

MOUNTAINVIEW PLAZA - 1ST AMENDMENT

AMENDING ALL OF MOUNTAINVIEW PLAZA

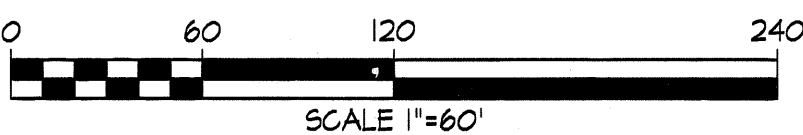
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, SALT LAKE COUNTY, UTAH
MAY, 2025

VICINITY MAP

SUBJECT
PROPERTY

LEGEND

| | |
|-----|---|
| --- | BOUNDARY LINE |
| --- | LOT LINE |
| --- | SECTION LINE |
| --- | PUBLIC UTILITY EASEMENT (PUE) |
| --- | ADJACENT PROPERTY LINE |
| --- | CENTER LINE |
| ● | SECTION CORNER |
| ● | LOT CORNER |
| ● | FOUND OR TO BE SET WITH 5/8"x24" REBAR & CAP STAMPED SILVERPEAK ENG |
| --- | LIMITED COMMON AREA (SEE SHEET 2) |

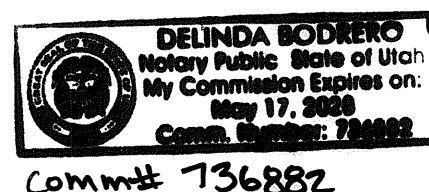


STATE OF UTAH

COUNTY OF SALT LAKE

On this 29 day of July, in the year 2025, before me, Delinda Bodrero, personally appeared Aaron Osmond, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to in this document, and acknowledged that he or she executed the same.

Delinda Bodrero
NOTARY SIGNATURE



Commission 736882

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N89°31'41"W | 26.58' |
| L2 | S50°22'13"W | 41.51' |
| L3 | N50°24'56"E | 13.30' |
| L4 | S89°43'51"E | 19.70' |
| L5 | N89°43'56"W | 19.53' |
| L6 | S50°03'11"W | 24.03' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-------|-----------|----------|---------|---------|-------------|
| C1 | 19°15'06" | 460.00' | 154.56' | 153.84' | N60°02'21"E |
| C2 | 21°48'51" | 315.00' | 119.43' | 119.21' | S58°44'40"W |
| C3 | 5°54'24" | 460.00' | 41.43' | 41.41' | N72°37'11"E |
| C4 | 14°41'33" | 460.00' | 117.96' | 117.64' | N82°55'19"E |
| C5 | 15°12'36" | 315.00' | 84.42' | 84.17' | S83°42'00"W |
| C6 | 4°16'09" | 391.50' | 29.17' | 29.16' | S09°08'31"E |
| C7 | 13°32'15" | 391.50' | 92.50' | 92.24' | S18°02'42"E |
| C8 | 0°54'34" | 304.150' | 48.27' | 48.27' | S25°16'07"E |
| C9 | 0°44'15" | 304.150' | 43.58' | 43.58' | S26°08'02"E |

TABULATIONS

| | |
|--------------------------------------|-------------|
| TOTAL PLAT ACREAGE | 6.001 ACRES |
| TOTAL LOT ACREAGE | 2.592 ACRES |
| TOTAL ACREAGE IN PUBLIC STREET | 0.000 ACRES |
| TOTAL ACREAGE IN COMMON AREA | 3.469 ACRES |
| TOTAL ACREAGE IN LIMITED COMMON AREA | 0.523 ACRES |

NUMBER OF LOTS 7 LOTS

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-9-27 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. 10-9a-603 AND 17-21a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONVEYING TO THE PLAT CONTAINING 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:

- (1) A RECORDED EASEMENT OF RIGHT-OF-WAY
- (2) THE LAW APPLICABLE TO PREScriptive RIGHTS
- (3) TITLE 54, CHAPTER 9a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- (4) ANY OTHER PROVISIONS OF LAW.

APPROVED THIS 28 DAY OF May, 2025, BY ROCKY MOUNTAIN POWER.

Sam Morrell
ROCKY MOUNTAIN POWER

HEALTH DEPARTMENT APPROVAL

APPROVED THIS 3rd DAY OF June, 2025, BY HEALTH DEPARTMENT.

Rick Seibert
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)

(BASIS OF BEARINGS)
S 89°36'40" E 2667.150' (MEASURED)
2667.48' (RECORD)

SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)

CENTURYLINK COMMUNICATIONS

APPROVED THIS 27th DAY OF MAY, 2025, BY CENTURYLINK COMMUNICATIONS.

Paul Bieing
CENTURYLINK COMMUNICATIONS

CHECKED FOR ZONING

ZONE: C-2 DATE: 5/10/25

AREA: N/A WIDTH: N/A

NAME: [Signature]

COMCAST

APPROVED THIS 29 DAY OF May, 2025, BY COMCAST.

Elvadio
COMCAST

PLANNING COMMISSION APPROVAL

APPROVED THIS 4 DAY OF JUNE, 2025, BY HERRIMAN CITY PLANNING COMMISSION.

Chris R. Powell
CHAIRMAN, HERRIMAN PLANNING COMMISSION

ENBRIDGE GAS UTAH

APPROVED THIS 29 DAY OF May, 2025, BY ENBRIDGE GAS UTAH.

Karyn Powell
ENBRIDGE GAS UTAH

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS 28th DAY OF June, 2025, BY HERRIMAN CITY MUNICIPAL WATER.

[Signature]
HERRIMAN CITY

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS 2nd DAY OF JUNE, 2025, BY JORDAN BASIN IMPROVEMENT DISTRICT.

[Signature]
JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

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] 6-10-2025
HERRIMAN CITY ENGINEER DATE

RECORD OF SURVEY

R.O.S. NO.: None

[Signature] 8/1/2025
COUNTY SURVEYOR REVIEWER DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7th DAY OF June, 2025.

[Signature]
HERRIMAN CITY ATTORNEY

OWNER / DEVELOPER

MOUNTAINVIEW PLAZA LLC
ATTN: AARON OSMOND
1466 COUNTRY KNOLL ROAD
SOUTH JORDAN, UT 84095
AYOSMOND@GMAIL.COM

HOME OWNER'S ASSOCIATION

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

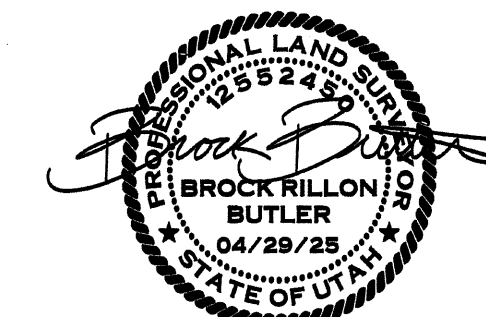
HERRIMAN CITY

APPROVED THIS 30th DAY OF JUNE, 2025 BY HERRIMAN CITY.

[Signature]
PLANNING DIRECTOR

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 54 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 17-25-11, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, COMMON AREA, AND LIMITED COMMON AREA, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS MOUNTAINVIEW PLAZA - 1ST AMENDMENT, 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 MOUNTAINVIEW PLAZA, RECORDED AS ENTRY NUMBER 14246735, BOOK 2024P, PAGE 138, ON MAY 31, 2024 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 COUNTY, UTAH

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, COMMON AREA, AND LIMITED COMMON AREA, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS:

MOUNTAINVIEW PLAZA - 1ST AMENDMENT

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 29 DAY OF MAY, 2025.

[Signature]
SHELDON KILLPACK
MOUNTAINVIEW PLAZA, LLC
[Signature]
MOUNTAINVIEW PLAZA HOME OWNERS ASSOCIATION

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis) SS

ON THIS 29 DAY OF May, 2025, SHELDON KILLPACK, 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 KNOWN, 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: 1430516

MY COMMISSION EXPIRES: 5/1/29

Gabriel S. Clark
NOTARY PUBLIC (PRINT NAME)

Daniel A. Clark
NOTARY PUBLIC SIGNATURE



**SILVERPEAK
ENGINEERING**

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

STRUCTURAL CIVIL SURVEY SHEET 1 OF 2

MOUNTAINVIEW PLAZA - 1ST AMENDMENT AMENDING ALL OF MOUNTAINVIEW PLAZA

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

RECORDED # 14417282
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Mountainview Plaza, LLC
DATE: 8/1/2025 TIME: 2:16 pm BOOK: 2025P PAGE: 191
\$ 18.00 FEE
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

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HERRIMAN CITY, SALT LAKE COUNTY, UTAH
MAY, 2025

LEGEND

BOUNDARY LINE

LOT LINE

SECTION LINE

PUBLIC UTILITY EASEMENT (PUE)

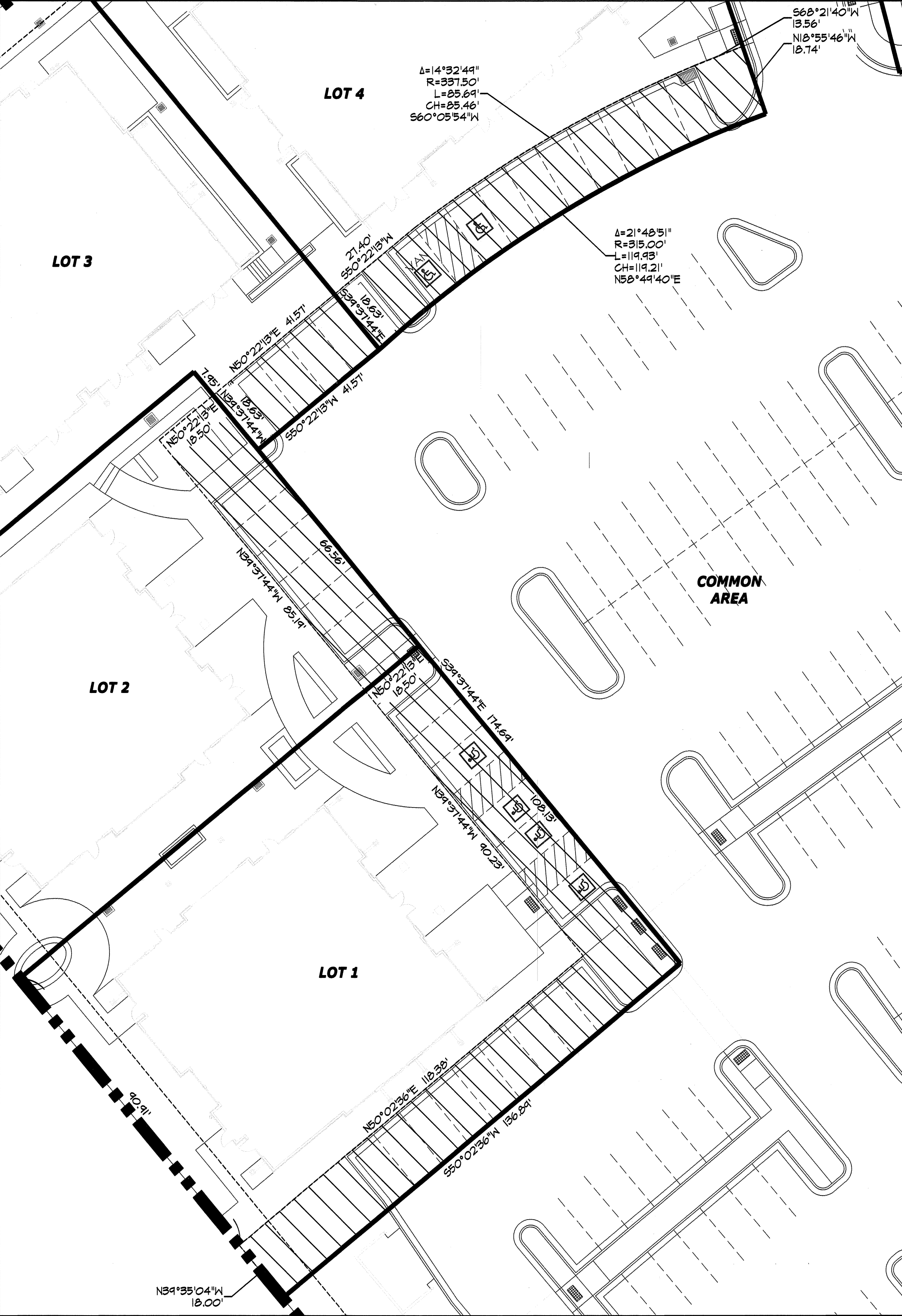
ADJACENT PROPERTY LINE

CENTER LINE

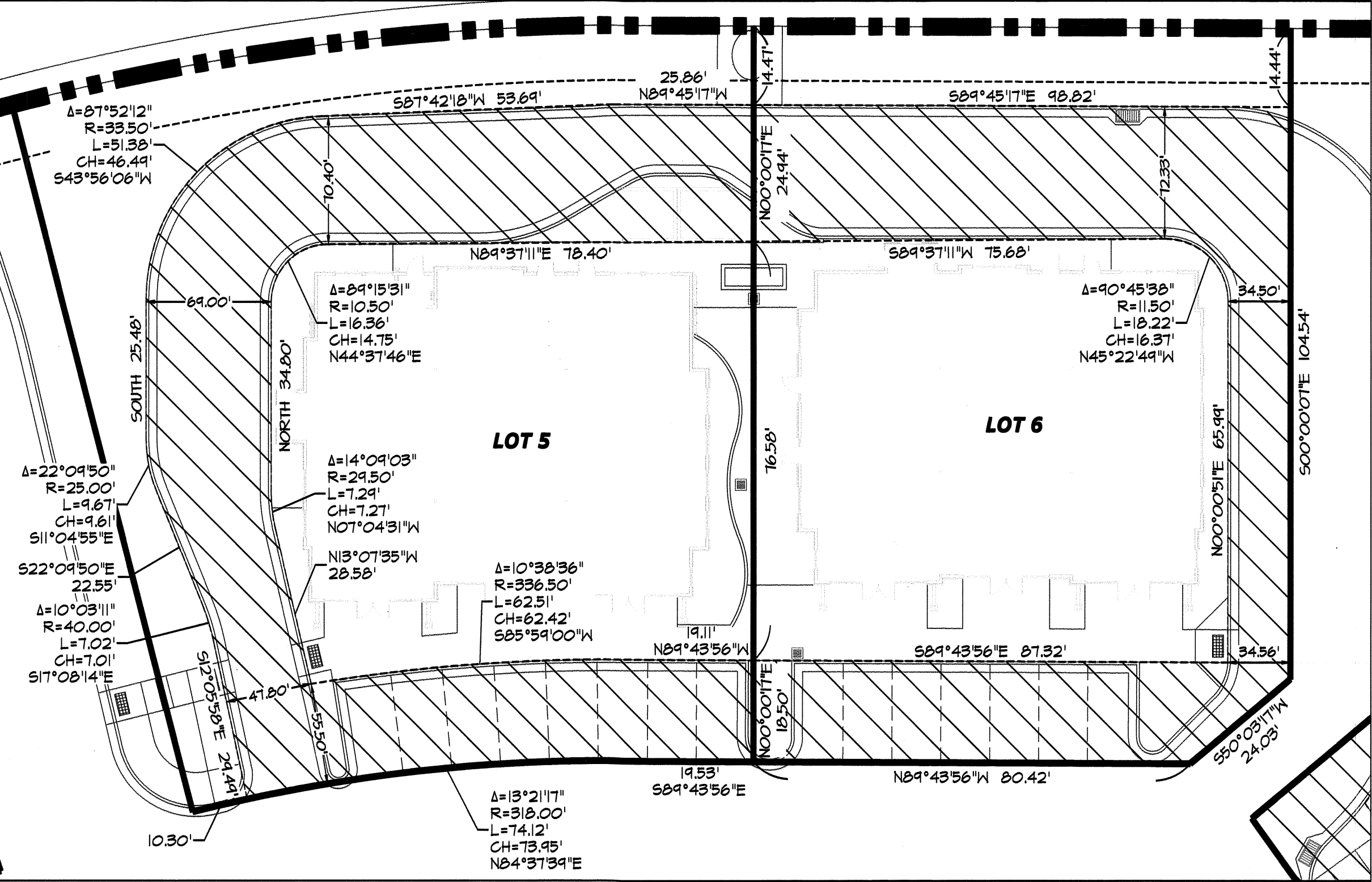
SECTION CORNER

LOT CORNER
FOUND OR TO BE SET WITH
5/8"x24" REBAR & CAP
STAMPED SILVERPEAK ENG

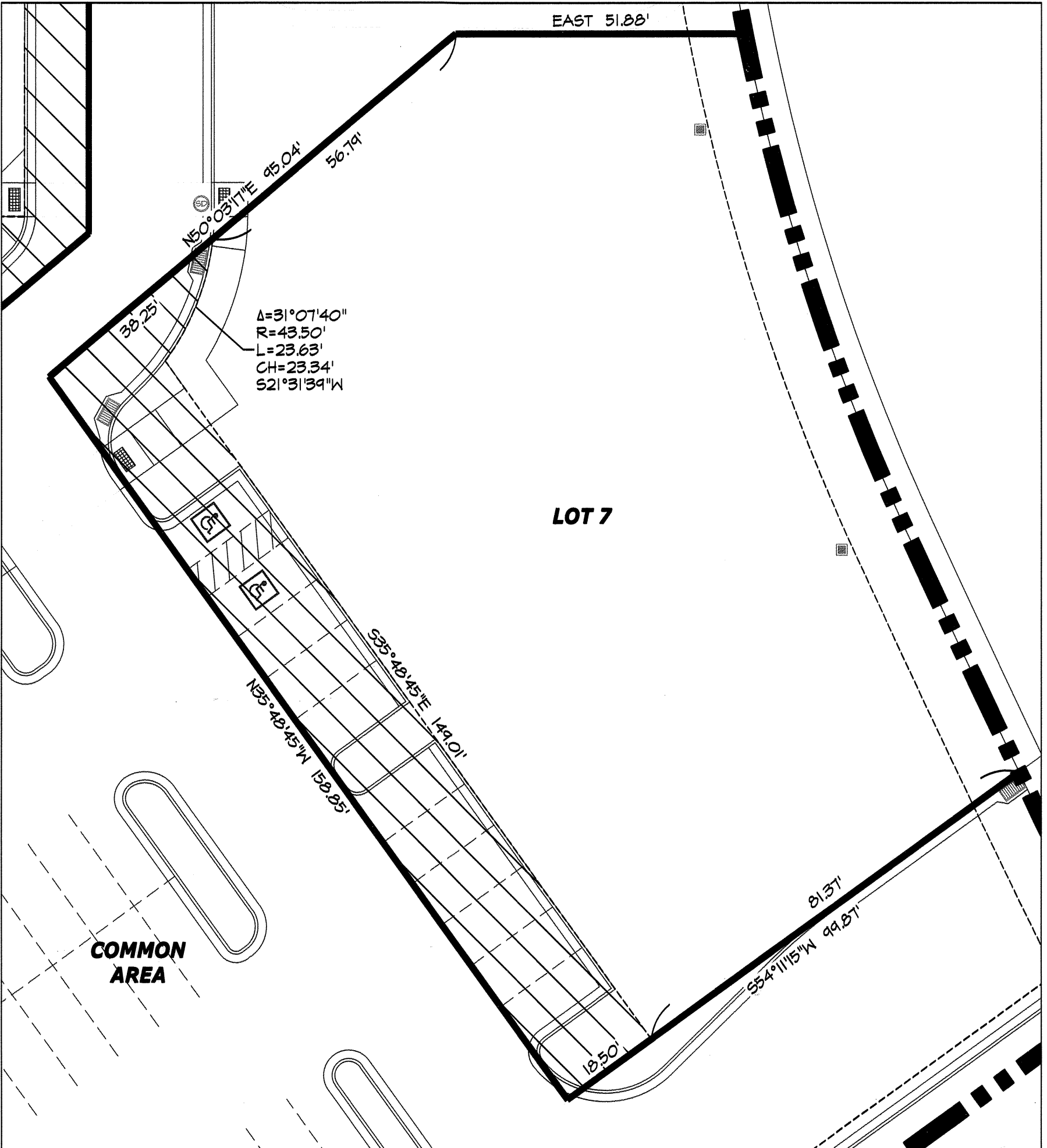
LIMITED COMMON AREA



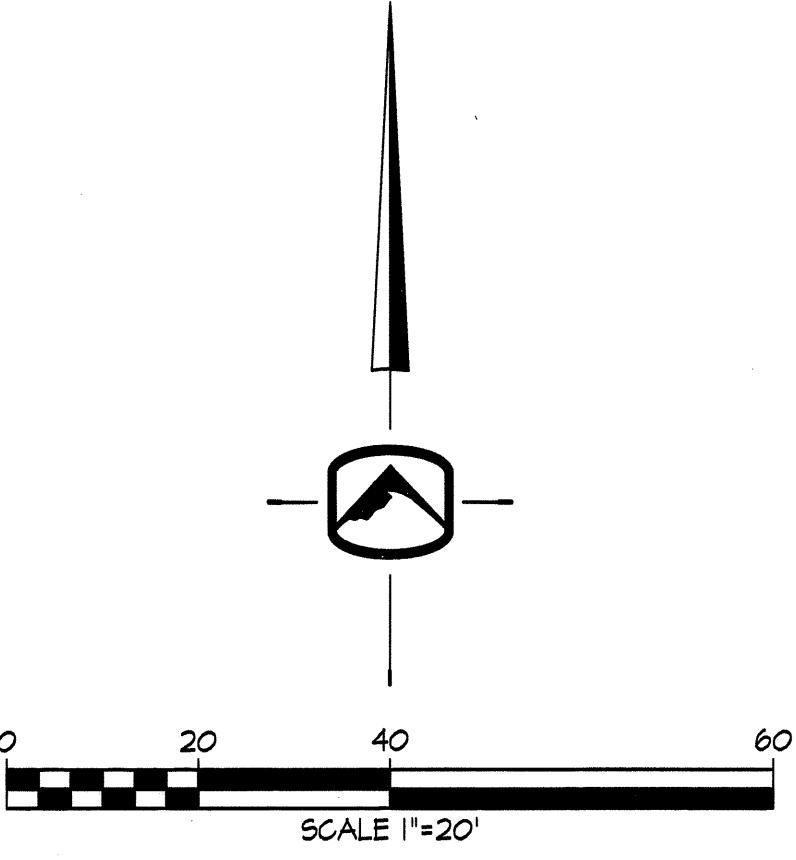
LIMITED COMMON AREA ACROSS LOTS 1,2,3 & 4



LIMITED COMMON AREA ACROSS LOTS 5 & 6



LIMITED COMMON AREA ACROSS LOT 7



SILVERPEAK ENGINEERING

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STRUCTURAL CIVIL SURVEY SHEET 2 OF 2

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