

# HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

### SURVEYOR CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verified all measurements, shown and have subdivided said property into lots and streets hereafter to be known as HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS, and have placed monuments as represented on the plat.

### BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point on the northerly right-of-way line of Herriman Rose Boulevard, said point being North 0°32'22" East 1187.01 feet along the Section Line and North 89°27'38" West 1509.79 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running

thence South 52°49'19" West 70.47 feet to a point of curvature along the said northerly right-of-way line;

thence North 82°11'30" West 21.21 feet;

thence North 37°12'19" West 152.60 feet;

thence North 52°47'41" East 85.46 feet to the westerly right-of-way line of Andros Lane;

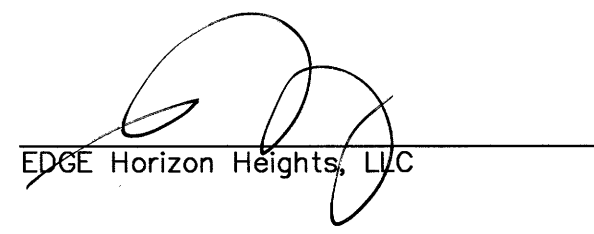
thence South 37°12'19" East 167.63 feet along said westerly right-of-way line to the point of beginning.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

### HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS

and do hereby dedicate for perpetual use of the public all, street right-of-ways, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

  
\_\_\_\_\_  
EDGE Horizon Heights, LLC

Date 8/11/16

Date \_\_\_\_\_

### CONSENT TO DEDICATE

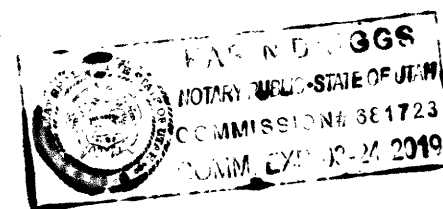
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

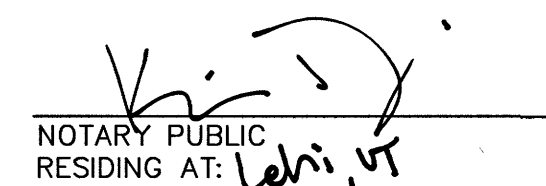
Date \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH )  
                          ):S.S.  
COUNTY OF SALT LAKE )

ON THIS THE 11 DAY OF August, 2016, PERSONALLY APPEARED BEFORE ME, Loonin Jones, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A Manager OF EDGE HORIZON HEIGHTS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



  
NOTARY PUBLIC  
RESIDING AT: Lehi, UT

### ROCKY MOUNTAIN POWER STATEMENT

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. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE 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:

- (1) a recorded easement or right-of-way
- (2) the law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
- (4) any other provision of law.

### SOUTH VALLEY SEWER DISTRICT STATEMENT

THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER TO THE PROPERTY OR ANY APPROVAL OF SEWER LINE FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

### TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH )  
                          ):S.S.  
COUNTY OF SALT LAKE )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, as Trustee of the \_\_\_\_\_ under trust instrument dated \_\_\_\_\_, who acknowledged to me that he or she executed it in such capacity with authority to do so

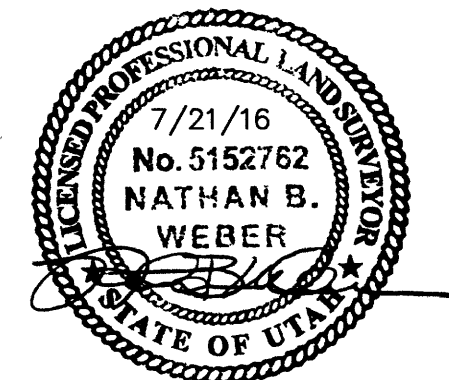
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH )  
                          ):S.S.  
COUNTY OF SALT LAKE )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A \_\_\_\_\_ OF \_\_\_\_\_ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

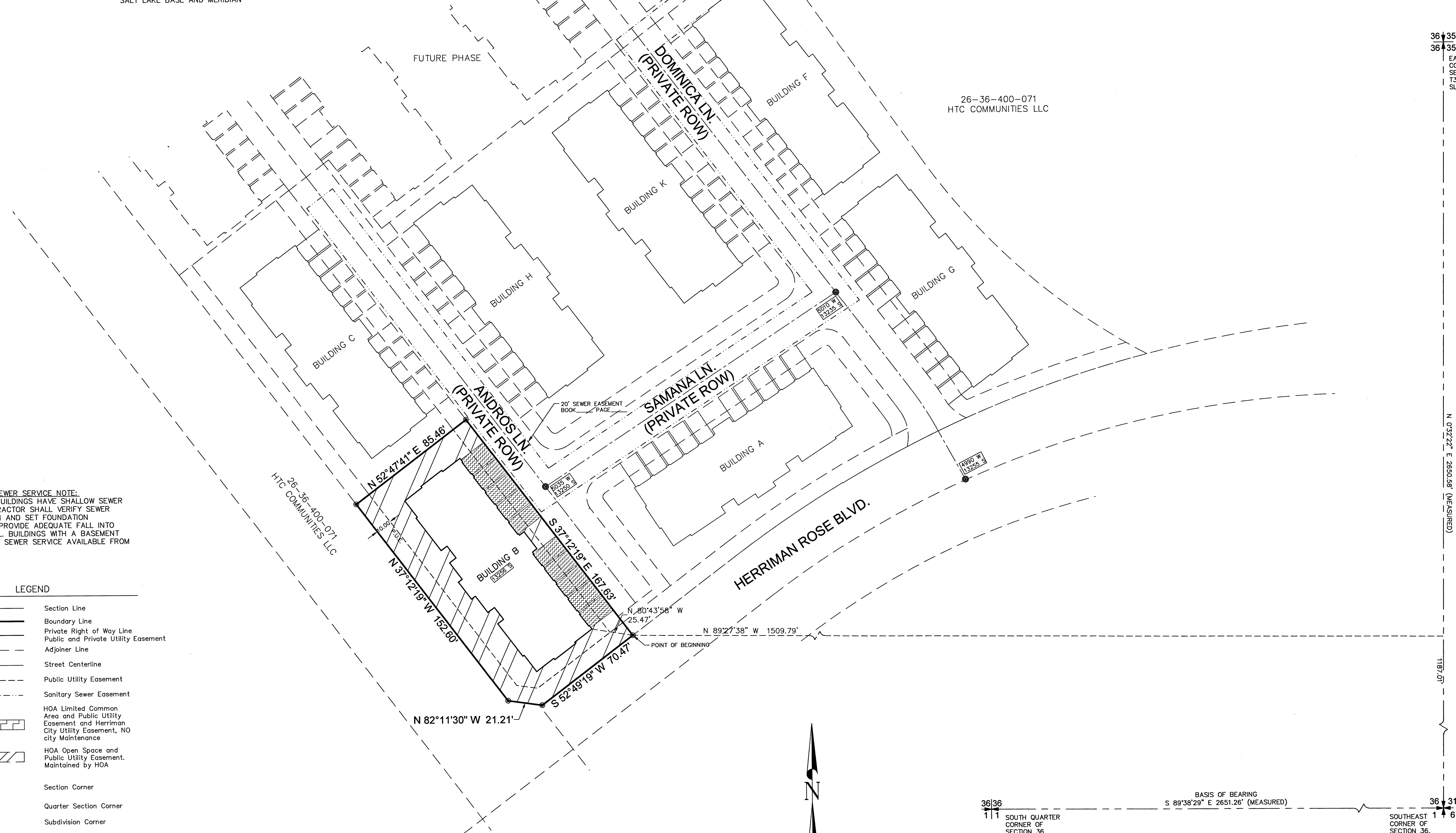
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>25<sup>TH</sup></u> DAY OF <u>August</u> , 2016 BY HEALTH DEPARTMENT. <u>Jeremy Roberts</u> SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 2016 BY COMCAST. <u>E Valdez</u> COMCAST	CENTURYLINK APPROVED THIS <u>12</u> DAY OF <u>Aug</u> , 2016 BY CENTURYLINK. <u>Bark Miller</u> CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 2016 BY ROCKY MOUNTAIN POWER. <u>Brad Kild</u> ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>24</u> DAY OF <u>August</u> , 2016 BY SOUTH VALLEY SEWER DISTRICT. <u>General Manager</u>	QUESTAR APPROVED THIS <u>12<sup>TH</sup></u> DAY OF <u>Aug</u> , 2016 BY QUESTAR GAS. <u>Deanna Hopkins</u> QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.327 ACRES 2. TOTAL RIGHT-OF-WAY 0.000 ACRES 3. TOTAL OPEN SPACE 0.149 ACRES	DIAMOND LAND SURVEYING, LLC 5243 South Green Pine Drive Murray, Utah 84123 diamond@hdsurvey.com Phone (801) 266-5099 Fax 266-5032
ZONE <u>MU-2</u> AREA _____ WIDTH _____ NAME <u>Byron M</u> DATE <u>9-8-16</u>	PLANNING COMMISSION APPROVED THIS <u>29</u> DAY OF <u>August</u> , 2016 BY THE HERRIMAN PLANNING COMMISSION. <u>Chairman</u> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>3<sup>RD</sup></u> DAY OF <u>August</u> , 2016 BY HERRIMAN CITY MUNICIPAL WATER. <u>Herriman City</u> 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. <u>9/13/16</u> HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>19</u> DAY OF <u>Sept</u> , 2016 <u>Herriman City Attorney</u> HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>22<sup>nd</sup></u> DAY OF <u>Sept</u> , 2016 BY HERRIMAN CITY. <u>City Recorder</u> CITY RECORDER	SALT LAKE COUNTY RECORDER # <u>12376583</u> STATE OF UTAH, COUNTY OF SALT LAKE RECORDED RECORDED AND FILED AT THE REQUEST OF: <u>EDGE HOMES</u> DATE: <u>9/29/16</u> TIME: <u>8:48</u> AM BOOK: <u>2016</u> PAGE: <u>255</u> \$ <u>91.00</u> FEE \$ <u>241.00</u>	

# HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN



**SEWER SERVICE NOTE:**  
ALL 10-PLEX BUILDINGS HAVE 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 FROM BASEMENT.

## LEGEND

- Section Line
- ==== Boundary Line
- ==== Private Right of Way Line
- ==== Public and Private Utility Easement
- Adjoiner Line
- Street Centerline
- Public Utility Easement
- Sanitary Sewer Easement
- HOA Limited Common Area and Public Utility Easement and Herriman City Utility Easement, NO city Maintenance
- HOA Open Space and Public Utility Easement, Maintained by HOA
- + Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

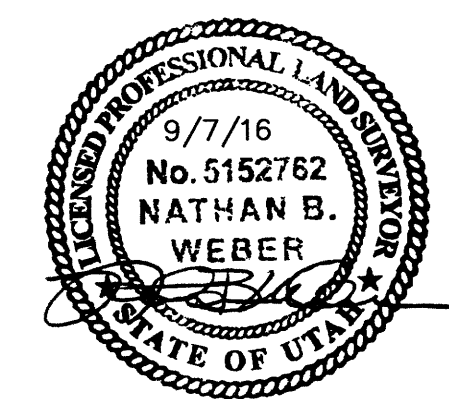
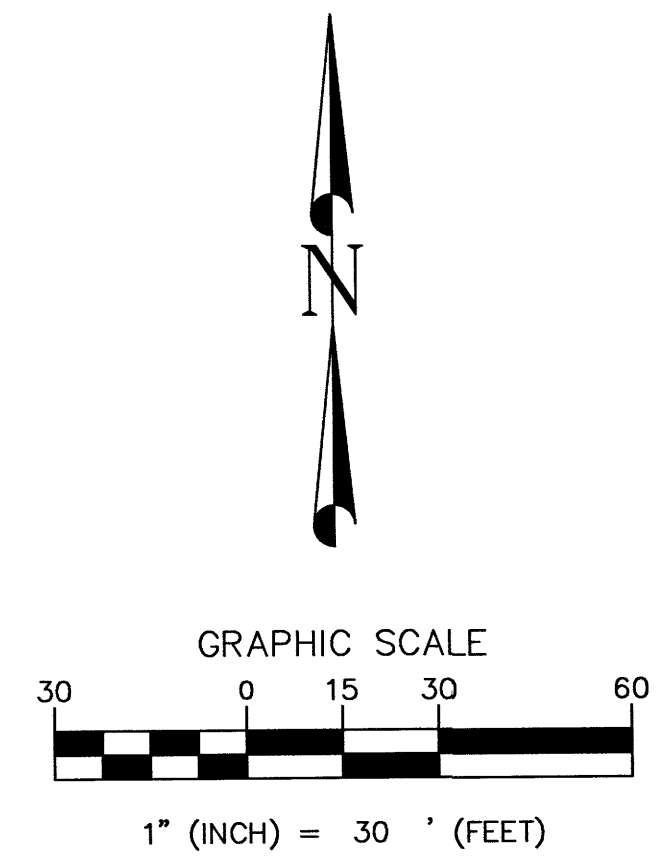
36|36 SOUTH QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M

36|35 EAST QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M

1187.07'

36|31 SOUTH QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M

BASIS OF BEARING  $S 89^{\circ}38'29'' E 2651.26'$  (MEASURED)



PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Pine Drive  
Murray, Utah 84123  
office@diamondlandsurveying.com  
Phone (801) 266-5099 Fax 266-5032

SHEET 2 OF 3

SALT LAKE COUNTY RECORDER # 12376589

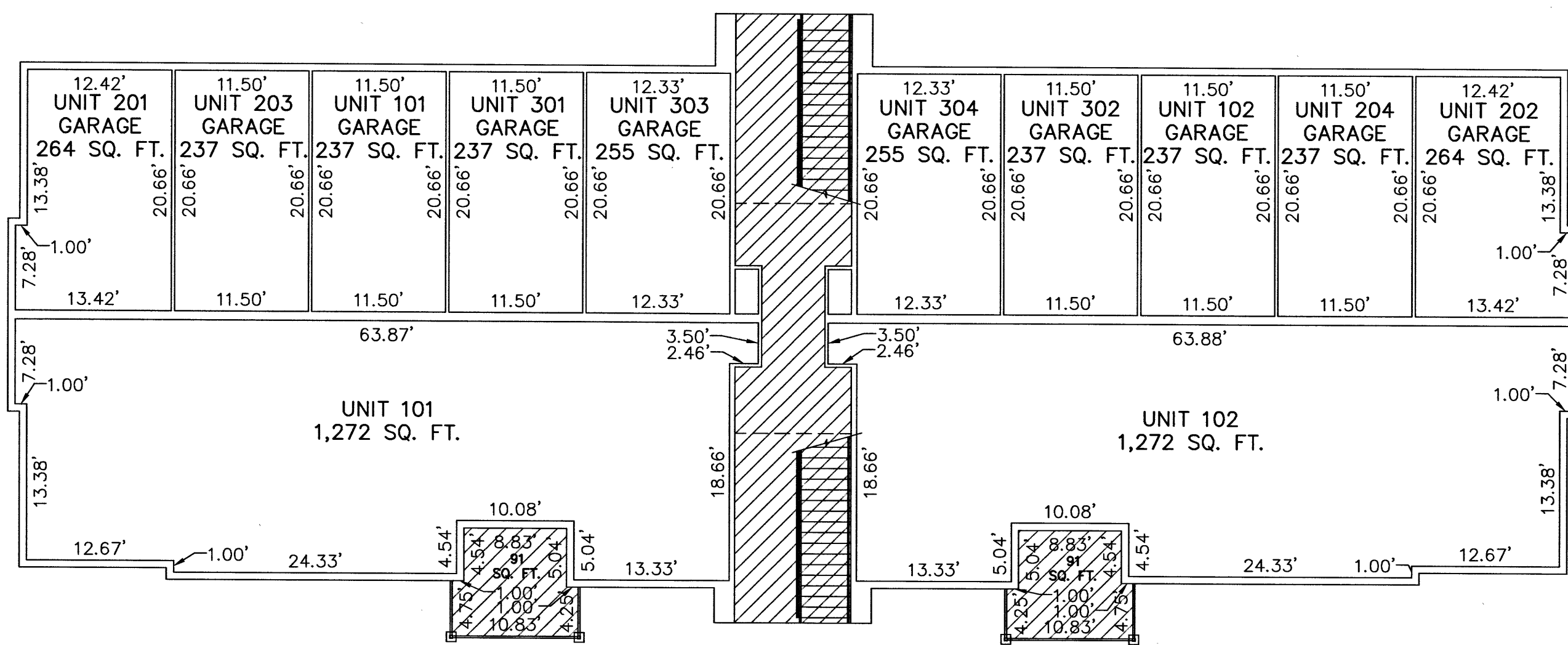
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: **EDGE HOMES**

DATE: 9/29/16 TIME: 8:18am BOOK: 2016 PAGE: 255

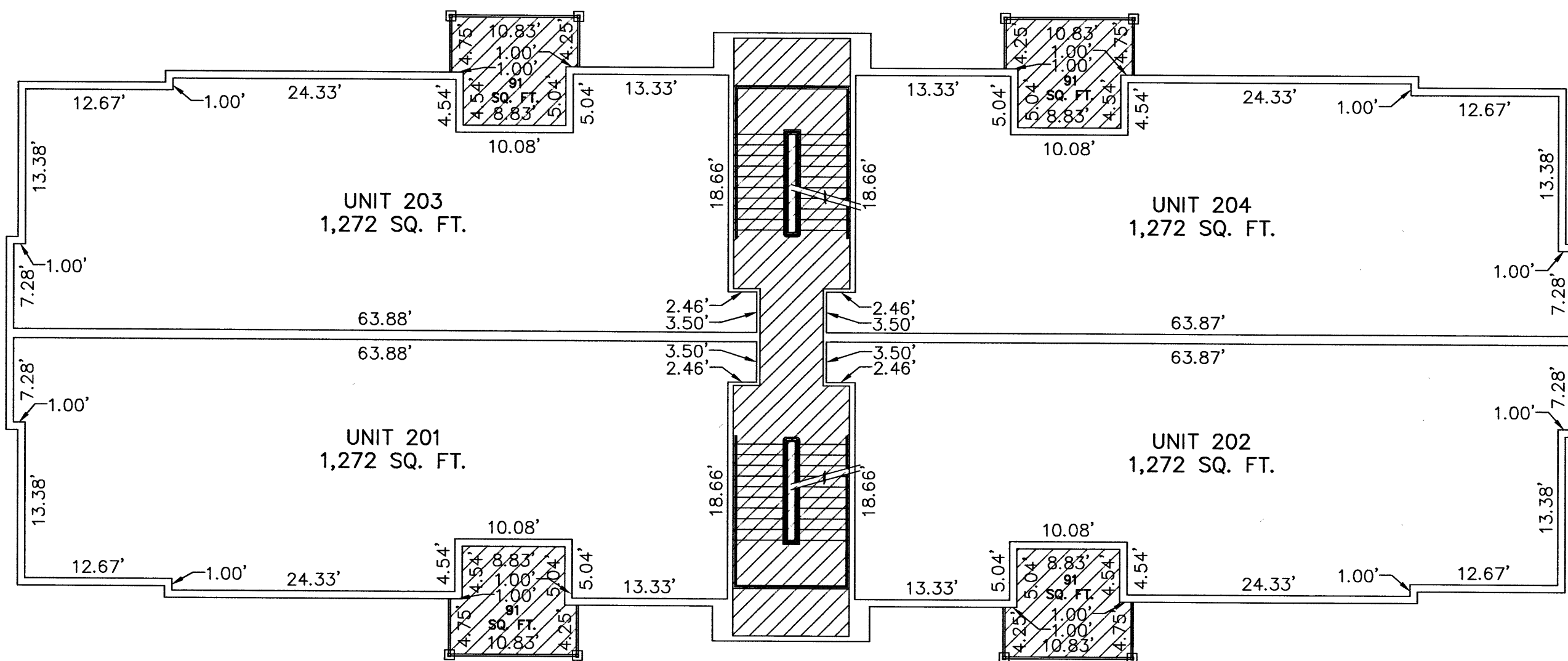
\$ 91.00  
FEE \$

SALT LAKE COUNTY RECORDER

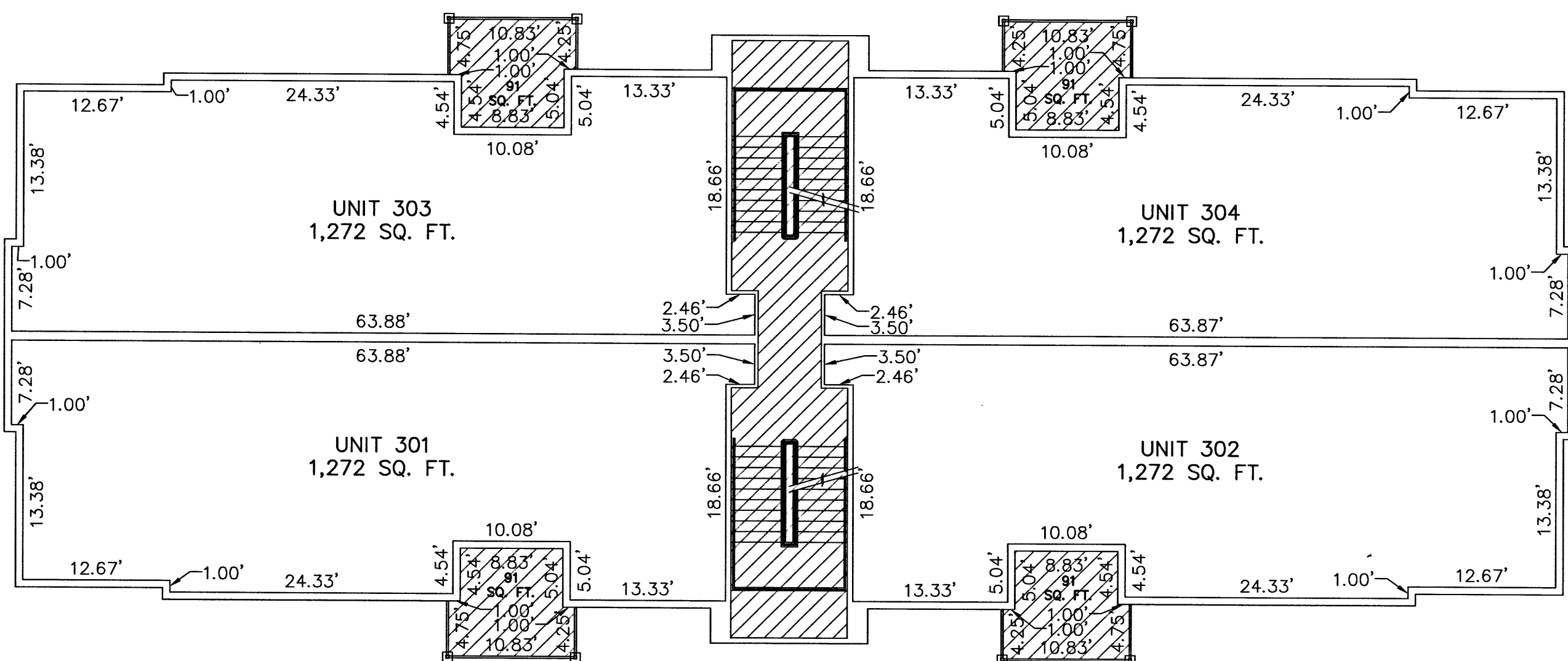
# HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS



**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**

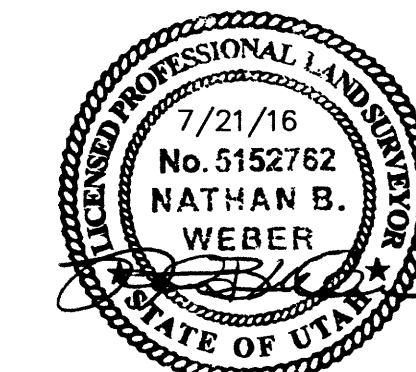
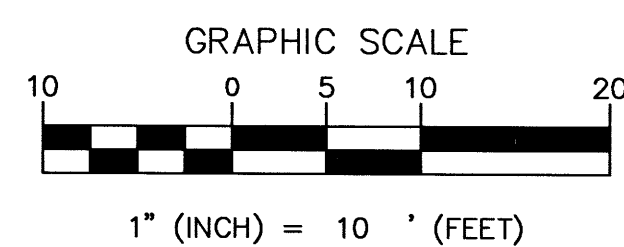


**FRONT ELEVATION**



**REAR ELEVATION**

PREPARED BY:  
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 5243 South Green Pine Drive  
 Murray, Utah 84123  
 office@diamondlandsurveying.com  
 Phone (801) 266-5099 Fax 266-5032



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # **12376589**  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT  
 THE REQUEST OF: **EDGE HOMES**  
 DATE: **9/29/16** TIME: **2:48 PM** BOOK: **2016 P** PAGE: **349 255**  
**\$91.00**  
 FEE \$  
*R. M. Deputy*  
 SALT LAKE COUNTY RECORDER