



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.

LEGEND

- FOUND BRASS CAP
- ⊠ SUBDIVISION MONUMENT TO BE SET
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN OR BRASS PLUG IN THE CURB ON AN EXTENSION OF THE LOT LINE
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - CENTERLINE
- · - · - RIGHT-OF-WAY LINE
- · - · - LOT LINE
- · - · - SECTION LINE
- · - · - ADJACENT PROPERTY
- · - · - PUBLIC UTILITY AND LOT DRAINAGE EASEMENT
- · - · - FRONT LOT LINE EASEMENT IS 10'
- · - · - REAR LOT LINE EASEMENT IS 10'
- · - · - INTERIOR LOT LINE EASEMENT IS 5'
- PROPOSED ADDRESSES
- FIRE HYDRANT
- STREET LIGHT

STREET COORDINATES

M1	12300 SOUTH	4560 WEST
M2	12260 SOUTH	4560 WEST
M3	12260 SOUTH	4620 WEST

LINE TABLE

LINE	LENGTH	BEARING
L1	20.03	N 07°10'13" E
L2	20.07	N 07°09'19" W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	330.00	35.86	35.84	N 03°06'47" E	61°3'34"
C2	45.00	70.30	63.37	N 44°45'23" W	89°30'47"
C3	15.00	23.43	21.12	N 44°45'23" W	89°30'47"
C4	15.00	23.69	21.30	S 45°14'37" W	90°29'13"
C5	15.00	23.43	21.12	S 44°45'23" E	89°30'47"
C6	15.00	23.69	21.30	N 45°14'37" E	90°29'13"
C7	15.00	23.43	21.12	N 44°45'23" W	89°30'47"
C8	30.00	8.66	8.63	S 82°13'02" W	16°32'22"
C9	30.00	15.47	15.30	S 59°10'36" W	29°32'29"
C10	56.50	58.21	55.67	N 73°55'19" E	59°01'55"
C11	56.50	40.43	39.57	S 56°03'40" E	41°00'06"
C12	56.50	42.90	41.88	S 13°48'25" E	43°30'24"
C13	56.50	56.11	53.84	S 36°23'56" W	56°54'19"
C14	56.50	67.49	63.55	N 80°55'34" W	68°26'41"
C15	56.50	3.23	3.23	N 45°04'04" W	31°16'18"
C16	30.00	24.13	23.48	S 66°28'21" E	46°04'51"
C17	15.00	23.69	21.30	N 45°14'37" E	90°29'13"
C18	15.00	23.43	21.12	N 44°45'23" W	89°30'47"
C19	75.00	31.87	31.63	N 77°20'24" W	24°20'46"
C20	75.00	54.64	53.44	N 44°17'49" W	41°44'25"
C21	75.00	30.67	30.45	N 11°42'48" W	23°25'36"

- NOTES:**
- THE BUILDING SETBACKS ARE TO BE VARIED BY 3' IN THE FRONT YARD WITH SETBACKS RANGING FROM 22' TO 30' WITH NO MORE THAN 25% TO BE 22'. THE SIDE YARDS TO BE A MIN. OF 6' AND A TOTAL OF 14'. THE SIDE YARDS NEXT TO A STREET TO BE 20'.
 - BASIS OF ELEVATION IS 4766.49 ON THE BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, PER THE SALT LAKE COUNTY SURVEYOR'S MONUMENT REFERENCE/HISTORY SHEET.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS, INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
 - LOTS 242-253 HAVE A SHALLOW SEWER. CONTRACTOR MUST FIELD VERIFY SEWER DEPTHS BEFORE EXCAVATION FOR A BASEMENT. HOMES WITH A BASEMENT MAY NOT HAVE SEWER AVAILABLE TO THE BASEMENT.

SURVEYOR'S CERTIFICATE

I, GARY W. WIER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 333098 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE: 5-16-2005

GARY W. WIER, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE S. 89°13'15" E. ALONG THE SECTION LINE 1734.71 FEET AND NORTH 1970.87 FEET TO THE POINT OF BEGINNING;

THENCE WEST 104.70 FEET; THENCE SOUTH 13.71 FEET; THENCE WEST 60.00 FEET; THENCE SOUTH 85.13 FEET; THENCE N. 89°30'47" W. 615.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT 330.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 35.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 6°13'34" AND BEING SUBTENDED BY A CHORD THAT BEARS N.03°06'47" E. 35.84 FEET TO THE CURVES END; THENCE NORTH 224.20 FEET; THENCE S. 89°30'47" E. 100.00 FEET; THENCE NORTH 228.45 FEET; THENCE N. 70°03'36" E. 90.42 FEET; THENCE S. 89°30'47" E. 150.01 FEET; THENCE NORTH 100.00 FEET; THENCE N. 05°42'55" E. 60.25 FEET; THENCE NORTH 104.89 FEET; THENCE S. 89°30'48" E. 437.46 FEET; THENCE SOUTH 684.68 FEET TO THE POINT OF BEGINNING. CONTAINS 10.99 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS LEGACY RANCH PLAT "C"

DO HEREBY DEDICATE TO PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE IN WITNESS WHEREOF HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF April, A.D., 2005

McArthur Homes at Legacy Ranch, LLC

By: Steve D. McArthur, Manager

McArthur Homes, LLC

By: Steve D. McArthur, CO-PRES.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE 25th DAY OF April, A.D., 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER (S) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Steve D. McArthur SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: 4-25-06

By: Steve D. McArthur NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

HERRIMAN CITY PLANNING COMMISSION

APPROVED THIS 16 DAY OF May, A.D., 2005 BY THE HERRIMAN CITY PLANNING AND ZONING COMMISSION.

Raquel Alvarado
CHAIR, HERRIMAN CITY PLANNING COMMISSION

LEGACY RANCH PLAT "C"

CONTAINING 53 BUILDABLE LOTS, 2 NON-BUILDABLE AND 10.99 ACRES LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M, SALT LAKE COUNTY, UTAH

HERRIMAN CITY, SALT LAKE COUNTY, UTAH

SCALE: 1" = 50 FEET

SUBDIVISION SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

RECORDED # 4443014

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF DATE 11/27/2005 TIME 10:56 AM BOOK 2005-2 PAGE 226

FEES \$ 85.00

CLERK *Sami Johnson deputy*

Northern ENGINEERING INC

ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

1040 E. 800 N. OREM, UTAH 84007 (801) 802-8992

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]
HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 23 DAY OF May, A.D., 2005

[Signature]
HERRIMAN CITY ATTORNEY

BOARD OF HEALTH	QWEST COMMUNICATIONS	PACIFICORP	QUESTAR GAS	SOUTH VALLEY SEWER DISTRICT
APPROVED THIS <u>27th</u> DAY OF <u>April</u> , A.D., 20 <u>05</u> BY THE BOARD OF HEALTH	APPROVED THIS <u>27th</u> DAY OF <u>April</u> , A.D., 20 <u>05</u> BY QWEST COMMUNICATIONS	APPROVED THIS <u>28th</u> DAY OF <u>April</u> , A.D., 20 <u>05</u> BY PACIFICORP	APPROVED THIS <u>29th</u> DAY OF <u>April</u> , A.D., 20 <u>05</u> BY QUESTAR GAS	APPROVED THIS <u>2</u> DAY OF <u>May</u> , A.D., 20 <u>05</u> BY THE IMPROVEMENT DISTRICT
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

HERRIMAN CITY WATER

APPROVED THIS 16th DAY OF May, A.D., 2005 BY HERRIMAN CITY WATER

[Signature]
ENGINEER OF RECORD

HERRIMAN CITY COUNCIL

PRESENTED TO THE HERRIMAN CITY COUNCIL THIS 26 DAY OF May, A.D., 2005 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

[Signature]
RECORDER

[Signature]
MAYOR

LAND SURVEYORS INC.

APEX

1457 N. 1200 W. OREM, UTAH 84057 (801) 229-1079

[Signature]
GENERAL MANAGER

27-30-31432 27-30-300-048 \$ 85.00

2005P-226