

# POD 39 SUBDIVISION AMENDING LOT G, SOUTH HERRIMAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**SURVEYOR'S CERTIFICATE**  
In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.  
I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, and have placed monuments as represented on the plat.

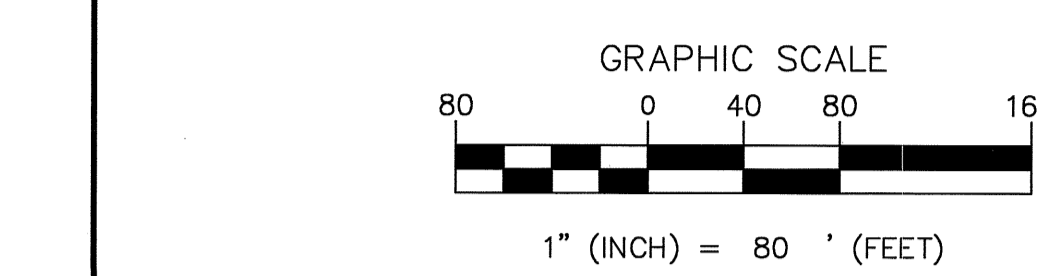
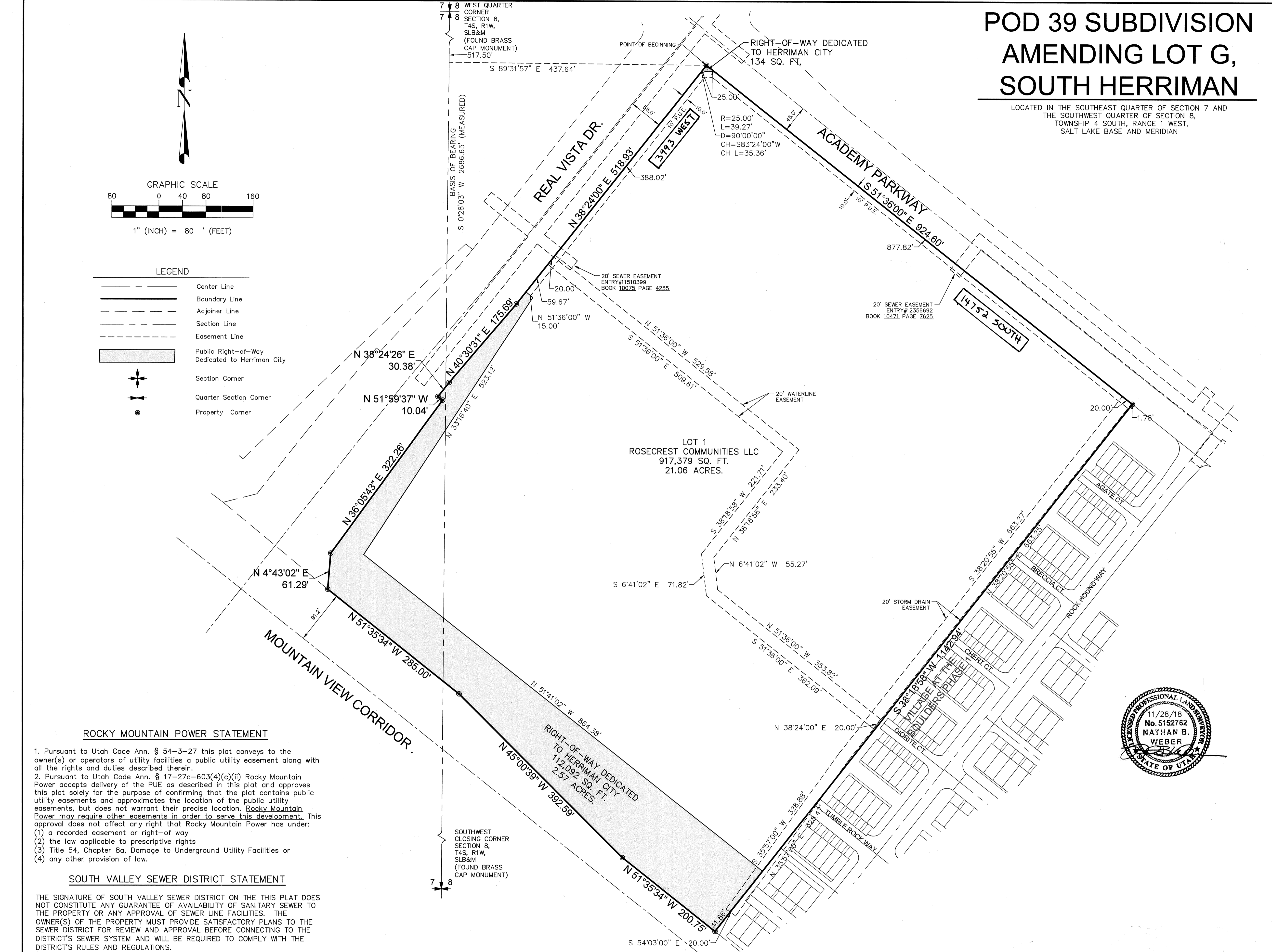
**BOUNDARY DESCRIPTION**  
A parcel of land located in the Southwest quarter of Section 8 and the East Half of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point on the southerly right-of-way line of Academy Parkway, said point being South 0°28'03" West 517.50 feet along the section line and South 89°31'57" East 437.64 feet from West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:  
thence South 51°36'00" East 924.60 feet along said southerly right-of-way to the northerly line of Village at the Boulders Phase 1, Amending Part of Lot F, South Herriman as recorded in the Office of the Salt Lake County Recorder as Entry#12708747 in Book 2018 at Page 52;  
thence South 38°18'58" West 1142.94 feet along said northerly line of Village at the Boulders Phase 1, Amending Part of Lot F, South Herriman to the existing North right-of-way line of Mountain View Corridor;  
thence along said northerly right-of-way the following three (3) courses:  
North 51°35'34" West 200.75 feet;  
North 45°00'39" West 392.59 feet;  
North 51°35'34" West 285.00 feet to the southerly right-of-way line of Real Vista Drive;  
thence along said southerly right-of-way the following six(6) courses:  
North 04°43'02" East 61.29 feet;  
North 36°05'43" East 322.26 feet;  
North 51°59'37" West 10.04 feet;  
North 38°24'26" East 30.38 feet;  
North 40°30'31" East 175.69 feet;  
North 38°24'00" East 518.93 feet to the point of beginning.  
Parcel contains 1,029,605 sq. ft. 23.63 acres.

**OWNER'S DEDICATION**  
Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat  
**POD 39 SUBDIVISION, AMENDING LOT G,  
SOUTH HERRIMAN**  
and do hereby dedicate for perpetual use of the public all, street right-of-ways, 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.

*Nathan B. Weber*  
RE Management LLC  
Managing Member of  
Rosecrest Communities, LLC  
Date: 12/7/18

**ACKNOWLEDGEMENT**  
STATE OF UTAH )  
                          ) S.S.  
COUNTY OF SALT LAKE )  
On this the 7th day of Dec 2018, before me, Greg Taylor, who duly acknowledged to me that (s)he is a *Greg Taylor* of RE Management LLC, a Utah limited liability company and is authorized to execute the foregoing Agreement in its behalf, and that he or she executed it in such capacity:  
*Judith Ann Rees*  
NOTARY PUBLIC  
RESIDING AT:

**POD 39 SUBDIVISION, AMENDING  
LOT G, SOUTH HERRIMAN**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



- LEGEND**
- Center Line
  - Boundary Line
  - Adjoiner Line
  - Section Line
  - Easement Line
  - Public Right-of-Way Dedicated to Herriman City
  - Section Corner
  - Quarter Section Corner
  - Property Corner

**ROCKY MOUNTAIN POWER STATEMENT**  
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 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:  
(1) a recorded easement or right-of-way  
(2) the law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or  
(4) any other provision of law.

**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.

<b>SALT LAKE VALLEY HEALTH DEPARTMENT</b> APPROVED THIS 14 DAY OF December, 2018 BY HEALTH DEPARTMENT. <i>Rich Sedberry</i> DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	<b>COMCAST</b> APPROVED THIS 4 DAY OF Dec 2018 BY COMCAST. <i>[Signature]</i> COMCAST	<b>CENTURYLINK</b> APPROVED THIS 4 DAY OF Dec 2018 BY CENTURYLINK. <i>[Signature]</i> CENTURYLINK	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS 5th DAY OF December, 2018, BY ROCKY MOUNTAIN POWER. <i>[Signature]</i> ROCKY MOUNTAIN POWER	<b>SOUTH VALLEY SEWER DISTRICT</b> APPROVED THIS 14 DAY OF December, 2018, BY SOUTH VALLEY SEWER DISTRICT. <i>[Signature]</i> GENERAL MANAGER	<b>DOMINION ENERGY</b> APPROVED THIS 5 DAY OF Dec 2018 BY DOMINION ENERGY. <i>[Signature]</i> DOMINION ENERGY	<b>TABULATIONS</b> 1. TOTAL PLAT ACREAGE 23.63 ACRES 2. TOTAL LOT ACREAGE 21.06 ACRES 3. TOTAL RIGHT-OF-WAY 2.57 ACRES 4. TOTAL OPEN SPACE 0.00 ACRES 5. AVERAGE LOT SIZE 917,379 SQ. FT. 6. NUMBER OF LOTS 1	<b>DIAMOND LAND SURVEYING, LLC</b> 5243 South Green Pine Drive Murray, Utah 84123 diamond@hdsurvey.com Phone (801) 266-5099 Fax 266-5032
<b>CHECKED FOR ZONING</b> ZONE C-2 and mu-2 AREA NAME DATE 12-18-18	<b>PLANNING COMMISSION</b> APPROVED THIS 20th DAY OF Dec 2018 BY THE HERRIMAN PLANNING COMMISSION. <i>[Signature]</i> CHAIRMAN, HERRIMAN PLANNING COMMISSION	<b>HERRIMAN CITY MUNICIPAL WATER</b> APPROVED THIS 17th DAY OF Dec 2018 BY HERRIMAN CITY MUNICIPAL WATER. <i>[Signature]</i> HERRIMAN CITY	<b>HERRIMAN CITY ENGINEER</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE 12/19/18 <i>[Signature]</i> HERRIMAN CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 27 DAY OF Dec 2018 <i>[Signature]</i> HERRIMAN CITY ATTORNEY	<b>HERRIMAN CITY</b> APPROVED THIS 2nd DAY OF January, 2019 BY HERRIMAN CITY. <i>[Signature]</i> CITY RECORDER	<b>SALT LAKE COUNTY RECORDER # 12926159</b> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <i>Rosecrest Communities LLC</i> DATE: 1/30/2019 TIME: 1:36 BOOK: 2019 PAGE: 046 FEE \$ 831.00 SALT LAKE COUNTY RECORDER	

