

# HORIZON HEIGHTS BUILDING 2E 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 2E 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 North 37°12'19" West 161.99 feet to a point of curvature;

thence 31.99 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 45°49'10" (Long Chord Bears North 60°06'54" West 31.14 feet) to a point of reverse curvature;

thence 4.47 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 85°19'52" (Long Chord Bears North 40°21'33" West 4.07 feet);

thence South 60°10'54" West 83.64 feet to a point of curvature;

thence 4.71 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 07°47'41" West 4.24 feet);

thence 19.63 feet along the arc of a 12.50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 82°12'19" West 17.68 feet);

thence North 37°12'19" West 0.50 feet to a point of curvature;

thence 16.09 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 36°52'12" (Long Chord Bears North 18°46'13" West 15.81 feet);

thence North 52°47'41" East 49.63 feet to a point of curvature;

thence 174.01 feet along the arc of a 303.00 foot radius curve to the right through a central angle of 32°54'14" (Long Chord Bears North 69°14'48" East 171.63 feet);

thence North 85°41'55" East 15.17 feet to a point of curvature;

thence 143.66 feet along the arc of a 329.11 foot radius curve to the left through a central angle of 25°00'36" (Long Chord Bears South 22°41'15" East 142.52 feet);

thence South 35°11'33" East 35.69 feet;

thence South 52°47'41" West 84.19 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 2E 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 Maddox*  
EDGE Horizon Heights, LLC

2-2-17  
Date

## CONSENT TO DEDICATE

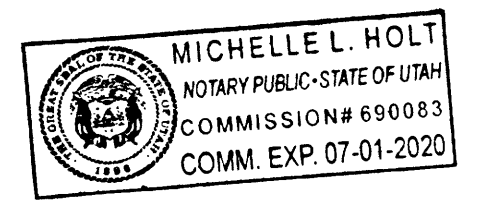
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

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

Date

## ACKNOWLEDGMENT

ON THIS THE 3 DAY OF February, 2017, PERSONALLY APPEARED BEFORE ME, Stu Maddox, 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 L. 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 )  
                              ):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

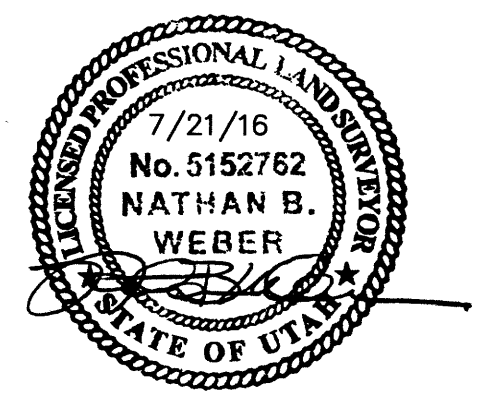
NOTARY PUBLIC  
Residing at:

## 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:



<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED THIS <u>28</u> DAY OF <u>February</u>, 20<u>17</u>, BY HEALTH DEPARTMENT.</p> <p><i>Rich Seiberts</i> DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>CHECKED FOR ZONING</p>	<p>COMCAST</p> <p>APPROVED THIS <u>3</u> DAY OF <u>February</u>, 20<u>17</u> BY COMCAST.</p> <p><i>Elabady</i> COMCAST</p> <p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>2</u> DAY OF <u>March</u>, 20<u>17</u>, BY THE HERRIMAN PLANNING COMMISSION.</p> <p><i>Chit Smith</i> CHAIRMAN, HERRIMAN PLANNING COMMISSION</p>	<p>CENTURYLINK</p> <p>APPROVED THIS <u>3</u> DAY OF <u>FEB</u>, 20<u>17</u>, BY CENTURYLINK.</p> <p><i>M. J. ...</i> CENTURYLINK</p> <p>HERRIMAN CITY MUNICIPAL WATER</p> <p>APPROVED THIS <u>15</u> DAY OF <u>March</u>, 20<u>17</u>, BY HERRIMAN CITY MUNICIPAL WATER.</p> <p><i>...</i> HERRIMAN CITY</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>Feb</u>, 20<u>17</u>, BY ROCKY MOUNTAIN POWER.</p> <p><i>R. ...</i> ROCKY MOUNTAIN POWER</p> <p>HERRIMAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>3-1-17</u> DATE</p> <p><i>...</i> HERRIMAN CITY ENGINEER</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED THIS <u>22</u> DAY OF <u>February</u>, 20<u>17</u>, BY SOUTH VALLEY SEWER DISTRICT.</p> <p><i>...</i> GENERAL MANAGER</p> <p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>15</u> DAY OF <u>March</u>, 20<u>17</u></p> <p><i>...</i> HERRIMAN CITY ATTORNEY</p>	<p>QUESTAR</p> <p>APPROVED THIS <u>3</u> DAY OF <u>February</u>, 20<u>17</u> BY QUESTAR GAS.</p> <p><i>...</i> QUESTAR</p> <p>HERRIMAN CITY</p> <p>APPROVED THIS <u>16th</u> DAY OF <u>March</u>, 20<u>17</u> BY HERRIMAN CITY.</p> <p><i>...</i> MAYOR</p>	<p>TABULATIONS</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>1. TOTAL PLAT ACREAGE</td> <td style="text-align: right;">0.543 ACRES</td> </tr> <tr> <td>2. TOTAL RIGHT-OF-WAY</td> <td style="text-align: right;">0.000 ACRES</td> </tr> <tr> <td>3. TOTAL OPEN SPACE</td> <td style="text-align: right;">0.366 ACRES</td> </tr> </table>	1. TOTAL PLAT ACREAGE	0.543 ACRES	2. TOTAL RIGHT-OF-WAY	0.000 ACRES	3. TOTAL OPEN SPACE	0.366 ACRES	<p style="text-align: right;">DIAMOND LAND SURVEYING, LLC</p> <p style="text-align: center;"></p> <p style="text-align: right;">5243 South Green Pine Drive Murray, Utah 84123 diamond@hdsurvey.com Phone (801) 266-5099 Fax 266-5032</p>
1. TOTAL PLAT ACREAGE	0.543 ACRES												
2. TOTAL RIGHT-OF-WAY	0.000 ACRES												
3. TOTAL OPEN SPACE	0.366 ACRES												
<p>ZONE <u>MU-2</u></p> <p>AREA _____ WIDTH _____</p> <p>NAME <u>Buys</u></p> <p>DATE <u>3-3-17</u></p>							<p>SALT LAKE COUNTY RECORDER # <u>12501537</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: <u>Edge Homes</u></p> <p>DATE: <u>3-24-2017</u> TIME: <u>9:47am</u> BOOK: <u>2017P</u> PAGE: <u>59</u></p> <p>FEE \$ <u>\$101.00</u></p> <p style="text-align: right;"><i>...</i> SALT LAKE COUNTY RECORDER</p>						

96-36-401-009

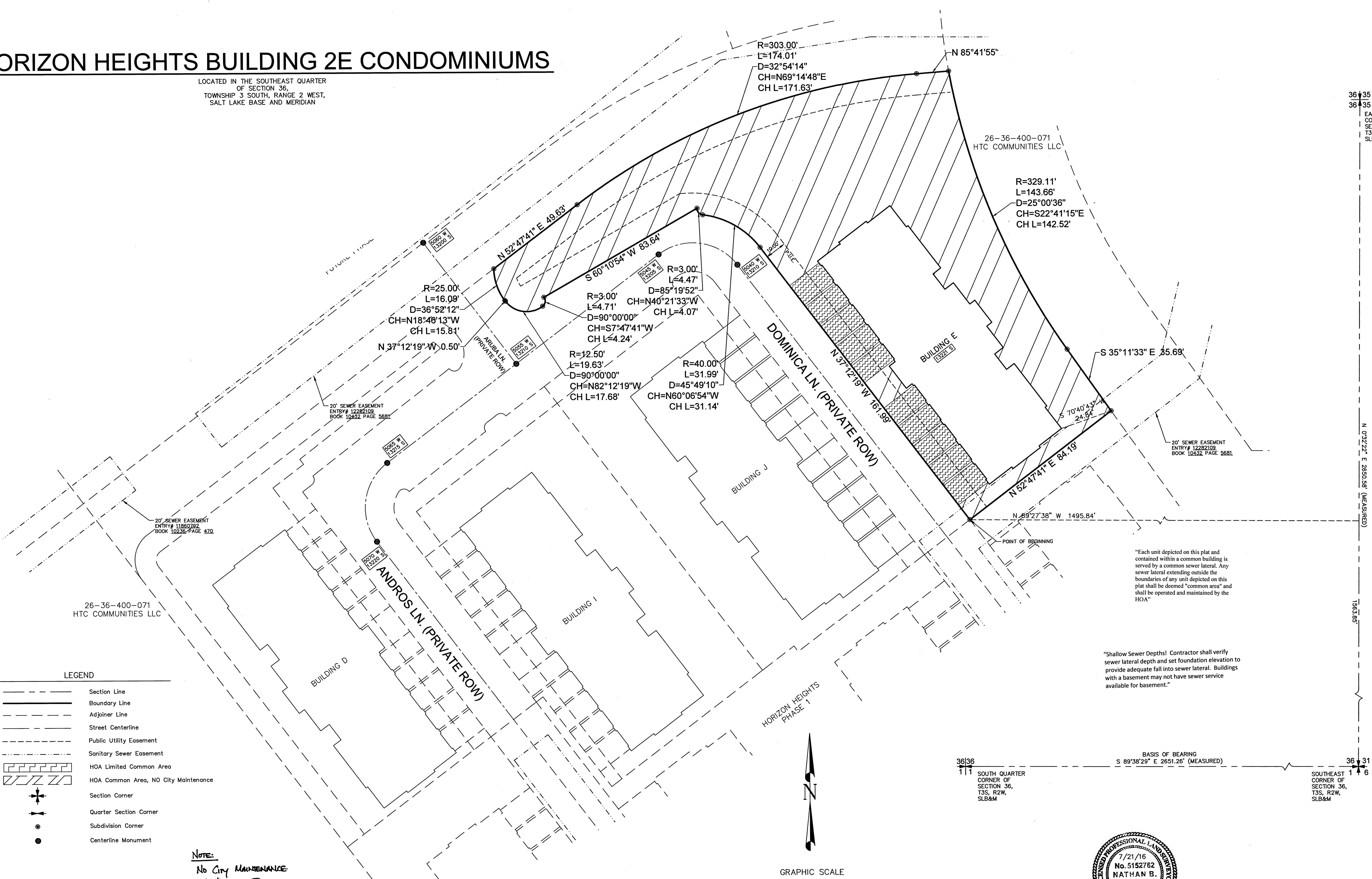
\$101.00

2017-59

# HORIZON HEIGHTS BUILDING 2E 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

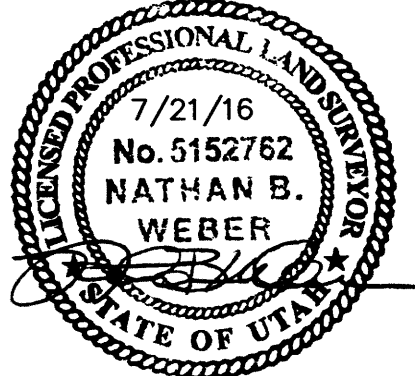
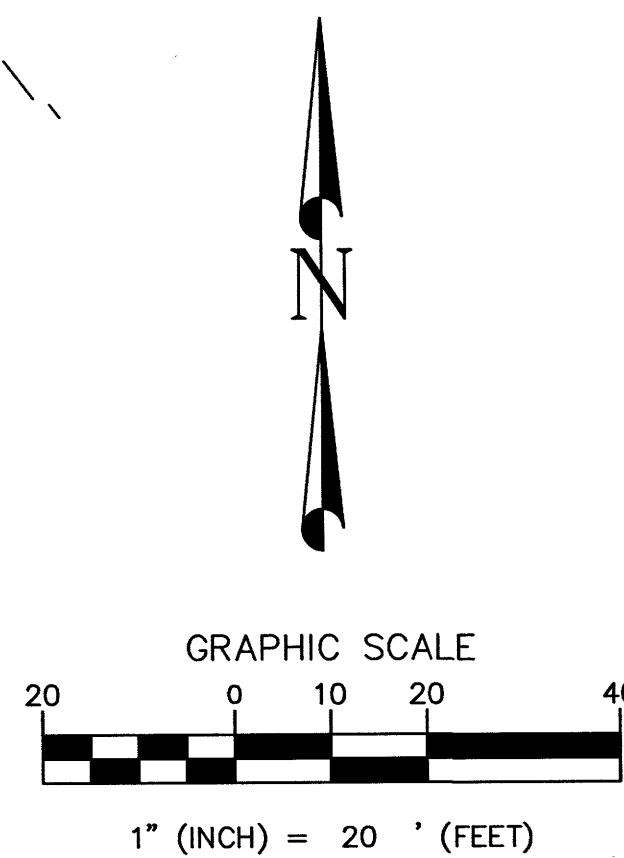


"Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA"

"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."

- LEGEND**
- Section Line
  - Boundary Line
  - 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



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

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

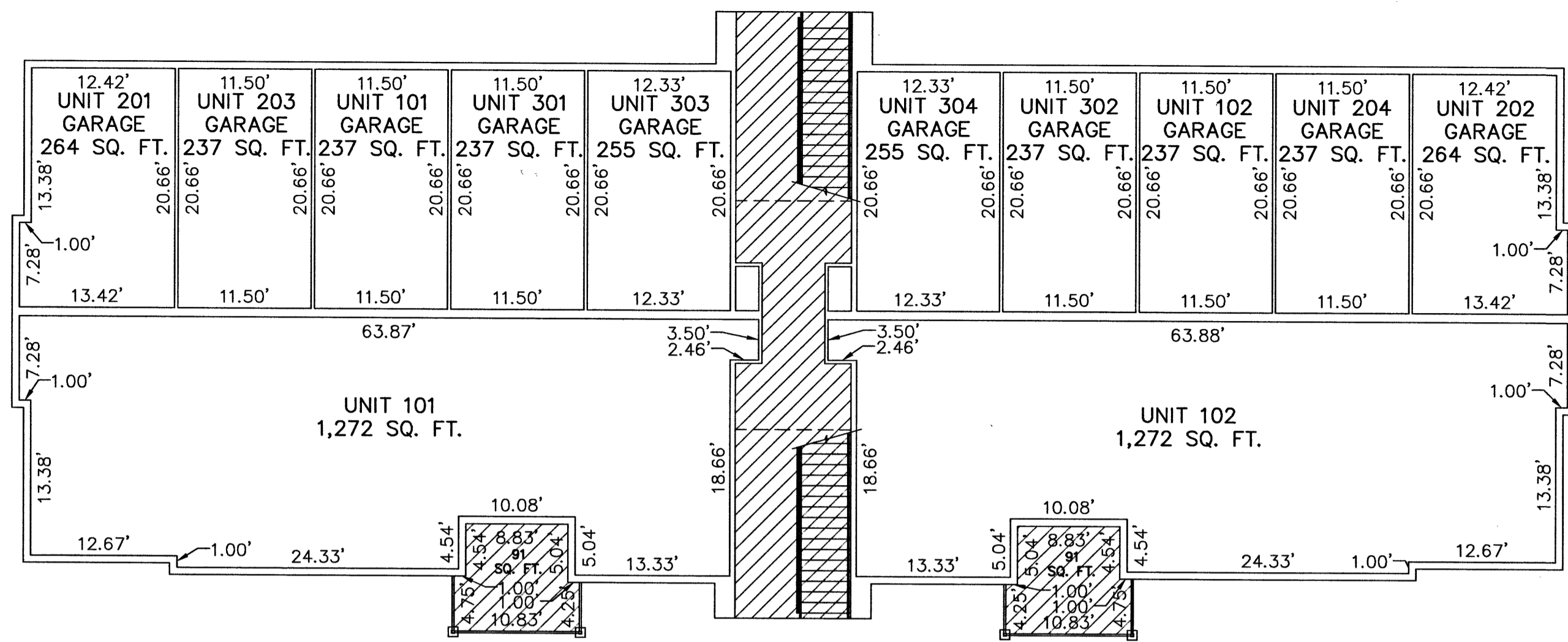
36 31  
116 SOUTHEAST CORNER OF SECTION 36, T3S, R2W, SLB&M

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

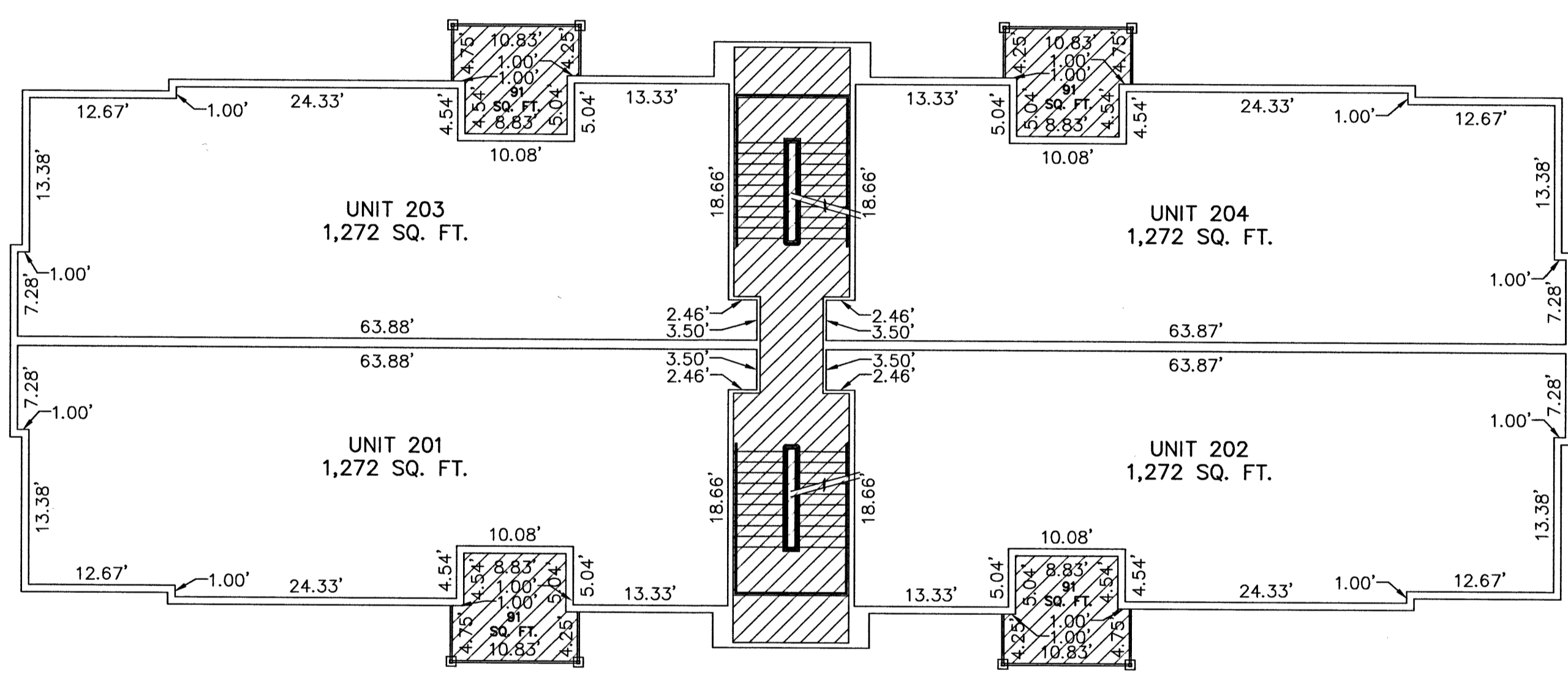
SHEET 2 OF 3

SALT LAKE COUNTY RECORDER # 12501532  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: Edge Homes  
DATE: 5-24-2017 TIME: 9:42am BOOK: 2017 PAGE: 59  
FEE \$ 301.00  
SALT LAKE COUNTY RECORDER

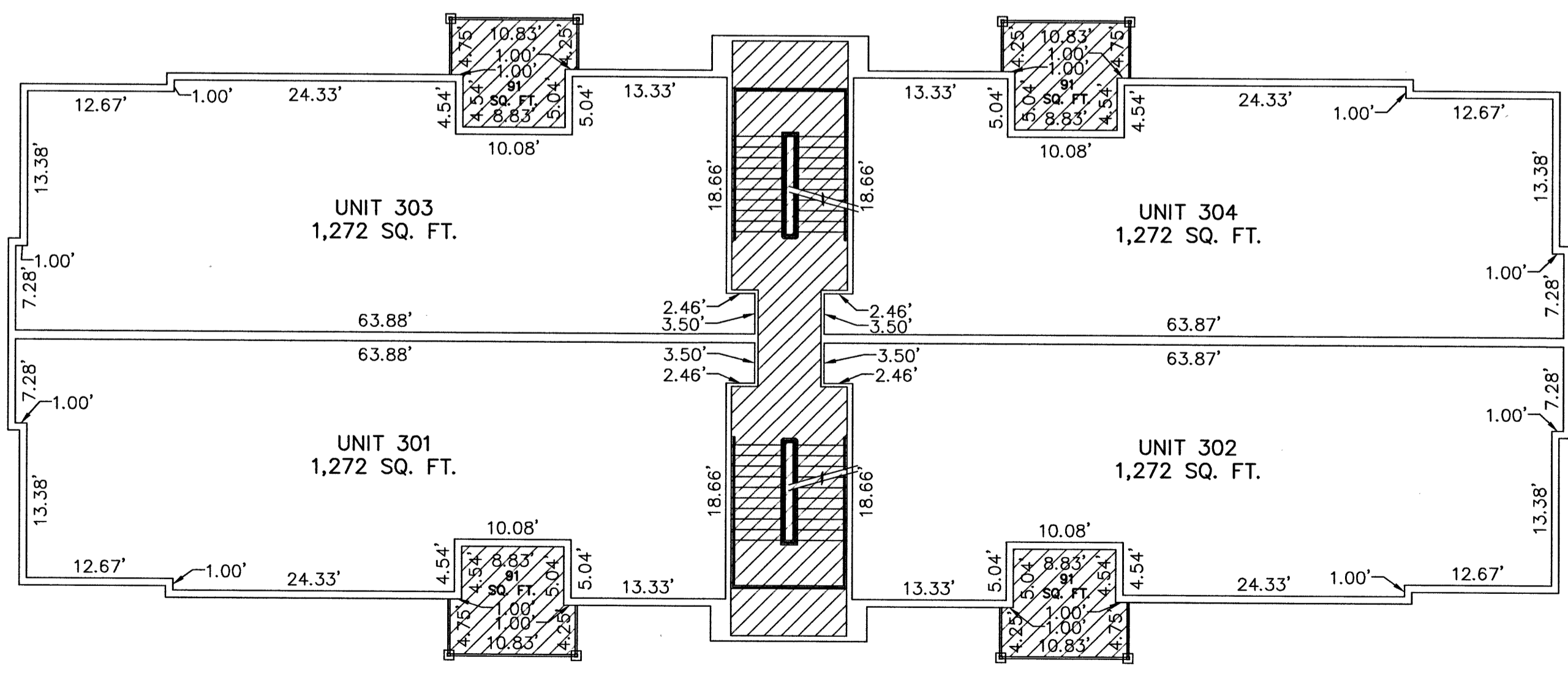
# HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS



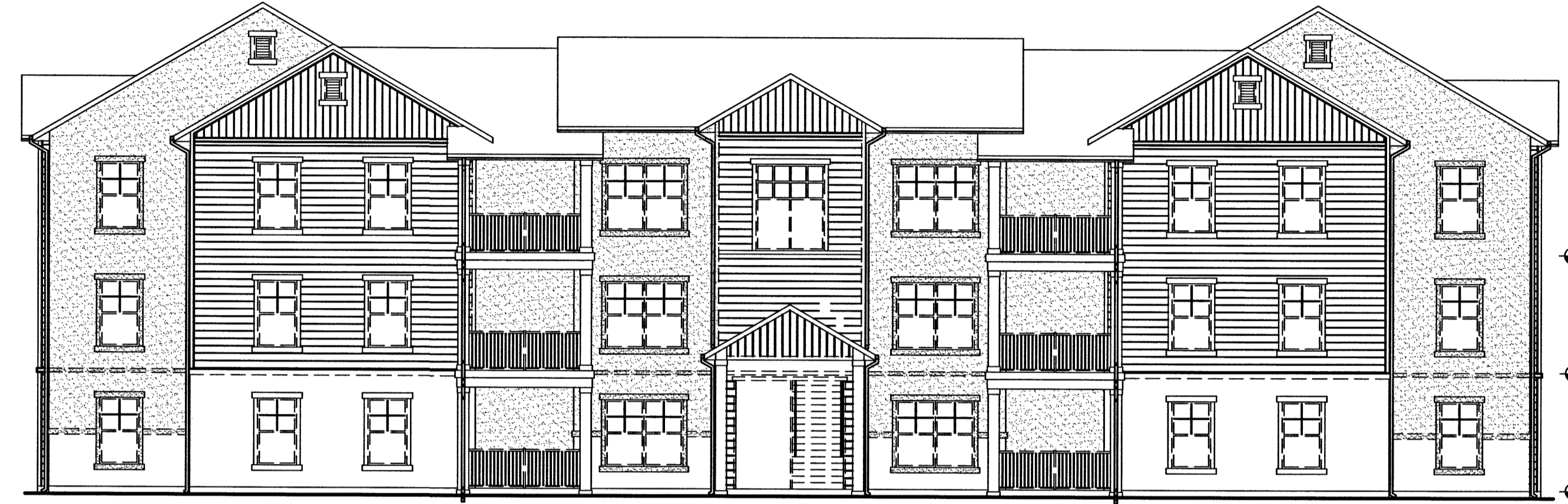
**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**

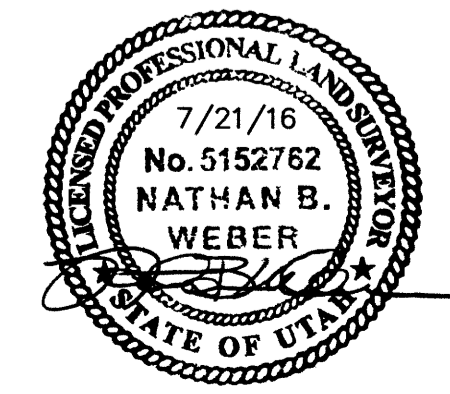
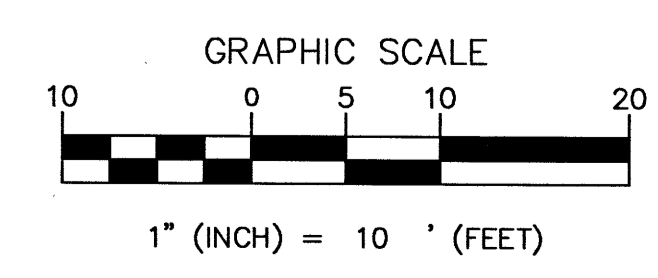


**FRONT ELEVATION**



**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 # 12501538  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: Edge Homes  
 DATE: 8-24-2017 TIME: 7:47 am BOOK: 2017P PAGE: 59  
 FEE \$ 301.00  
 Deputy SALT LAKE COUNTY RECORDER