

# HORIZON HEIGHTS BUILDING 1H 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 1H 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 Samana Lane, said point being North 0°32'22" East 1348.67 feet along the Section Line and North 89°27'38" West 1483.20 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running

thence South 56°37'10" West 81.04 feet along said northerly right-of-way to point of curvature;

thence continuing along said northerly right-of-way 19.55 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 86°10'30" (Long Chord Bears North 80°17'34" West 17.76 feet) to the easterly right-of-way line of Andros Lane;

thence North 37°12'19" West 162.59 feet along said easterly right-of-way line;

thence North 52°40'16" East 93.95 feet;


thence South 36°54'05" East 181.17 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 1H 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

8/11/16  
Date

\_\_\_\_\_  
Date

### CONSENT TO DEDICATE

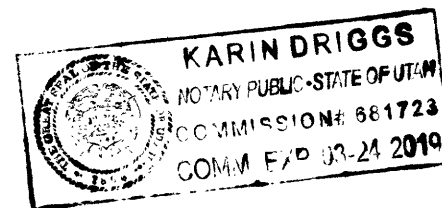
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS, does hereby dedicate 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, Nathan B. Weber, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A General 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 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

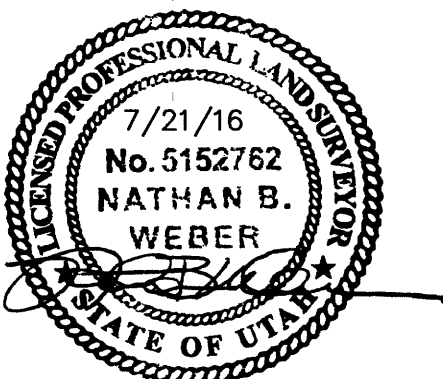
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

### 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.

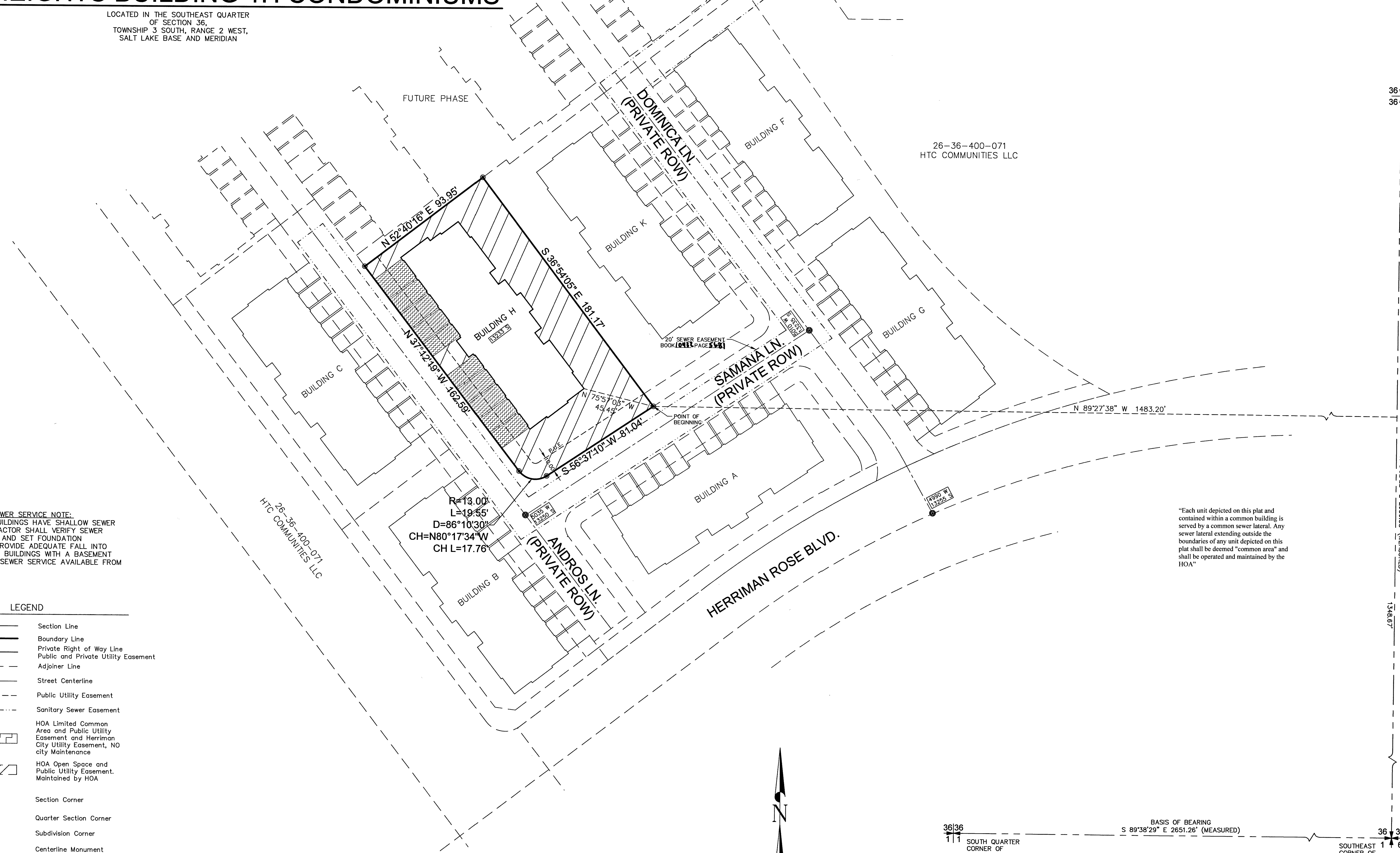
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT:



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>25th</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>Elvabell</u> COMCAST	CENTURYLINK APPROVED THIS <u>12</u> DAY OF <u>Aug</u> , 20 <u>16</u> BY CENTURYLINK. <u>Bud Mihic</u> CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 20 <u>16</u> BY ROCKY MOUNTAIN POWER. <u>Bud Mihic</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>General Manager</u> SOUTH VALLEY SEWER DISTRICT	QUESTAR APPROVED THIS <u>12th</u> DAY OF <u>Aug</u> , 20 <u>16</u> BY QUESTAR GAS. <u>Deanna Hopkins</u> QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.381 ACRES 2. TOTAL RIGHT-OF-WAY 0.000 ACRES 3. TOTAL OPEN SPACE 0.187 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 _____ WIDTH _____ NAME <u>Bryan W</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>31st</u> DAY OF <u>August</u> , 20 <u>16</u> BY HERRIMAN CITY MUNICIPAL WATER. <u>Blaine Thomas</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>Blaine Thomas</u> HERRIMAN CITY ENGINEER DATE <u>9/13/16</u>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>18</u> DAY OF <u>Sept</u> , 20 <u>16</u> . <u>Janet</u> HERRIMAN CITY ATTORNEY 26-36-41	HERRIMAN CITY APPROVED THIS <u>22nd</u> DAY OF <u>Sept</u> , 20 <u>16</u> BY HERRIMAN CITY. <u>Janet</u> CITY RECORDER 26-36-401-003	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>8:48</u> BOOK: <u>2016P</u> PAGE: <u>257</u> \$ <u>891.00</u> FEE \$ <u>Deanna Deputy</u> SALT LAKE COUNTY RECORDER 391.00 2016-259	

# HORIZON HEIGHTS BUILDING 1H 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.

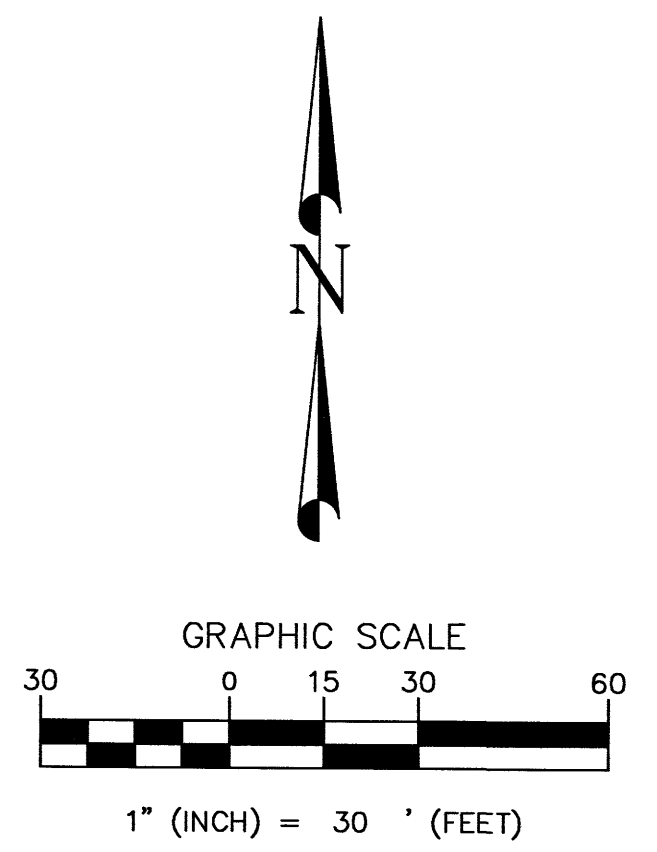
**LEGEND**

	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

"Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA"

PREPARED BY:

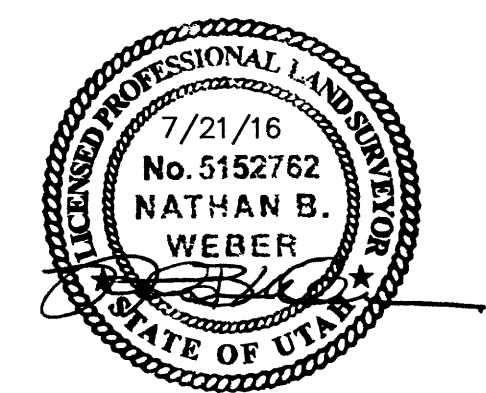
**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Pine Drive  
Murray, Utah 84123  
office@diamondlandsurveying.com  
Phone (801) 266-5099 Fax 266-5032



36/36 111 SOUTH QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M

BASIS OF BEARING S 89°38'29" E 2651.26' (MEASURED)

36/31 116 SOUTHEAST CORNER OF SECTION 36, T3S, R2W, SLB&M



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: 7/29/16 TIME: 8:48am BOOK: 2016P PAGE: 257

\$91.00 FEE \$

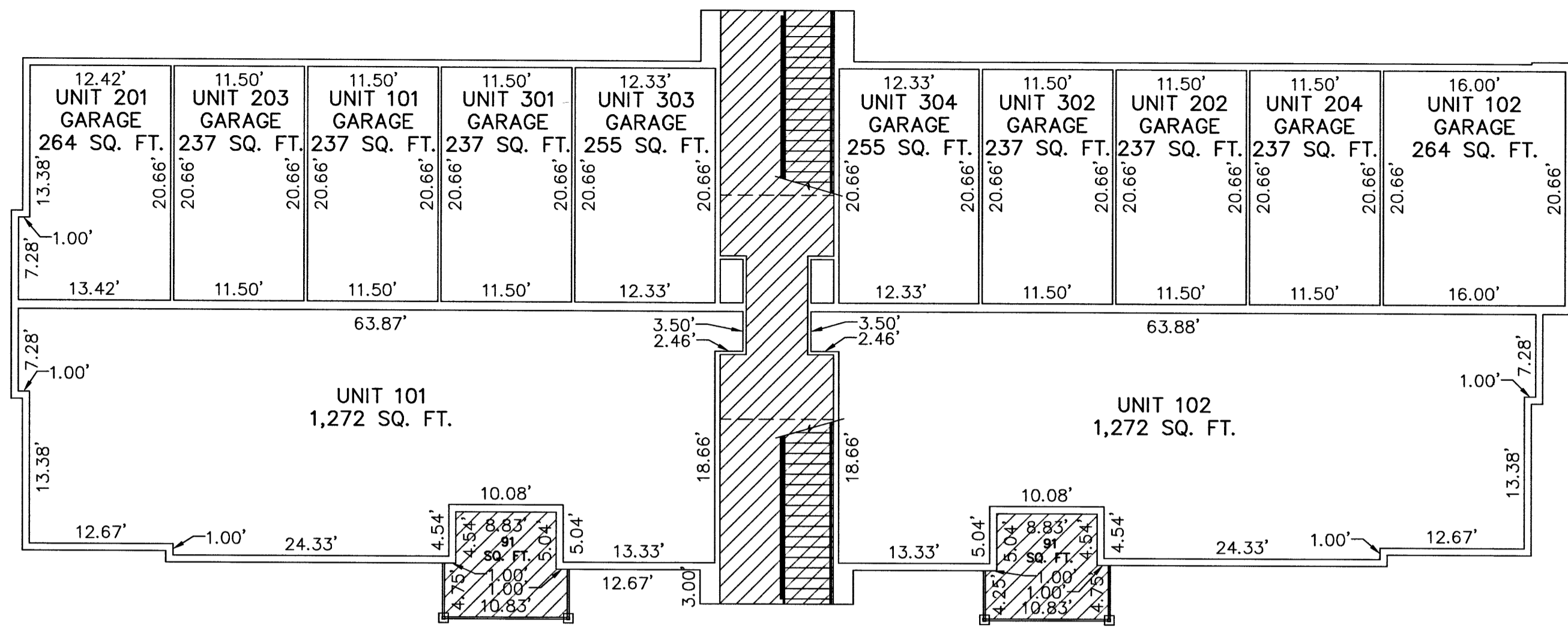
*[Signature]* Deputy SALT LAKE COUNTY RECORDER

36/35 435 EAST QUARTER CORNER OF SECTION 36, T3S, R2W, SLB&M

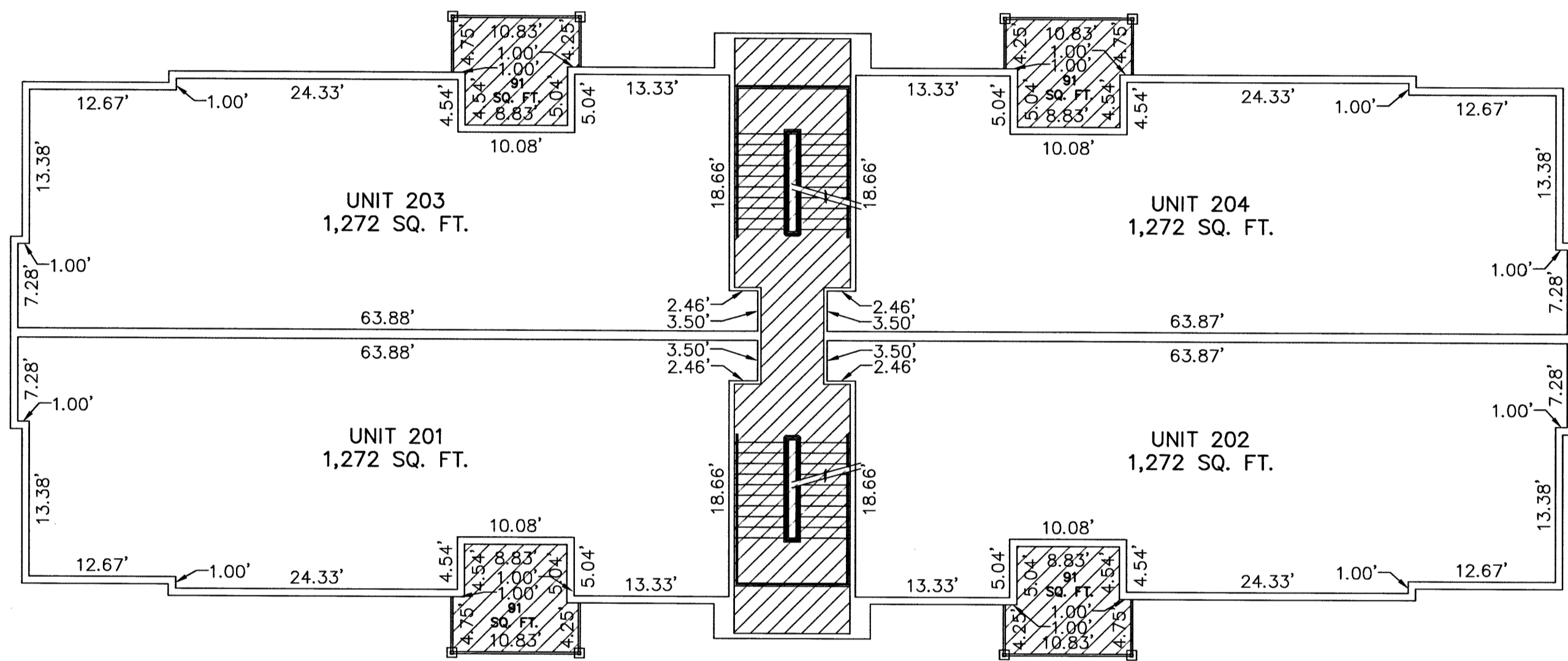
N 0°32'22" E 4660.88' (MEASURED)

1348.67

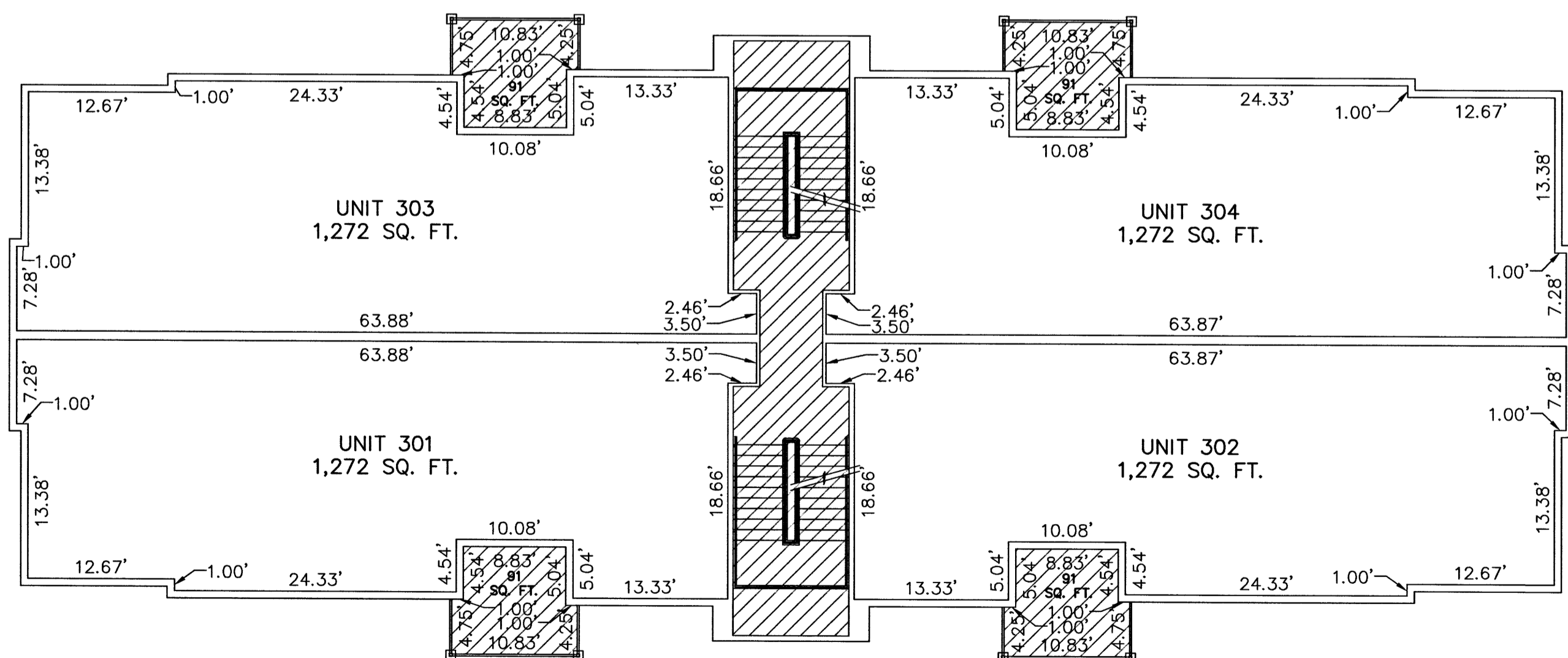
# HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS



**ADA MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**



**FRONT ELEVATION**

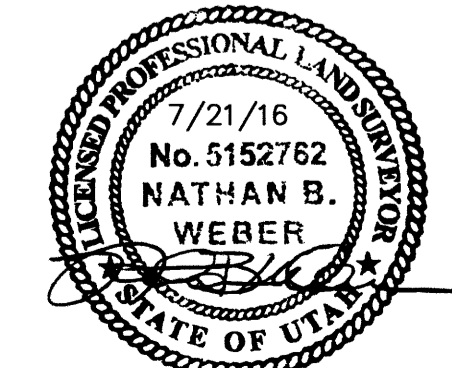
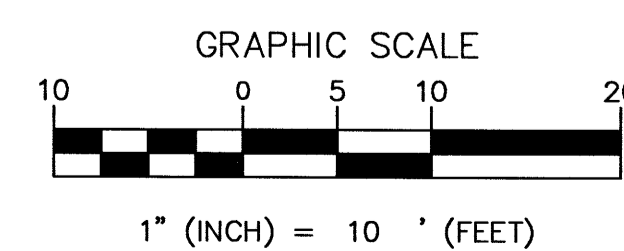


**REAR ELEVATION**



**ADA GARAGE ELEVATIONS**

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 3 OF 3  
 SALT LAKE COUNTY RECORDER # **12376589**  
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**\$ 91.00**  
 FEE \$  
*Nathan B. Weber*  
 SALT LAKE COUNTY RECORDER