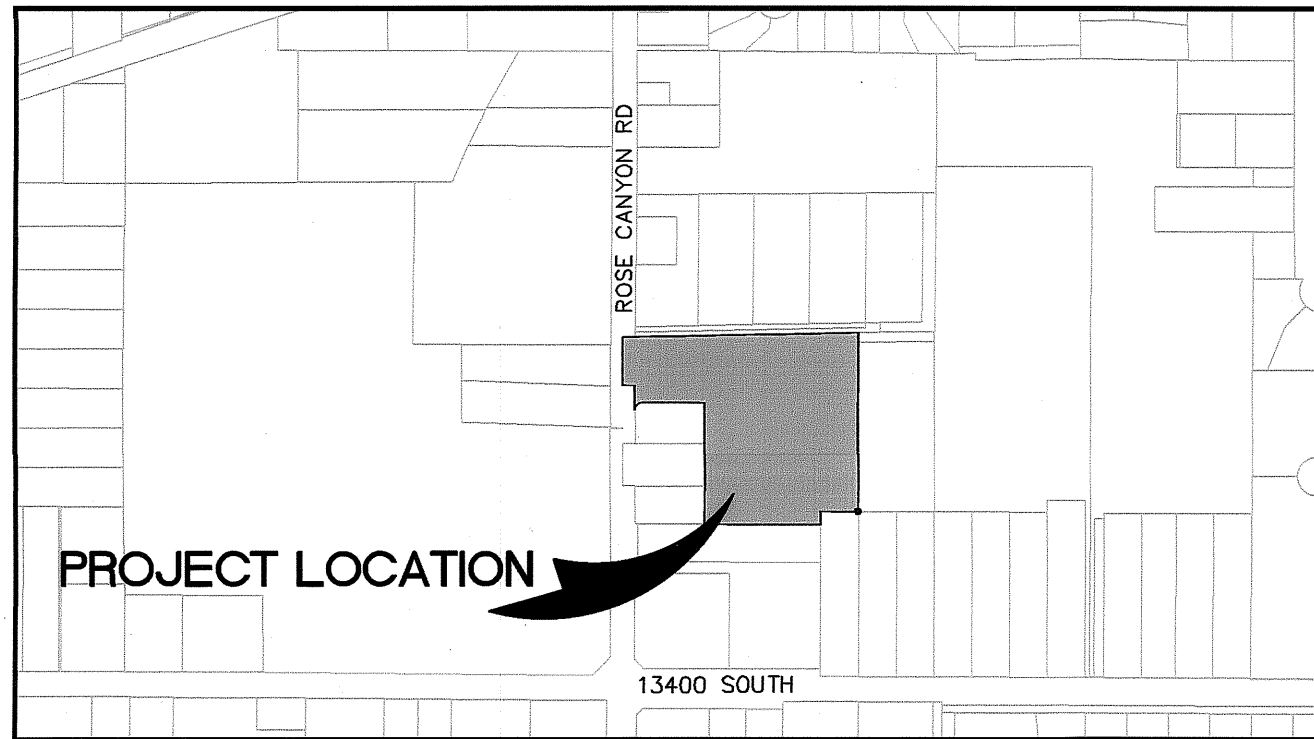


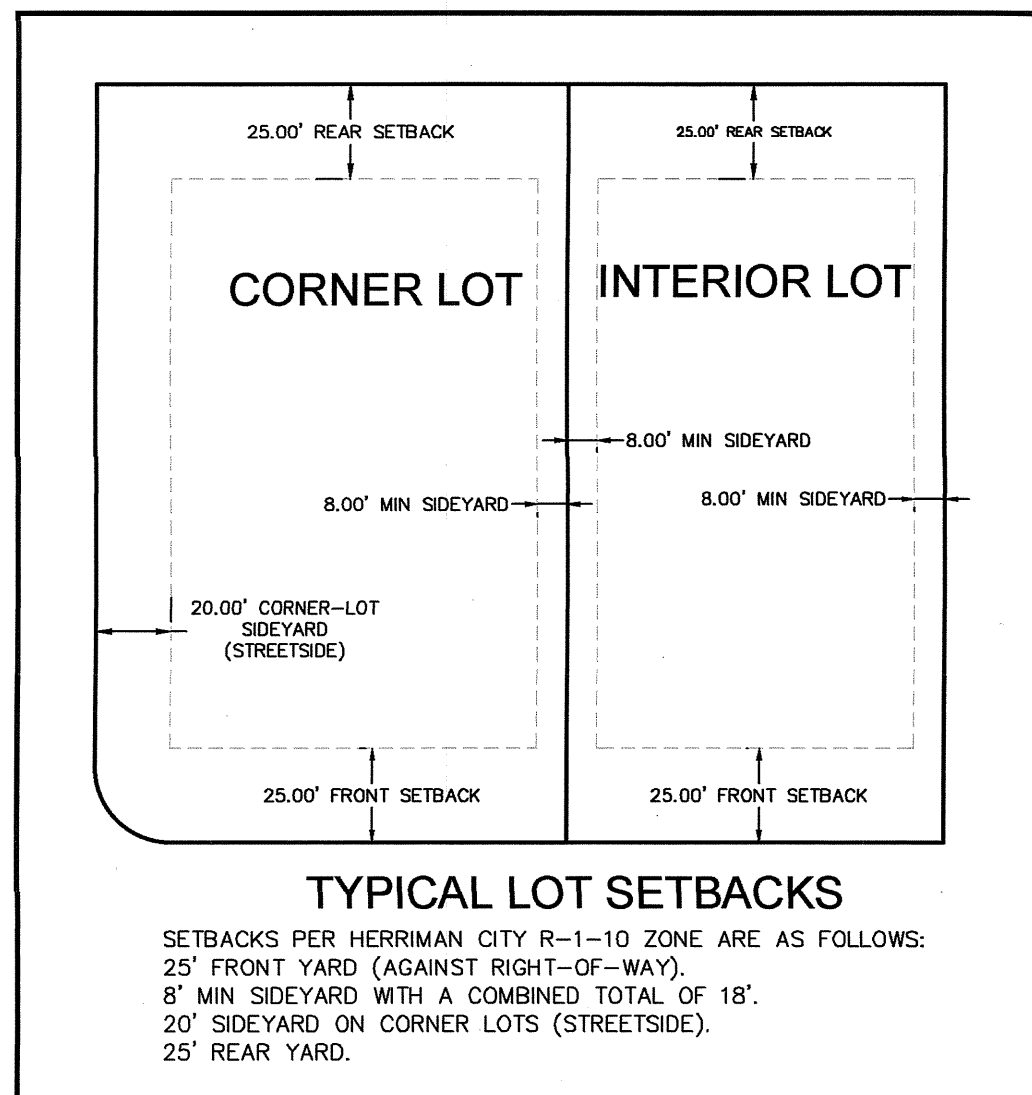
HOLLYS POND

A RESIDENTIAL SUBDIVISION AMENDING LOT 1 JOSEPHSON SUBDIVISION

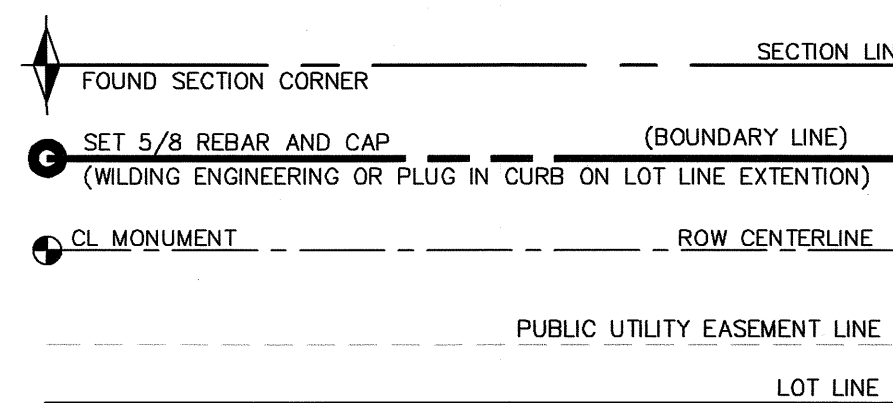
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE MERIDIAN
HERRIMAN CITY, COUNTY OF SALT LAKE, UTAH



VICINITY MAP
SCALE: 1" = 500'
HERRIMAN, UTAH



LEGEND



NOTES

- WILDING ENGINEERING WILL SET A 5/8" REBAR AND PLASTIC CAP STAMPED "WILDING ENGINEERING" AT ALL REAR LOT CORNERS.
- RIVETS WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT CORNERS REPRESENTING AN EXTENSION OF SIDE LOT LINES.
- LOT 1 SHALL NOT HAVE FRONTAGE ALONG ROSE CANYON ROAD.
- NORTHINGS AND EASTINGS NOTED ON THE MONUMENTS OF THIS PLAT ARE NOTED IN NAD83, UTAH CENTRAL STATE PLANE GRID, AND ARE NOTED IN U.S. SURVEY FEET.
- STREET CENTERLINE MONUMENTS TO BE SET PER SALT LAKE COUNTY SURVEYOR MONUMENT PERMIT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	S44°46'26"E	28.28'
C2	4.62'	20.00'	131°34'00"	N83°36'44"E	4.61'
C3	14.02'	20.00'	40°10'38"	N56°54'35"E	13.74'
C4	94.30'	58.00'	93°09'17"	S83°23'54"W	84.25'
C5	58.08'	58.00'	57°22'42"	N21°20'06"W	55.69'
C6	46.85'	58.00'	46°16'37"	N30°29'34"E	45.58'
C7	18.64'	58.00'	53°24'18"	S26°55'43"W	17.97'
C8	31.42'	20.00'	90°00'00"	S44°46'26"E	28.28'
C9	18.64'	20.00'	53°24'18"	S63°31'25"W	17.97'
C10	39.95'	58.00'	39°28'12"	N56°33'22"E	39.17'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C11	62.61'	58.00'	61°50'49"	S72°47'08"E	59.61'
C12	65.38'	58.00'	64°35'23"	S09°34'02"E	61.98'
C13	31.28'	58.00'	30°54'13"	S38°10'46"W	30.91'
C14	18.64'	20.00'	53°24'18"	N26°55'43"E	17.97'
C15	31.42'	20.00'	90°00'00"	N44°46'26"W	28.28'
C16	18.64'	20.00'	53°24'18"	N63°31'25"E	17.97'
C17	199.23'	58.00'	196°48'36"	S44°46'26"E	114.75'
C18	199.23'	58.00'	196°48'36"	N44°46'26"W	114.75'

OWNER/DEVELOPER

ALAN PRINCE
801-556-6000
ALAN@PRINCEDEVELOPMENT.COM

RECORD OF SURVEY

R.O.S. # S2024-08-0507
COUNTY SURVEYOR REVIEWER
DATE 10/30/2024

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 LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418582 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS:



HOLLYS POND
A RESIDENTIAL SUBDIVISION
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, OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 0°13'34" 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 0°13'34" EAST, 322.24 FEET; THENCE NORTH 89°46'26" 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 0°13'34" EAST, ALONG SAID EAST LINE, 65.00 FEET; THENCE NORTH 89°46'26" WEST, 33.00 FEET, TO THE WEST LINE OF SAID SECTION 35; THENCE NORTH 0°13'34" EAST, ALONG SAID WEST LINE, 126.86 FEET, TO THE SOUTHWEST CORNER OF GIRON SUBDIVISION, RECORDED IN BOOK 93, PAGE 194, OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE NORTH 88°57'35" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 624.60 FEET; THENCE SOUTH 0°07'46" 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 0°13'34" 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: 11509 P: 4006
E: 14272729 B: 11509 P: 4197
E: 14272728 B: 11509 P: 4194
E: 14272849 B: 11509 P: 5171

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°13'34" 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 CAUSED 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 HEREUNTO SET ASIDE OUR HANDS AND SEALS, THIS 23rd DAY OF September, A.D. 2024.

ALAN PRINCE, MANAGER, MP&G LLC
GREGORY D. WILDING, MANAGER, MP&G LLC
RICK NORMAN, CENTRAL BANK

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 SWORN OF AFFIRMED, DID SAY THAT HE IS A MANAGER OF MP&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: Karen S Moser
COMMISSION NUMBER: 720945
EXPIRATION DATE: 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 SWORN OF AFFIRMED, DID SAY THAT HE IS A MANAGER OF MP&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: Karen S Moser
COMMISSION NUMBER: 720945
EXPIRATION DATE: Oct 13, 2025



HEALTH DEPARTMENT
APPROVED THIS 3rd DAY OF Oct, A.D. 2024 BY THE HEALTH DEPARTMENT.
CHECKED FOR ZONING
ZONE: R-1-10/24 DATE: 10/07/2024
AREA: 12,500 SF WIDTH: 85'
NAME: [Signature]
FILE # S2024-020

COMCAST
APPROVED THIS 2nd DAY OF Oct, A.D. 2024 BY COMCAST.
PLANNING COMMISSION
APPROVED THIS 8th DAY OF Oct, A.D. 2024 BY HERRIMAN CITY PLANNING COMMISSION
CHAIRMAN: HERRIMAN PLANNING COMMISSION

CENTURY LINK COMMUNICATION
APPROVED THIS 2nd DAY OF Oct, A.D. 2024 BY CENTURY LINK COMMUNICATIONS.
HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS 15th DAY OF October, A.D. 2024 BY HERRIMAN CITY MUNICIPAL WATER.
HERRIMAN CITY

ROCKY MOUNTAIN POWER
APPROVED THIS 2nd DAY OF Oct, A.D. 2024 BY ROCKY MOUNTAIN POWER.
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.
HERRIMAN CITY ENGINEER
DATE 10/18/2024

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED THIS 1st DAY OF October, A.D. 2024 BY JORDAN BASIN IMPROVEMENT DISTRICT.
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 23rd DAY OF Oct, A.D. 2024
HERRIMAN CITY ATTORNEY

DOMINION ENERGY
APPROVED THIS 2nd DAY OF October, A.D. 2024 BY DOMINION ENERGY.
HERRIMAN CITY
APPROVED THIS 24th DAY OF October, A.D. 2024 BY HERRIMAN CITY.
ATTEST: RECORDER
PLANNING DIRECTOR

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 TIME 2:07pm BOOK 2024P PAGE 241
\$74.00
FEE \$
DEPUTY SALT LAKE COUNTY RECORDER

26-35-351-070; 071; 074 26-35-31; 26-34-42 \$74.00