

HORIZON HEIGHTS BUILDING 2J 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 2J 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 1492.46 feet along the Section Line and North 89°27'38" West 1593.41 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 168.71 feet;

thence North 52°47'41" East 77.14 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 North 07°47'41" East 4.24 feet);

thence North 52°47'41" East 0.71 feet to a point of curvature;

thence 20.42 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 82°12'19" East 18.38 feet);

thence South 37°12'19" East 161.99 feet;

thence South 52°47'41" West 75.08 feet;

thence North 37°33'30" West 3.32 feet;

thence South 52°40'16" West 18.76 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 2J 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.

Steven Madden
EDGE Horizon Heights, LLC

2-3-17
Date

CONSENT TO DEDICATE

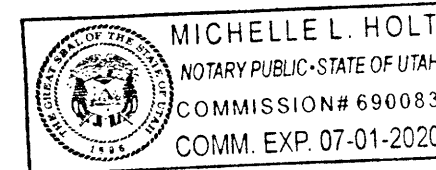
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS, does hereby dedicate 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 3 DAY OF February, 2017, PERSONALLY APPEARED BEFORE ME, Steven 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

- 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)
):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

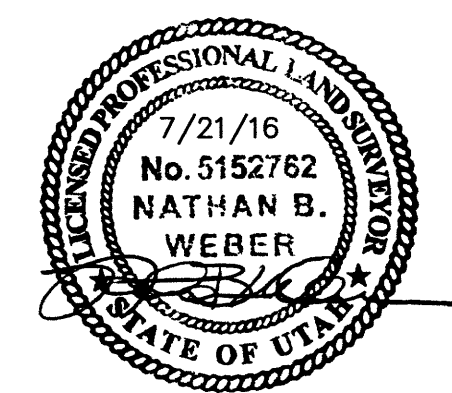
NOTARY PUBLIC
Residing at:

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 Seiberts</i> DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST APPROVED THIS <u>3</u> DAY OF <u>February</u> , 20 <u>17</u> , BY COMCAST. <i>E. Vaden</i> COMCAST	CENTURYLINK APPROVED THIS <u>3</u> DAY OF <u>Feb</u> , 20 <u>17</u> , BY CENTURYLINK. <i>Jeff P. O'Leary</i> CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>3rd</u> DAY OF <u>Feb</u> , 20 <u>17</u> , BY ROCKY MOUNTAIN POWER. <i>R. Craig White</i> ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>27</u> DAY OF <u>February</u> , 20 <u>17</u> , BY SOUTH VALLEY SEWER DISTRICT. <i>Chris R. ...</i> GENERAL MANAGER	QUESTAR APPROVED THIS <u>3</u> DAY OF <u>February</u> , 20 <u>17</u> , BY QUESTAR GAS. <i>Jan ...</i> QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.369 ACRES 2. TOTAL RIGHT-OF-WAY 0.000 ACRES 3. TOTAL OPEN SPACE 0.174 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 M.U. <u>2</u> AREA _____ WIDTH _____ NAME <u>Burn</u> DATE <u>3-3-17</u>	PLANNING COMMISSION APPROVED THIS <u>2</u> DAY OF <u>March</u> , 20 <u>17</u> , BY THE HERRIMAN PLANNING COMMISSION. <i>Clint Smith</i> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>13</u> DAY OF <u>March</u> , 20 <u>17</u> , BY HERRIMAN CITY MUNICIPAL WATER. <i>...</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>Bob Thomas</i> HERRIMAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>5</u> DAY OF <u>March</u> , 20 <u>17</u> . <i>...</i> HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>16th</u> DAY OF <u>March</u> , 20 <u>17</u> , BY HERRIMAN CITY. DATE <u>3-24-2017</u> TIME <u>9:47 am</u> BOOK: <u>2017P</u> PAGE: <u>61</u> \$101.00 FEE \$ \$101.00 2017-61	SALT LAKE COUNTY RECORDER # <u>12501540</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>9:47 am</u> BOOK: <u>2017P</u> PAGE: <u>61</u> \$101.00 FEE \$ \$101.00 2017-61	

HORIZON HEIGHTS BUILDING 2J 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

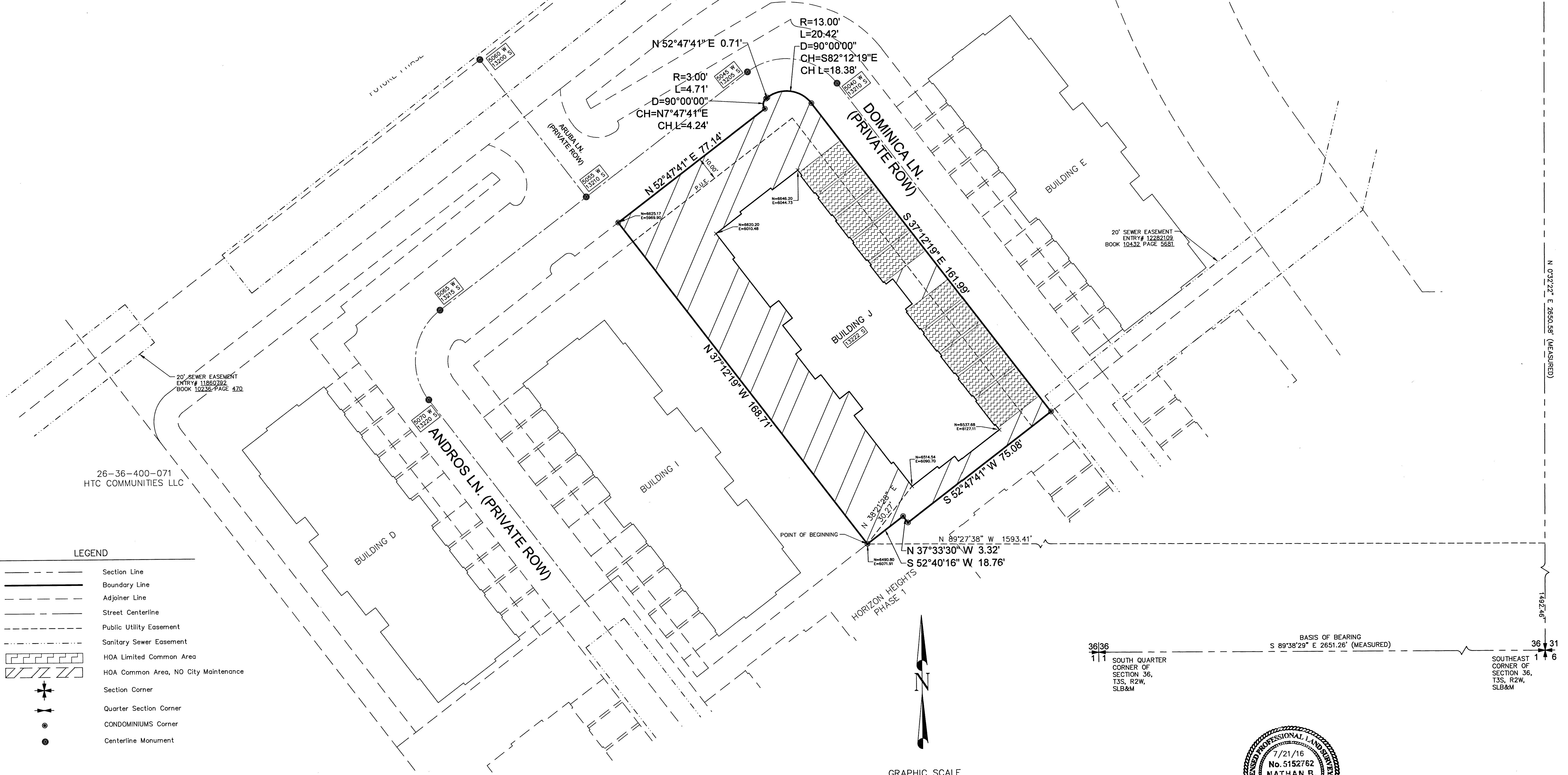
26-36-400-071
HTC COMMUNITIES LLC

20' SEWER EASEMENT
ENTRY# 12282102
BOOK 10432 PAGE 5681

20' SEWER EASEMENT
ENTRY# 11860782
BOOK 10238 PAGE 470

26-36-400-071
HTC COMMUNITIES LLC

N 03°22'27" E 2650.58' (MEASURED)
1492.46'



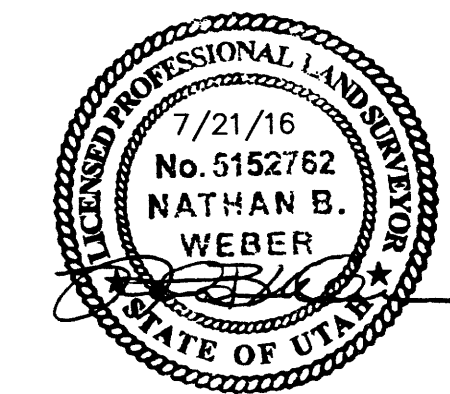
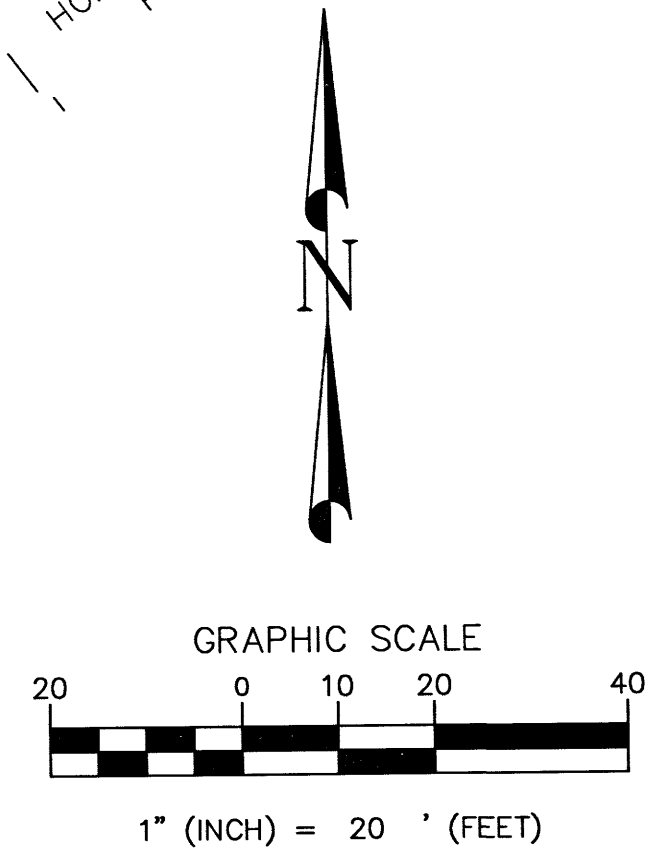
LEGEND

- 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
- CONDOMINIUMS Corner
- Centerline Monument

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
1+6 SOUTHEAST
CORNER OF
SECTION 36,
T3S, R2W,
SLB&M

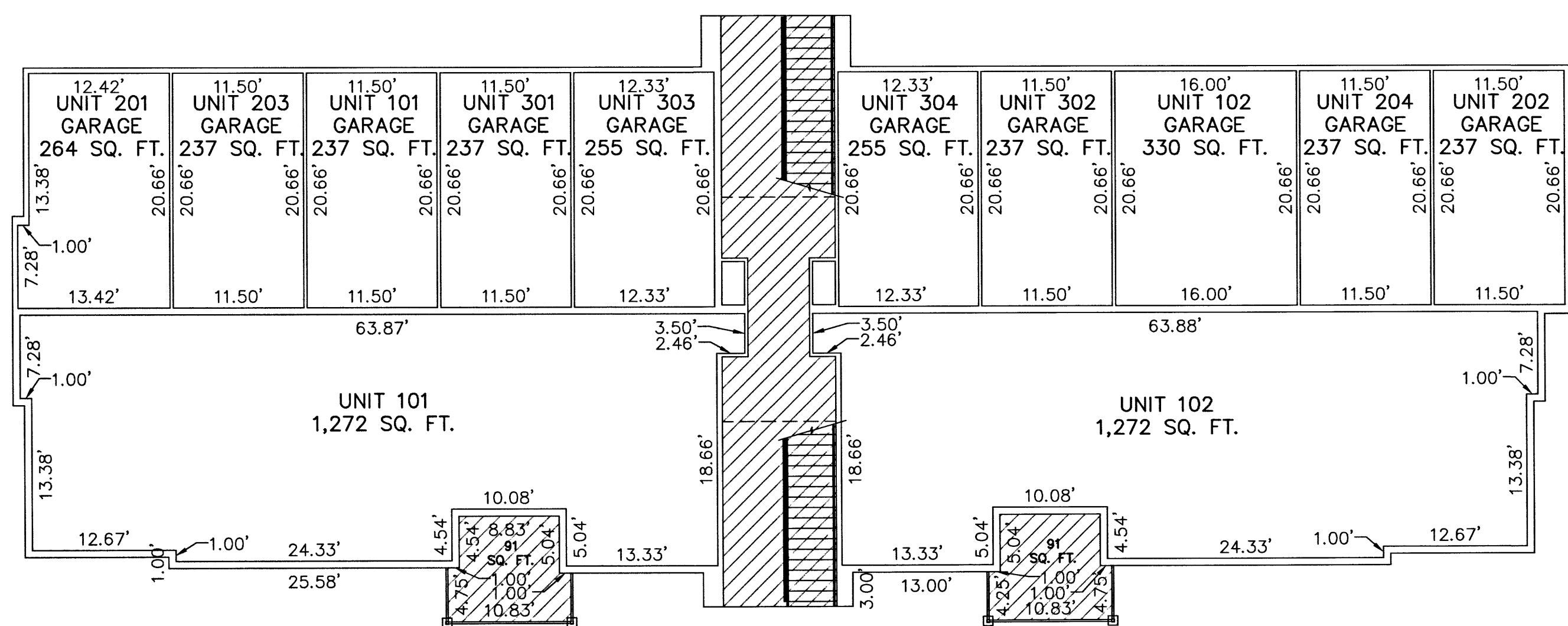


SHEET 2 OF 3

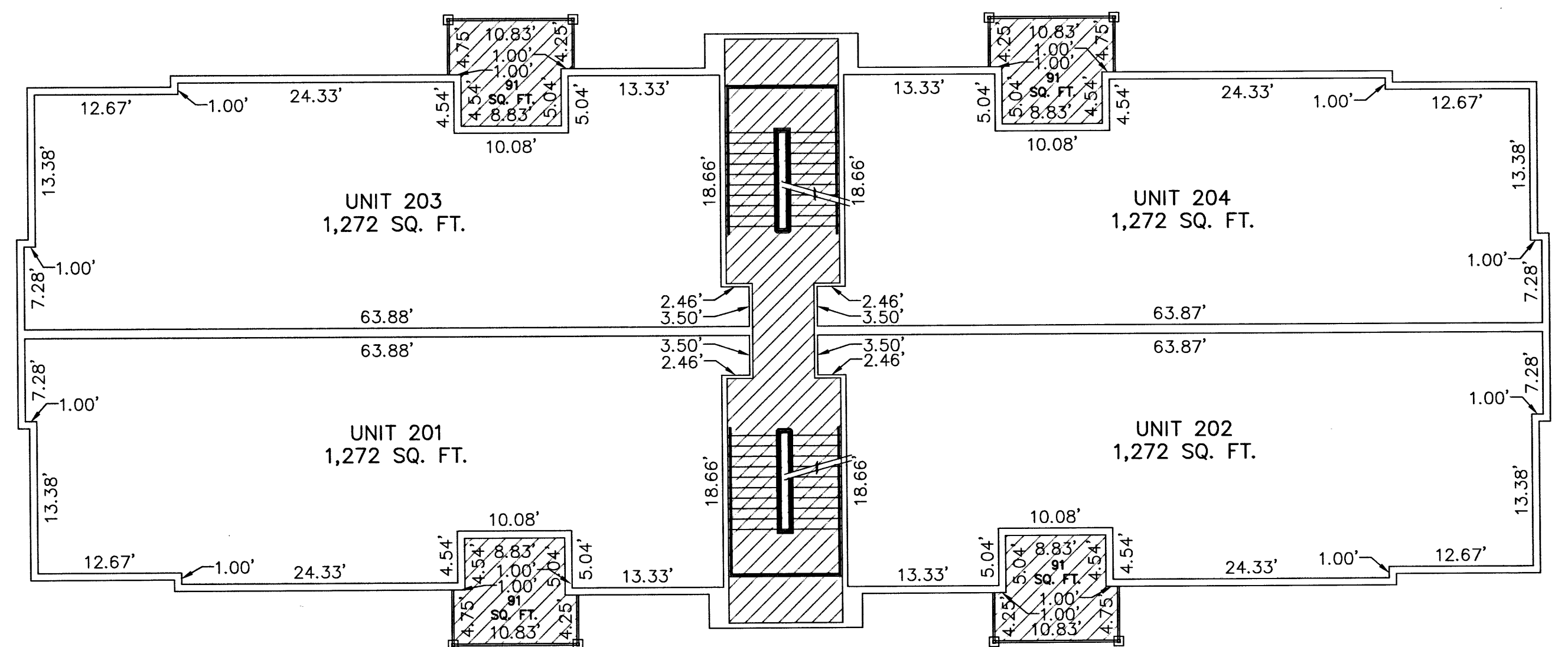
PREPARED BY:
DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

SALT LAKE COUNTY RECORDER # 12501540
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT
THE REQUEST OF: Edge Homes
DATE: 3-24-2017 TIME: 9:47am BOOK: 2017P PAGE: 64
\$101.00 FEE \$
Blumen Deputy
SALT LAKE COUNTY RECORDER

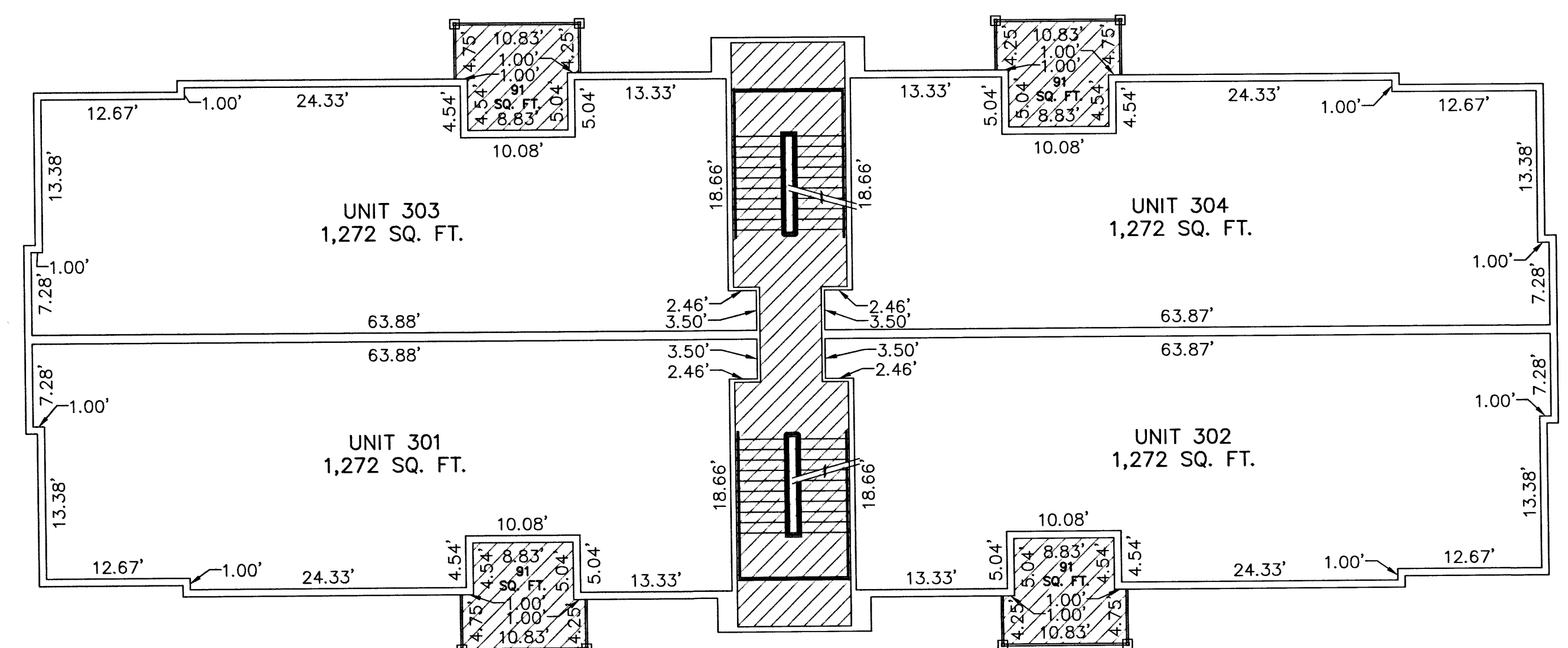
HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS



ADA MAIN LEVEL



2ND LEVEL



3RD LEVEL



FRONT ELEVATION

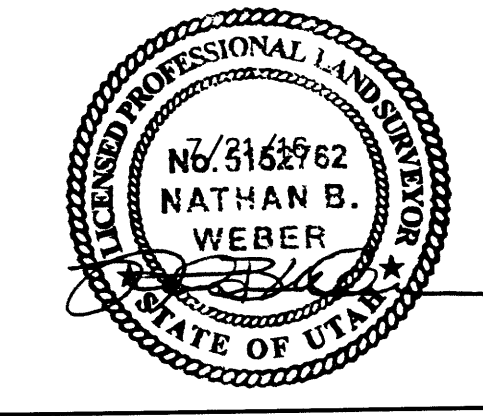
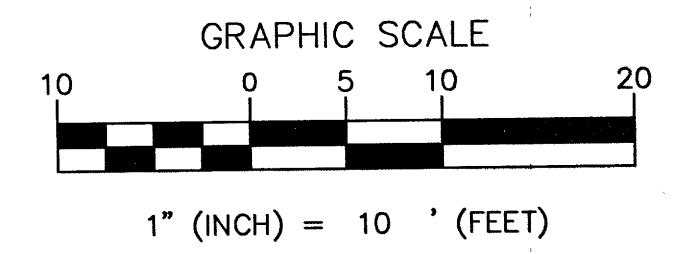


REAR ELEVATION



ADA GARAGE ELEVATIONS

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



SHEET 3 OF 3
 SALT LAKE COUNTY RECORDER # 12501540
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT
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 DATE: 3-24-2017 TIME: 9:47am BOOK: 207P PAGE: 61
 \$101.00 FEE \$
Deputy
 SALT LAKE COUNTY RECORDER