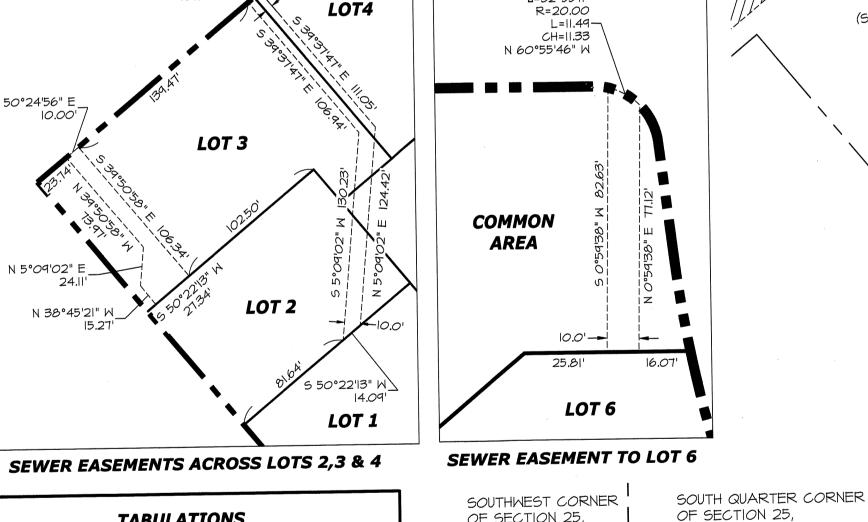
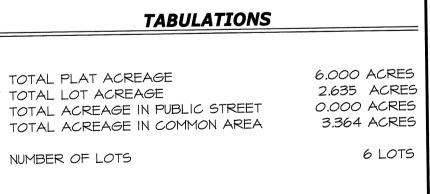
LEGEND BOUNDARY LINE ---- PUBLIC UTILITY EASEMENT (PUE) ---- ADJACENT PROPERTY LINE -- CENTER LINE SECTION CORNER FOUND OR TO BE SET WITH 5/8"x24" REBAR & CAP STAMPED SILVERPEAK ENG SCALE I"=60 LINE TABLE LINE | BEARING | LENGTH LI N 39°37'47" W | 26.58' L2 | 5 50°22'13" W L3 N 50°24'56" E L4 N 50°03'17" E 24.03' **CURVE TABLE** CURVE | DELTA | RADIUS | LENGTH | CHORD CI | 19°15'06" | 460.00' | 154.56' | 153.84' 5 58°49'40" ! C2 | 21°48'51" | 119.93' | 119.21' 315.00' 47.43' | 47.41' N 72°37'17" E N 82°55'18" E 117.96' | 117.63' C4 | |4°4|'3|" | 460.00' | 84.42' 84.17' C5 | 15°12'36" | 318.00' | N 9°08'31" W | 4°16'09" | 391.50' | | 29.17' | 29.16' C7 | 13°32'15" | 391.50' | 92.50' | 92.29' | N 18°02'42" h C8 | 0°54'34" | 3041.50' | 48.27' | 48.27' | 5 25°16'07" E C9 | 0°49'|5" | 304|.50' | 43.58' | 43.58' | 5 26°08'02" E N 50°24'56" E LOT 3





CENTURYLINK COMMUNICATIONS

CENTURYLINK COMMUNICATIONS

HEALTH DEPARTMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 2024, BY HEALTH DEPARTMENT.

SALT LAKE COUNTY WEALTH DEPARTMENT

APPROVED THIS 25 DAY OF April 2024, BY CENTURYLINK COMMUNICATIONS.

N 5°09'02" E

N 38°45'21" W

OF SECTION 25, TOWNSHIP 3 SOUTH, - RANGE 2 WEST, -RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT) (FOUND MONUMENT) 89°36'40" E 2667.50' (MEASURED) 2667.48' (RECORD)

DOMINION ENERGY UTAH COMCAST APPROVED THIS 15 DAY OF APPROVED THIS 36 DAY OF APPROVED., 2024, BY COMCAST.

TOWNSHIP 3 SOUTH,

MERIDIAN

SALT LAKE BASE AND

CHECKED FOR ZONING ZONE: C-2 DATE: 5/3/2-LY PLANNING COMMISSION,

FILF # 52023-082

MDA - RM-2023

April ____, 2024, BY DOMINION OMINION ENERGY UTAH **PLANNING COMMISSION APPROVAL** APPROVED THIS ______ DAY OF ______, 2024, BY HERRIMAN CITY

CHAIRMAN, HERRIMAN PLANNING COMMISSION

ROCKY MOUNTAIN POWER HERRIMAN CITY MUNICIPAL WATER APPROVED THIS BE DAY OF May _, 2024, BY HERRIMAN CITY MUNICIPAL WATER.

HERRIMAN CITY

ROCKY MOUNTAIN POWER

APPROVED THIS 25th DAY OF April , 2024, BY ROCKY

MOUNTAINVIEW PLAZA

AMENDING ALL OF LOTS 1 AND 2,

GAME POINTE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,

TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

Δ=39°51'11"

HERRIMAN CITY

26-25-400-090

SEWER EASEMENT

ENTRY NO. 12095625-

O-FOOT WIDE SEWER

(SEE SEWER DETAIL)

FAVOR OF LOT 2

LATERAL EASEMENT IN

BOOK 10344, PAGE 9653

R=460.00'

CH=313.55'

N 70°20'31" E

0.460 ACRES

5139 W.

507.23

0.292 ACRES

12271 5.

L=319.96'-

MILLER CROSSING DRIVE

LOT 4

19.089 SQ. FT.

0.438 ACRES

5127 W.

LOT 1 14,850 SQ. FT.

0.341 ACRES

12283 S.

10-FOOT WIDE SEWER

FAVOR OF LOT I (SEE SEWER DETAIL,

LATERAL EASEMENT IN

-10' P.U.E.

APPROVED THIS 30 DAY OF _Apri _____, 2024, BY SOUTH VALLEY SEWER DISTRICT. SOUTH VALUEY SEMER DISTRICT MANAGER

S 89°36'51" E 2668.66' (MEASURED)

S 89°36'54" E 2668.70 (RECORDED)

SOUTH VALLEY SEWER DISTRICT

POINT OF

BEGINNING

HERRIMAN CITY ENGINEER HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 5/6/2024 HERRIMAN CITY ENGINEER

COUNTY SURVEYOR REVIEWER APPROVAL AS TO FORM

2161.43 (MEASURED) 2161.47' (RECORD)

APPROVED AS TO FORM THIS 28 DAY OF 41 , 2024.

OWNER / DEVELOPER **RECORD OF SURVEY** MOUNTAINVIEW PLAZA LLC - AARON OSMOND 11466 COUNTRY KNOLL ROAD SOUTH JORDAN, UT 84095 AVOSMOND@GMAIL.COM

PROPERTY

Δ=83°41'42"

S 48°51'17" E

Δ=17°48'24"

R=391.50'

-L=121.67'

CH=121.18'

S 15°54'38" E 26-25-400-090

Δ=1°43'49"

R=3041.50'

_L=91.85'

CH=91.85'

S 25°40'45" E

R=20.00'

CH = 26.69

-L=29.22

 $\Delta = 0^{\circ}58'12''$ R = 540.00

N 89°46'58" E

LOT 5

29,336 SQ. FT

0.673 ACRES

5107 W.

COMMON AREA

3.364 ACRES

N 89°43'56" W 99.94'

NOTES:

CH = 9.14'

10-FOOT WIDE

OF LOT 6 (SEE

SEWER DETAIL)

LOT 6

0.431 ACRES

12256 S.

HERRIMAN CITY _26-25-400-090^{_}

1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES

NOT CONSTITUTE APPROVAL OF THE OWNER(S) 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 DISTRICTS RULES AND REGULATIONS.

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.

18,761 SQ. F

SEWER LATERAL EASE. IN FAVOR-

> HOME OWNER'S ASSOCIATION MOUNTAINVIEW PLAZA HOME OWNER'S ASSOCIATION 1466 COUNTRY KNOLL ROAD SOUTH JORDAN, UT 84095

SOUTHEAST CORNER

TOWNSHIP 3 SOUTH,

OF SECTION 25,

RANGE 2 WEST,-

AND MERIDIAN

SALT LAKE BASE

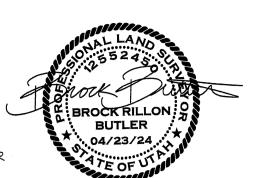
(FOUND MONUMENT)

NUTO

HERRIMAN CITY APPROVED THIS 28TH DAY OF _ MAY 2024 BY HERRIMAN C

SURVEYOR'S CERTIFICATE

I, BROCK R. BUTLER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 12552450 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND COMMON AREA, TOGETHER WITH EASEMENTS, HEREAFTER TO BE SAID TRACT OF LAND INTO LOTS AND COMMON AREA, TOOLTHER MITH EASETERS, TERRESTED TO DE KNOWN AS MOUNTAINVIEW PLAZA, AND THAT THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS.



BROCK R. BUTLER UTAH PROFESSIONAL LAND SURVEYOR LICENSE NO. 12552450

BOUNDARY DESCRIPTION

ALL OF LOTS I AND 2 OF THE GAME POINTE SUBDIVISION, RECORDED AS ENTRY NUMBER 13098578, BOOK 2019P, PAGE 277, ON OCTOBER 14, 2019 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID SUBDIVISION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, HERRIMAN CITY, SALT LAKE

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND COMMON AREA, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

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, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. PURSUANT TO UTAH CODE 10-9A-604(D, THE OWNER HEREBY CONVEYS THE COMMON AREA AS INDICATED HEREON, TO THE MOUNTAINVIEW PLAZA HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) DATED THIS 150 DAY OF <u>May</u>_, 2024.



LIMITED LIABILITY COMPANY **ACKNOWLEDGMENT**

STATE OF UTAH

COUNTY OF Davis ON THIS ______ DAY OF ______, 2024, AARON OSMOND PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN, DID SAY HE IS A MEMBER OF MOUNTAINVIEW PLAZA, LLC, AND THAT HE SIGNED THE FOREGOING INSTRUMENT ON BEHALF OF SAID ENTITY, UPON AUTHORIZATION TO DO SO, AND ACKNOWLEDGED TO ME SAID ENTITY EXECUTED THE SAME.

RESIDING AT: Hooper, UT

COMMISSION NUMBER: 719473

MY COMMISSION EXPIRES: 5-26-25





177 E. ANTELOPE DR. STE. B LAYTON, UT 84041 PHONE: (801) 499-5054 WWW.SILVERPEAKENG.COM

SHEET 1 OF 1

Gobriel S. Clark

NOTARY PUBLIC (PRINT NAME)

Delriel D. Clark

NOTARY PUBLIC SIGNATURE

STRUCTURAL CIVIL SURVEY

MOUNTAINVIEW PLAZA

AMENDING ALL OF LOTS 1 AND 2, **GAME POINTE SUBDIVISION**

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

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

Aaron Osmand DATE: 5/31/2024 TIME: 10:16 am BOOK: 2024P PAG \$\$64.00 Cmy Depty

26-25-402-001;-002 26-25-41 \$64.00

DEPUTY SALT LAKE COUNTY RECORDER