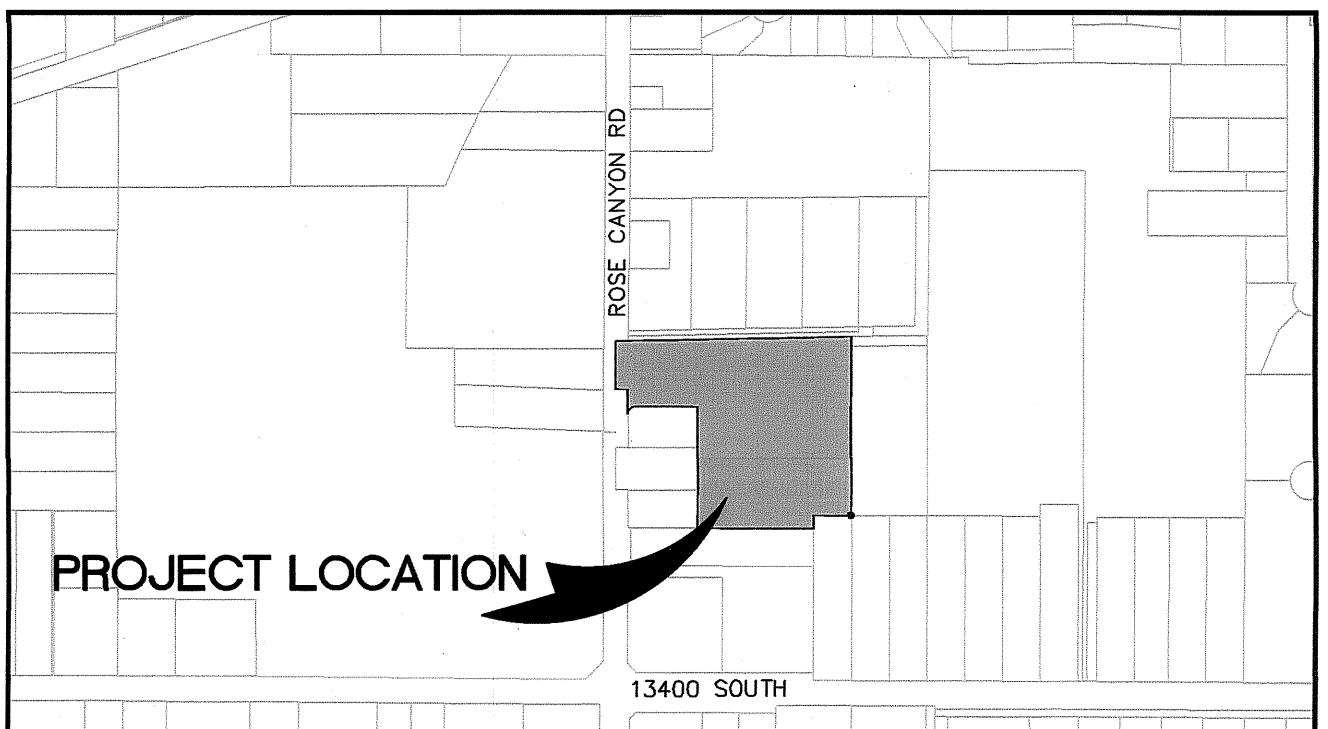


HOLLYS POND

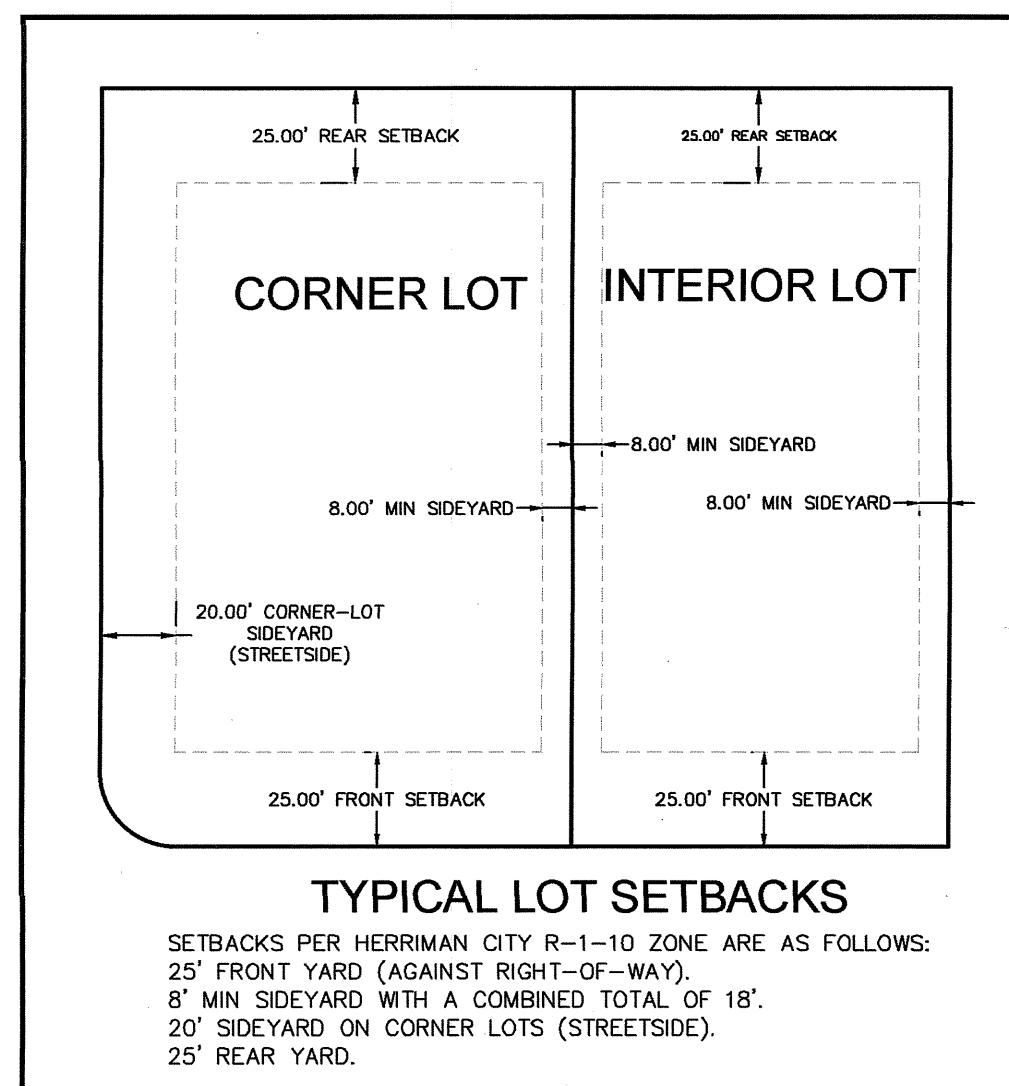
A RESIDENTIAL SUBDIVISION AMENDING LOT 1 JOSEPHSON SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE MERIDIAN
HERRIMAN CITY, COUNTY OF SALT LAKE, UTAH



VICINITY MAP

SCALE: 1" = 500'
HERRIMAN, UTAH



TYPICAL LOT SETBACKS

SETBACKS PER HERRIMAN CITY R-1-10 ZONE ARE AS FOLLOWS:
25' FRONT YARD (AGAINST RIGHT-OF-WAY),
8' MIN SIDEYARD WITH A COMBINED TOTAL OF 18',
20' SIDEYARD ON CORNER LOTS (STREETSIDE),
25' REAR YARD.

LEGEND

- FOUND SECTION CORNER — SECTION LINE
- SET 5/8 REBAR AND CAP — (BOUNDARY LINE)
(WILDING ENGINEERING OR PLUG IN CURB ON LOT LINE EXTENT)
- CL MONUMENT — ROW CENTERLINE
- PUBLIC UTILITY EASEMENT LINE
- LOT LINE



WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFORD, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

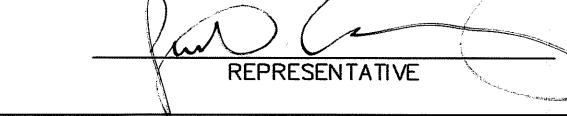
HEALTH DEPARTMENT

APPROVED THIS 3 DAY OF Oct
A.D. 2024 BY THE HEALTH DEPARTMENT.



COMCAST

APPROVED THIS 2nd DAY OF Oct
A.D. 2024 BY COMCAST.



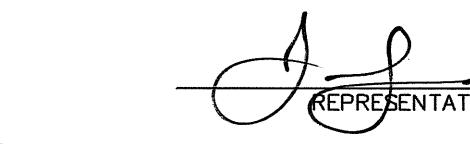
CENTURY LINK COMMUNICATION

APPROVED THIS 2nd DAY OF Oct
A.D. 2024 BY CENTURY LINK COMMUNICATIONS.



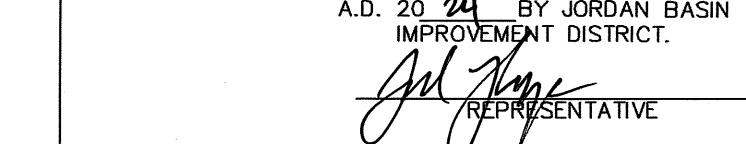
ROCKY MOUNTAIN POWER

APPROVED THIS 2nd DAY OF Oct
A.D. 2024 BY ROCKY MOUNTAIN POWER.



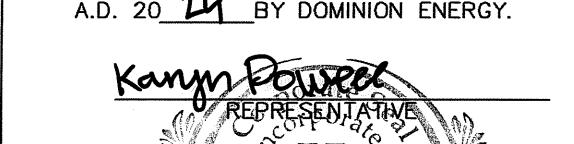
JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS 1st DAY OF October
A.D. 2024 BY JORDAN BASIN
IMPROVEMENT DISTRICT.



DOMINION ENERGY

APPROVED THIS 2 DAY OF October
A.D. 2024 BY DOMINION ENERGY.



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.

SURVEYOR'S CERTIFICATE:

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND THAT I HAVE MADE A SURVEY OF THE LAND OWNED BY THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH LAW. I HEREBY STATE THAT THE TRACT OF LAND SUBDIVIDED AND TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:



HOLLYS POND
AMENDING LOT 1 JOSEPHSON SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF THE JOSEPHSON SUBDIVISION, RECORDED IN BOOK 97, AT PAGE 330, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 01°3'34" EAST, ALONG THE SECTION LINE, 433.00 FEET AND SOUTH 89°42'16" EAST, 216.98 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°1'33" EAST, 322.24 FEET; THENCE NORTH 89°42'26" WEST, 163.98 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°13'34" WEST, 28.28 FEET) TO THE EAST LINE OF ROSE CANYON ROAD; THENCE NORTH 00°1'33" EAST, ALONG SAID EAST LINE, 65.00 FEET; THENCE NORTH 89°42'26" WEST, 33.00 FEET, TO THE WEST LINE OF SAID SECTION 35; THENCE NORTH 00°1'33" EAST, ALONG SAID WEST LINE, 126.86 FEET, TO THE SOUTHWEST CORNER OF THE SUBDIVISION, RECORDED IN BOOK 93, PAGE 194 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE NORTH 88°57'35" EAST, 624.60 FEET; THENCE SOUTH 88°57'35" WEST, 472.80 FEET, TO THE NORTH BOUNDARY OF THE PRESTON BUTTERFIELD NUMBER 1 SUBDIVISION; THENCE NORTH 89°42'16" WEST, ALONG SAID NORTH BOUNDARY, 100.25 FEET, TO THE EAST LINE OF THE SAID JOSEPHSON SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°1'3'34" WEST 35.60 FEET; 2) NORTH 89°42'16" WEST, 308.02 FEET TO THE POINT OF BEGINNING. CONTAINS 5.470 ACRES, MORE OR LESS

VESTING DEEDS:
E: 14272675 B: 1509 P: 4006
E: 14272729 B: 1509 P: 4197
E: 14272728 B: 1509 P: 4194
E: 14272849 B: 1509 P: 5171

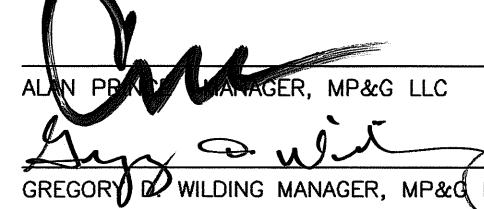
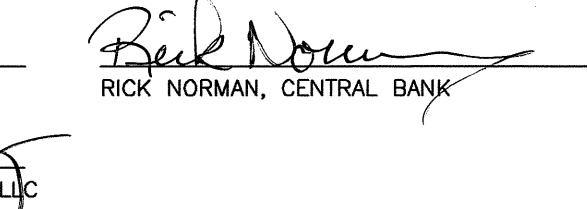
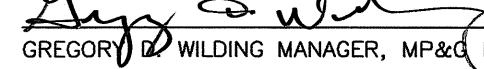
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°1'3'34" EAST FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE WEST QUARTER CORNER OF SAID SECTION 35.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS: HOLLYS POND
A RESIDENTIAL SUBDIVISION
AMENDING LOT 1 JOSEPHSON SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND 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, MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREBUNTO SET ASIDE OUR HANDS AT 22nd DAY OF September A.D. 2024


ALAN PRINCE, MANAGER, M&G LLC

RICK NORMAN, CENTRAL BANK

GREGORY D. WILDING, MANAGER, M&G LLC

LLC ACKNOWLEDGEMENT

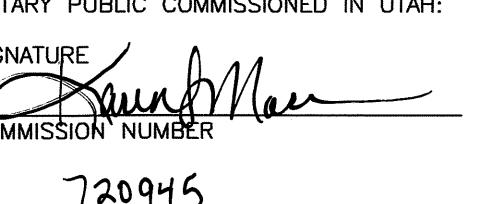
STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 23rd DAY OF September, A.D. 2024, PERSONALLY APPEARED
BEFORE ME ALAN PRINCE, WHO BEING DULY SWEORN OF AFFIRMED, DID SAY THAT HE IS A
MANAGER OF M&G LLC, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM
ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND
THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC COMMISSIONED IN UTAH:
SIGNATURE 
PRINTED NAME Karen S. Moser
COMMISSION NUMBER 720945
EXPIRATION DATE October 13, 2025

720945 October 13, 2025

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 23rd DAY OF September, A.D. 2024, PERSONALLY APPEARED
BEFORE ME GREGORY D. WILDING, WHO BEING DULY SWEORN OF AFFIRMED, DID SAY THAT
HE IS A MANAGER OF M&G LLC, AND THAT THE WITHIN OWNER'S DEDICATION WAS
SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF
DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC COMMISSIONED IN UTAH:
SIGNATURE 
PRINTED NAME Karen S. Moser
COMMISSION NUMBER 720945
EXPIRATION DATE October 13, 2025

720945 Oct 13, 2025

HOLLYS POND

A RESIDENTIAL SUBDIVISION
AMENDING LOT 1 JOSEPHSON SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE MERIDIAN
HERRIMAN CITY, COUNTY OF SALT LAKE, UTAH

SALT LAKE COUNTY RECORDER RECORD # 14307237

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

DATE 10/30/2024 PAGE 241

\$74.00 FEE \$


Amy L. Deary
DEPUTY SALT LAKE COUNTY RECORDER

