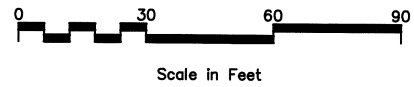
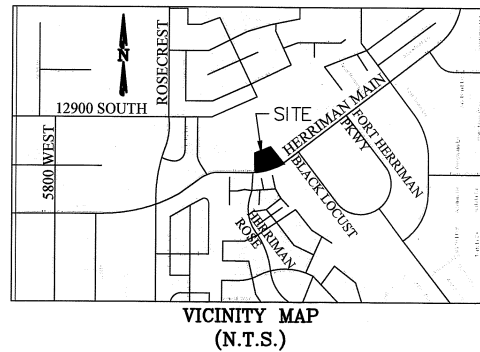


# HERRIMAN TOWNE CENTER PLAT "A" LOT 2 AMENDED

(AMENDING HERRIMAN TOWNE CENTER PLAT "A")  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
HERRIMAN, SALT LAKE COUNTY, UTAH  
APRIL 2023



### LEGEND

- SET REBAR/CAP MARKED "LEGEND ENGINEERING PLS 5183760" OR MAG NAIL
- FOUND PROPERTY CORNER (AS NOTED)
- FOUND BRASS PLUG
- FOUND BRASS CAP STREET MONUMENT
- BOUNDARY LINE
- TITLE LINES
- - - - - PUBLIC UTILITY EASEMENT (PUE)

### LINE TABLE

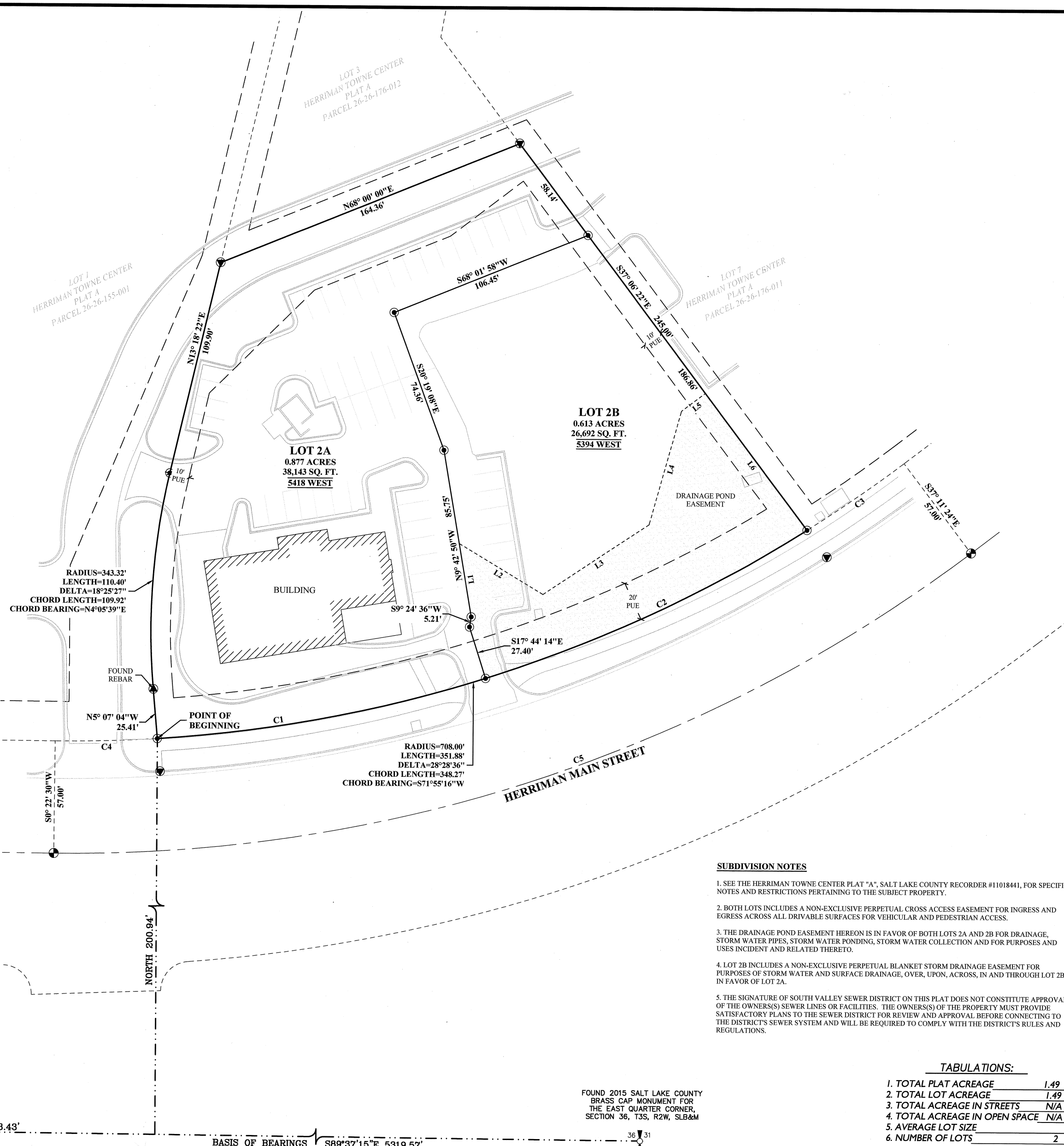
LINE #	LENGTH	BEARING
L1	37.73'	N9° 42' 50"W
L2	49.92'	S89° 11' 57"E
L3	64.72'	N56° 31' 42"E
L4	60.00'	N15° 41' 34"E
L5	15.17'	N52° 53' 38"E
L6	86.74'	S37° 06' 22"E

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	170.82'	708.00'	13° 49' 26"	170.41'	S79° 14' 51"W
C2	181.06'	708.00'	14° 39' 08"	180.57'	S65° 00' 34"W
C3	60.07'	708.00'	4° 51' 40"	60.05'	N55° 15' 09"E
C4	52.14'	708.00'	4° 13' 11"	52.13'	N88° 16' 10"E
C5	501.46'	765.00'	37° 33' 26"	492.53'	N71° 36' 01"E

FOUND 2014 SALT LAKE COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 36, T3S, R2W, SLB&M

FOUND 2015 SALT LAKE COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 36, T3S, R2W, SLB&M



### SUBDIVISION NOTES

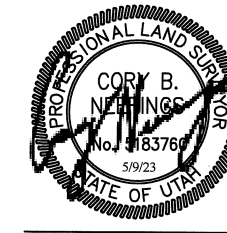
- SEE THE HERRIMAN TOWNE CENTER PLAT "A", SALT LAKE COUNTY RECORDER #11018441, FOR SPECIFIC NOTES AND RESTRICTIONS PERTAINING TO THE SUBJECT PROPERTY.
- BOTH LOTS INCLUDES A NON-EXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS ACROSS ALL DRIVABLE SURFACES FOR VEHICULAR AND PEDESTRIAN ACCESS.
- THE DRAINAGE POND EASEMENT HEREON IS IN FAVOR OF BOTH LOTS 2A AND 2B FOR DRAINAGE, STORM WATER PIPES, STORM WATER PONDING, STORM WATER COLLECTION AND FOR PURPOSES AND USES INCIDENT AND RELATED THERETO.
- LOT 2B INCLUDES A NON-EXCLUSIVE PERPETUAL BLANKET STORM DRAINAGE EASEMENT FOR PURPOSES OF STORM WATER AND SURFACE DRAINAGE, OVER, UPON, ACROSS, IN AND THROUGH LOT 2B IN FAVOR OF LOT 2A.
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNERS(S) SEWER LINES OR FACILITIES. THE OWNERS(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.

### TABULATIONS:

1. TOTAL PLAT ACREAGE	1.49
2. TOTAL LOT ACREAGE	1.49
3. TOTAL ACREAGE IN STREETS	N/A
4. TOTAL ACREAGE IN OPEN SPACE	N/A
5. AVERAGE LOT SIZE	
6. NUMBER OF LOTS	2

### SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5183760, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE 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 "HERRIMAN TOWNE CENTER PLAT "A" LOT 2 AMENDED", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



CORY B. NEERINGS  
PLS 5183760

### BOUNDARY DESCRIPTION

ALL OF LOT 2, HERRIMAN TOWNE CENTER PLAT A, BOOK 2010P AT PAGE 134, BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING SOUTH 89°37'15" EAST 1213.43 FEET ALONG THE SECTION LINE AND NORTH 200.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;  
THENCE NORTH 13°18'22" EAST 109.90 FEET;  
THENCE NORTH 13°18'22" EAST 109.90 FEET;  
THENCE NORTH 68°00'00" EAST 164.36 FEET;  
THENCE SOUTH 37°06'22" EAST 245.00 FEET;  
THENCE 351.88 FEET ALONG THE ARC OF A 708.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 28°28'36" (CHORD BEARS SOUTH 71°55'16" WEST 348.27 FEET) TO THE POINT OF BEGINNING

CONTAINS:  
2 LOTS  
1.49 ACRES  
64,835 SQUARE FEET, MORE OR LESS

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°37'15" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE HERRIMAN TOWNE CENTER PLAT A.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE "HERRIMAN TOWNE CENTER PLAT "A" LOT 2 AMENDED"  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY/OUR HAND(S) THIS 1 DAY OF July 2023

ARLENA LLC,

TITLE manage

TITLE \_\_\_\_\_

PRINT NAME Ericka Cook

PRINT NAME \_\_\_\_\_

SIGNATURE [Signature]

SIGNATURE \_\_\_\_\_

### ACKNOWLEDGEMENT

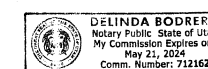
STATE OF UTAH }  
COUNTY OF Salt Lake }  
ON THE 1 DAY OF July, A.D. 2023 PERSONALLY APPEARED BEFORE ME,  
WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE  
Ericka Cook OF Arleña, LLC A LIMITED LIABILITY COMPANY,  
AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE  
ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: May 21, 2024 COMMISSION NUMBER 712162

NOTARY PUBLIC Delinda Badner NOTARY PUBLIC \_\_\_\_\_

COMMISSIONED IN UTAH \_\_\_\_\_

RESIDING IN Salt Lake COUNTY



PREPARED BY:



LEGEND ENGINEERING  
52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
www.legendengineering.com

SALT LAKE COUNTY RECORDER 14152006

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILE AT THE REQUEST OF Arleña, LLC

DATE 7/11/23 TIME 6:41 BOOK 2023P PAGE 147

FEE \$54.00

DEPUTY SALT LAKE COUNTY RECORDER

DATE: 5/9/23

SCALE: 1"=30'

PAGE: 1 OF 1

PROJECT: S22-045

RECORDER

PLANNING DIRECTOR

HEALTH DEPARTMENT  
APPROVED THIS 18 DAY OF May,  
A.D. 2023.  
Rick Jensen  
SALT LAKE COUNTY HEALTH DEPARTMENT

COMCAST CABLE SERVICES  
APPROVED THIS 18 DAY OF May,  
A.D. 2023.  
Cladden  
COMCAST

CENTURYLINK  
APPROVED THIS 13 DAY OF JUNE,  
A.D. 2023.  
Paul Bieing  
CENTURYLINK

ROCKY MOUNTAIN POWER  
APPROVED THIS 20 DAY OF June,  
A.D. 2023.  
[Signature]  
ROCKY MOUNTAIN POWER

SOUTH VALLEY SEWER DISTRICT  
APPROVED THIS 16 DAY OF May,  
A.D. 2023. BY SOUTH VALLEY SEWER DISTRICT  
[Signature]  
SOUTH VALLEY SEWER DISTRICT

DOMINION ENERGY  
APPROVED THIS 13 DAY OF JUNE,  
A.D. 2023.  
Kayla Powell  
DOMINION ENERGY

CHECKED FOR ZONING  
ZONE: MU-2 DATE: 07/13/2023  
AREA: NA WIDTH: N/A  
NAME: [Signature]  
FILE # S2022-061

HERRIMAN PLANNING COMMISSION  
APPROVED THIS 11 DAY OF July,  
A.D. 2023.  
[Signature]  
CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER  
APPROVED THIS 10 DAY OF July,  
A.D. 2023. 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] 7-13-2023  
HERRIMAN CITY ENGINEER DATE

APPROVAL AS TO FORM  
APPROVED THIS 18 DAY OF July,  
A.D. 2023.  
[Signature]  
HERRIMAN CITY ATTORNEY

HERRIMAN CITY  
APPROVED THIS 18 DAY OF JULY,  
A.D. 2023. BY HERRIMAN CITY  
[Signature]  
RECORDER  
[Signature]  
PLANNING DIRECTOR