

# HORIZON HEIGHTS BUILDING 1G 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 1G 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 1360.86 feet along the Section Line and North 89°27'38" West 1193.76 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running

thence 118.12 feet along the arc of a 712.50 foot radius curve to the left through a central angle 09°29'56" (Long Chord Bears South 70°54'03" West 117.99 feet) along said northerly right-of-way line to the easterly right-of-way line of Dominica Lane;

thence along the said easterly right-of-way line the following three courses: 13.82 feet along the arc of 31.03 foot radius curve to the right through a central angle of 25°31'32" (Long Chord Bears North 52°40'20" West 13.71 feet) to a point of reverse curvature, 22.52 feet along the arc of a 213.50 foot radius curve to the left through a central angle of 06°02'39" (Long Chord Bears North 34°11'00" West 22.51 feet), North 37°12'19" West 117.53 feet;

thence North 52°47'41" East 78.72 feet;

thence South 35°11'33" East 6.36 feet to a point of curvature;

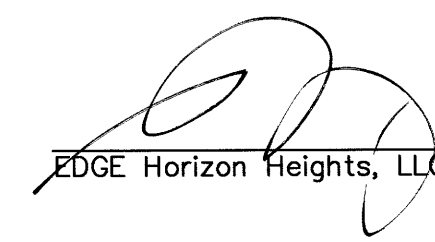
thence 188.86 feet along the arc of a 392.52 foot radius curve to the left through a central angle of 27°34'07" (Long Chord Bears South 48°20'20" East 187.05 feet) to the point of beginning.

### 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 1G 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

\_\_\_\_\_

### 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 1G 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, Carson Jones, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A Member 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: Levi, UT

### ROCKY MOUNTAIN POWER STATEMENT

- 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.
- 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:
  - a recorded easement or right-of way
  - the law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
  - any other provision of law.

### SOUTH VALLEY SEWER DISTRICT STATEMENT

THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THE 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

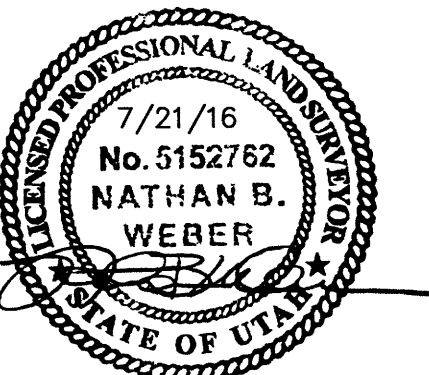
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

### 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.

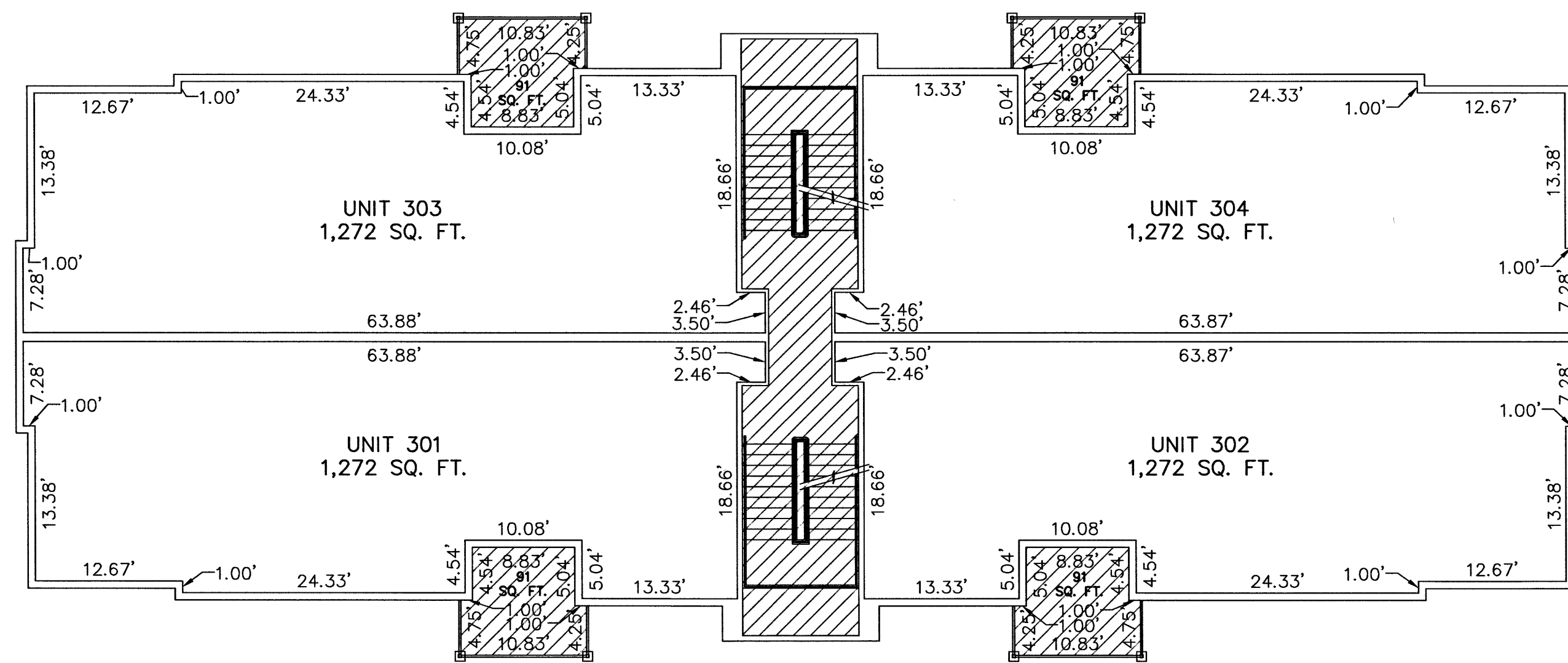
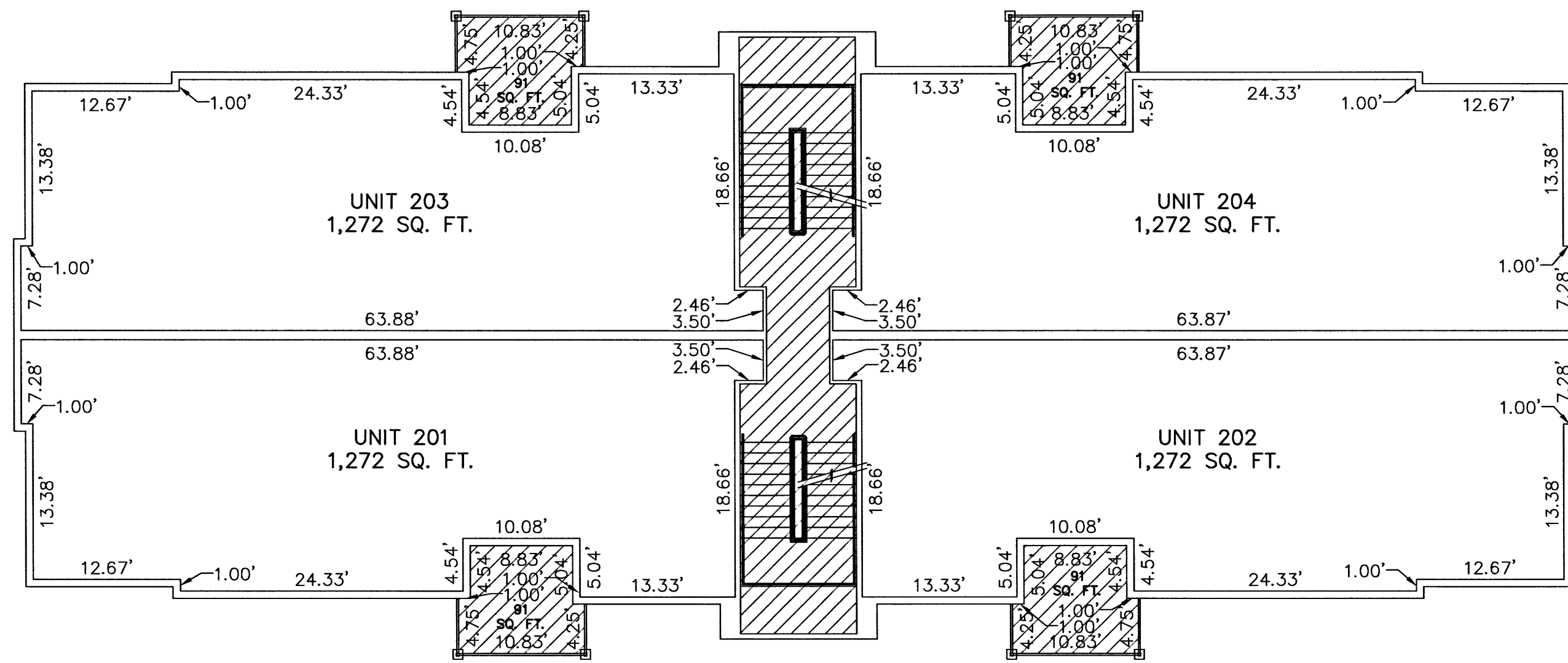
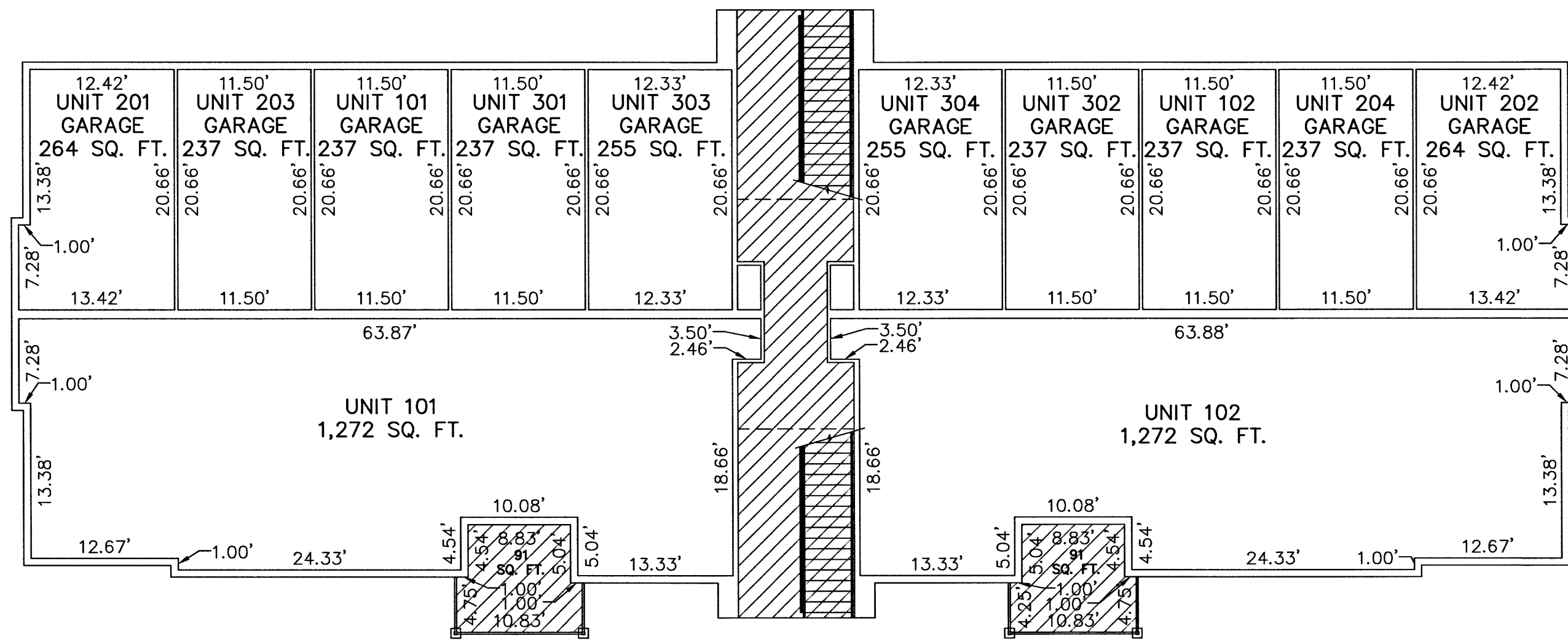
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT:



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>25<sup>TH</sup></u> DAY OF <u>August</u> , 20 <u>16</u> , BY HEALTH DEPARTMENT. <u>Jeremy Roberts</u> SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 20 <u>16</u> BY COMCAST. <u>E. Valdez</u> COMCAST	CENTURYLINK APPROVED THIS <u>17</u> DAY OF <u>Aug</u> , 20 <u>16</u> BY CENTURYLINK. <u>Bob Wil-</u> CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 20 <u>16</u> , BY ROCKY MOUNTAIN POWER. <u>Bred Kidd</u> ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>24</u> DAY OF <u>August</u> , 20 <u>16</u> , BY SOUTH VALLEY SEWER DISTRICT. <u>[Signature]</u> GENERAL MANAGER	QUESTAR APPROVED THIS <u>12<sup>TH</sup></u> DAY OF <u>Aug</u> , 20 <u>16</u> BY QUESTAR GAS. <u>Deanna Adkins</u> QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.332 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
CHECKED FOR ZONING ZONE <u>MU-2</u> AREA <u>-</u> WIDTH <u>-</u> NAME <u>Bygn M</u> DATE <u>9-2-16</u>	PLANNING COMMISSION APPROVED THIS <u>29</u> DAY OF <u>August</u> , 20 <u>16</u> BY THE HERRIMAN PLANNING COMMISSION. <u>Chris Smith</u> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>31<sup>ST</sup></u> DAY OF <u>August</u> , 20 <u>16</u> BY HERRIMAN CITY MUNICIPAL WATER. <u>[Signature]</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> <u>Blake Thomas</u> HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>18</u> DAY OF <u>Sept</u> , 20 <u>16</u> . <u>[Signature]</u> HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>22<sup>ND</sup></u> DAY OF <u>September</u> , 20 <u>16</u> BY HERRIMAN CITY. <u>[Signature]</u> CITY RECORDER: <u>[Signature]</u> CITY RECORDER: <u>[Signature]</u>	SALT LAKE COUNTY RECORDER # <u>12376589</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>8:48am</u> BOOK: <u>2016P</u> PAGE: <u>258</u> \$ <u>91.00</u> FEE \$ <u>[Signature]</u> SALT LAKE COUNTY RECORDER	

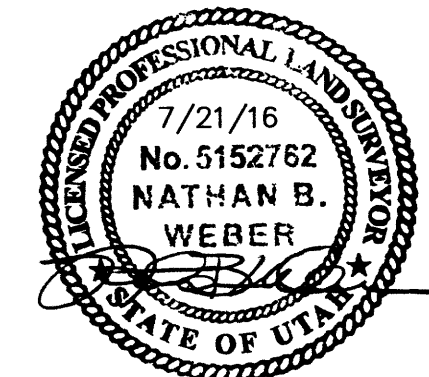
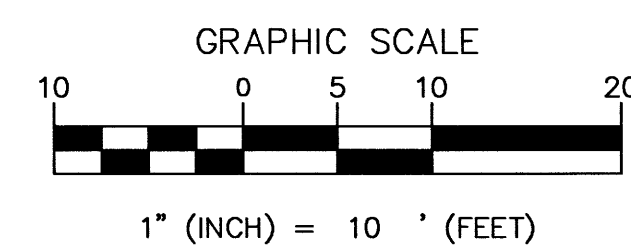


# HORIZON HEIGHTS BUILDING 1G CONDOMINIUMS



PREPARED BY:

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



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 12376599  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: **EDGE HOMES**  
 DATE: 9/29/16 TIME: 8:48 AM BOOK: 2016P PAGE: 25B  
 \$91.00  
 FEL \$  
 Nathan B. Weber  
 SALT LAKE COUNTY RECORDER