

# HORIZON HEIGHTS BUILDING 4M 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 4M 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 1489.39 feet along the Section Line and South 0°32'21" West 497.15 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence South 89°35'23" East 77.07 feet to the easterly right-of-way line of Tortola Drive;

thence along the said westerly right-of-way line the following two courses: 36.51 feet along the arc of a 500.00 foot radius curve to the left through a central angle of 04°11'02" (Long Chord Bears South 03°32'13" East 36.50 feet), South 05°37'44" East 110.34 feet;

thence South 87°28'40" West 85.17 feet;

thence North 04°18'05" West 74.53 feet;

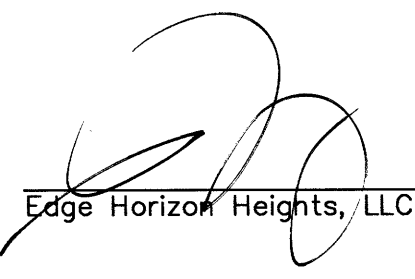
thence North 0°24'37" East 76.22 feet to the point of beginning.

### 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 4M 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  
Date 8/11/16

### CONSENT TO DEDICATE

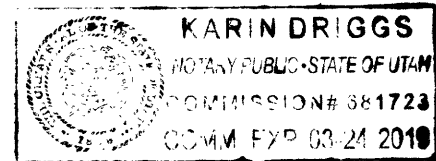
Know all men by these presents that the undersigned, being the Trustee under a Trust Deed of the real property described on the description at left and, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 4M CONDOMINIUMS, does hereby dedicate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

### 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.

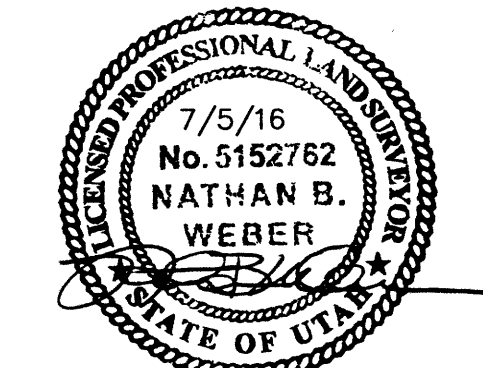
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NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_


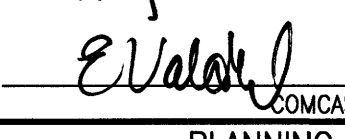
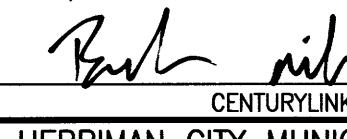
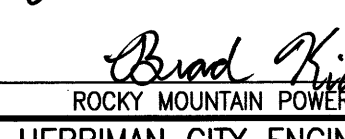
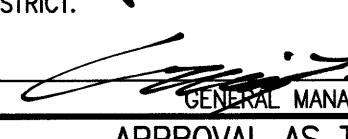
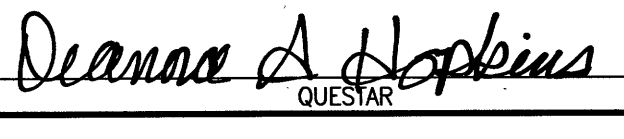


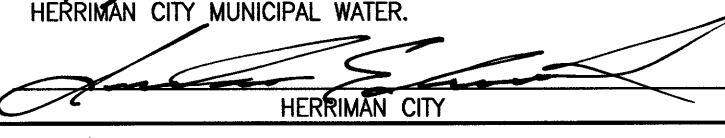

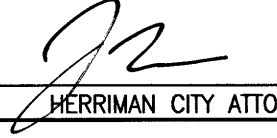

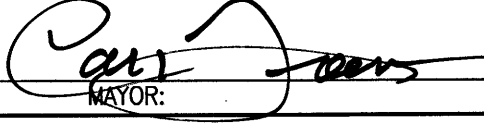
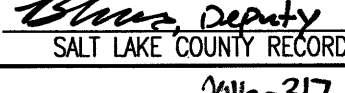
### ACKNOWLEDGMENT

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

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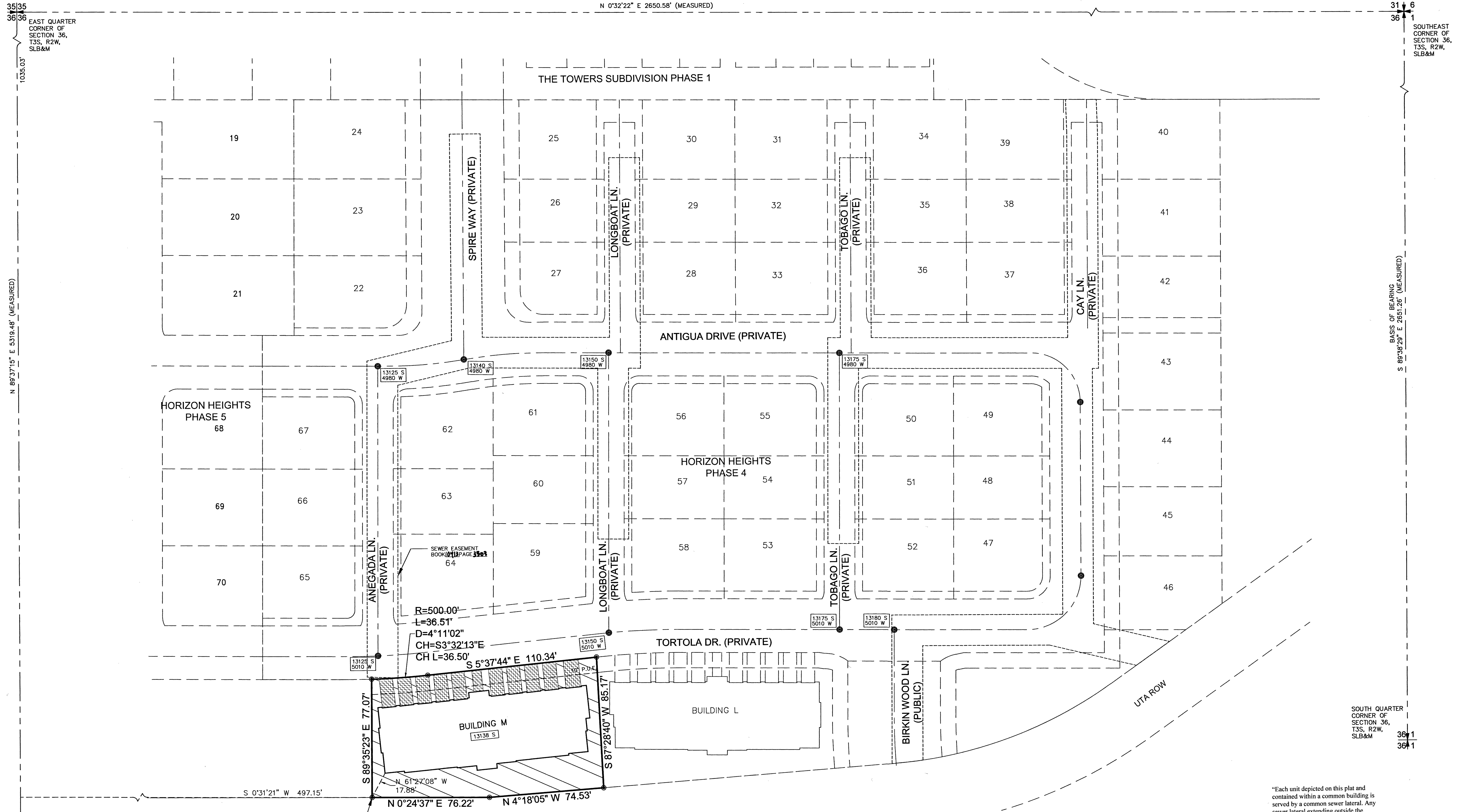
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>25<sup>TH</sup></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 RIKLI 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>25</u> DAY OF <u>August</u> , 2016 BY SOUTH VALLEY SEWER DISTRICT.  [unclear] GENERAL MANAGER	QUESTAR APPROVED THIS <u>12<sup>TH</sup></u> DAY OF <u>Aug</u> , 2016 BY QUESTAR GAS.  DEANNA A HOPKINS QUESTAR	TABULATIONS 1. TOTAL PLAT ACREAGE 0.280 ACRES 2. TOTAL RIGHT-OF-WAY 0.000 ACRES 3. 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>MU-a</u> AREA _____ WIDTH _____ NAME <u>Byron M</u> DATE <u>9-2-16</u>	PLANNING COMMISSION APPROVED THIS <u>12</u> DAY OF <u>September</u> , 2016 BY THE HERRIMAN PLANNING COMMISSION.  CHRIS SMITH CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>31<sup>ST</sup></u> DAY OF <u>August</u> , 2016 BY HERRIMAN CITY MUNICIPAL WATER.  [unclear] 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 TANNER (HERRIMAN CITY) ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>19</u> DAY OF <u>Sept</u> , 2016  [unclear] HERRIMAN CITY ATTORNEY	HERRIMAN CITY APPROVED THIS <u>22<sup>ND</sup></u> DAY OF <u>Sept</u> , 2016 BY HERRIMAN CITY.  [unclear] CITY RECORDER  [unclear] RECORDER	SALT LAKE COUNTY RECORDER # <u>1247834</u> STATE OF UTAH, COUNTY OF SALT LAKE RECORDED RECORDED AND FILED AT THE REQUEST OF: <u>Edge Homes</u> DATE: <u>12-4-2016</u> TIME: <u>3:57 PM</u> BOOK: <u>2016</u> PAGE: <u>317</u> FEE \$ <u>3101.00</u>  BLAKE DEPUTY SALT LAKE COUNTY RECORDER	

# HORIZON HEIGHTS BUILDING 4M CONDOMINIUMS

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



3535  
3636  
EAST QUARTER  
CORNER OF  
SECTION 36,  
T3S, R2W,  
SLB&M

N 89°37'15" E 5319.48' (MEASURED)

N 0°32'22" E 2650.58' (MEASURED)

31 6  
36 1  
SOUTHEAST  
CORNER OF  
SECTION 36,  
T3S, R2W,  
SLB&M

S 89°38'23" E 2651.26' (MEASURED)

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

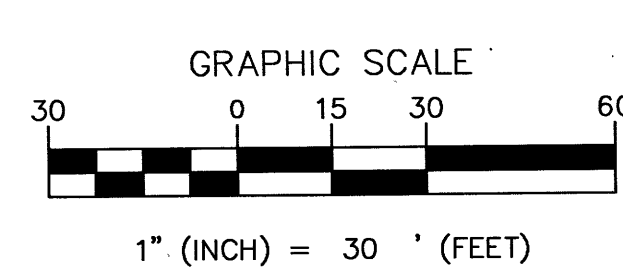
WEST QUARTER  
CORNER OF  
SECTION 36,  
T3S, R2W,  
SLB&M

3636  
111

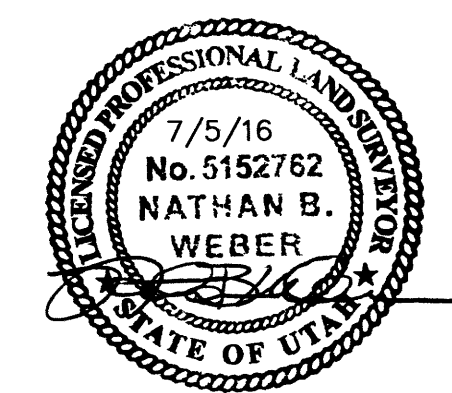
POINT OF BEGINNING

### LEGEND

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



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



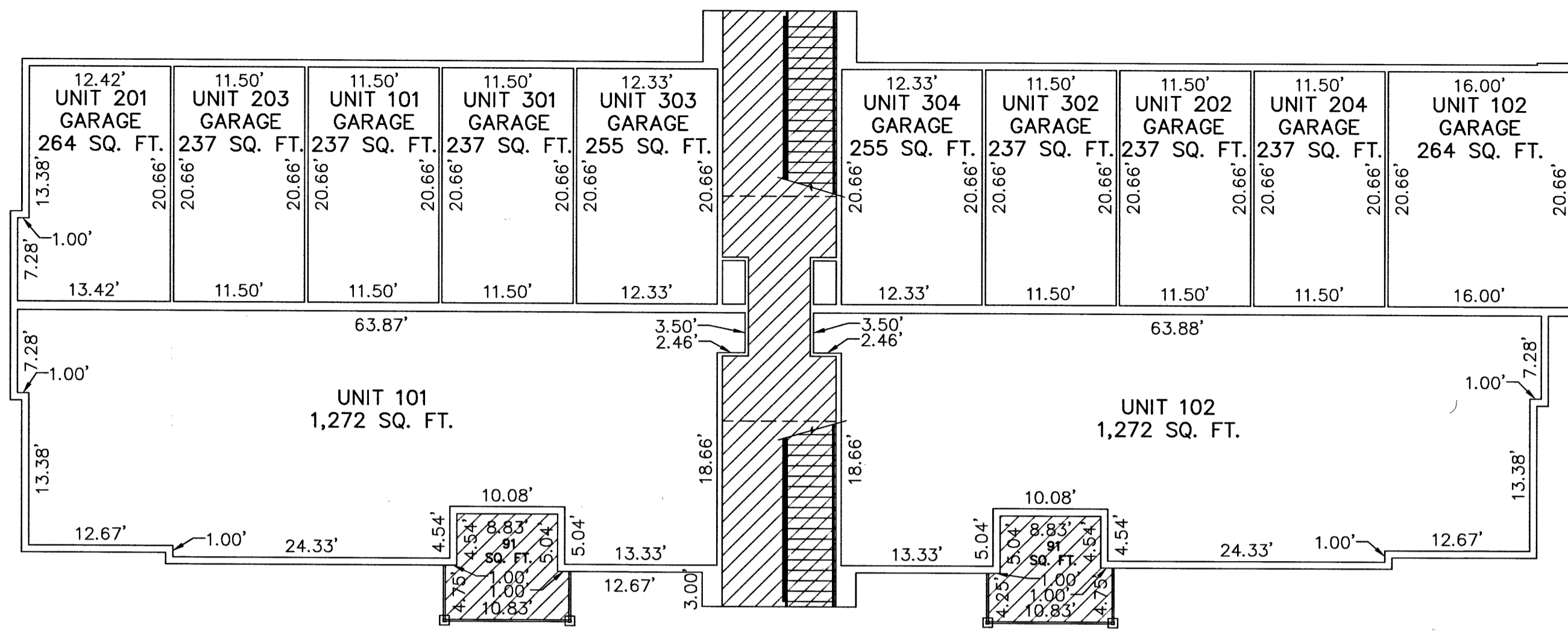
"Each unit depicted on this plat and contained within a common building is served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA"

SALT LAKE COUNTY RECORDER # 12428304  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: *Edge Homes*  
DATE: 12-6-2016 TIME: 8:58 AM BOOK: 2016 PAGE: 317  
FEE \$ 3101.00  
Nathan B. Weber, Deputy  
SALT LAKE COUNTY RECORDER

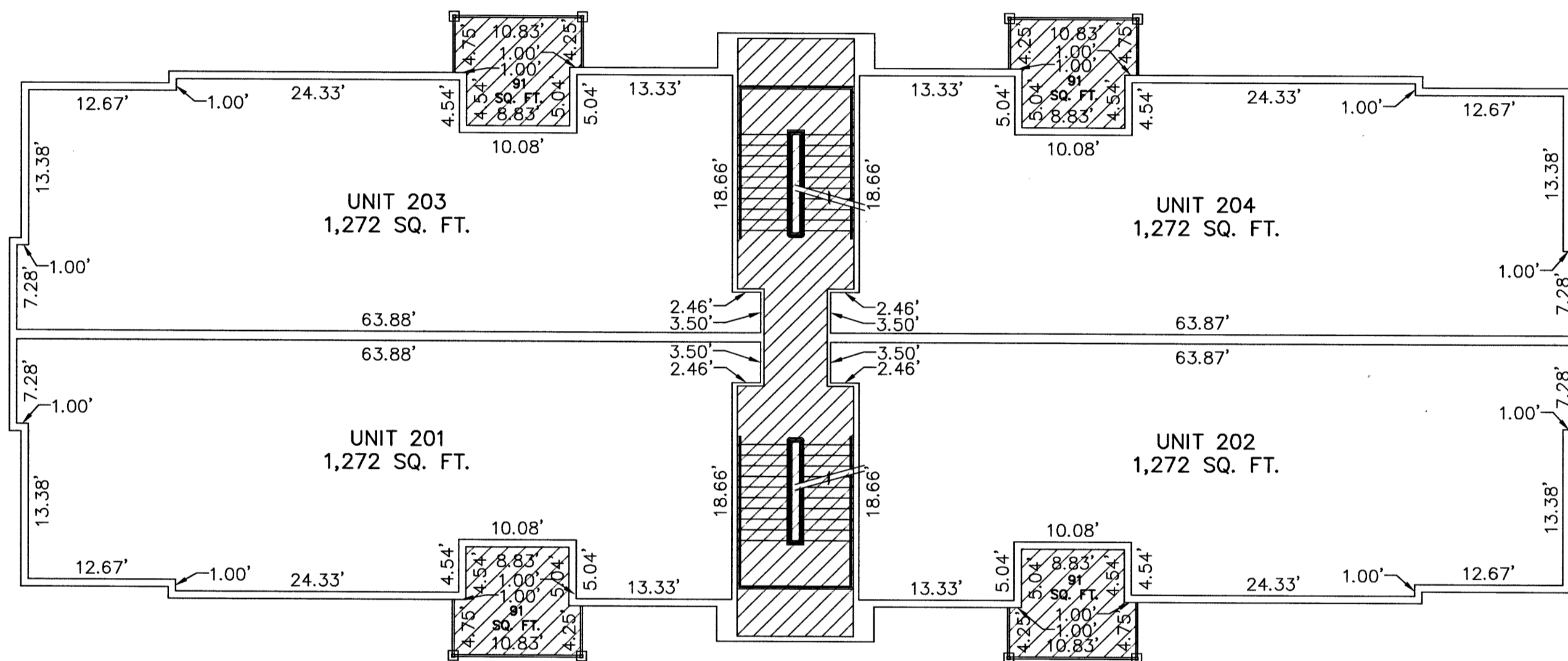


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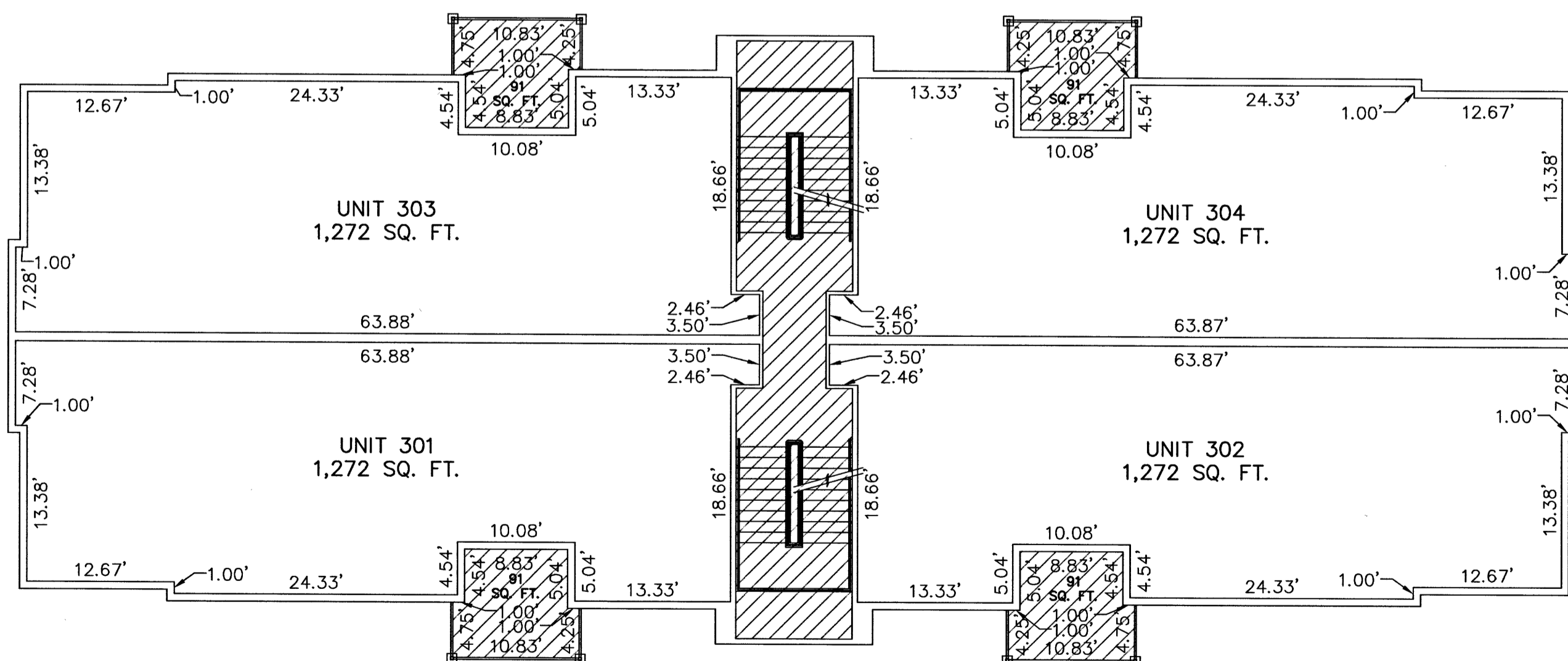
LOCATED IN THE SOUTHEAST QUARTER  
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SALT LAKE BASE AND MERIDIAN



ADA MAIN LEVEL



2ND LEVEL



3RD LEVEL



FRONT ELEVATION

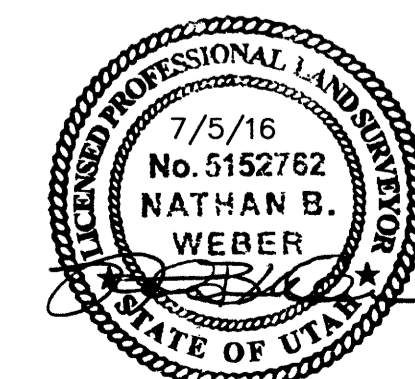
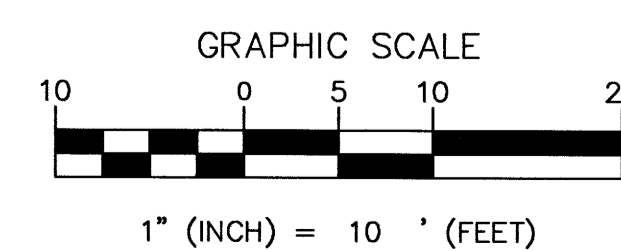


REAR ELEVATION



ADA GARAGE ELEVATIONS

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



SHEET 3 OF 3  
SALT LAKE COUNTY RECORDER # 12428304  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT  
THE REQUEST OF: Edge Homes  
DATE: 12-6-2016 TIME: 3:58 PM BOOK: 2016 PAGE: 817  
FEE \$