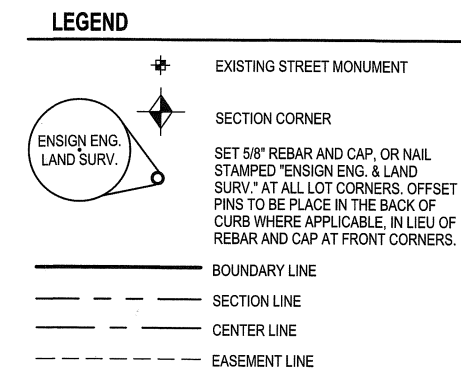
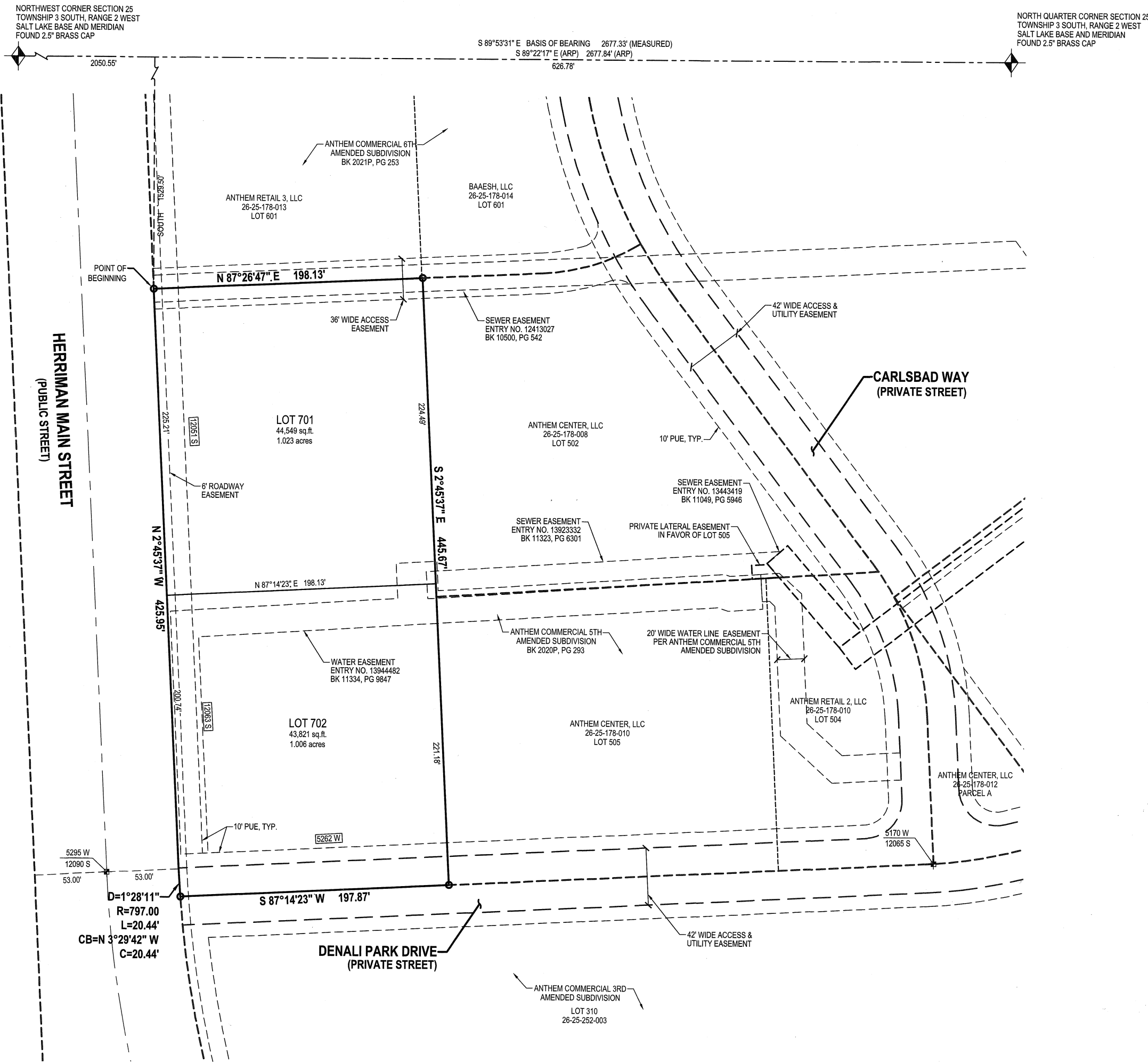
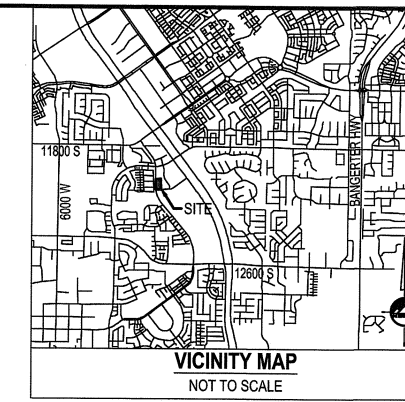


ANTHEM COMMERCIAL 7TH AMENDED SUBDIVISION

AMENDING LOTS 501 AND 506 OF ANTHEM COMMERCIAL 5TH AMENDED 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

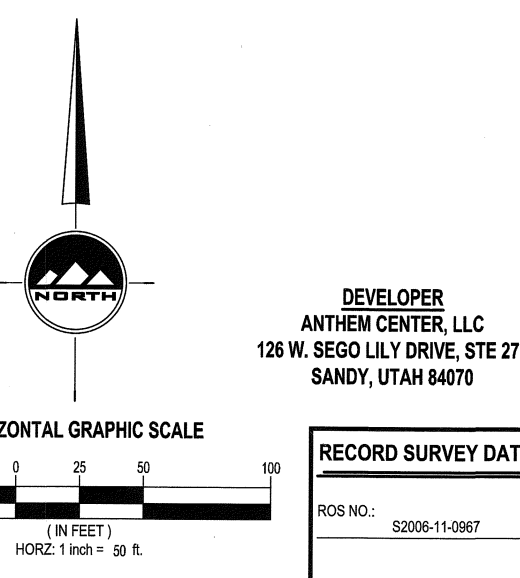


Buildings of this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry No. 13476551 in Book 11066 at Page 2543.

Cross Access Easements are provided through Declaration of Easements and Conditions for Antenna, recorded on April 23, 2019 as Entry No. 12873216 in Book 10772 at Page 961-972.

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 ANY 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.



DEVELOPER
ANTHEM CENTER, LLC
126 W. SEGO LILY DRIVE, STE 275
SANDY, UTAH 84070

RECORD SURVEY DATA
RDS NO.: S2006-11-0967

SURVEYOR'S CERTIFICATE
I, **KAREN F. WHITE**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. **191328**. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-25-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and that I have drawn correctly to the designated scale and a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
All of Lots 508 and 508 of Anthem Commercial 5th Amended Subdivision, recorded December 14, 2020 in Book 2020P at Page 203 in the Office of the Salt Lake County Recorder, being more particularly described as follows:
Beginning at a point on the Eastern Right-of-Way Line of Herriman Main Street, said point being South 89°53'31" East 2,050.55 feet along the section line and South 1,529.50 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running:
Thence North 87°28'41" East 158.13 feet;
Thence South 02°45'37" East 445.67 feet;
Thence along said Eastern Right-of-Way Line of Herriman Main Street;
Thence along said Eastern Right-of-Way Line following two (2) courses:
(1) Northwesterly 20.44 feet along the arc of a 710.00 foot radius curve to the right (center bears North 85°46'12" East and the chord bears North 03°28'42" West 20.44 feet with a central angle of 01°28'11");
(2) North 02°45'37" West 425.56 feet to the point of beginning.
Contains 88,370 Square Feet or 2.029 Acres and 2 Lots



DATE: May 5, 2022
KAREN F. WHITE
P.L.S. 191328

OWNER'S DEDICATION
Know 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 7TH 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 construct and defend and save the City harmless against any easements or other encroachments on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
In witness whereof I have hereunto set our hand (s) this 17 day of May, A.D. 20 22

By: [Signature]
Cory Guitt, Manager
Anthem Center, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Salt Lake ss.
ON THIS 17 DAY OF May, A.D. 20 22, BEFORE ME, Melanie Maxfield, Notary Public, personally appeared CORY GUITT, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF ANTHEM CENTER, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN HIS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

[Signature]
MELANIE MAXFIELD
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 707268
COMB. EXP. 09-22-2023

ANTHEM COMMERCIAL 7TH AMENDED SUBDIVISION
AMENDING LOTS 501 AND 506 OF ANTHEM COMMERCIAL 5TH AMENDED 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 # 13965802
STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Anthem Center, LLC
DATE: 06/07/2022 TIME: 11:09 AM BOOK: 2022P PAGE: 175
54.00
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27-603(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:
2.1. A RECORDED EASEMENT OR RIGHT OF WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Domion Energy Utah - Note:
Quarter Gas Company, also Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-4052.

ENSIGN
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com

SHEET 1 OF 1
PROJECT NUMBER: 4658
MANAGER: BOM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 5/4/22

TABULATIONS
1. TOTAL PLAT ACREAGE 2.029 ACRES
2. TOTAL LOT ACREAGE 2.029 ACRES
3. TOTAL ACREAGE IN STREETS 0 ACRES
4. TOTAL ACREAGE IN OPEN SPACE 0 ACRES
5. AVERAGE LOT SIZE 1.014 ACRES
6. NUMBER OF LOTS 2

HEALTH DEPARTMENT APPROVAL
APPROVED THIS 17th DAY OF May
20 22 BY HEALTH DEPARTMENT.
[Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

COMCAST
APPROVED THIS 19 DAY OF May
20 22 BY COMCAST.
[Signature]
COMCAST

CENTURYLINK COMMUNICATIONS
APPROVED THIS 17th DAY OF MAY
20 22 BY CENTURYLINK.
[Signature]
CENTURYLINK COMMUNICATIONS

ROCKY MOUNTAIN POWER
APPROVED THIS 17 DAY OF May
20 22 BY ROCKY MOUNTAIN POWER.
[Signature]
ROCKY MOUNTAIN POWER

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 17 DAY OF May
20 22 BY SOUTH VALLEY SEWER DISTRICT.
[Signature]
SOUTH VALLEY SEWER DISTRICT MANAGER

DOMINION ENERGY
QUESTAR GAS COMPANY
APPROVED DOMINION ENERGY UTAH
20 22 BY DOMINION ENERGY.
[Signature]
DOMINION ENERGY GAS ACCOUNT SUPPORT, L.L.C.

CHECKED FOR ZONING
ZONE: C-2 DATE: 6/1/2022
AREA: _____ WIDTH: _____
NAME: _____

PLANNING COMMISSION APPROVAL
APPROVED THIS 06 DAY OF May
20 22 BY HERRIMAN PLANNING COMMISSION.
[Signature]
CHAIR, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS 25th DAY OF May
20 22 BY HERRIMAN CITY MUNICIPAL WATER.
[Signature]
HERRIMAN CITY

HERRIMAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature]
DATE: 5/23/22
HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 31 DAY OF MAY
20 22 BY HERRIMAN CITY.
[Signature]
HERRIMAN CITY ATTORNEY

HERRIMAN CITY
APPROVED THIS 2nd DAY OF JUNE
20 22 BY HERRIMAN CITY.
[Signature]
HERRIMAN CITY

26-25-178-007-009 26-25-12 \$ 54.00