

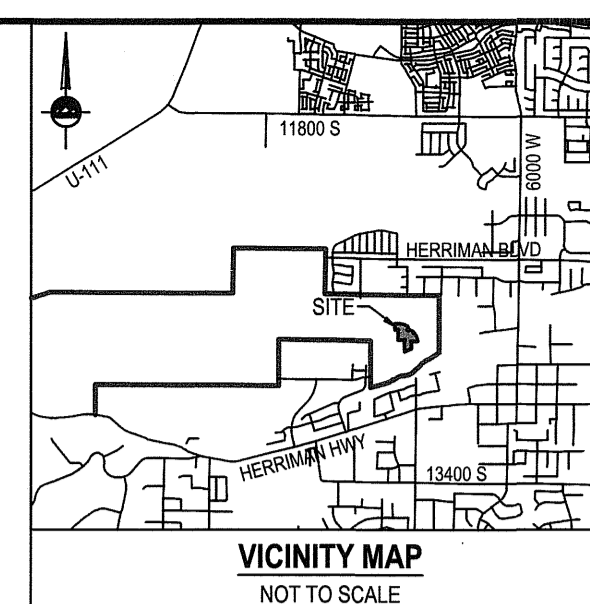
MOUNT RAINIER AT OLYMPIA PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

NW CORNER SECTION 34
T.S.S., R.2.W., SLB&M
(FOUND 4" ALUM CAP)

BASIS OF BEARING: N 89°30'06" W S328.42'
975.44'

NE CORNER SECTION 34
T.S.S., R.2.W., SLB&M
(FOUND 4" BRASS CAP)



SURVEYOR'S CERTIFICATE
PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 53, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plan in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plan 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 correctly 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 Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land situated in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:
Beginning at a point being North 89°30'06" West 975.44 feet along the section line and South 683.13 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

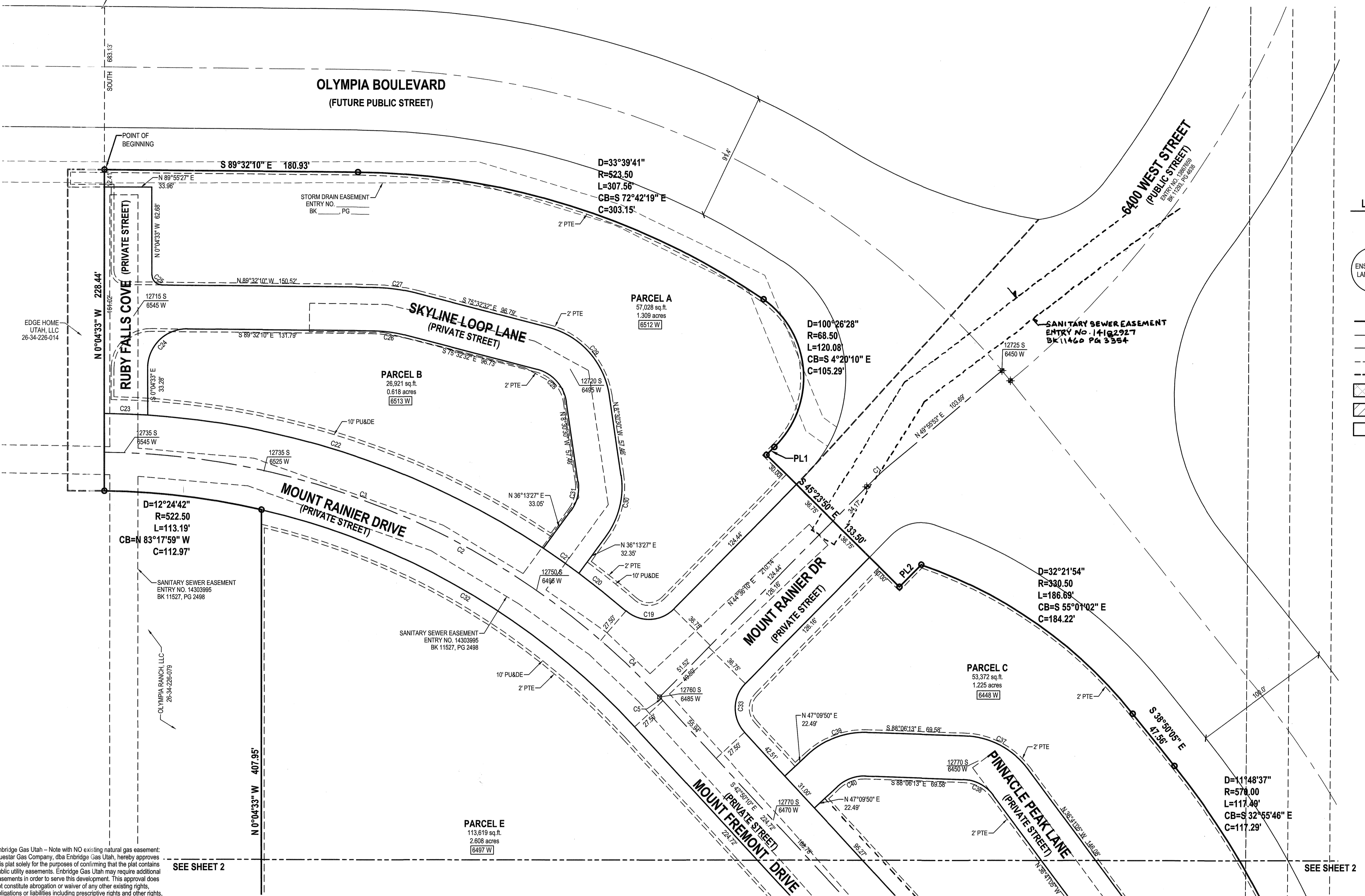
thence South 89°32'10" East 180.93 feet;
thence Southeastly 307.56 feet along the arc of a 523.50 foot radius curve to the right (center bears South 00°27'50" West and the chord bears South 72°42'19" East 303.15 feet with a central angle of 33°39'41");
thence Southeastly 120.08 feet along the arc of a 68.50 foot radius curve to the right (center bears South 35°26'36" West and the chord bears South 04°20'10" East 105.29 feet with a central angle of 100°26'29");
thence South 44°36'10" West 7.96 feet;
thence South 45°23'50" East 133.50 feet;
thence North 44°36'10" East 22.12 feet;
thence Southeastly 188.69 feet along the arc of a 330.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 184.22 feet with a central angle of 32°21'54");
thence South 38°50'05" East 47.56 feet;
thence Southeastly 117.49 feet along the arc of a 570.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 32°55'46" East 117.29 feet with a central angle of 11°49'37");
thence Southeastly 142.71 feet along the arc of a 300.00 foot radius curve to the right (center bears South 62°58'49" West and the chord bears South 13°23'30" East 141.37 feet with a central angle of 27°12'22");
thence South 00°14'11" West 66.62 feet;
thence North 89°48'19" West 202.47 feet;
thence Southeastly 58.65 feet along the arc of a 277.50 foot radius curve to the right (center bears South 78°09'01" West and the chord bears South 05°47'43" East 58.54 feet with a central angle of 12°06'31");
thence South 00°15'33" West 234.99 feet;
thence Southwesterly 97.38 feet along the arc of a 50.00 foot radius curve to the right (center bears North 89°28'54" West and the chord bears South 56°18'51" West 82.70 feet with a central angle of 11°35'31");
thence Northwesterly 21.65 feet along the arc of a 30.00 foot radius curve to the left (center bears South 22°06'38" West and the chord bears North 88°32'01" West 21.15 feet with a central angle of 41°17'14");
thence South 70°49'22" West 99.65 feet;
thence Southwesterly 33.75 feet along the arc of a 177.50 foot radius curve to the right (center bears North 19°10'38" West and the chord bears South 76°16'10" West 33.70 feet with a central angle of 10°55'35");
thence Southwesterly 23.48 feet along the arc of a 15.00 foot radius curve to the left (center bears South 08°17'03" East and the chord bears South 36°52'20" West 21.16 feet with a central angle of 89°41'14");
thence South 71°43'45" West 55.83 feet;
thence Northwesterly 106.21 feet along the arc of a 677.50 foot radius curve to the right (center bears North 61°11'04" East and the chord bears North 04°19'27" West 106.10 feet with a central angle of 88°58'57");
thence North 00°10'01" East 367.08 feet;
thence Northeastly 16.48 feet along the arc of a 50.00 foot radius curve to the right (center bears South 89°49'41" East and the chord bears North 09°36'52" East 16.41 feet with a central angle of 18°53'05");
thence South 89°58'24" West 262.34 feet;
thence North 00°04'33" West 407.95 feet;
thence Northwesterly 113.19 feet along the arc of a 522.50 foot radius curve to the left (center bears South 12°54'22" West and the chord bears North 83°17'59" West 112.97 feet with a central angle of 12°24'42");
thence North 00°04'33" West 228.44 feet to the point of beginning.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA, EXCEPT PARCELS A - E
- PUBUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
- PTE PRIVATE TELECOMMUNICATION EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
PL1	S44°36'10"W	7.96'
PL2	N44°36'10"E	22.12'



Enbridge Gas Utah - Note with NO existing natural gas easement. Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas 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 forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-9532.

SEE SHEET 2

SEE SHEET 2

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. § 17-2A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

PTE Notes:
1. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Technology Easement Agreement, recorded July 01, 2024, as Entry No. 14263273, in Book 11504, at Page 438, in the official records, (PTE shown and labeled on plat).
2. Herriman City does not endorse, approve, validate, or comment upon the terms of the Technology Easement Agreement or the PTE noted on this plat.
3. Rocky Mountain Power, Herriman City, Dominion Energy, Jordan Basin Improvement District, or any other public or quasi-public utility provider except for any internet or other telecommunications services provider ("Public Utility Provider") will each have the right to use the PTE shown on this plat to provide utility services, such as water, power, sewer, etc., but not internet or other telecommunications services ("Utility Services") to any Lot or Unit shown hereon. Except with respect to successors-in-interest, agents, contractors, subcontractors, employees, or officials of a Public Utility Provider, the right to use the PTE for Utility Services may not be assigned, transferred, expanded, or otherwise modified in any way without the express written consent of the grantee under the PTE.

NOTE: 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.

NO CITY MAINTENANCE ON PRIVATE STREETS

DEVELOPER
EDGE HOMES UTAH
13702 S 200 W, B12
DRAPER, UT 84020
PHONE: 801.494.0150

RECORD OF SURVEY
ROS NO.: S-2023-03-0339
COUNTY SURVEYOR REVIEWER: [Signature]
DATE: [Date]

TABULATIONS

TOTAL PLAT ACREAGE	11.693 ACRES
TOTAL PARCEL ACREAGE	8.246 ACRES
TOTAL UNIT ACREAGE	0.764 ACRES
TOTAL ACREAGE IN PUBLIC STREET	0.000 ACRES
TOTAL ACREAGE IN PRIVATE STREET	3.701 ACRES
TOTAL ACREAGE IN COMMON AREA	0.514 ACRES
TOTAL ACREAGE IN LIMITED COMMON	0.468 ACRES
NUMBER OF UNITS	28

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS 12 DAY OF February 20 25, BY JORDAN BASIN IMPROVEMENT DISTRICT

[Signature]
JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

HEALTH DEPARTMENT APPROVAL

APPROVED THIS 19 DAY OF February 20 25, BY HEALTH DEPARTMENT

[Signature]
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

CHECKED FOR ZONING

ZONE: LPMPC DATE: 2/20/25
AREA: N/A WIDTH: N/A
NAME: [Signature]
FILE # 52023-24

PLANNING COMMISSION

APPROVED THIS 21 DAY OF FEB 20 25, BY HERRIMAN PLANNING COMMISSION.

[Signature]
CHAIR, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS 20th DAY OF February 20 25, 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.

2/20/2025 [Signature]
DATE HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21 DAY OF FEB 20 25

[Signature]
HERRIMAN CITY APPROVER

HERRIMAN CITY

APPROVED THIS 21st DAY OF FEBRUARY 20 25, BY HERRIMAN CITY

[Signature]
CITY CLERK

SALT LAKE COUNTY RECORDER

RECORDED # 14350365

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

DATE: 2/24/2025 TIME: 12:27 PM BOOK: 2025P PAGE: 049
\$168.00
M. Keizer
DEPUTY SALT LAKE COUNTY RECORDER

ENBRIDGE GAS UTAH

APPROVED THIS 3 DAY OF February 20 25, BY ENBRIDGE GAS UTAH

[Signature]
ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER

APPROVED THIS 3 DAY OF FEB 20 25, BY ROCKY MOUNTAIN POWER

[Signature]
ROCKY MOUNTAIN POWER

ENSIGN
THE STANDARD IN ENGINEERING
WWW.ENSIGNENG.COM

SHEET 1 OF 2

PROJECT NUMBER: 119608
MANAGER: ROE
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 2025-01-27

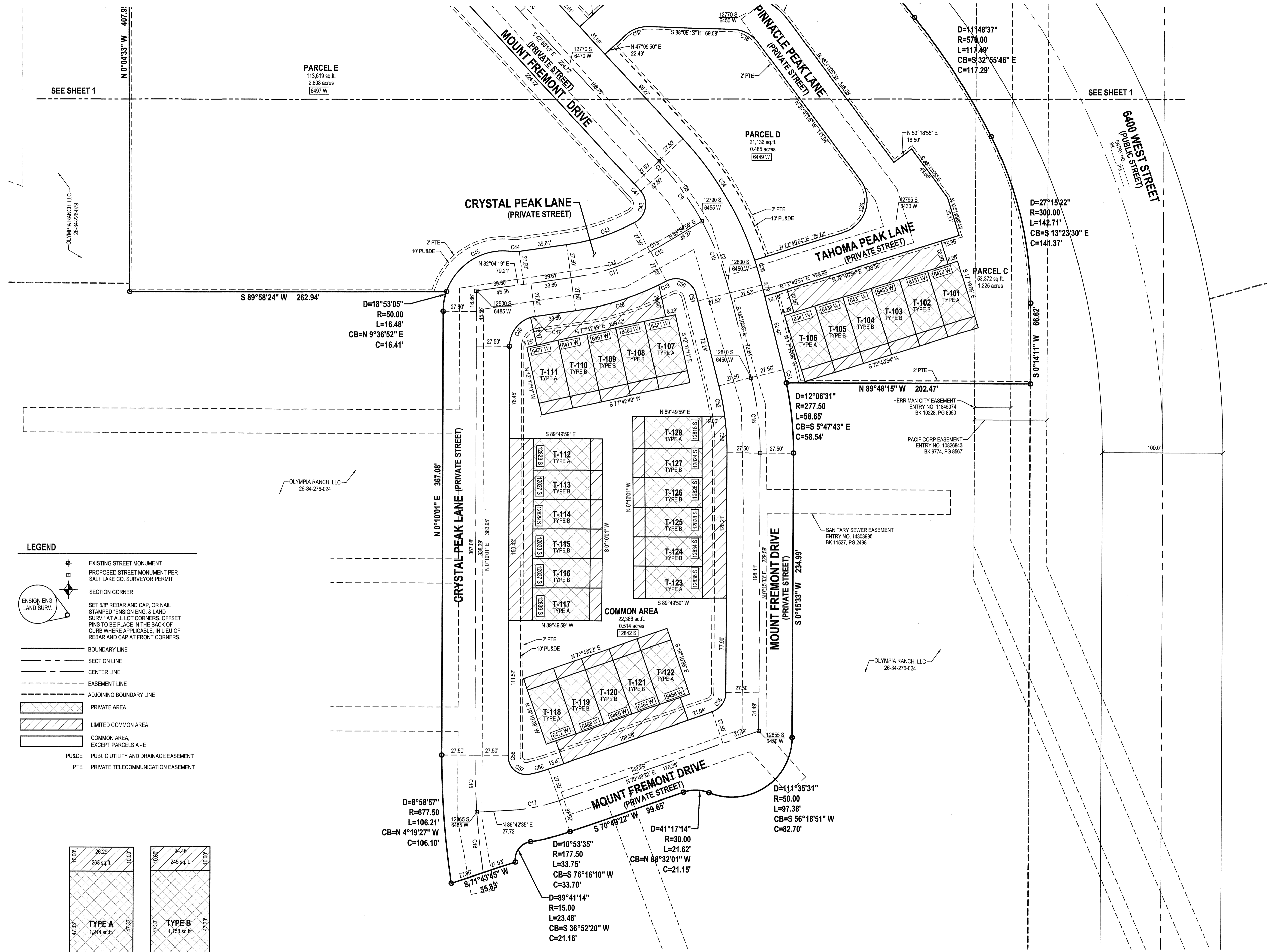
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HERRIMAN CITY, SALT LAKE COUNTY, UTAH

26-34-226-014
26-34-22
26-35-11
\$168.00

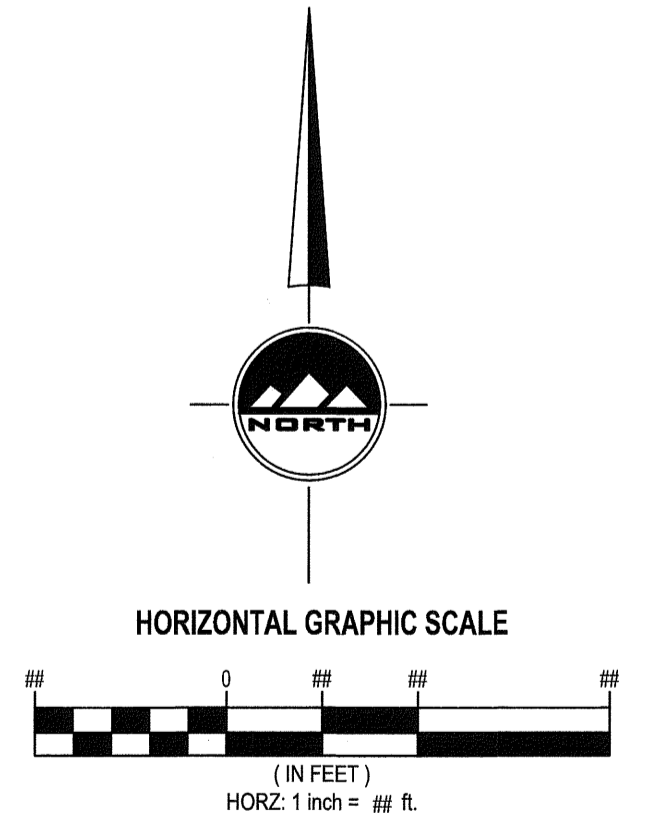
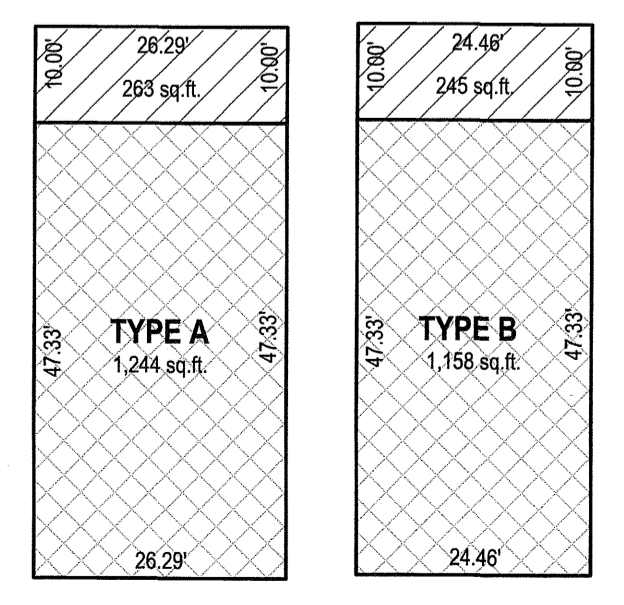
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TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	250.00	23.25	5°19'43"	S47°16'01"W	23.24						
C2	550.00	444.74	46°19'51"	N66°22'07"W	432.73						
C3	550.00	386.51	40°15'51"	N69°24'07"W	378.60						
C4	550.00	58.24	6°04'01"	N46°14'12"W	58.21						
C5	550.00	3.52	0°22'02"	N43°01'11"W	3.52						
C6	250.00	61.31	14°03'03"	N35°48'38"W	61.16						
C7	250.00	63.78	14°37'04"	N21°28'35"W	63.61						
C8	250.00	8.82	2°01'19"	N41°49'30"W	8.82						
C9	250.00	52.49	12°01'45"	N34°47'59"W	52.39						
C10	250.00	63.78	14°37'04"	N21°28'35"W	63.61						
C11	200.00	69.95	20°02'19"	N72°03'10"E	69.59						
C12	200.00	10.88	3°07'05"	N60°28'28"E	10.88						
C13	200.00	11.57	3°18'48"	N60°34'19"E	11.56						
C14	200.00	69.27	19°50'07"	N72°09'01"E	68.92						
C15	650.00	47.03	4°08'44"	S1°54'21"E	47.02						
C16	650.00	50.29	4°25'59"	S6°11'42"E	50.28						
C17	150.00	41.59	15°53'13"	N78°45'58"E	41.46						
C18	250.00	62.95	14°25'36"	N6°57'19"W	62.78						
C19	25.00	37.58	86°07'38"	N87°39'59"E	34.14						
C20	577.50	42.99	4°15'56"	N51°24'10"W	42.88						
C21	577.50	31.01	3°04'36"	N55°04'26"W	31.01						
C22	577.50	301.06	29°52'10"	N71°32'50"W	297.67						
C23	577.50	31.02	3°04'41"	N88°01'15"W	31.02						
C24	28.00	44.29	90°32'23"	S45°11'38"W	39.78						
C25	7.02	10.92	89°11'19"	S44°48'22"E	9.85						
C26	100.00	24.42	13°59'38"	N82°32'21"W	24.36						
C27	130.50	31.87	13°59'38"	N82°32'21"W	31.79						
C28	28.00	32.78	67°02'02"	N42°01'31"W	30.92						
C29	59.00	69.03	67°02'02"	N42°01'31"W	65.16						
C30	59.00	46.06	44°43'57"	N13°51'28"E	44.80						
C31	28.00	21.86	44°43'57"	N13°51'28"E	21.31						
C32	522.50	312.41	34°15'28"	N59°57'54"W	307.78						
C33	25.00	38.15	87°26'19"	S0°53'00"W	34.56						
C34	277.50	117.61	24°17'02"	N30°41'39"W	116.74						
C35	277.50	21.24	4°23'05"	N16°21'35"W	21.23						
C36	28.00	53.45	109°21'59"	N17°59'55"E	45.69						
C37	59.00	52.95	51°25'08"	N82°23'39"W	51.19						
C38	28.00	25.13	51°25'08"	N82°23'39"W	24.29						
C39	59.00	46.08	44°43'57"	S69°31'49"W	44.90						
C40	28.00	21.86	44°43'57"	S69°31'49"W	21.31						
C41	222.50	7.85	2°01'19"	N41°49'30"W	7.85						
C42	17.00	30.57	103°02'34"	N10°42'26"E	26.82						
C43	172.50	59.74	19°50'37"	N72°09'01"E	59.44						
C44	25.00	6.64	15°13'27"	N89°41'03"E	6.62						
C45	50.00	68.28	78°14'22"	S58°10'35"W	63.09						
C46	25.00	31.71	72°40'16"	S36°30'09"W	29.63						
C47	25.00	4.03	9°14'02"	S77°27'18"W	4.02						
C48	227.50	72.37	16°13'38"	N72°57'30"E	72.07						
C49	227.50	7.19	1°48'41"	N62°56'21"E	7.19						
C50	17.00	30.31	102°09'56"	N6°53'02"W	26.45						
C51	222.50	6.34	1°38'24"	N14°59'03"W	6.34						
C52	222.50	25.73	6°37'34"	N10°51'16"W	25.72						
C53	222.50	30.29	7°48'01"	N3°38'28"W	30.27						
C54	277.50	11.23	2°19'04"	N13°00'31"W	11.23						
C55	17.00	20.94	70°33'49"	N35°32'27"E	19.64						
C56	122.50	15.91	7°28'26"	N74°32'35"E	15.90						
C57	15.00	26.66	101°49'49"	S50°49'17"E	23.29						
C58	622.50	0.80	0°04'24"	S0°07'49"W	0.80						

- LEGEND**
- EXISTING STREET MONUMENT
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 - SECTION CORNER
 - SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN 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
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 - LIMITED COMMON AREA
 - COMMON AREA, EXCEPT PARCELS A - E
 - P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - P.T.E. PRIVATE TELECOMMUNICATION EASEMENT



MOUNT RAINIER AT OLYMPIA PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

DEVELOPER
EDGE HOMES UTAH
13702 S 200 W, B12
DRAPER, UT 84020
PHONE: 801.494.0150

ENSGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON
Phone: 801.541.1100

TOOLE
Phone: 801.543.3990

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.866.2821

SHEET 2 OF 2

PROJECT NUMBER: 119608
MANAGER: RJE
DRAWN BY: S.JL
CHECKED BY: PMH
DATE: 2025-01-27

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ DEPUTY SALT LAKE COUNTY RECORDER