

HORIZON HEIGHTS BUILDING 1K 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 1K 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 North 36°54'05" West 181.17 feet;

thence North 52°40'16" East 18.67 feet;

thence South 37°33'30" East 3.32 feet;

thence North 52°47'41" East 75.08 feet to the westerly right-of-way line of Dominica Lane;

thence South 37°12'19" East 170.32 feet along said westerly right-of-way line to a point of curvature on the northerly right-of-way line of Samana Lane;

thence 21.29 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 93°49'30" (Long Chord Bears South 09°42'26" West 18.99 feet) along said northerly right-of-way line;

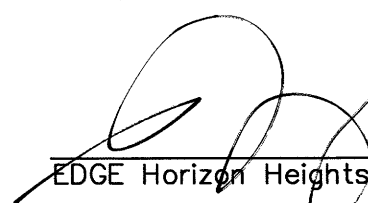
thence continuing along said northerly right-of-way line South 56°37'10" West 81.04 feet to the point of beginning.

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 1K 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 1K 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, Gordon 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: WV, 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 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

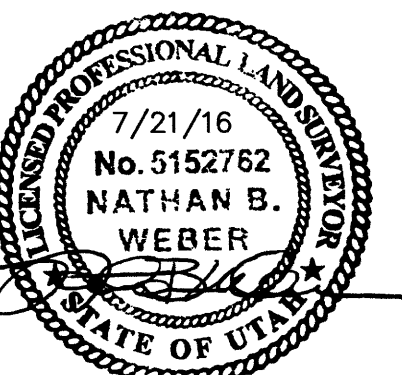
NOTARY PUBLIC
Residing at:

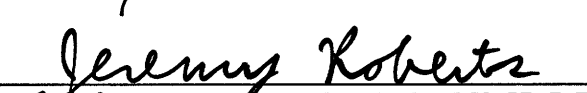

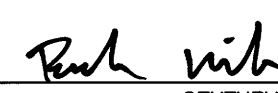

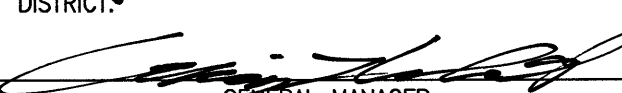

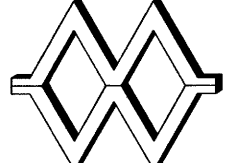

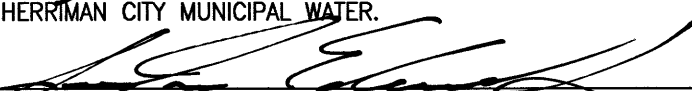
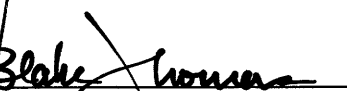
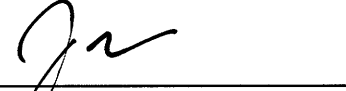

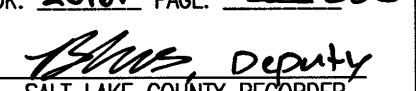
ACKNOWLEDGMENT

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.

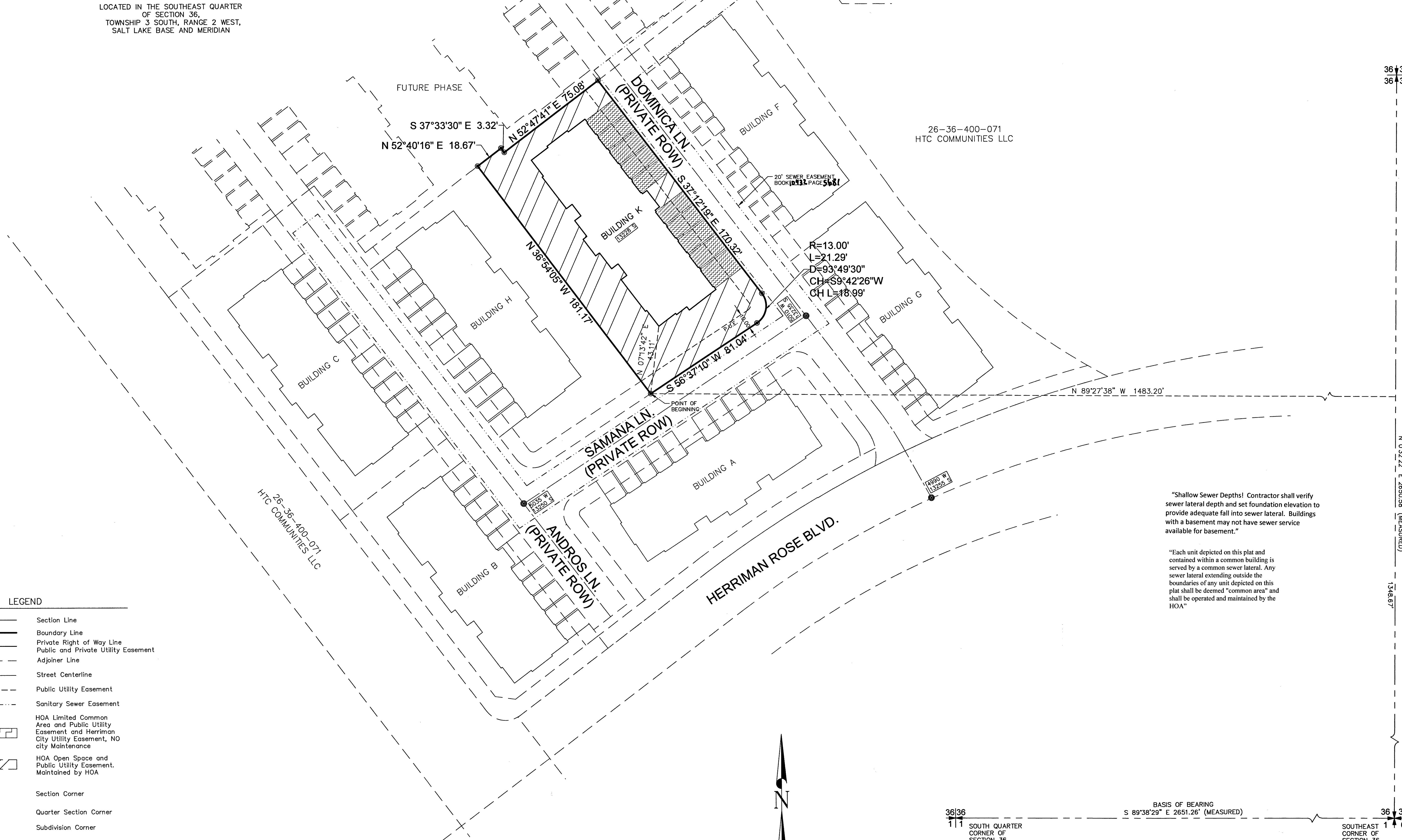
NOTARY PUBLIC
RESIDING AT:



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>25th</u> DAY OF <u>August</u> , 2016, BY HEALTH DEPARTMENT.  JEREMY ROBERTS SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 2016, BY COMCAST.  E. VALDEZ COMCAST	CENTURYLINK APPROVED THIS <u>12</u> DAY OF <u>Aug</u> , 2016, BY CENTURYLINK.  BOB WHITE CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 2016, BY ROCKY MOUNTAIN POWER.  BRAD KIDD ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>24</u> DAY OF <u>August</u> , 2016, BY SOUTH VALLEY SEWER DISTRICT.  GENERAL MANAGER	QUESTAR APPROVED THIS <u>12</u> DAY OF <u>Aug</u> , 2016, BY QUESTAR GAS.  DEANNA A. HOPKINS QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.392 ACRES 2. TOTAL RIGHT-OF-WAY 0.000 ACRES 3. TOTAL OPEN SPACE 0.193 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>Byggus</u> DATE <u>9-2-16</u>	PLANNING COMMISSION APPROVED THIS <u>29</u> DAY OF <u>August</u> , 2016, BY THE HERRIMAN PLANNING COMMISSION.  CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>29th</u> DAY OF <u>August</u> , 2016, BY HERRIMAN CITY MUNICIPAL WATER.  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. DATE <u>9/13/16</u>  BLAKE JOHNSON HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>19</u> DAY OF <u>Sept</u> , 2016.  HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>22nd</u> DAY OF <u>Sept</u> , 2016, BY HERRIMAN CITY.  MAYOR	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>200</u> \$ <u>91.00</u> FEE \$  DEPUTY SALT LAKE COUNTY RECORDER	

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



26-36-400-071
HTC COMMUNITIES LLC

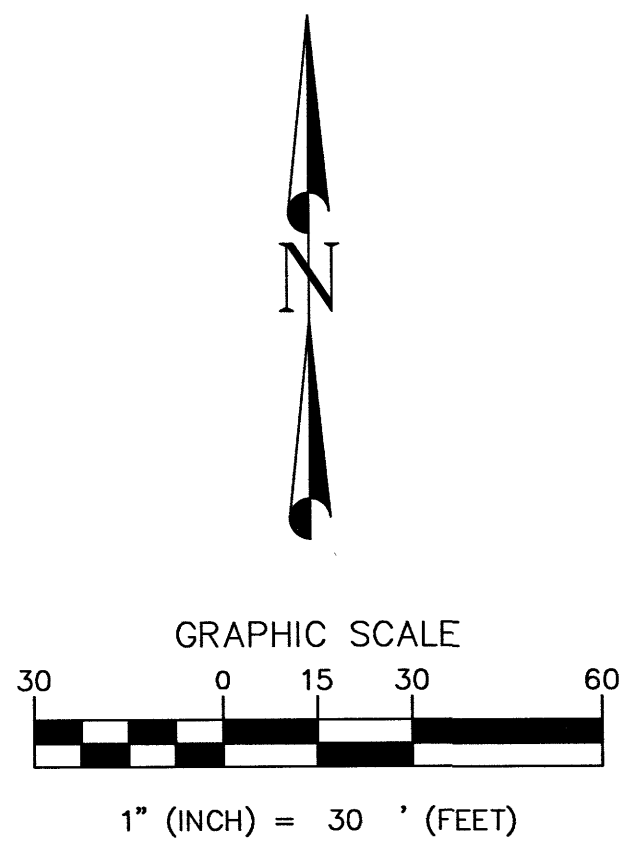
26-36-400-071
HTC COMMUNITIES LLC

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

"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 for basement."

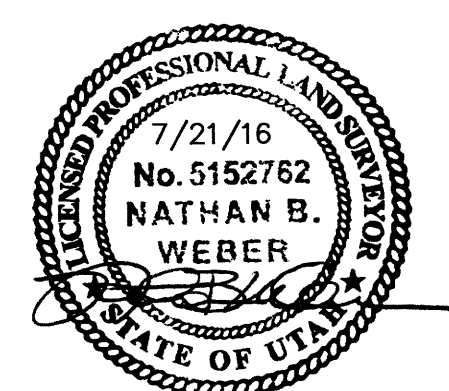
"Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA"



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

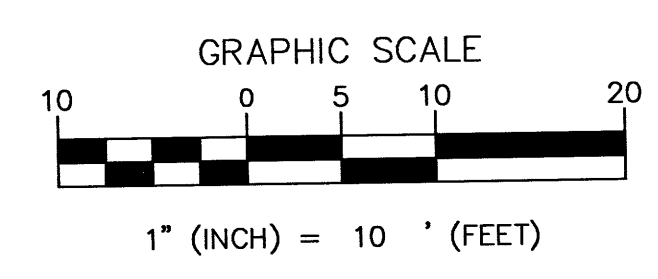
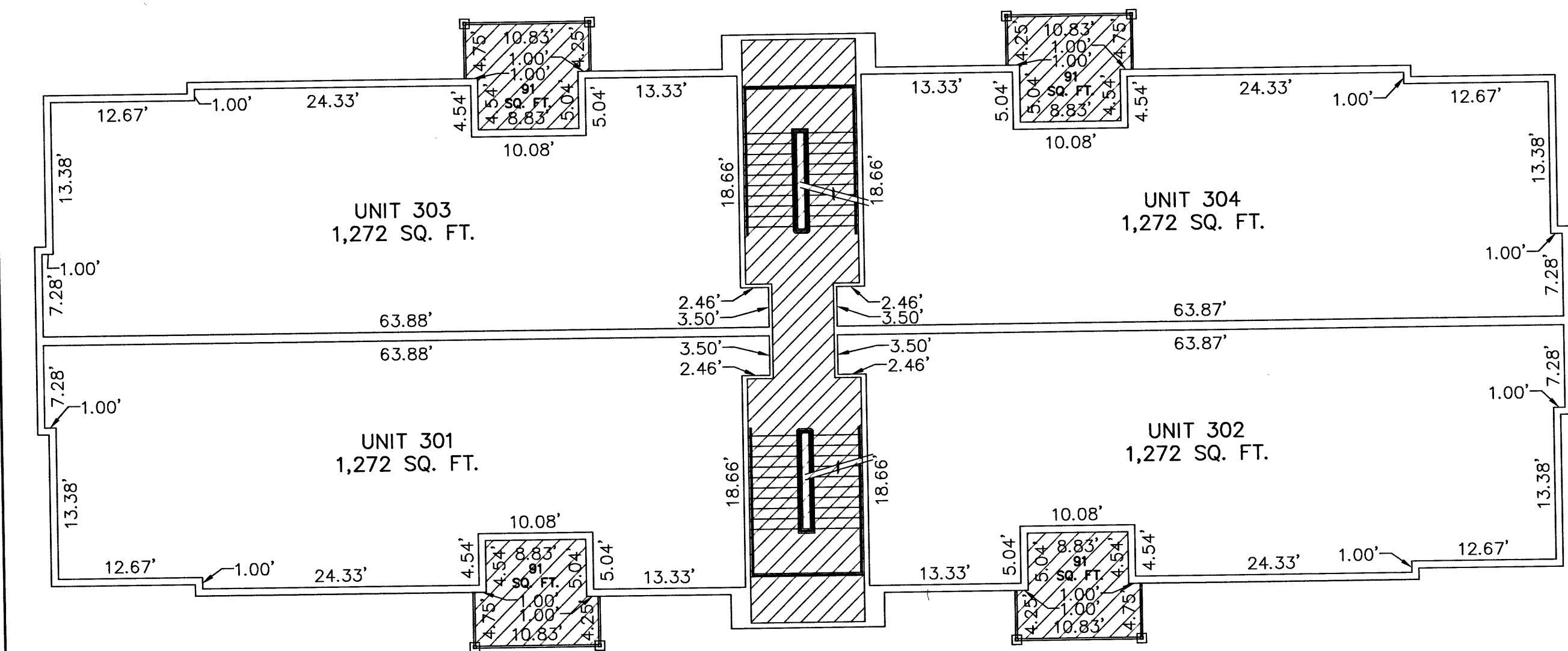
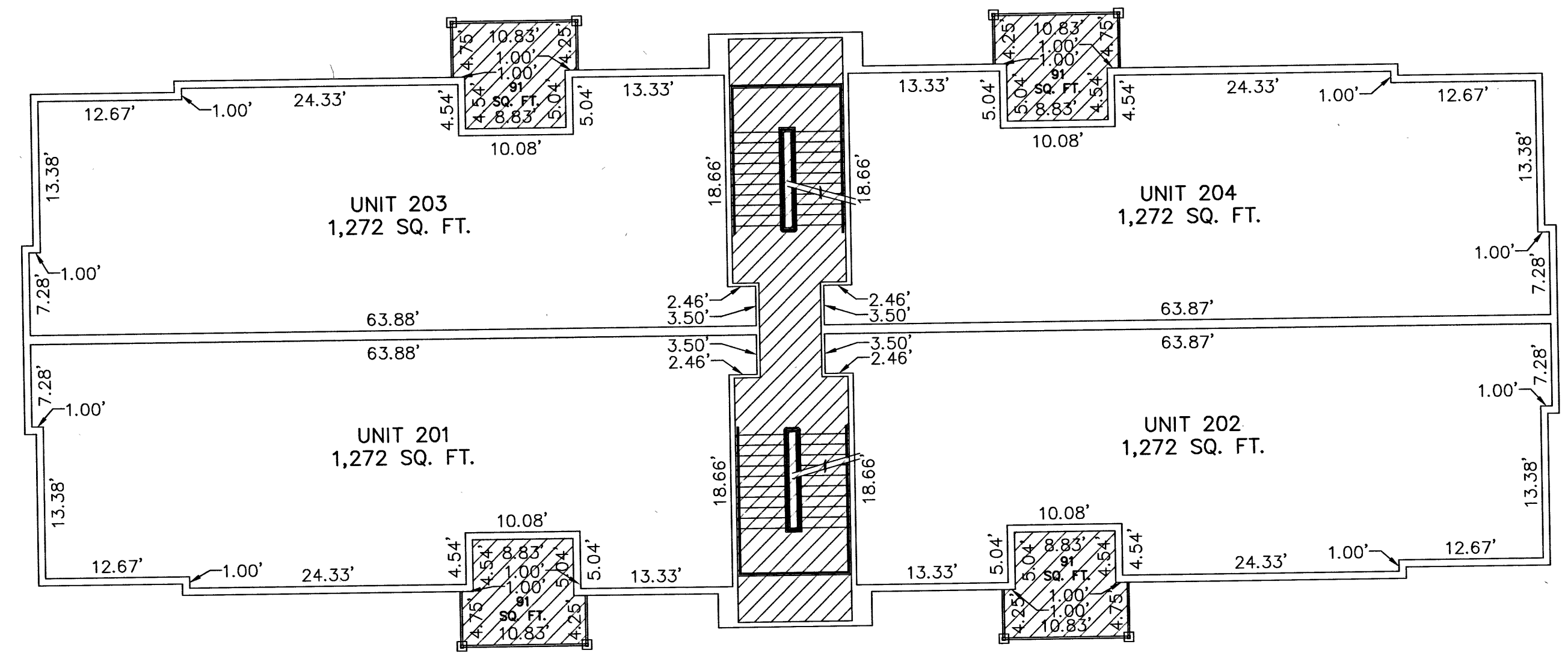
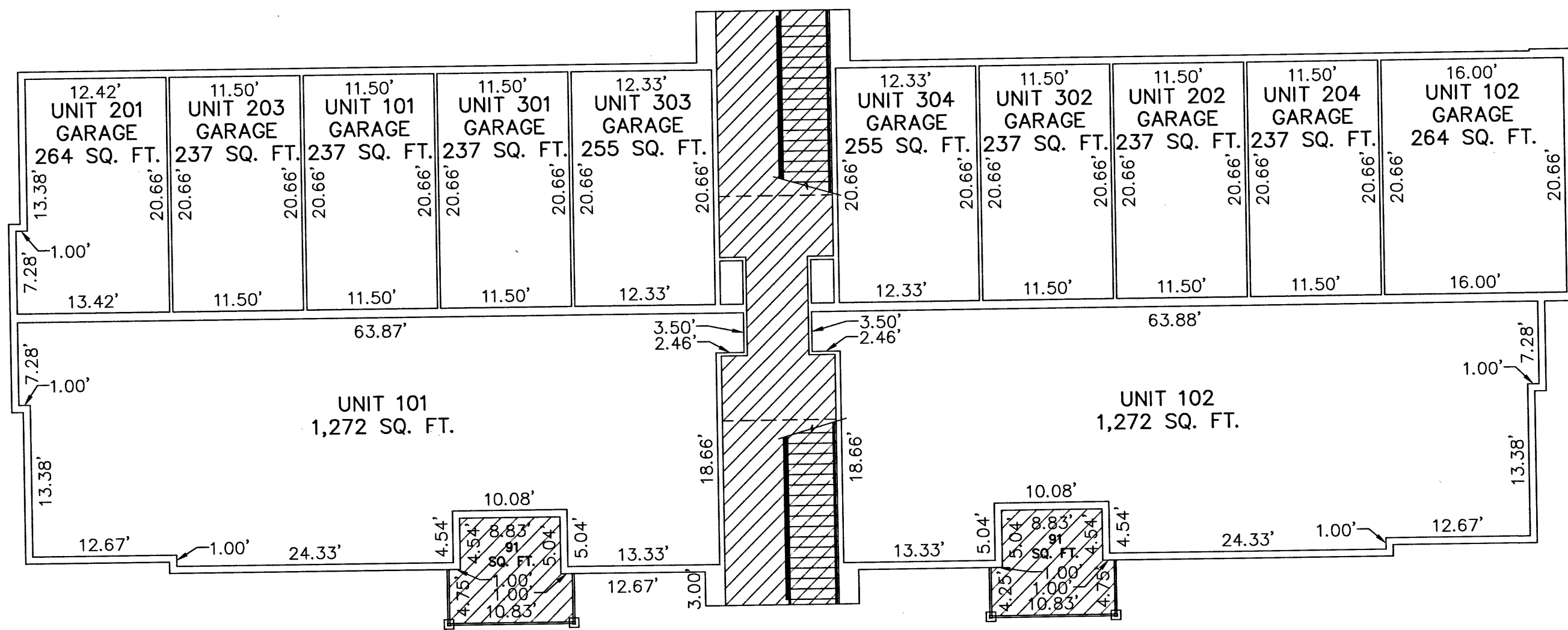


SHEET 2 OF 3

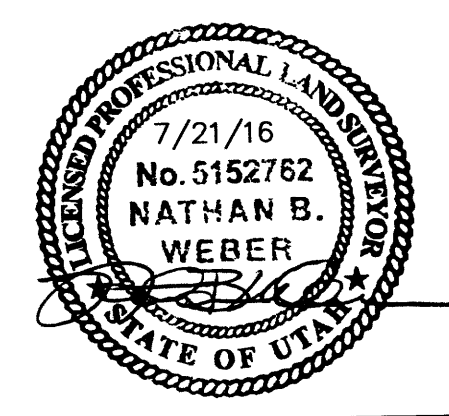
PREPARED BY:
DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

SALT LAKE COUNTY RECORDER # **12376589**
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT
THE REQUEST OF: **EDGE HOMES**
DATE: **9/12/16** TIME: **8:48am** BOOK: **2016D** PAGE: **252/260**
\$91.00
FEE \$
Deputy
SALT LAKE COUNTY RECORDER

HORIZON HEIGHTS BUILDING 1K CONDOMINIUMS



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 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 # 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: 2016P PAGE: 262, 260
 \$91.00
 FEE \$

Blaine Deputy
 SALT LAKE COUNTY RECORDER