS</b></p> <p>APPROVED THIS 14 DAY OF November 20 17 BY THE QUESTAR GAS.</p> <p><i>Joan ...</i> QUESTAR GAS</p>
<p><b>CHECKED FOR ZONING</b></p> <p>ZONE: R-20 DATE: 12-18-17</p> <p>AREA: WIDTH:</p> <p>NAME: <i>bugy ng</i></p>	<p><b>PLANNING COMMISSION APPROVAL</b></p> <p>APPROVED THIS 14 DAY OF January 20 18 BY THE HERRIMAN PLANNING COMMISSION.</p> <p><i>Jessica ...</i> CHAIR, HERRIMAN PLANNING COMMISSION</p>	<p><b>HERRIMAN CITY MUNICIPAL WATER</b></p> <p>APPROVED THIS 30 DAY OF January 20 18 BY THE HERRIMAN CITY MUNICIPAL WATER.</p> <p><i>John ...</i> HERRIMAN CITY</p>	<p><b>HERRIMAN CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>12/19/17 <i>Rebekh Thomas</i> DATE HERRIMAN CITY ENGINEER</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS 8 DAY OF Jan 20 18</p> <p><i>John ...</i> HERRIMAN CITY ATTORNEY</p>	<p><b>HERRIMAN CITY</b></p> <p>APPROVED THIS 8 DAY OF January 20 18 BY THE HERRIMAN CITY.</p> <p><i>David G. Killpack</i> MAYOR</p>

**SURVEYOR'S CERTIFICATE**

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 28682 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 AUTUMN SKY TOWNHOMES PHASE 1, 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 2,070.11 feet along the section line and North 2,899.16 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (said Southwest Corner of Section 25 being South 00°04'36" West 5,289.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence Southwesterly 75.69 feet along the arc of a 290.00 foot radius curve to the left (center bears South 29°28'03" East and the chord bears South 53°05'19" West 75.48 feet with a central angle of 14°57'16");

thence Southwesterly 26.67 feet along the arc of a 50.00 foot radius curve to the right (center bears North 44°23'20" West and the chord bears South 60°53'29" West 26.35 feet with a central angle of 30°53'38");

thence South 76°10'17" West 20.76 feet;

thence Southwesterly 33.92 feet along the arc of a 100.00 foot radius curve to the right (center bears North 13°49'43" West and the chord bears South 85°53'22" West 33.76 feet with a central angle of 19°26'11");

thence North 84°23'32" West 149.54 feet;

thence Northwesterly 18.94 feet along the arc of a 100.00 foot radius curve to the left (center bears South 05°36'28" West and the chord bears North 89°49'01" West 18.91 feet with a central angle of 10°50'58");

thence South 84°45'30" West 101.34 feet;

thence Southwesterly 231.06 feet along the arc of a 620.00 foot radius curve to the left (center bears South 13°22'23" East and the chord bears South 65°57'02" West 229.72 feet with a central angle of 21°21'10");

thence South 25°12'41" West 38.72 feet;

thence North 33°24'47" West 101.87 feet;

thence North 33°25'15" West 40.62 feet;

thence North 33°24'47" West 102.43 feet;

thence North 44°52'43" East 76.78 feet;

thence North 00°03'17" West 71.44 feet;

thence Northwesterly 33.40 feet along the arc of a 128.50 foot radius curve to the right (center bears North 09°53'09" East and the chord bears North 72°40'07" West 33.30 feet with a central angle of 14°53'29");

thence North 85°13'25" West 17.74 feet;

thence Southwesterly 26.81 feet along the arc of a 22.00 foot radius curve to the left (center bears South 24°46'37" West and the chord bears South 79°51'40" West 25.18 feet with a central angle of 69°49'54");

thence North 42°42'13" West 40.03 feet;

thence Northwesterly 62.43 feet along the arc of a 80.00 foot radius curve to the left (center bears North 45°03'17" West and the chord bears North 22°35'18" East 60.86 feet with a central angle of 44°42'49");

thence North 00°13'54" East 18.18 feet;

thence North 02°36'11" East 5.01 feet;

thence Northwesterly 17.47 feet along the arc of a 23.00 foot radius curve to the left (center bears South 89°56'43" West and the chord bears North 21°45'09" West 17.46 feet with a central angle of 43°3'44");

thence North 1,819°55'18" East 45.45 feet;

thence South 50°04'52" East 140.52 feet;

thence North 89°55'18" East 67.08 feet;

thence Southwesterly 298.13 feet along the arc of a 923.00 foot radius curve to the left (center bears North 77°29'58" East and the chord bears South 21°46'14" East 296.84 feet with a central angle of 18°30'24") to the point of beginning.

Contains 243,900 Square Feet or 5.516 Acres and 47 Units

DATE: Oct 30, 2017

*Patrick M. Harris*  
PATRICK M. HARRIS  
P.L.S. 28682

PROFESSIONAL LAND SURVEYOR  
No. 28682  
PATRICK M. HARRIS  
STATE OF UTAH

**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.**

**UTILITY DEDICATION**

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Herriman City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS, COMMON AREA & LIMITED COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

**RESERVATION OF COMMON AREAS**

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

**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

**AUTUMN SKY TOWNHOMES PHASE 1**

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. In witness whereof I, we have hereunto set our hands and seals, this 18 day of December, A.D. 20 17.

*Richard Seibert*  
By: *Richard Seibert*  
Its: Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH  
County of Salt Lake

On the day of A.D. 20 17, personally appeared *Delinda Badroo*, the signor of the foregoing instrument who duly acknowledged to me that he/she is a resident of the State of Utah, and is authorized to execute the foregoing Agreement in his behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: May 13, 2020

*Delinda Badroo* RESIDING IN Salt Lake

NOTARY PUBLIC  
COMM. NUMBER 688107

**AUTUMN SKY TOWNHOMES PHASE 1**

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 # 12697854

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: David G. Killpack

DATE: 1/16/18 TIME: 11:07am BOOK 2018P PAGE 22

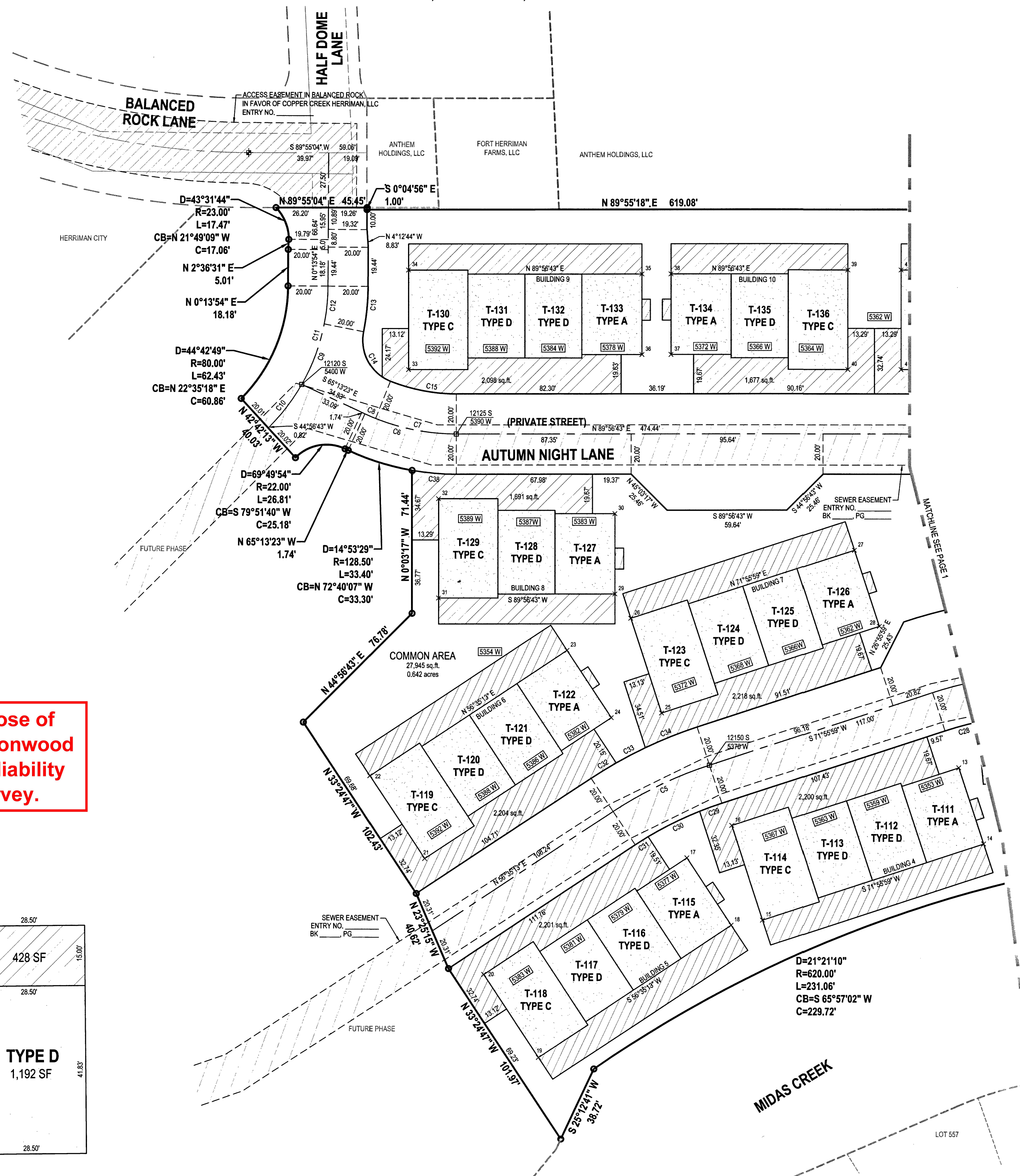
FEE: \$102.00

DEPUTY SALT LAKE COUNTY RECORDER



# AUTUMN SKY TOWNHOMES PHASE 1

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

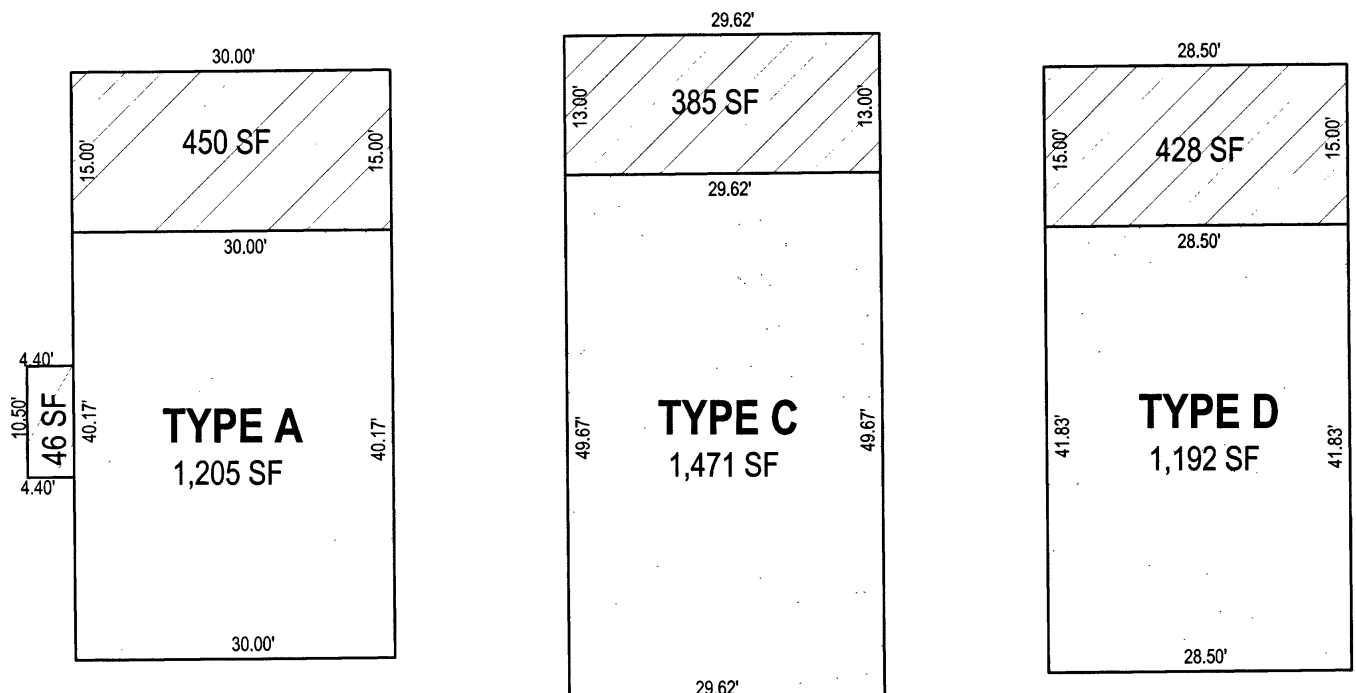


BUILDING CORNERS		
POINT #	NORTHING	EASTING
1	13347.59	20218.98
2	13308.54	20228.39
3	13285.95	20143.19
4	13334.23	20131.55
5	13324.33	20111.85
6	13284.34	20115.56
7	13274.21	20027.99
8	13323.67	20023.41
9	13314.10	20002.77
10	13274.11	20006.48
11	13261.35	19890.54
12	13310.81	19885.95
13	13297.31	19862.57
14	13259.13	19875.03
15	13221.06	19764.77
16	13268.27	19749.37
17	13252.08	19726.98
18	13218.55	19749.10
19	13152.66	19652.85
20	13194.11	19625.50
21	13251.70	19595.95
22	13293.15	19568.60
23	13355.71	19667.06
24	13322.18	19689.17
25	13324.50	19714.28
26	13371.72	19698.88

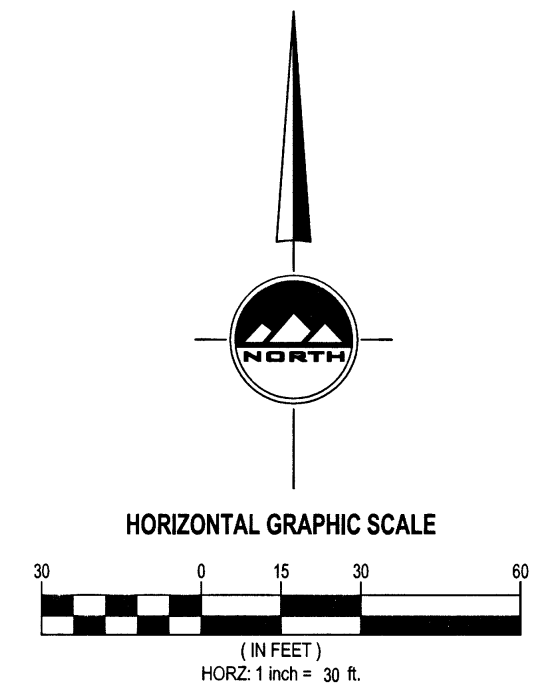
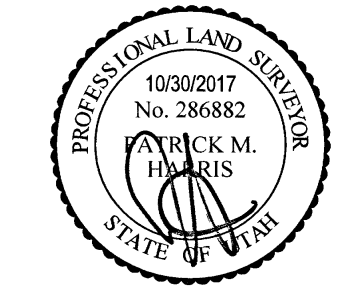
BUILDING CORNERS		
POINT #	NORTHING	EASTING
27	13405.98	19810.37
28	13367.80	19822.83
29	13383.93	19690.95
30	13424.10	19590.91
31	13381.85	19602.82
32	13431.51	19602.78
33	13495.79	19587.70
34	13545.46	19587.65
35	13543.57	19704.28
36	13503.40	19704.31
37	13503.46	19718.83
38	13543.62	19718.79
39	13545.71	19806.91
40	13496.04	19806.96
41	13496.07	19833.54
42	13545.73	19833.49
43	13543.62	19921.62
44	13503.65	19921.66
45	13503.79	19936.18
46	13543.95	19936.20
47	13545.88	20052.83
48	13496.21	20052.80
49	13529.07	20118.27
50	13529.05	20167.94
51	13412.42	20165.89
52	13412.44	20125.72

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00	163.09	18°41'19"	N75°21'01"E	162.37
C2	500.00	112.43	12°53'02"	N72°26'53"E	112.20
C3	500.00	50.66	5°48'17"	N81°47'32"E	50.63
C4	200.00	44.58	12°46'14"	S78°19'06"W	44.49
C5	200.00	53.57	15°20'46"	S64°15'36"W	53.41
C6	108.50	47.02	24°49'54"	S77°38'20"E	46.66
C7	108.50	41.31	21°48'47"	S79°08'53"E	41.06
C8	108.50	5.72	3°01'07"	S66°43'56"E	5.72
C9	100.00	32.39	18°33'36"	N20°22'23"E	32.25
C10	100.00	26.69	15°17'32"	N37°17'57"E	26.51
C11	100.00	51.35	29°25'17"	N14°56'33"E	50.79
C12	100.00	18.96	10°51'41"	N5°39'45"E	18.93
C13	120.00	22.75	3°01'07"	N5°39'45"E	22.71
C14	22.00	25.76	67°04'34"	S22°29'41"E	24.31
C15	88.50	33.69	21°48'47"	S79°08'53"E	33.49
C16	22.00	29.15	75°55'43"	N51°58'52"E	27.07
C17	22.00	5.37	13°59'26"	N70°11'7"E	5.36
C18	22.00	38.83	101°08'10"	S60°32'31"E	39.98
C19	480.00	108.19	12°54'52"	N72°26'53"E	107.96
C20	923.00	20.00	1°14'30"	S23°15'40"E	20.00
C21	923.00	20.00	1°14'30"	S24°30'10"E	20.00
C22	923.00	95.06	5°54'02"	S28°04'26"E	95.01
C23	520.00	51.92	5°43'15"	N68°50'49"E	51.90
C24	520.00	90.27	9°56'48"	N76°40'50"E	90.16
C25	520.00	16.60	1°49'43"	N82°34'06"E	16.60
C26	520.00	11.08	1°13'16"	N84°05'35"E	11.08
C27	180.00	23.27	7°24'30"	S80°59'58"W	23.26
C28	180.00	16.85	5°21'44"	S74°36'51"W	16.84
C29	180.00	11.91	3°47'25"	S70°02'17"W	11.91
C30	180.00	28.73	9°08'41"	S63°34'14"W	28.70
C31	180.00	7.57	2°24'40"	S57°47'33"W	7.57
C32	220.00	14.63	3°48'37"	S68°29'32"W	14.63
C33	220.00	16.40	4°16'15"	S62°31'58"W	16.39
C34	220.00	27.90	7°15'54"	S68°18'02"W	27.88
C35	238.00	55.88	13°27'11"	S77°58'38"W	55.75
C36	22.00	32.51	84°40'39"	N42°21'54"E	29.63
C37	22.00	34.59	90°04'51"	N45°00'51"W	31.13
C38	128.50	22.29	9°56'25"	S85°05'04"E	22.27
C39	923.00	163.07	10°07'23"	S17°34'44"E	162.86

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.



TYPICAL BUILDINGS DIMENSIONS  
SCALE: NTS



**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
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- COMMON AREA

DEVELOPER  
THINK ARCHITECTURE  
5151 SOUTH 900 EAST STE. 200  
SALT LAKE CITY, UTAH 84117  
801-269-0055

## AUTUMN SKY TOWNHOMES PHASE 1

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TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

**ENSIGN**  
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45 W. 10000 S., Suite 500  
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LAYTON  
Phone: 801.541.1100  
TOOLE  
Phone: 435.843.3300  
CEDAR CITY  
Phone: 435.863.1453  
RICHFIELD  
Phone: 435.898.2963

SHEET NUMBER: 5971K  
PROJECT NUMBER: JKF  
MANAGER: JKF  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 12/21/17

RECORDED # 12697854  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: David G. Killpack  
DATE: 1/16/18 TIME: 11:03am BOOK: 2018P PAGE: 22  
\$108.00 FEES  
DEPUTY SALT LAKE COUNTY RECORDER