

HORIZON HEIGHTS BUILDING 4L 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 4L 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 North 89°37'15" West 1484.60 feet along the Section Line and South 0°22'45" West 647.65 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence North 87°28'40" East 85.17 feet to the westerly right-of-way line of Tortola Drive; thence along the said westerly right-of-way line the following five courses: South 05°37'44" East 3.60 feet to a point of curvature, 50.43 feet along the arc of a 465.00 foot radius curve to the right through a central angle of 06°12'48" (Long Chord Bears South 02°31'20" East 50.40 feet), South 0°35'04" West 91.02 feet, South 08°48'15" West 3.50 feet to a point of curvature, 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 South 19°01'10" West 15.81 feet) to the northerly right-of-way line of Birkin Wood Lane;

thence along said northerly right-of-way line the following two courses: North 89°24'56" West 38.06 feet, 30.95 feet along the arc of a 363.00 foot radius curve to the left through a central angle of 04°53'09" (Long Chord Bears South 88°08'30" West 30.94 feet);

thence North 04°18'05" West 160.67 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 4L 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

08/11/16
Date

Date

CONSENT TO DEDICATE

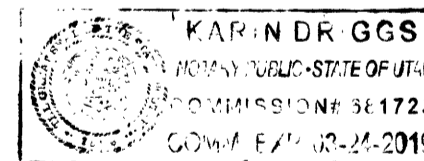
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 4L CONDOMINIUMS, does hereby dedicate 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, Garth 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: Lehi, 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.

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 THE _____ OF THE _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

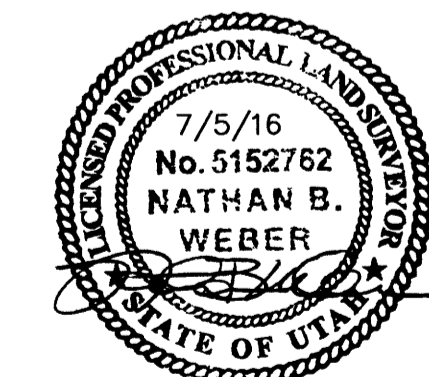
NOTARY PUBLIC
RESIDING AT:






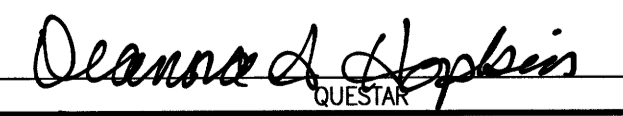
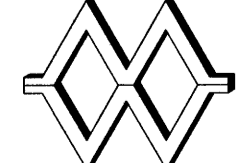

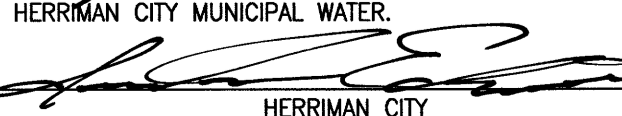



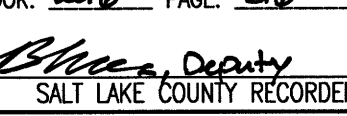
ACKNOWLEDGMENT

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COUNTY OF SALT LAKE)

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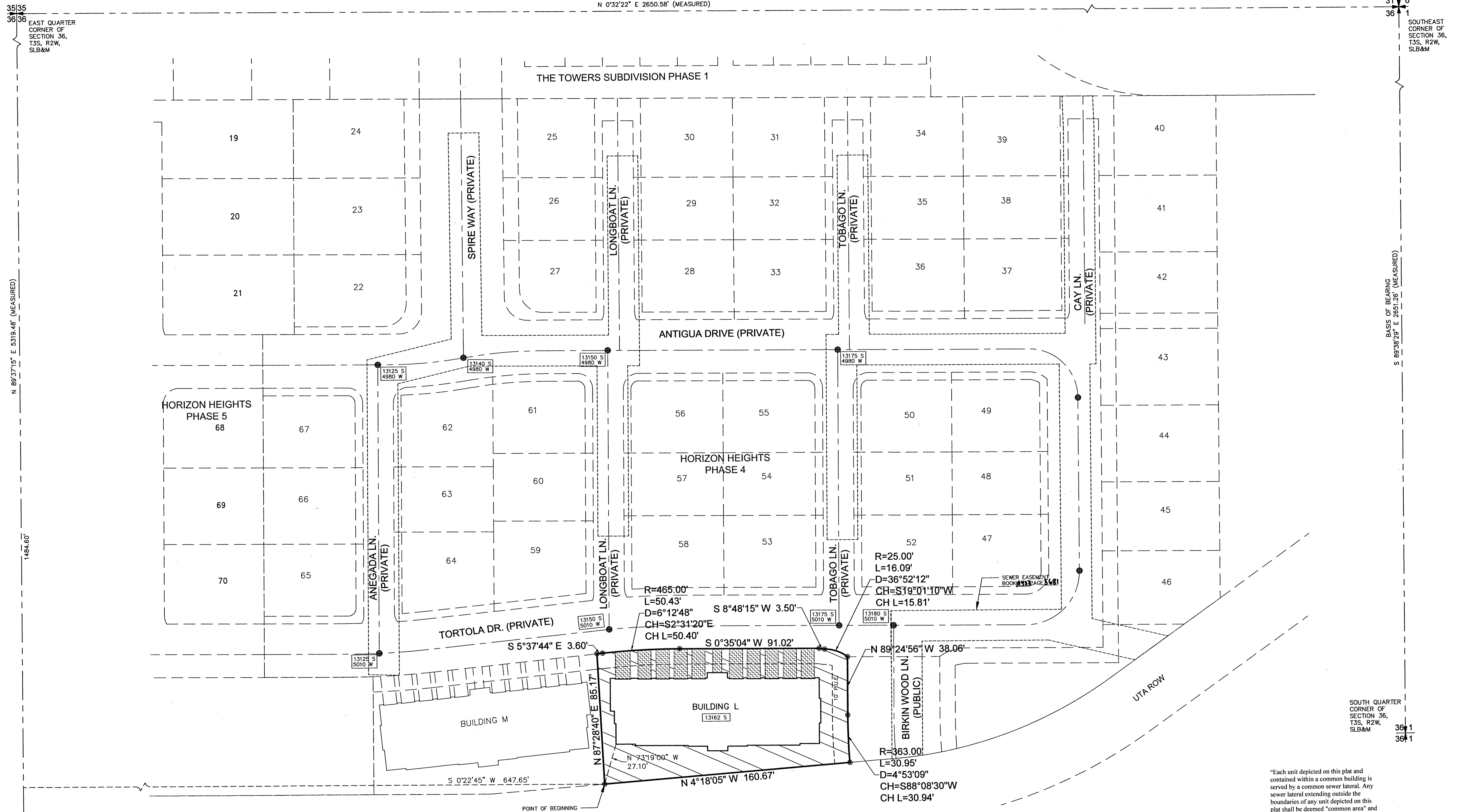
NOTARY PUBLIC
RESIDING AT:



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. VALADE COMCAST	CENTURYLINK APPROVED THIS <u>12</u> DAY OF <u>Aug</u> , 2016 BY CENTURYLINK.  BOB VIKI CENTURYLINK	ROCKY MOUNTAIN POWER APPROVED THIS <u>11</u> DAY OF <u>Aug</u> , 2016 BY ROCKY MOUNTAIN POWER.  BRAD KILD ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>25</u> DAY OF <u>August</u> , 2016 BY SOUTH VALLEY SEWER DISTRICT.  GENERAL MANAGER	QUESTAR APPROVED THIS <u>12TH</u> DAY OF <u>Aug</u> , 2016 BY QUESTAR GAS.  DEANNA D. HOPKINS QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.280 ACRES 3. TOTAL RIGHT-OF-WAY 0.000 ACRES 4. TOTAL OPEN SPACE 0.104 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>M4-2</u> AREA <u>Bygn No</u> NAME <u>9-2-16</u> DATE	PLANNING COMMISSION APPROVED THIS <u>12</u> DAY OF <u>September</u> , 2016 BY THE HERRIMAN PLANNING COMMISSION.  CLINT SMITH CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>3/25</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. 9/13/16  BLAKE THOMAS 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>12428303</u> STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: <u>Edge Homes</u> DATE: <u>12-6-2016</u> TIME: <u>3:57 PM</u> BOOK: <u>2016</u> PAGE: <u>316</u> \$101.00 FEE \$  SALT LAKE COUNTY RECORDER	

HORIZON HEIGHTS BUILDING 4L CONDOMINIUMS

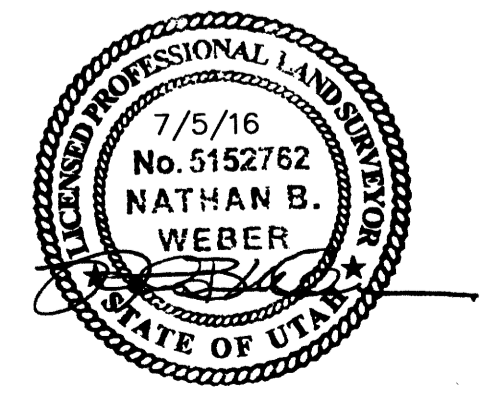
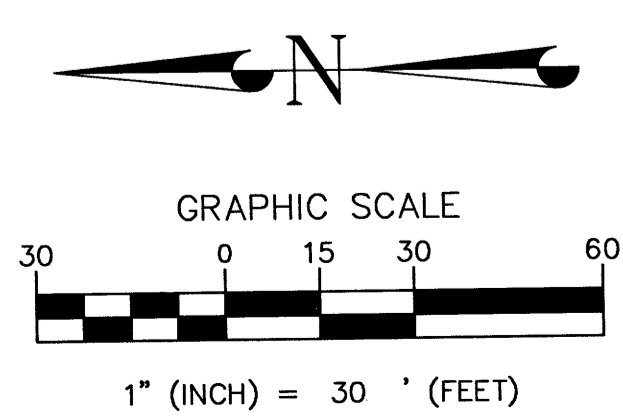
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



"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		HOA Limited Common Area and Public Utility Easement and Herriman City Utility Easement, No city Maintenance Maintained by HOA
	Boundary Line		HOA Open Space and Public Utility Easement, Maintained by HOA
	Public Utility and Drainage Easement		Subdivision Corner
	Adjoiner Line		Quarter Section Corner
	Sanitary Sewer Easement		
	Centerline Monument		

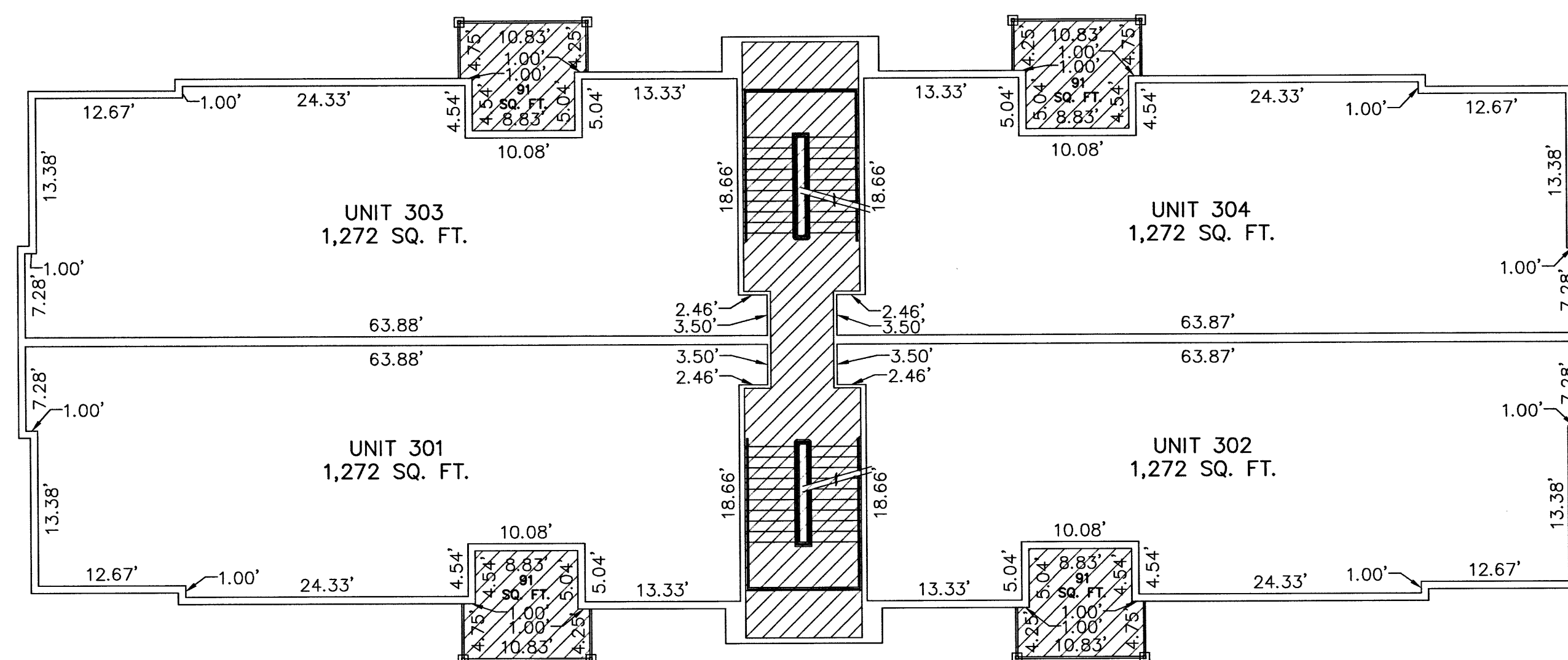
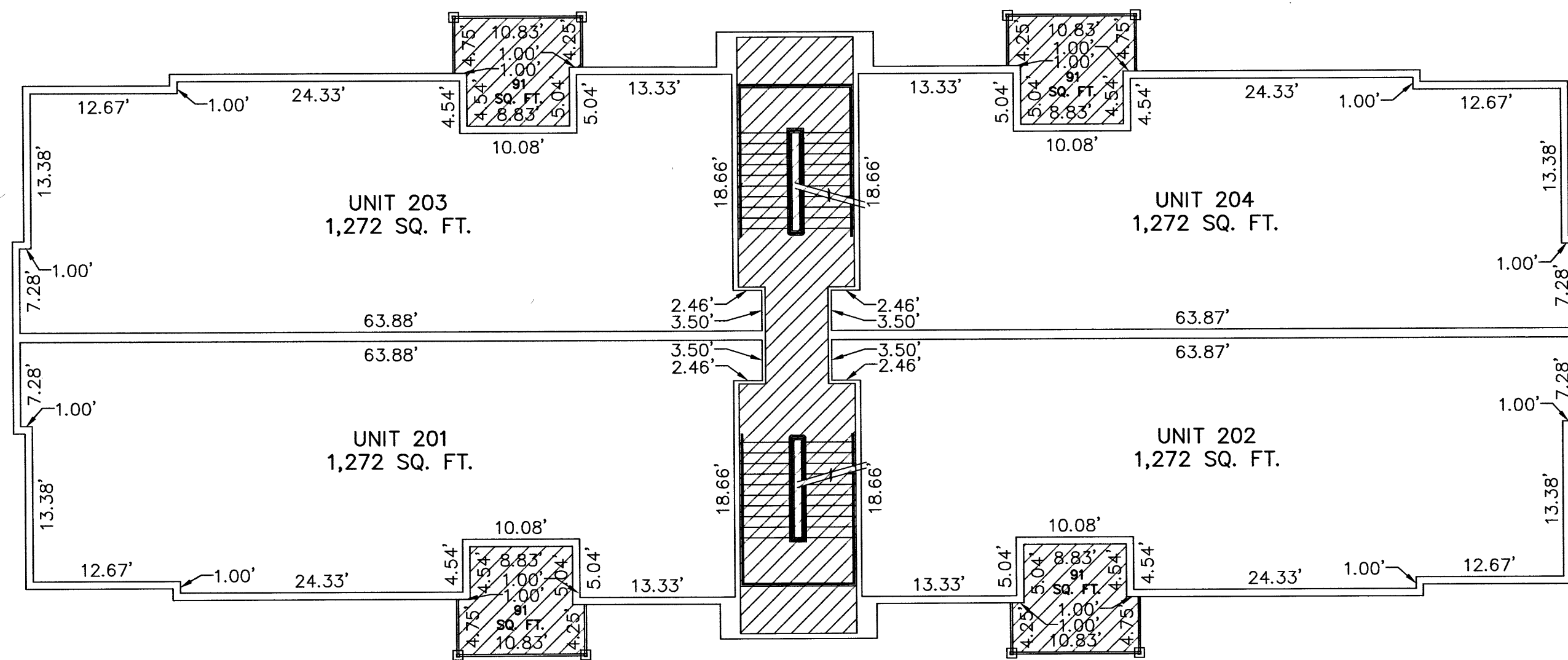
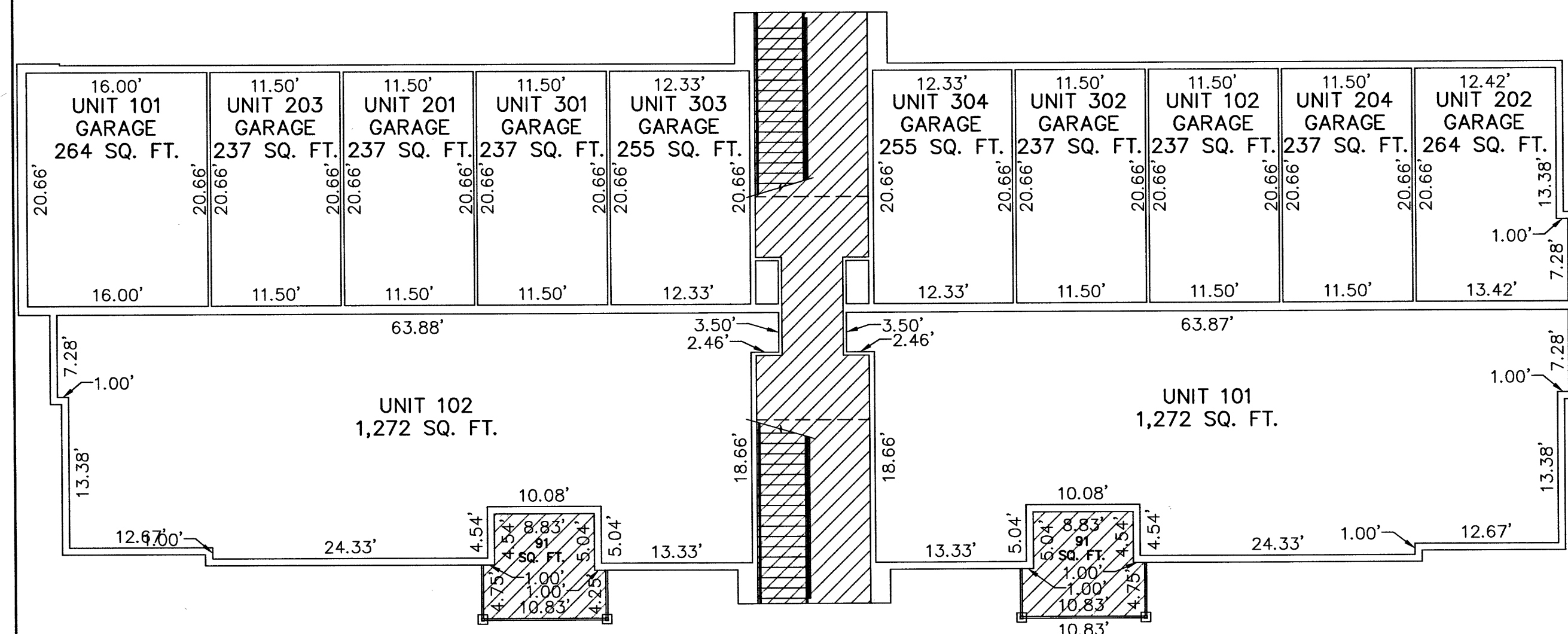


PREPARED BY:
DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

SALT LAKE COUNTY RECORDER # 1242853
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT
THE REQUEST OF: *Edge Homes*
DATE: 12-6-2016 TIME: 3:57 PM BOOK: 2016 PAGE: 36
FEE \$ 310.00
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



121'-2"
THIRD LEVEL FIN. FLOOR
110'-7"
SECOND LEVEL FIN. FLOOR
100'-0"
FIN. FLOOR

121'-2"
3RD LEVEL FIN. FLOOR
110'-7"
2ND LEVEL FIN. FLOOR
100'-0"
FIN. FLOOR



121'-2"
THIRD LEVEL FIN. FLOOR
110'-7"
SECOND LEVEL FIN. FLOOR
100'-0"
FIN. FLOOR

121'-2"
3RD LEVEL FIN. FLOOR
110'-7"
2ND LEVEL FIN. FLOOR
100'-0"
FIN. FLOOR

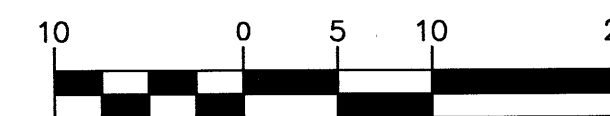


121'-2"
THIRD LEVEL FIN. FLOOR
110'-7"
SECOND LEVEL FIN. FLOOR
100'-0"
FIN. FLOOR

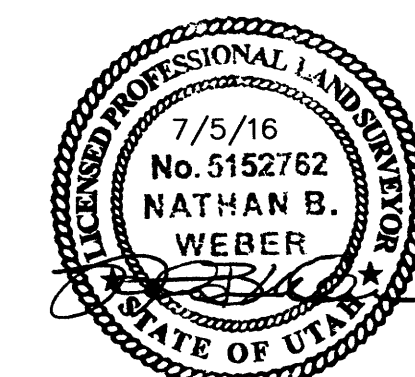
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office@diamonddlandsurveying.com
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GRAPHIC SCALE



1" (INCH) = 10' (FEET)



SALT LAKE COUNTY RECORDER # 12428303
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT
THE REQUEST OF: *Edge Homes*
DATE: *12-4-2016* TIME: *3:57 PM* BOOK: *2016* PAGE: *316*
FEE \$ *301.00*
Blanca Deputy
SALT LAKE COUNTY RECORDER