

ANTHEM COMMERCIAL 9TH AMENDED SUBDIVISION

AMENDING LOT 309 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION

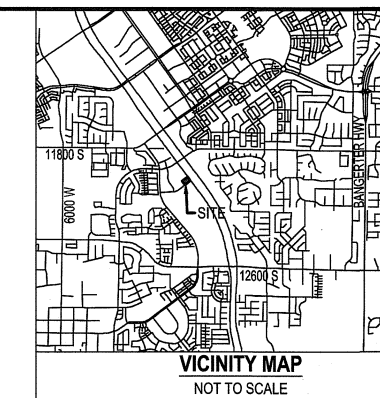
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

NORTHWEST CORNER SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FOUND 2.5" BRASS CAP

NORTH QUARTER CORNER SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FOUND 2.5" BRASS CAP

S 89°55'17" E BASIS OF BEARING 2877.33 (MEASURED)
S 89°55'17" E (ARP) 2877.02 (APP)
538.30'

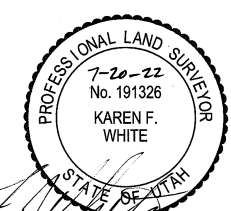
NORTHEAST CORNER SECTION 25
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FOUND 2.5" BRASS CAP



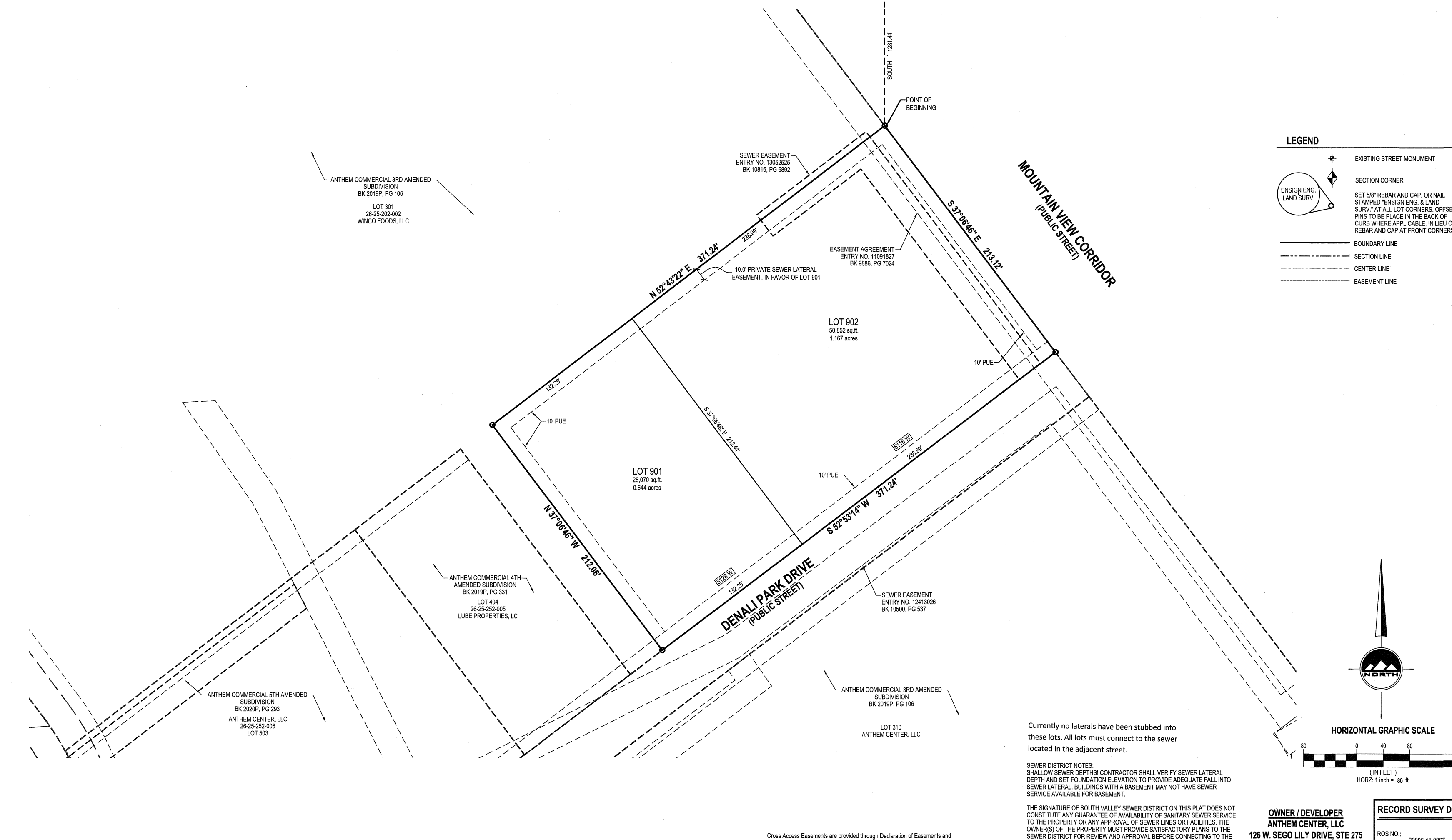
SURVEYOR'S CERTIFICATE
I, **KAREN F. WHITE**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. **191326** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-22-15 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 has been drawn conforming to the designated scale and is 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. Further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
All of Lot 309 of Anthem Commercial 3rd Amended Subdivision, recorded April 1, 2019 in Book 2019P at Page 106 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:
Beginning at a point on the Southwesterly Right-of-Way Line of the Mountain View Corridor, said point being South 89°55'17" East 538.30 feet along the section line and South 1,281.44 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 37°06'48" East 213.12 feet along said Southwesterly Right-of-Way Line to the Northwesterly Right-of-Way Line of Denali Park Drive;
thence South 52°43'14" West 371.24 feet along said Northwesterly Right-of-Way Line;
thence North 37°06'48" West 212.06 feet;
thence North 52°43'22" East 371.24 feet to the point of beginning.

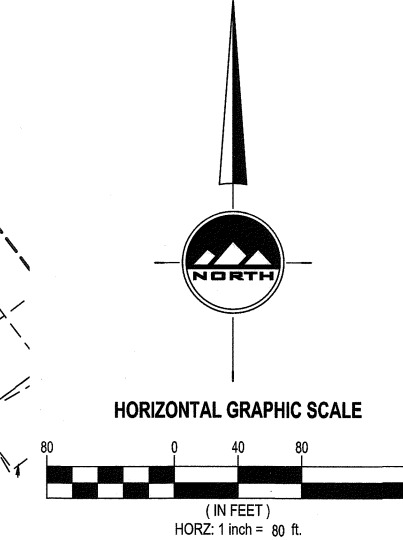
Contains 78,921 Square Feet or 1.812 Acres and 2 Lots



July 29, 2022
KAREN F. WHITE
P.L.S. 191326



LEGEND
 + EXISTING STREET MONUMENT
 SECTION CORNER
 SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
 --- BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - EASEMENT LINE



Currently no laterals have been stubbed into these lots. All lots must connect to the sewer located in the adjacent street.

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 OWNERS 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.

OWNER / DEVELOPER
ANTHEM CENTER, LLC
126 W. SEGGO LILY DRIVE, STE 275
SANDY, UTAH 84070

RECORD SURVEY DATA
R/S NO.: S2006-11-0967

OWNER'S DEDICATION
I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
ANTHEM COMMERCIAL 9TH AMENDED SUBDIVISION
AMENDING LOT 309 OF ANTHEM COMMERCIAL 3RD 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 warrant and defend and save the City harmless against any assessments or other encumbrance 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 16 day of August A.D. 2022
By: Cory Guitt, Manager
Anthem Center, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Salt Lake
ON THIS 16th DAY OF August A.D. 2022 BEFORE ME, CORY GUITT, PERSONALLY APPEARED:
ANTHEM CENTER, LLC, A GUARANTEED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS SOLE AND TRUE OWNERSHIP AND IN FULL CAPACITY.
NOTARY PUBLIC
BROOKLYNNE CHRISTENSEN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 717283
COMM. EXP. 05-12-2025

ROCKY MOUNTAIN POWER NOTES:
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-403(A)(2)(B) 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 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Domination Energy Utah - Note:
Quasar Gas Company, dba Domination Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Domination 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 Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 800-366-8532.

<p>HEALTH DEPARTMENT APPROVAL APPROVED THIS <u>16th</u> DAY OF <u>August</u> 20<u>22</u> BY HEALTH DEPARTMENT. <i>[Signature]</i> SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p>COMCAST APPROVED THIS <u>16</u> DAY OF <u>Aug</u> 20<u>22</u> BY COMCAST. <i>[Signature]</i> COMCAST</p>	<p>CENTURYLINK COMMUNICATIONS APPROVED THIS <u>16th</u> DAY OF <u>AUGUST</u> 20<u>22</u> BY CENTURYLINK. <i>[Signature]</i> CENTURYLINK COMMUNICATIONS</p>	<p>ROCKY MOUNTAIN POWER APPROVED THIS <u>16</u> DAY OF <u>August</u> 20<u>22</u> BY ROCKY MOUNTAIN POWER. <i>[Signature]</i> ROCKY MOUNTAIN POWER</p>	<p>SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>16</u> DAY OF <u>August</u> 20<u>22</u> BY SOUTH VALLEY SEWER DISTRICT. <i>[Signature]</i> SOUTH VALLEY SEWER DISTRICT MANAGER</p>	<p>DOMINION ENERGY APPROVED THIS <u>16</u> DAY OF <u>Aug</u> 20<u>22</u> BY DOMINION ENERGY. <i>[Signature]</i> DOMINION ENERGY</p>
<p>CHECKED FOR ZONING ZONE: <u>C-2</u> DATE: <u>8/29/22</u> AREA: <u>N/A</u> WIDTH: <u>N/A</u> NAME: <u>[Signature]</u> <u>Five # 52022-073</u></p>	<p>PLANNING COMMISSION APPROVAL APPROVED THIS <u>8</u> DAY OF <u>August</u> 20<u>22</u> BY HERRIMAN PLANNING COMMISSION. <i>[Signature]</i> CHAIR, HERRIMAN PLANNING COMMISSION</p>	<p>HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>29th</u> DAY OF <u>August</u> 20<u>22</u> BY HERRIMAN CITY MUNICIPAL WATER. <i>[Signature]</i> HERRIMAN CITY</p>	<p>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. <i>[Signature]</i> DATE: <u>8/16/22</u> <u>[Signature]</u> HERRIMAN CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>30th</u> DAY OF <u>Aug</u> 20<u>22</u> BY HERRIMAN CITY. <i>[Signature]</i> HERRIMAN CITY</p>	<p>HERRIMAN CITY APPROVED THIS <u>31st</u> DAY OF <u>AUGUST</u> 20<u>22</u> BY HERRIMAN CITY. <i>[Signature]</i> HERRIMAN CITY</p>

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0629
Fax: 801.255.4449
www.ensigneng.com

SHEET 1 OF 1
PROJECT NUMBER: 4658
MANAGER: BDM
DRAWN BY: KFW
CHECKED BY: FMH
DATE: 7/29/22

TABULATIONS
1. TOTAL PLAT ACREAGE 1.812 ACRES
2. TOTAL LOT ACREAGE 1.812 ACRES
3. TOTAL ACREAGE IN STREETS 0 ACRES
4. TOTAL ACREAGE IN OPEN SPACE 0 ACRES
5. AVERAGE LOT SIZE 0.906 ACRES
6. NUMBER OF LOTS 2

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HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 190 0099
STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Herriman City
DATE: 9/1/2022 TIME: 2:41 PM BOOK: 2022 PAGE: 206
FEE: 159.00 [Signature]
DEPUTY SALT LAKE COUNTY RECORDER
26-25-21, 26-25-252-022 8/24/22