

# HORIZON HEIGHTS BUILDING 2D 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 2D 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 being North 0°32'22" East 1563.85 feet along the Section Line and North 89°27'38" West 1495.84 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running  
 thence South 52°47'41" West 27.00 feet;  
 thence North 37°12'19" West 161.99 feet to a point of curvature;  
 thence 20.42 feet along the arc of a 13.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 82°12'19" West 18.38 feet);  
 thence South 52°47'41" West 0.71 feet to a point of curvature;  
 thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 07°47'41" West 4.24 feet);  
 thence South 52°47'41" West 100.00 feet to a point of curvature;  
 thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 82°12'19" West 4.24 feet);  
 thence South 52°47'41" West 6.00 feet to a point of curvature;  
 thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 07°47'41" West 4.24 feet);  
 thence South 52°13'16" West 46.00 feet to a point of curvature;  
 thence 5.63 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 107°27'27" (Long Chord Bears South 89°03'57" West 4.84 feet);  
 thence 16.46 feet along the arc of a 13.00 foot radius curve to the left through a central angle of 72°32'33" (Long Chord Bears South 05°56'03" East 15.38 feet);  
 thence South 37°12'19" East 105.63 feet;  
 thence South 52°47'41" West 112.46 feet;  
 thence North 37°12'19" West 159.13 feet to a point of curvature;  
 thence 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 07°47'41" East 21.21 feet);  
 thence North 52°47'41" East 206.38 feet to a point of curvature;  
 thence 16.09 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 36°52'12" (Long Chord Bears South 18°46'13" East 15.81 feet);  
 thence South 37°12'19" East 0.50 feet to a point of curvature;  
 thence 19.63 feet along the arc of a 12.50 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 82°12'19" East 17.68 feet);  
 thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 07°47'41" East 4.24 feet);  
 thence North 60°10'54" East 83.64 feet to a point of curvature;  
 thence 4.47 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 85°19'52" (Long Chord Bears South 40°21'33" East 4.07 feet) to a point of reverse curvature;  
 thence 31.99 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 45°49'10" (Long Chord Bears South 60°06'54" East 31.14 feet);  
 thence South 37°12'19" East 161.99 feet to the point of beginning.

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	20.42'	13.00'	090°00'00"	N 82°12'19" W 18.38'
C2	4.71'	3.00'	090°00'00"	S 07°47'41" W 4.24'
C3	4.71'	3.00'	090°00'00"	N 82°12'19" W 4.24'
C4	4.71'	3.00'	090°00'00"	S 07°47'41" W 4.24'
C5	16.09'	25.00'	036°52'12"	S 18°46'13" E 15.81'
C6	19.63'	12.50'	090°00'00"	S 82°12'19" E 17.68'
C7	4.71'	3.00'	090°00'00"	N 07°47'41" E 4.24'
C8	16.09'	25.00'	036°52'12"	S 55°38'25" E 15.81'
C9	15.62'	12.50'	071°35'29"	N 01°24'34" W 14.62'
C10	5.68'	3.00'	108°24'31"	N 88°35'26" E 4.87'
C11	4.71'	3.00'	090°00'00"	N 07°47'41" E 4.24'
C12	41.63'	26.50'	090°00'00"	S 07°47'41" W 37.48'

Line Table		
Line #	Length	Direction
L1	5.42'	N 52°47'41" E
L2	0.50'	N 37°12'19" W

### 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 2D 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.

*Stu Madden*  
EDGE Horizon Heights, LLC

2-2-17  
Date

### CONSENT TO DEDICATE

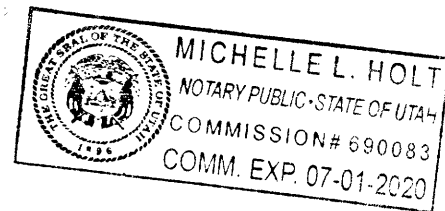
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2D CONDOMINIUMS, does hereby dedicate 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 2 DAY OF February, 2017, PERSONALLY APPEARED BEFORE ME, Stu Madden, 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.



*Michelle Holt*  
NOTARY PUBLIC  
RESIDING AT: Springville, 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 )  
                          ):SS  
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

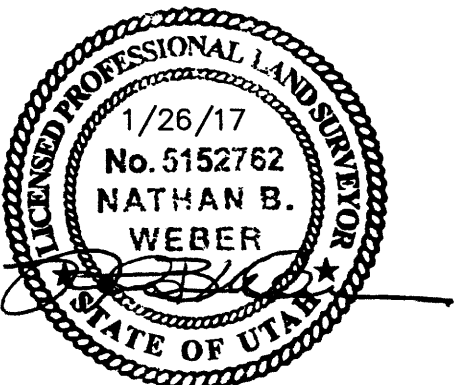
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

### 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: \_\_\_\_\_

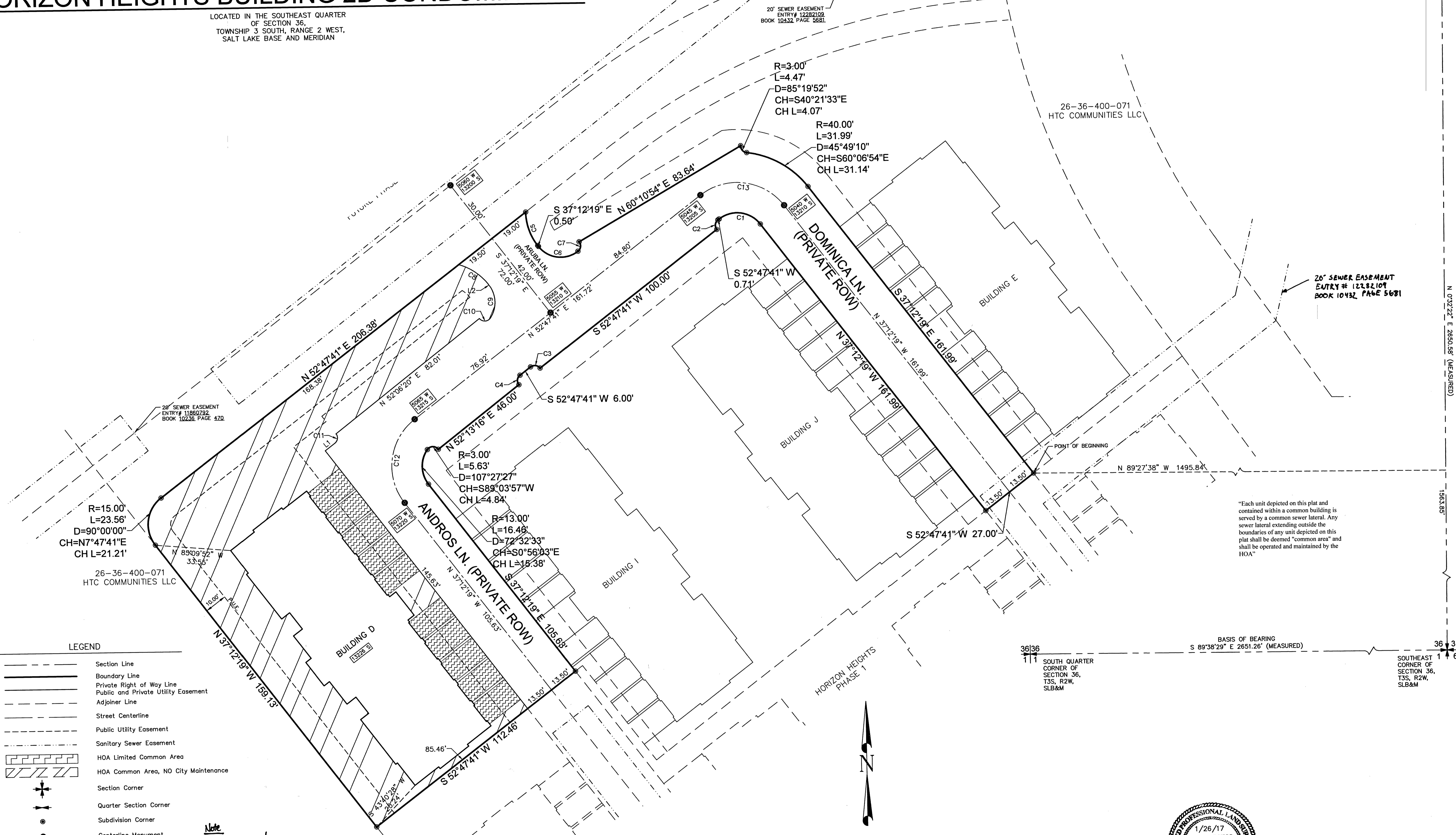


SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>28</u> DAY OF <u>February</u> , 20 <u>17</u> , BY HEALTH DEPARTMENT. <i>Rich Sedberry</i> SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>31</u> DAY OF <u>January</u> , 20 <u>17</u> , BY COMCAST. <i>e Vaidh</i> COMCAST	CENTURYLINK APPROVED THIS <u>31</u> DAY OF <u>January</u> , 20 <u>17</u> , BY CENTURYLINK. <i>Barb Rink</i> CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>31st</u> DAY OF <u>JANUARY</u> , 20 <u>17</u> , BY ROCKY MOUNTAIN POWER. <i>Bob Pelan</i> ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>22</u> DAY OF <u>February</u> , 20 <u>17</u> , BY SOUTH VALLEY SEWER DISTRICT. <i>General Manager</i> SOUTH VALLEY SEWER DISTRICT	QUESTAR APPROVED THIS <u>3</u> DAY OF <u>February</u> , 20 <u>17</u> , BY QUESTAR GAS. <i>James Sauer</i> QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.762 ACRES 2. TOTAL RIGHT-OF-WAY 0.362 ACRES 3. TOTAL OPEN SPACE 0.221 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>Burns No 3-3-17</u> DATE _____	PLANNING COMMISSION APPROVED THIS <u>2</u> DAY OF <u>March</u> , 20 <u>17</u> , BY THE HERRIMAN PLANNING COMMISSION. <i>Christ Smith</i> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>1st</u> DAY OF <u>March</u> , 20 <u>17</u> , BY HERRIMAN CITY MUNICIPAL WATER. <i>Blake Thomas</i> 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>3/1/17</u> <i>Blake Thomas</i> HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>16</u> DAY OF <u>March</u> , 20 <u>17</u> . <i>John</i> HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>16th</u> DAY OF <u>March</u> , 20 <u>17</u> , BY HERRIMAN CITY. <i>John</i> HERRIMAN CITY	SALT LAKE COUNTY RECORDER # <u>12501537</u> STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: <u>Edge Homes</u> DATE: <u>3-24-2017</u> TIME: <u>9:47am</u> BOOK: <u>2017</u> PAGE: <u>58</u> FEE \$ <u>301.00</u> \$101.00 2017-58	

# HORIZON HEIGHTS BUILDING 2D CONDOMINIUMS

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

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



R=15.00'  
L=23.56'  
D=90°00'00"  
CH=N7°47'41"E  
CH L=21.21'

26-36-400-071  
HTC COMMUNITIES LLC

R=3.00'  
L=5.63'  
D=107°27'27"  
CH=S89°03'57"W  
CH L=4.84'

R=13.00'  
L=16.48'  
D=72°32'33"  
CH=S0°56'03"E  
CH L=15.38'

R=3.00'  
L=4.47'  
D=85°19'52"  
CH=S40°21'33"E  
CH L=4.07'

R=40.00'  
L=31.99'  
D=45°49'10"  
CH=S60°06'54"E  
CH L=31.14'

20' SEWER EASEMENT  
ENTRY # 12282109  
BOOK 10432 PAGE 5681

20' SEWER EASEMENT  
ENTRY # 12282109  
BOOK 10432 PAGE 5681

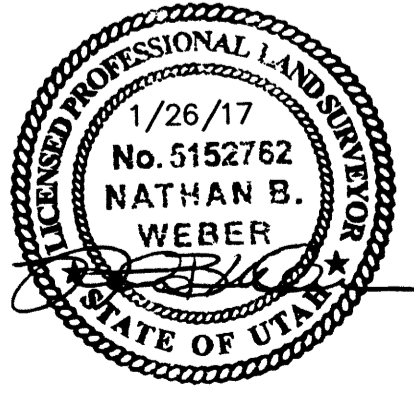
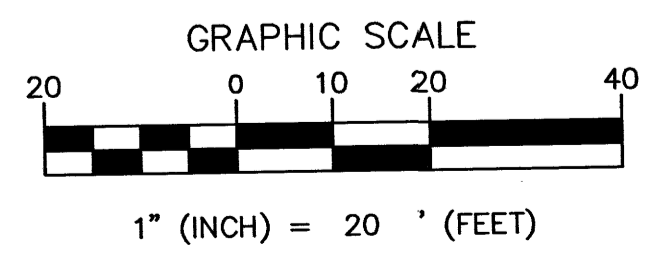
"Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA"

### 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
- HOA Common Area, NO City Maintenance
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

**Note**  
No City Maintenance  
on Private Roads.

**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.



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

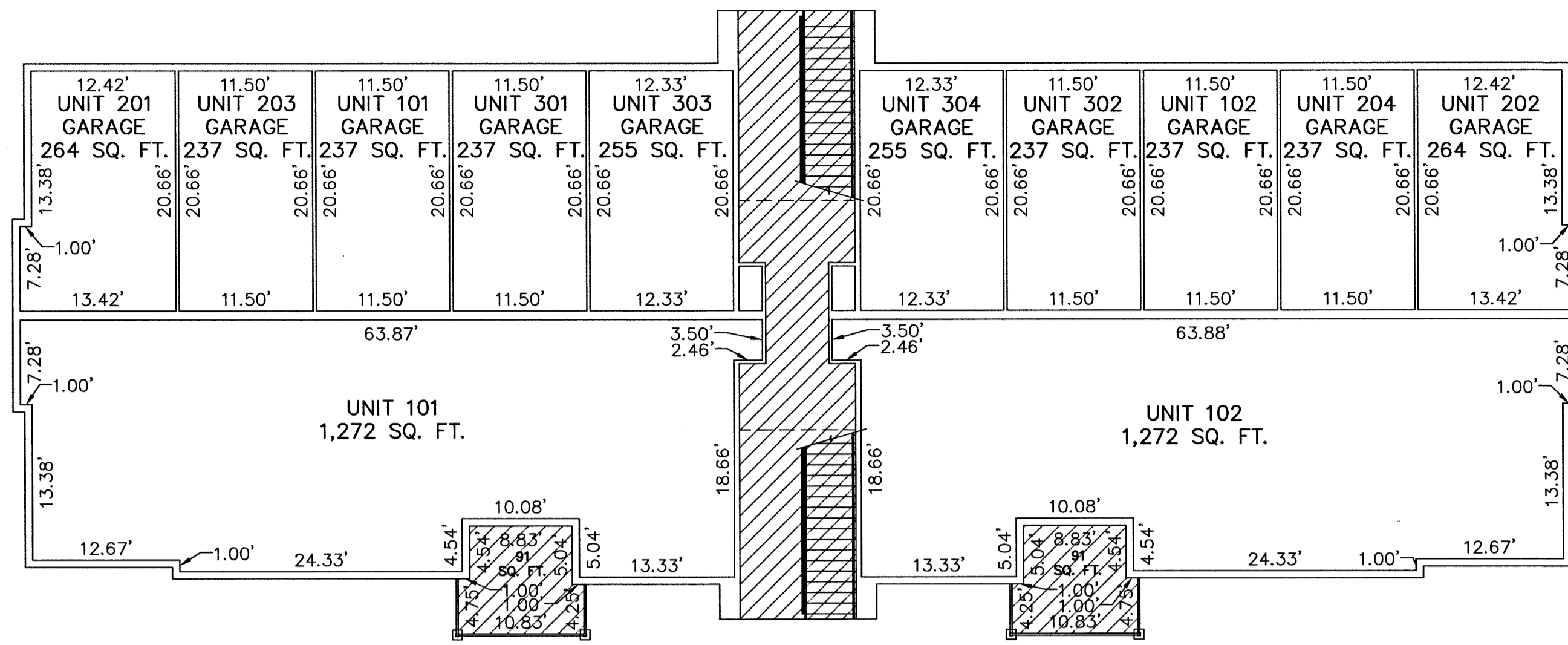
PREPARED BY:

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

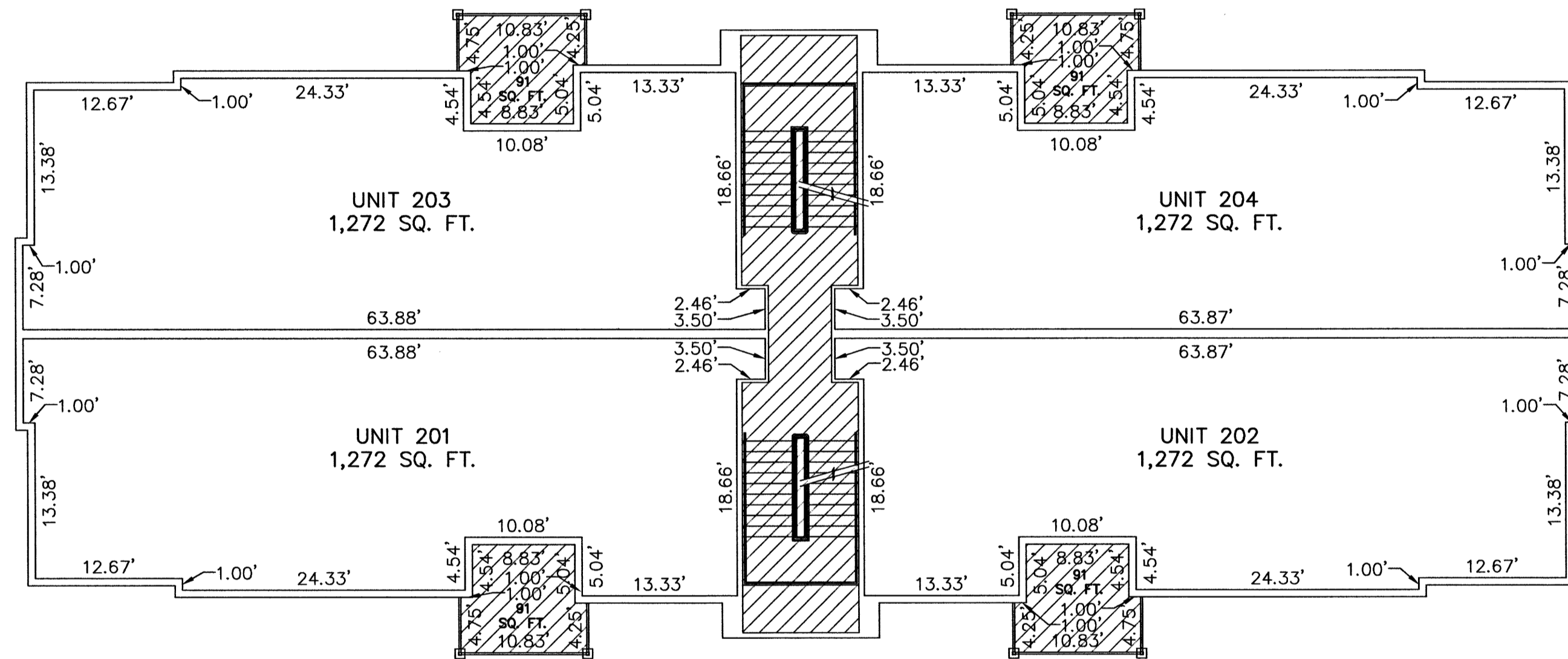
SALT LAKE COUNTY RECORDER #12501537  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: Edge Homes  
DATE: 3-24-2017 TIME: 9:47AM BOOK: 907P PAGE: 58  
FEE \$ 301.00  
Blaine Decker  
SALT LAKE COUNTY RECORDER



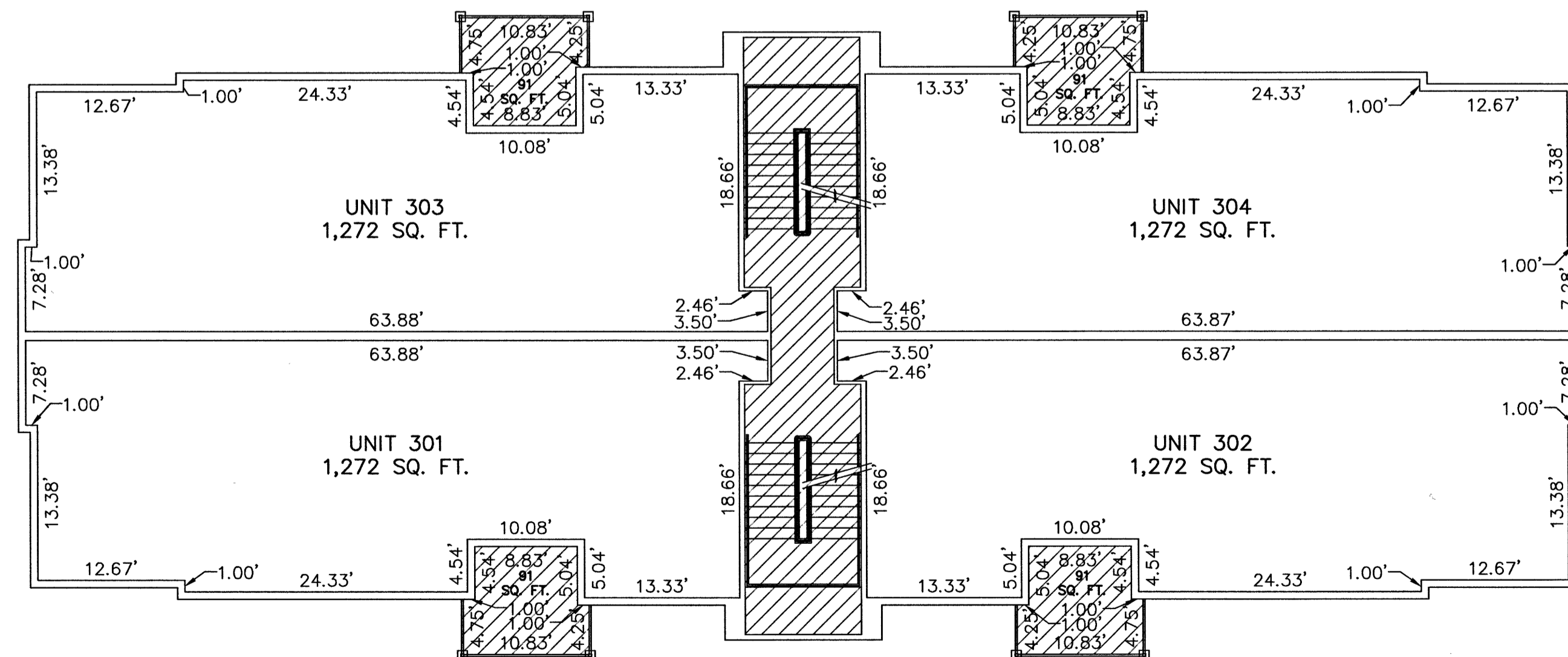
# HORIZON HEIGHTS BUILDING 2D CONDOMINIUMS



**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**



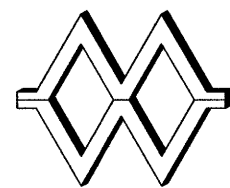
**FRONT ELEVATION**



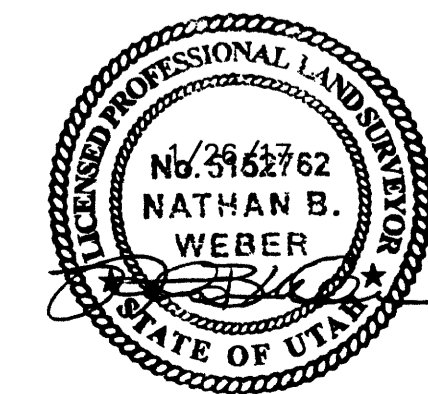
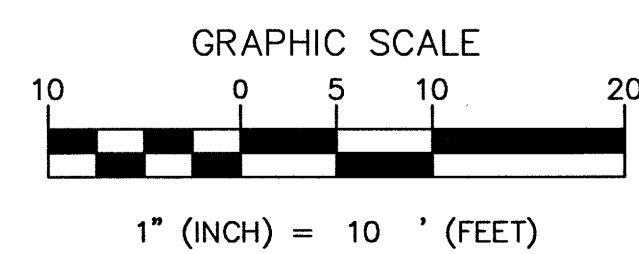
**REAR ELEVATION**

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 #1260877  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: *Edge Homes*  
 DATE: 3-24-2017 TIME: 7:47am BOOK: 2017 PAGE: 58  
 \$101.00 FEE \$  
*Nathan B. Weber*  
 SALT LAKE COUNTY RECORDER