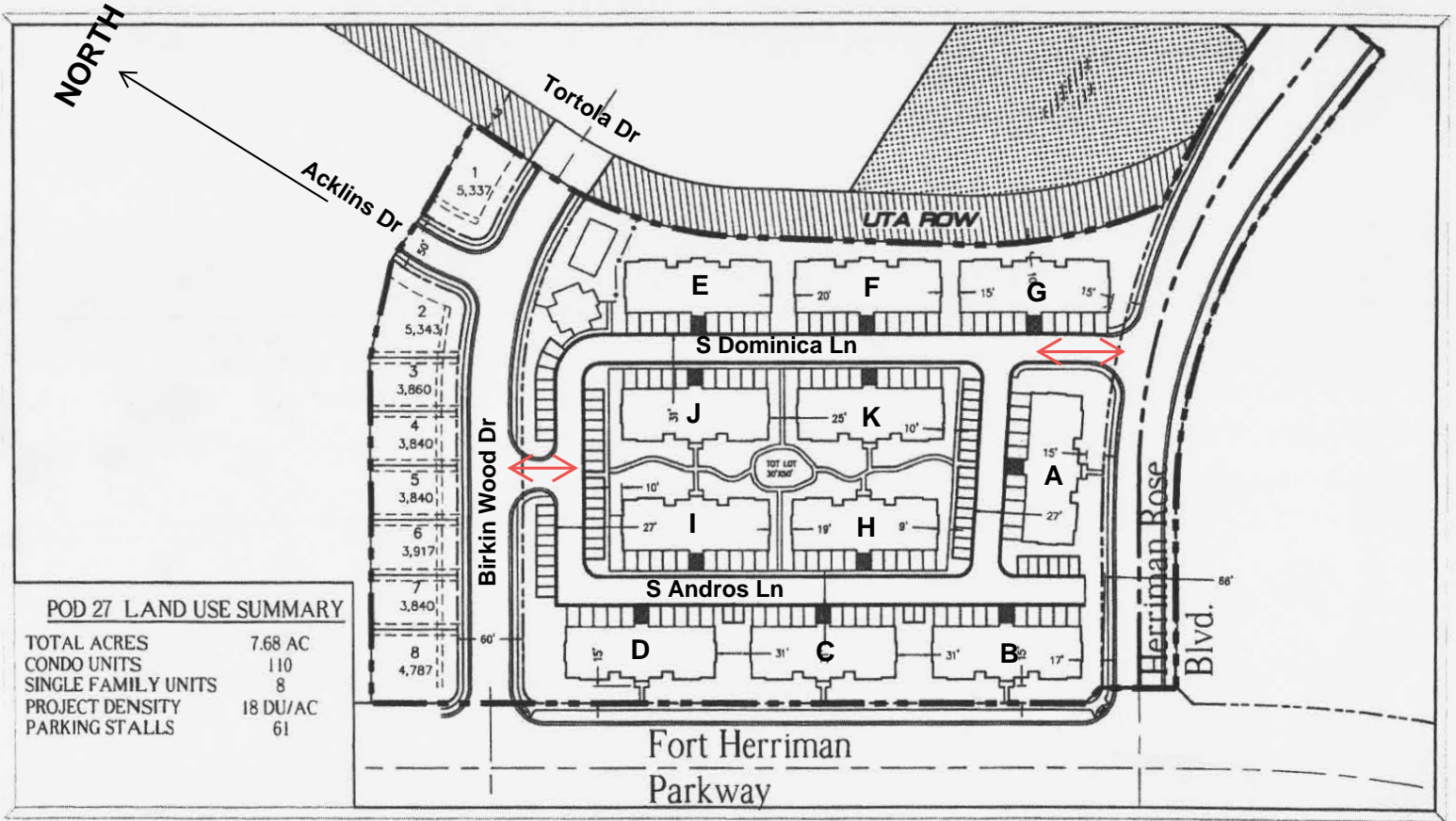


# HORIZON HEIGHTS



## POD 27 LAND USE SUMMARY

TOTAL ACRES	7.68 AC
CONDO UNITS	110
SINGLE FAMILY UNITS	8
PROJECT DENSITY	18 DU/AC
PARKING STALLS	61

Herriman Towne Center  
Pod 27 Concept (01.12.16)

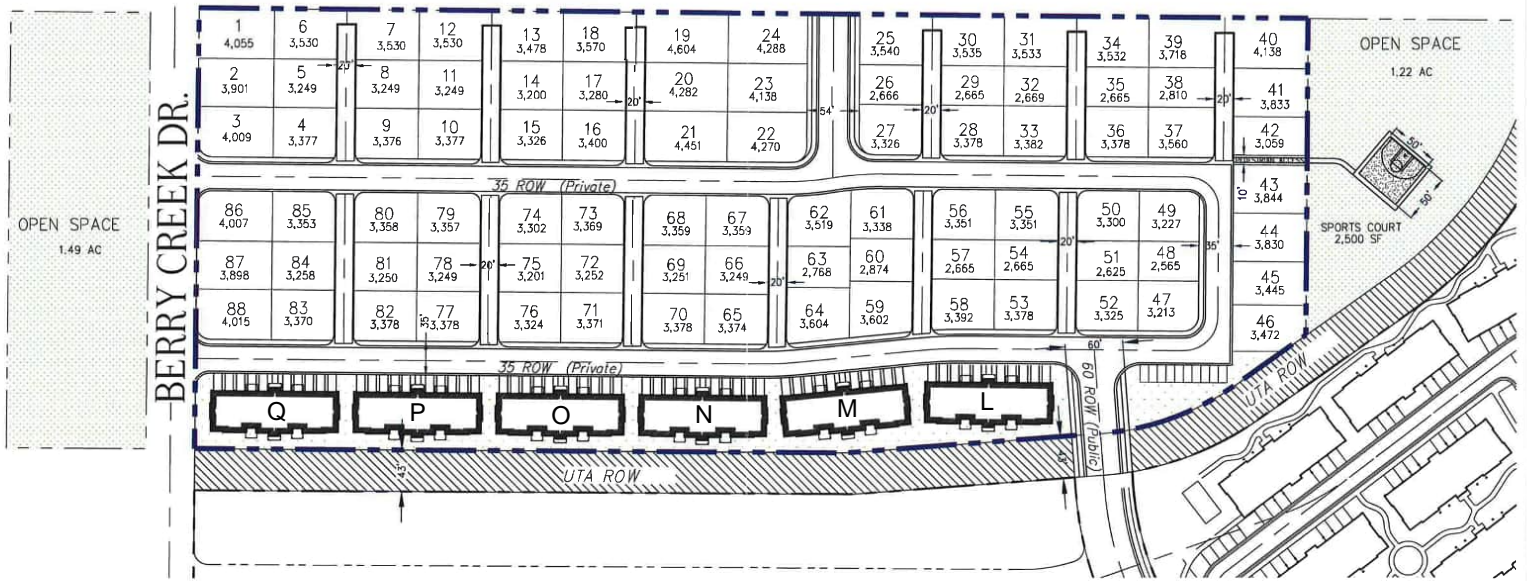


SCALE: 1:80

**POD 26 LAND USE SUMMARY**

PROJECT AREA	11.64 AC
SINGLE FAMILY CLUSTER UNITS	88
CONDO UNITS	60
PROJECT DENSITY	12.7 DU/AC
OPEN SPACE	33% (condo unit only)
AVG. LOT SIZE	3,422 SF
ON STREET PARKING	72
OFF STREET PARKING	10

**TOWER PROPERTY**



Herriman Towne Center  
Pod 26 Concept (01.05.16)



SCALE: 1:100

# HORIZON HEIGHTS BUILDING 1A 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 10-94-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 2102707 in accordance with Title 26, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveyors, LLC, I have completed a survey of the property described on this plat in accordance with Sections 17-23-17 of Utah Code, and have verified all measurements shown and have subdivided said property into lots and shares hereafter to be known as HORIZON HEIGHTS BUILDING 1A 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 (referred to as follows):

Beginning at a point on the westerly right-of-way line of the Horizon Home Boulevard, said point being born 0°22'22" East 1323.21 feet along the Section Line and North 89°27'38" West 1304.89 feet from the Southwest Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence along the said westerly right-of-way line the following two courses: 165.76 feet along the arc of a 712.50 foot radius curve to the left through a center angle of 1°17'47" (Long Chord Borne South 39°21'21" West 151.39 feet), South 52°44'59" West 79.92 feet;

thence North 37°12'19" West 345.80 feet;

thence North 52°47'41" East 27.00 feet;

thence South 37°12'19" East 215.87 feet to a point of curvature;

thence 19.58 feet along the arc of a 13.00 foot radius curve to the left through a central angle of 89°40'30" (Long Chord Borne South 80°17'34" East 17.76 feet);

thence North 56°57'16" East 402.67 feet to a point of curvature;

thence 21.28 feet along the arc of a 13.00 foot radius curve to the left through a central angle of 93°49'30" (Long Chord Borne North 69°40'26" East 18.99 feet);

thence North 37°12'19" West 170.22 feet;

thence North 52°47'41" East 27.00 feet;

thence South 37°12'19" East 713.06 feet to a point of curvature;

thence 22.32 feet along the arc of a 213.00 foot radius curve to the right through a central angle of 88°52'59" (Long Chord Borne South 34°11'00" East 22.51 feet) to a point of reverse curvature;

thence 15.82 feet along the arc of a 35.63 foot radius curve to the left through a central angle of 29°31'32" (Long Chord Borne South 52°40'20" East 13.71 feet) to the point of beginning.

Curve #	Length	Radius	Bearing	Chord	Chord Length
C1	165.76	712.50	069°29'38" W	151.39	165.76
C2	19.58	13.00	089°40'30" S	17.76	19.58
C3	21.28	13.00	093°49'30" S	18.99	21.28
C4	22.32	213.00	088°52'59" S	22.51	22.32
C5	15.82	35.63	029°31'32" W	13.71	15.82
C6	21.28	13.00	064°43'23" N	13.71	21.28

### OWNER'S DEDICATION

I, the undersigned, do hereby dedicate to the public use of the State of Utah the land described herein and the easements thereon for the use of the public as shown on this plat and more specifically:

### HORIZON HEIGHTS BUILDING 1A CONDOMINIUMS

and do hereby dedicate for the use of the public all street right-of-way, lots and easements 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 encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*[Signature]*  
\_\_\_\_\_  
DATE: 8/14/16

### CONSENT TO DEDICATE

I, the undersigned, do hereby consent to the dedication of the land described herein and the easements thereon for the use of the public as shown on this plat and more specifically:

\_\_\_\_\_  
DATE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON this the 14th day of August, 2016, personally appeared \_\_\_\_\_, the undersigned, who is duly acknowledged to me that (s)he is a \_\_\_\_\_ of \_\_\_\_\_ COUNTY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN HIS INDIVIDUAL AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



*[Signature]*  
NATHAN B. WEBER  
NOTARY PUBLIC  
RECORDING AT: \_\_\_\_\_

### ROCKY MOUNTAIN POWER STATEMENT

- Pursuant to Utah Code Ann. § 34-3-27 this plat conveys to the owner(s) of structures or utility facilities a public utility easement, along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 19-27a-602(1)(a)(ii) Rocky Mountain Power accepts the easement on the RUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains specific utility easements and guarantees the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may change other easements in force to serve the public interest. This approval does not affect any right that Rocky Mountain Power has under:
  - a power easement or right-of-way;
  - the law applicable to prescriptive rights;
  - Title 14, Chapter 14, through 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 SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINE FACILITIES. THE OWNERS OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.

### TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
On this the 14th day of August, 2016, personally appeared before me \_\_\_\_\_, a Notary Public, who acknowledged to me that he or she executed it in such capacity with authority to do so.

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON this the 14th day of August, 2016, personally appeared \_\_\_\_\_, the undersigned, who is duly acknowledged to me that (s)he is a \_\_\_\_\_ of \_\_\_\_\_ COUNTY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

*[Signature]*  
NOTARY PUBLIC  
RECORDING AT: \_\_\_\_\_

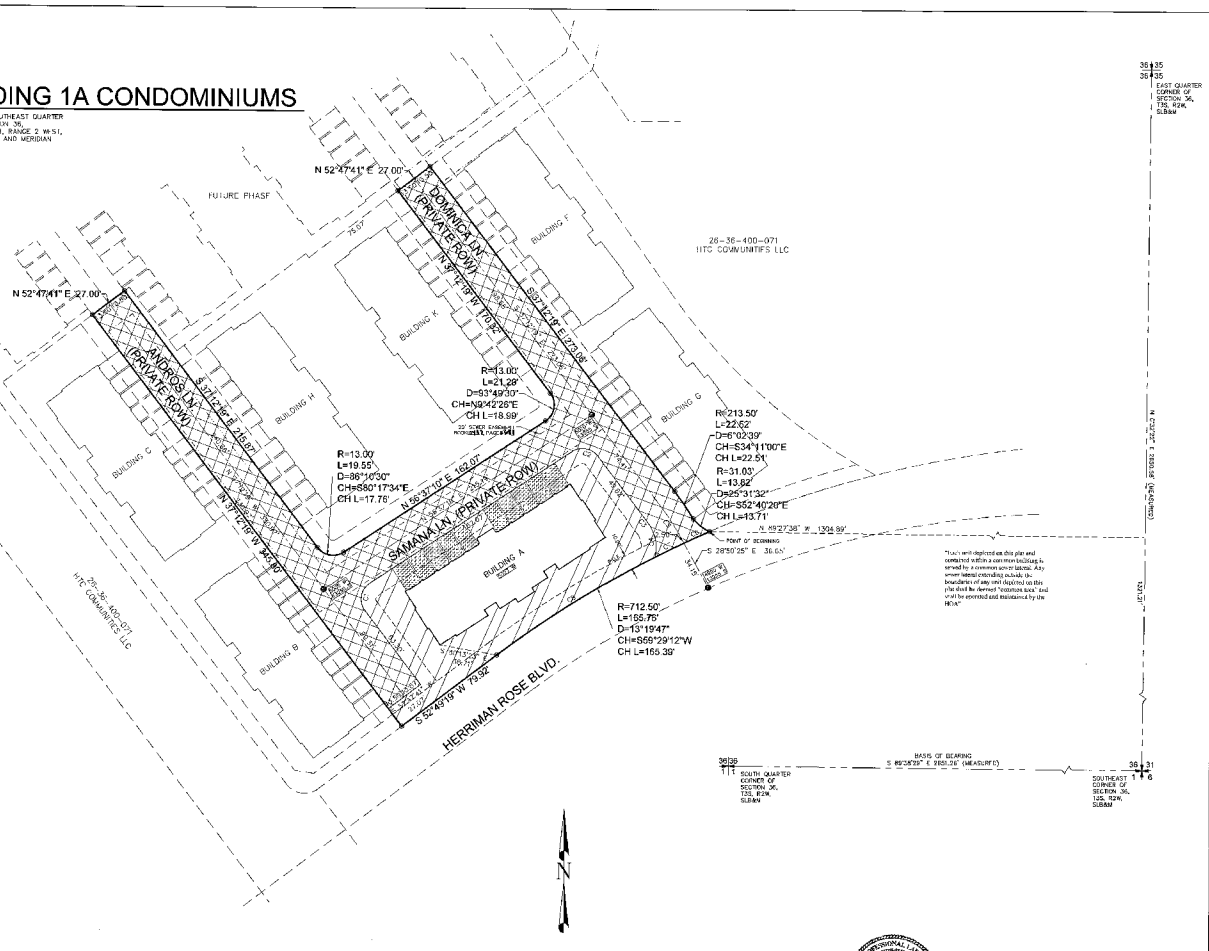


SHEET 1 OF 3

SALT LAKE VALLEY HEALTH DEPARTMENT	COMPLAINT	DEVELOPMENT	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR	TABULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 25th DAY OF August 2016 BY HEALTH DEPARTMENT <i>[Signature]</i>	APPROVED THIS 11th DAY OF August 2016 BY COMPLAINANT <i>[Signature]</i>	APPROVED THIS 12th DAY OF August 2016 BY DEVELOPER <i>[Signature]</i>	APPROVED THIS 12th DAY OF August 2016 BY ROCKY MOUNTAIN POWER <i>[Signature]</i>	APPROVED THIS 12th DAY OF August 2016 BY SOUTH VALLEY SEWER DISTRICT <i>[Signature]</i>	APPROVED THIS 12th DAY OF August 2016 BY QUESTAR <i>[Signature]</i>	1. TOTAL RMP AREA: 0.03 ACRES 2. TOTAL RMP-RE-USE: 0.01 ACRES 3. TOTAL OPEN SPACE: 0.01 ACRES	8343 South Green Pine Drive Meridian, Utah 84013 diamond@diamondsurvey.com Phone (201) 258-5094 Fax 208-9232
CHECKED FOR ZONING M4-2	PLANNING COMMISSION	HERZOG CITY MUNICIPAL WATER	HERZOG CITY MUNICIPAL WATER	HERZOG CITY MUNICIPAL WATER	HERZOG CITY MUNICIPAL WATER		SALT LAKE COUNTY RECORDER # 17-376587
APPROVED THIS 29th DAY OF August 2016 BY HERZOG CITY MUNICIPAL WATER COMMISSION <i>[Signature]</i>	APPROVED THIS 31st DAY OF August 2016 BY HERZOG CITY MUNICIPAL WATER COMMISSION <i>[Signature]</i>	APPROVED THIS 31st DAY OF August 2016 BY HERZOG CITY MUNICIPAL WATER COMMISSION <i>[Signature]</i>	APPROVED THIS 31st DAY OF August 2016 BY HERZOG CITY MUNICIPAL WATER COMMISSION <i>[Signature]</i>	APPROVED THIS 31st DAY OF August 2016 BY HERZOG CITY MUNICIPAL WATER COMMISSION <i>[Signature]</i>	APPROVED THIS 31st DAY OF August 2016 BY HERZOG CITY MUNICIPAL WATER COMMISSION <i>[Signature]</i>		DATE OF THIS COUNTY OF SALT LAKE RECORDED RECORDS AND FILED AT THE OFFICE OF: EDITH HERZOG DATE: 8/25/16 FILE # 2016-005 \$100 11/11 2016-005

# HORIZON HEIGHTS BUILDING 1A CONDOMINIUMS

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

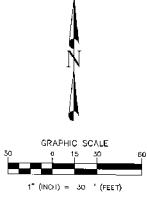


**Note**  
No City Maintenance  
on private roads.

**SEWER SERVICE NOTE:**  
ALL 10'-IN DIA BUILDINGS HAVE SHOWN SEWER  
DEPTH CONTRACTOR SHALL VERIFY SEWER  
ELEVATION TO PROVIDE JOINTS AT FULL INTO  
SEWER EXTERIOR SLOPES WITH A SAGSHOULDER  
MAY NOT HAVE SEWER SERVICE AVAILABLE FROM  
BASEMENT.

- LEGEND**
- Section Line
  - Boundary Line
  - Private Right of Way Line
  - Public and Private Utility Easement
  - Adjoining Area
  - Street Centerline
  - Public Utility Easement
  - Sanitary Sewer Easement
  - HOA Limited Common Area and Public Utility Easement and Surface City Utility Easement, HOA Utility Easement
  - HOA Dues Fees and Public Utility Easement Monitored by HOA
  - Public Utility easement over Private Right of Way
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Centerline Monument

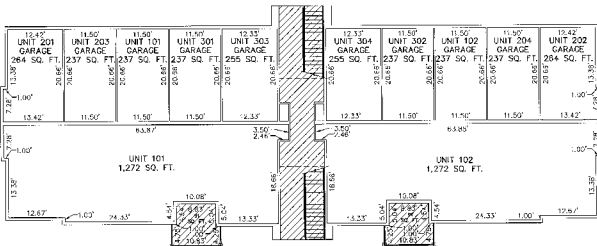
PREPARED BY:  
**DIMOND LAND SURVEYING, LLC**  
3243 South Green Drive  
Murray, Utah 84123  
info@diamondlandsurveying.com  
Phone (801) 266-3036 Fax 266-3882



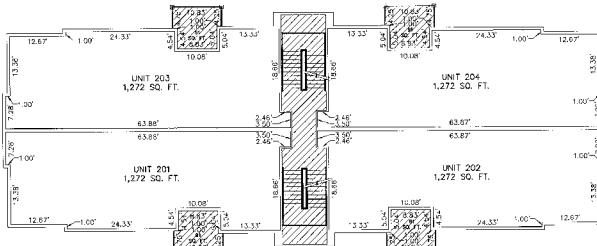
SALT LAKE COUNTY RECORDER # 12,376,529  
DATE OF FILE, COUNTY OF WAY LANE RECORDED RECORDED AND WITH AT  
THE REQUEST OF: **EDGE HOMES**  
DATE: 11/16/2016 TIME: 10:54 AM BY: 28169/PC/28169/PC/28169/PC  
FILE # 11-16-2016

SHEET 2 OF 3

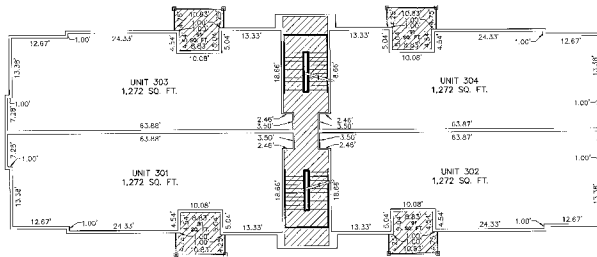
# HORIZON HEIGHTS BUILDING 1A CONDOMINIUMS



**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**

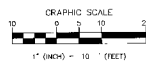


**FRONT ELEVATION**



**REAR ELEVATION**

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Pine Drive  
Burrville, Utah 84203  
office@diamondsurveying.com  
Phone (801) 206-5049 Fax (801) 206-5052



SHEET 3 OF 3  
SALT LAKE COUNTY RECORDER # 12376529  
STATE OF UTAH, COUNTY OF SALT LAKE REFERENCED AND FILED AT  
THE RECORDS OF: **Case MEADES**  
DATE: 9/28/16 BY: **Case MEADES**  
\$91.00  
SALT LAKE COUNTY RECORDER

# HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS

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

**SURVEYOR CERTIFICATE**

In accordance with Section 10-8A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 202792 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 this plat in accordance with Sections 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 1B 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 Basin and Meridian, describe as follows:

Beginning at a point on the northern right-of-way line of Horizon Road Boulevard, said point being North 27°22' East 1157.27 feet along the Section Line and corner 8227248' West 1502.78 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian and running  
 thence South 52°47'19" West 70.47 feet to a point of curvature along the said northern right-of-way line;  
 thence South 82°17'30" West 31.21 feet;  
 thence North 37°21'19" West 182.60 feet;  
 thence North 52°47'19" East 80.46 feet to the westerly right-of-way line of Horizon Lane;  
 thence South 37°42'19" East 187.83 feet along said westerly right-of-way line to the point of beginning.

**OWNER'S DEDICATION**

Know all men by these presents that the undersigned owners of the heretofore described tract of land hereby set apart and dedicate the same into lots and streets as shown on this plat and name said plat:

**HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS**

and do hereby dedicate for general use of the public all street right-of-way lots and easements as shown on this plat as intended for public use. Owners hereby agree to warrant and defend said use of the City of Salt Lake against any claim or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*[Signature]*  
 \_\_\_\_\_  
 SUE HORIZON HEIGHTS LLC

**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 of this plat, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS, do hereby consent to the dedication of the public use of the parcels of land shown on this plat as intended for public use.

\_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF SALT LAKE }  
 ON this the 11 DAY of August, 2016, I, SUE HORIZON HEIGHTS LLC, PERSONALLY APPEARED before me, NATHAN B. WEBER, a Notary Public in and for the State of Utah, and acknowledged to me that (SHE) IS A MEMBER OF THE HORIZON HEIGHTS LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT IT IS BEING EXECUTED IN SUCH CAPACITY.



**ROCKY MOUNTAIN POWER STATEMENT**

1. Pursuant to Utah Code Ann. § 54-5-2(2) this plat conveys to the owner(s) or operator(s) of utility facilities a public utility easement along with all the rights and duties described therein.  
 2. Pursuant to Utah Code Ann. § 17-23a-4(1)(2)(3) Rocky Mountain Power accepts delivery of the RME as described in this plat and certifies this plat solely for the purpose of confirming that the plat contains public utility easements and representative the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may accept other easements in order to meet this requirement. This agreement 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 5a, 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 OWNERS OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO SVSD TO THE 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 }  
 COUNTY OF SALT LAKE }  
 On this 11 day of August, 2016, personally appeared before me SUE HORIZON HEIGHTS LLC, a Trustee of the HORIZON HEIGHTS LLC, A UTAH LIMITED LIABILITY COMPANY, who acknowledged to me that (SHE) IS A MEMBER OF THE HORIZON HEIGHTS LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT IT IS BEING EXECUTED IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

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

**ACKNOWLEDGMENT**

STATE OF UTAH }  
 COUNTY OF SALT LAKE }  
 ON this the 11 DAY of August, 2016, PERSONALLY APPEARED before me, NATHAN B. WEBER, the Notary of the FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (SHE) IS A MEMBER OF THE HORIZON HEIGHTS LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT IT IS BEING EXECUTED IN SUCH CAPACITY.

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

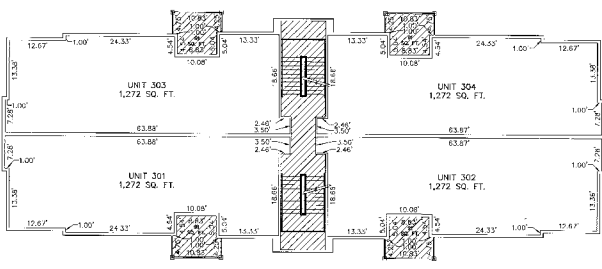
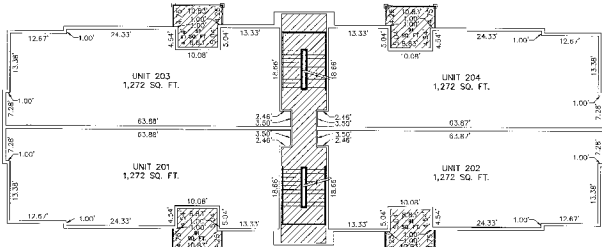
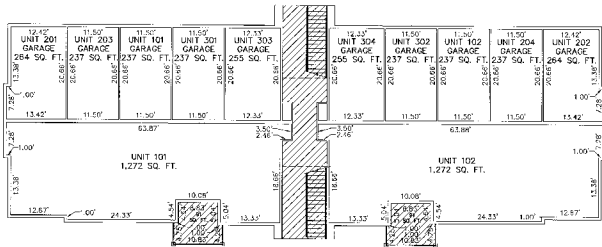


SHEET 1 OF 3

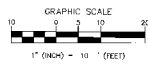
<p><b>SALT LAKE VALLEY HEALTH DEPARTMENT</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>August</u>, 2016 BY HEALTH DEPARTMENT.</p> <p><i>[Signature]</i>          _____          DEANEY ROBERTS          HEALTH DEPARTMENT</p>	<p><b>COMCAST</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>Aug</u>, 2016 BY COMCAST.</p> <p><i>[Signature]</i>          _____          E. VANDERKAM          COMCAST</p>	<p><b>GENIUMLINK</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>Aug</u>, 2016 BY GENIUMLINK.</p> <p><i>[Signature]</i>          _____          Paul R. Hill          GENIUMLINK</p>	<p><b>ROCKY MOUNTAIN POWER</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>Aug</u>, 2016 BY ROCKY MOUNTAIN POWER.</p> <p><i>[Signature]</i>          _____          Paul R. Hill          ROCKY MOUNTAIN POWER</p>	<p><b>SOUTH VALLEY SEWER DISTRICT</b></p> <p>APPROVED THIS <u>12</u> DAY OF <u>Aug</u>, 2016 BY SOUTH VALLEY SEWER DISTRICT.</p> <p><i>[Signature]</i>          _____          Deanne Roberts          SOUTH VALLEY SEWER DISTRICT</p>	<p><b>QUESTAR</b></p> <p>APPROVED THIS <u>12</u> DAY OF <u>Aug</u>, 2016 BY QUESTAR.</p> <p><i>[Signature]</i>          _____          Deanne Roberts          QUESTAR</p>	<p><b>TABULATIONS</b></p> <p>1. BEAR PLAN ACROSS 0.377 ACRES          2. TOTAL RIGHT-OF-WAY 1.665 ACRES          3. TOTAL OPEN SPACE 0.148 ACRES</p>	<p><b>DIAMOND LAND SURVEYING, LLC</b></p> <p>5493 South Green Pine Drive          Murray, Utah 84123          diamondlandsurveying.com          Phone: (801) 266-0000 Fax: 266-0022</p>
<p><b>CHECKED FOR ZONING</b></p> <p>DATE: <u>08-11-16</u>          AREA: _____          NAME: <u>Kevin M.</u>          DATE: <u>8-8-16</u></p>	<p><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>August</u>, 2016 BY THE HERZOG PLANNING COMMISSION.</p> <p><i>[Signature]</i>          _____          Chris Powell          HERZOG PLANNING COMMISSION</p>	<p><b>HERZOG CITY MUNICIPAL WATER</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>Aug</u>, 2016 BY HERZOG CITY MUNICIPAL WATER.</p> <p><i>[Signature]</i>          _____          Chris Powell          HERZOG CITY MUNICIPAL WATER</p>	<p><b>HERZOG CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAN AND IT IS CORRECT IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF HERZOG.</p> <p><i>[Signature]</i>          _____          Chris Powell          HERZOG CITY ENGINEER</p>	<p><b>APPROVAL AS TO TERMS</b></p> <p>APPROVED AS TO FORM AND TERMS BY _____ ON <u>11</u> DAY OF <u>Aug</u>, 2016.</p>	<p><b>HERZOG CITY</b></p> <p>APPROVED THIS <u>11</u> DAY OF <u>Sept</u>, 2016 BY HERZOG CITY.</p> <p><i>[Signature]</i>          _____          Chris Powell          HERZOG CITY</p>	<p><b>SALT LAKE COUNTY RECORDER</b> # 12 376 8 8 3</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE RECORDED: <u>8-25-16</u> BY: <u>JALEEN MCGEE</u></p> <p>FILE # _____</p>	



# HORIZON HEIGHTS BUILDING 1B CONDOMINIUMS



PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
8343 South Green Pine Drive  
Murray, Utah 84123  
Phone: (801) 295-5004 Fax: 295-5032



SHEET 3 OF 3  
SALT LAKE COUNTY RECORD # 12176574  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDS DIVISION  
ON THE REQUEST OF: **EDGE HOMES**  
DATE: 10/25/18 BY: NATHAN B. WEBER PAGE: 3 OF 3  
NATHAN B. WEBER  
PROFESSIONAL ENGINEER  
STATE OF UTAH

# HORIZON HEIGHTS BUILDING 1C 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 10-18-103 of the Utah Code, I, Nathan B. Hedges, do hereby certify that I am a Professional Land Surveyor holding license number 5127702 in accordance with Title 10, 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 this plat in accordance with Section 17-25-17 of Utah Code and that the measurements shown and hereunto set forth were taken in the field and are true and correct and that the same have been reduced to mean sea level and are hereunto set forth as shown 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 on the westerly right-of-way line of Anders Lane, said point being North 0°22'22" East 1219.56 feet along the Section Line and North 89°27'38" West 1842.41 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 85.46 feet;

Thence North 37°27'59" West 178.67 feet;

Thence North 52°47'41" East 85.46 feet to the westerly right-of-way line of Anders Lane;

Thence South 37°27'59" East 178.67 feet along said westerly right-of-way line to the point of beginning.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the parcel described hereof do hereby dedicate and subdivide the same into lots and streets as shown on this plat and name said plat:

### HORIZON HEIGHTS BUILDING 1C CONDOMINIUMS

and do hereby dedicate for perpetual use of the public all street right-of-way, lots and easements as shown on this plat as intended for Public Use. Owner hereby agrees to warrant and defend and save the City harmless against any occupants or other interference on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*[Signature]*  
 ERIC HORIZON HEIGHTS, LLC  
 Title  
 By

### 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 of said land, having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 1C CONDOMINIUMS, does hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use.

*[Signature]*  
 Trustee

### ACKNOWLEDGMENT

STATE OF UTAH }  
 COUNTY OF SALT LAKE } ss.  
 On this 25th day of August 2016, personally appeared before me, \_\_\_\_\_, the Signer of the foregoing instrument, who is duly authorized to execute the foregoing agreement in its behalf and that he or she executed it in such capacity.

*[Notary Seal]*  
 Commission Expires 12/31/19

### 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. § 17-25-10(4)(C)(D) Rocky Mountain Power accepts liability of the P.U.C. as described in this plat and agrees to this plat solely for the purpose of confirming that the plat contains public utility easements and covenants to 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 may have under:

(1) a recorded easement of right of way  
 (2) the law applicable to prescriptive rights  
 (3) Title 54, Chapter 46, 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 COMPLETION OF THE PROJECTS 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 }  
 COUNTY OF SALT LAKE } ss.  
 On this 25th day of August 2016, 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.

*[Signature]*  
 Notary Public  
 Residing at \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH }  
 COUNTY OF SALT LAKE } ss.  
 On this 25th day of August 2016, personally appeared before me, \_\_\_\_\_, the Signer of the foregoing instrument, who duly acknowledged to me that (s)he is a \_\_\_\_\_ 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.

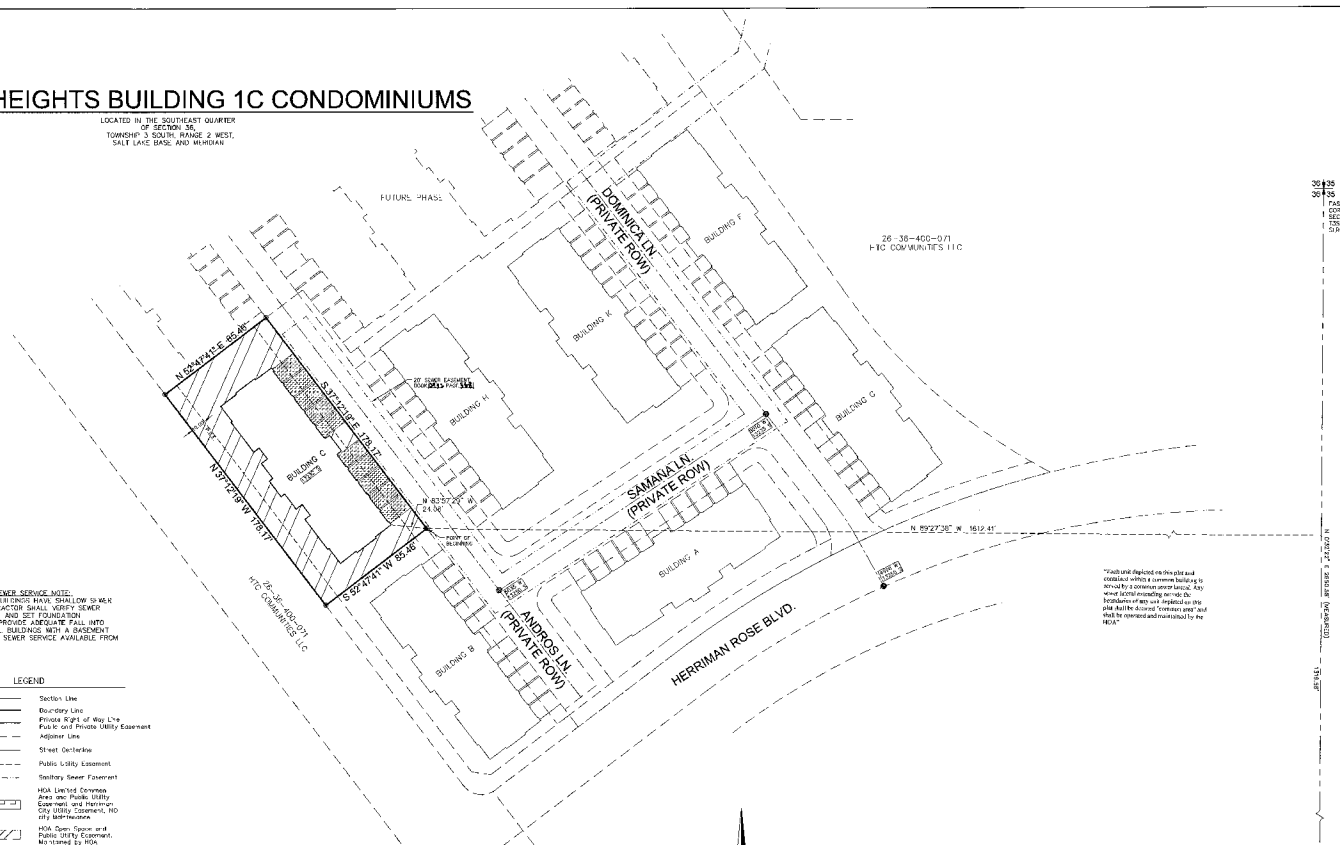
*[Notary Seal]*  
 Residing at \_\_\_\_\_



SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS 25th DAY OF August 2016 BY HEALTH DEPARTMENT <i>[Signature]</i> JERRY ROBERT DEPUTY HEALTH DEPARTMENT	CONDOMINIUM APPROVED THIS 25th DAY OF August 2016 BY CONDOMINIUM <i>[Signature]</i> E. V. V.	CENTURYLINK APPROVED THIS 16th DAY OF Aug 2016 BY CENTURYLINK <i>[Signature]</i> Bob Hill	ROCKY MOUNTAIN POWER APPROVED THIS 12th DAY OF Aug 2016 BY ROCKY MOUNTAIN POWER <i>[Signature]</i> David Hill	SOUTH VALLEY SEWER DISTRICT APPROVED THIS 24th DAY OF Aug 2016 BY SOUTH VALLEY SEWER DISTRICT <i>[Signature]</i> Deanna Anderson	GUSTAR APPROVED THIS 12th DAY OF Aug 2016 BY GUSTAR <i>[Signature]</i> Deanna Anderson	TABULATIONS 1. TOTAL PLAT ACREAGE 0.849 ACRES 2. TOTAL AREA OF LOT 0.849 ACRES 3. TOTAL OPEN SPACE 0.113 ACRES	DIAMOND LAND SURVEYING LLC 2425 South Center Park Drive Murray, Utah 84123 800-969-9999 Phone 801-226-6674 Fax 226-6002
ZONE M-2 CITY 40th NAME Bayside DATE 8.9.2016	PLANNING COMMISSION APPROVED THIS 25th DAY OF August 2016 BY THE PLANNING PLANNING COMMISSION <i>[Signature]</i> Chad Smith CHIEF PLANNING COMMISSION	HERMAN CITY WASTEWATER APPROVED THIS 23rd DAY OF Aug 2016 BY HERMAN CITY WASTEWATER <i>[Signature]</i> [Name]	HERMAN CITY POWER APPROVED THIS 23rd DAY OF Aug 2016 BY HERMAN CITY POWER <i>[Signature]</i> [Name]	HERMAN CITY APPROVED AS TO FORM THIS 15th DAY OF Sept 2016 BY HERMAN CITY <i>[Signature]</i> [Name]	HERMAN CITY APPROVED THIS 22nd DAY OF Sept 2016 BY HERMAN CITY <i>[Signature]</i> [Name]	SALT LAKE COUNTY RECORDER # 12374237 STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE OFFICE OF RECORDER # 12374237 BOOK 2056E REC. 288,254 \$11.00 2016-250	

# HORIZON HEIGHTS BUILDING 1C CONDOMINIUMS

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

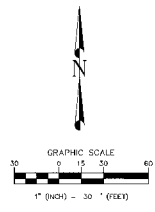


**SEWER SERVICE NOTE:**  
ALL 10-11X REBUILDINGS HAVE SHALLOW DRAINAGE  
CONTRACTOR SHALL VERIFY SEWER  
LATERAL DEPTH AND SET FOUNDATION  
ELEVATION TO PROVIDE ADEQUATE FALL INTO  
SEWER LATERAL. BUILDINGS WITH A BASEMENT  
MAY NOT HAVE SEWER SERVICE AVAILABLE FROM  
BASEMENT.

**LEGEND**

- Section Line
- Boundary Line
- Private Right of Way Line
- Public and Private Utility Easement
- Adverse Line
- Street Centerline
- Public Utility Easement
- Sanitary Sewer Easement
- HSA Limited Common Area and Public Utility Easement and Minimum City Utility Easement, 10' R/W Buffer Zone
- HSA Open Space and Public Utility Easement, No-Trip to HSA
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Center of Monument

\*All work depicted on this plan and  
related to this common building is  
intended to be done in accordance with  
the applicable laws and regulations. Any  
work not shown on this plan is the  
responsibility of the contractor and shall  
not be required and maintained by the  
owner.



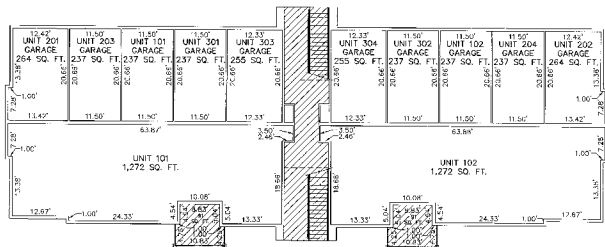
BASE OF BEARING  
S 89°28'29" E 2651.50' (MEASURED)



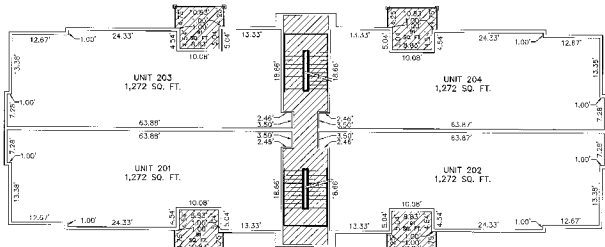
PREPARED BY  
**EDMOND LAND SURVEYING, LLC**  
5243 South Ocean View Drive  
Murray, Utah 84133  
office@edmondlandsurveying.com  
Phone (801) 288-0098 Fax (801) 288-0022

SHEET 2 OF 3  
SALT LAKE COUNTY RECORD # **12 976 524**  
STATE OF UTAH, COUNTY OF SALT LAKE REGISTERED AND FILED AT  
THE OFFICE OF THE  
CLERK OF THE COUNTY OF SALT LAKE COUNTY  
DATE 9/29/16, TIME 8:55 AM, BOOK 28562 PAGE 128  
Nathan O. Werber  
SALT LAKE COUNTY SURVEYOR

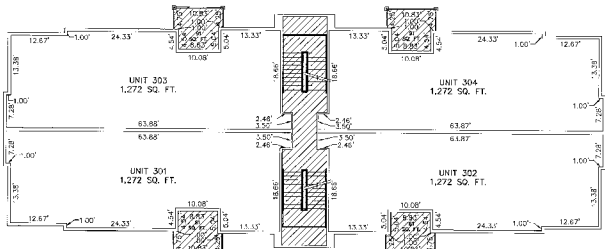
# HORIZON HEIGHTS BUILDING 1C CONDOMINIUMS



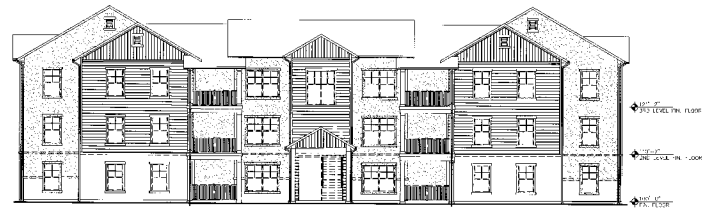
**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**

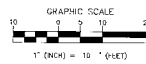


**FRONT ELEVATION**



**REAR ELEVATION**

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5243 South Green Pine Drive  
 Murray, Utah 84133  
 dls@diamondlandsurveying.com  
 Phone (801) 295-5039 Fax 295-4932



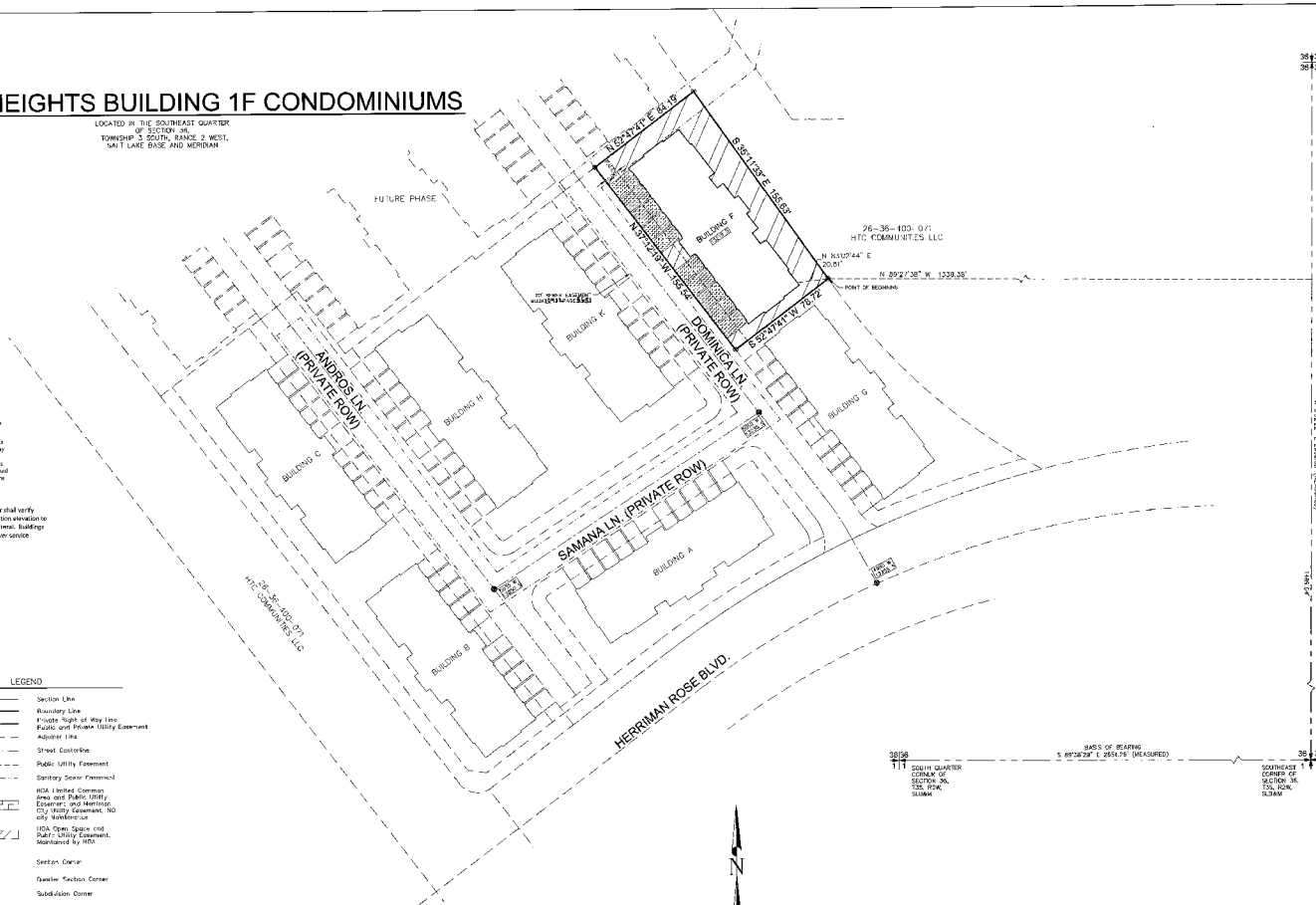
SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 12376529  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECORDED AND FILED AT THE REQUEST OF:  
**EDGE HOMES**  
 9/25/2014 TIME 8:12:40 AM FEE \$100.00  
 JEFF WEBER



# HORIZON HEIGHTS BUILDING 1F CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 06,  
TOWNSHIP 5 SOUTH, RANGE 2 WEST,  
SALT LAKE BASIN AND MERIDIAN

38 36  
38 35  
EAST QUARTER  
CORNER OF  
SECTION 06,  
TOWNSHIP 5  
SOUTH,

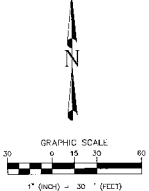


"Each unit is shown on this plan and measured unless a common building is owned by a common wall tenant. Any other dimensions shown on this plan shall be deemed 'as shown' and not 'as located' and measured by the owner."

"The owner shall verify sewer lateral depth and set foundation elevation to provide adequate support for sewer lateral. Building with a basement may not have sewer service available for basement."

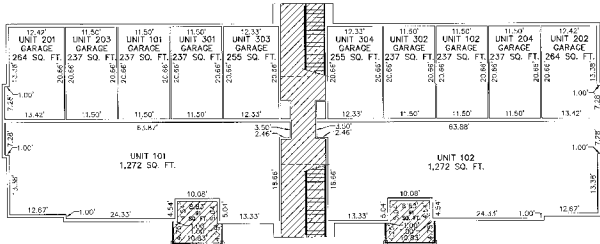
- LEGEND**
- Section Line
  - Boundary Line
  - Private Right of Way Line
  - Public and Private Utility Easement
  - Acquire Line
  - Street Centerline
  - Public Utility Easement
  - Sprinkler Service Easement
  - HCA 100' Open Space, Easement, and Mending, City Watermain
  - 100' Open Space and Public Utility Easement, Measured by HCA
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Cornerline Monument

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
2843 South Green Pine Drive  
Salt Lake City, UT 84119  
www.diamondlandsurveying.com  
Phone: (801) 248-6000 Fax: (801) 248-6002

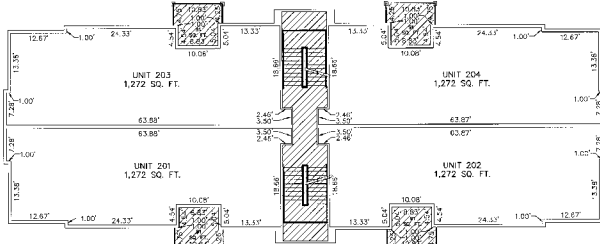


SALT LAKE COUNTY RECORDER # 123715284  
STATE OF UTAH COUNTY OF SALT LAKE RECORDS RECORDED AND FILED AT THE REQUEST OF: **DIAMOND LAND SURVEYING, LLC**  
DATE: **8/21/16** BY: **EMILY BROWN, COUNTY CLERK**  
FILE # **2016-0047**

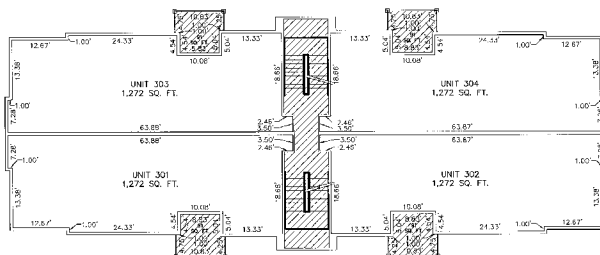
# HORIZON HEIGHTS BUILDING 1F CONDOMINIUMS



MAIN LEVEL



2ND LEVEL



3RD LEVEL

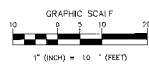


FRONT ELEVATION



REAR ELEVATION

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 8343 South Cross Keys Drive  
 Murray, Utah 84053  
 info@diamondsurveying.com  
 Phone (801) 398-0398 Fax 398-0393



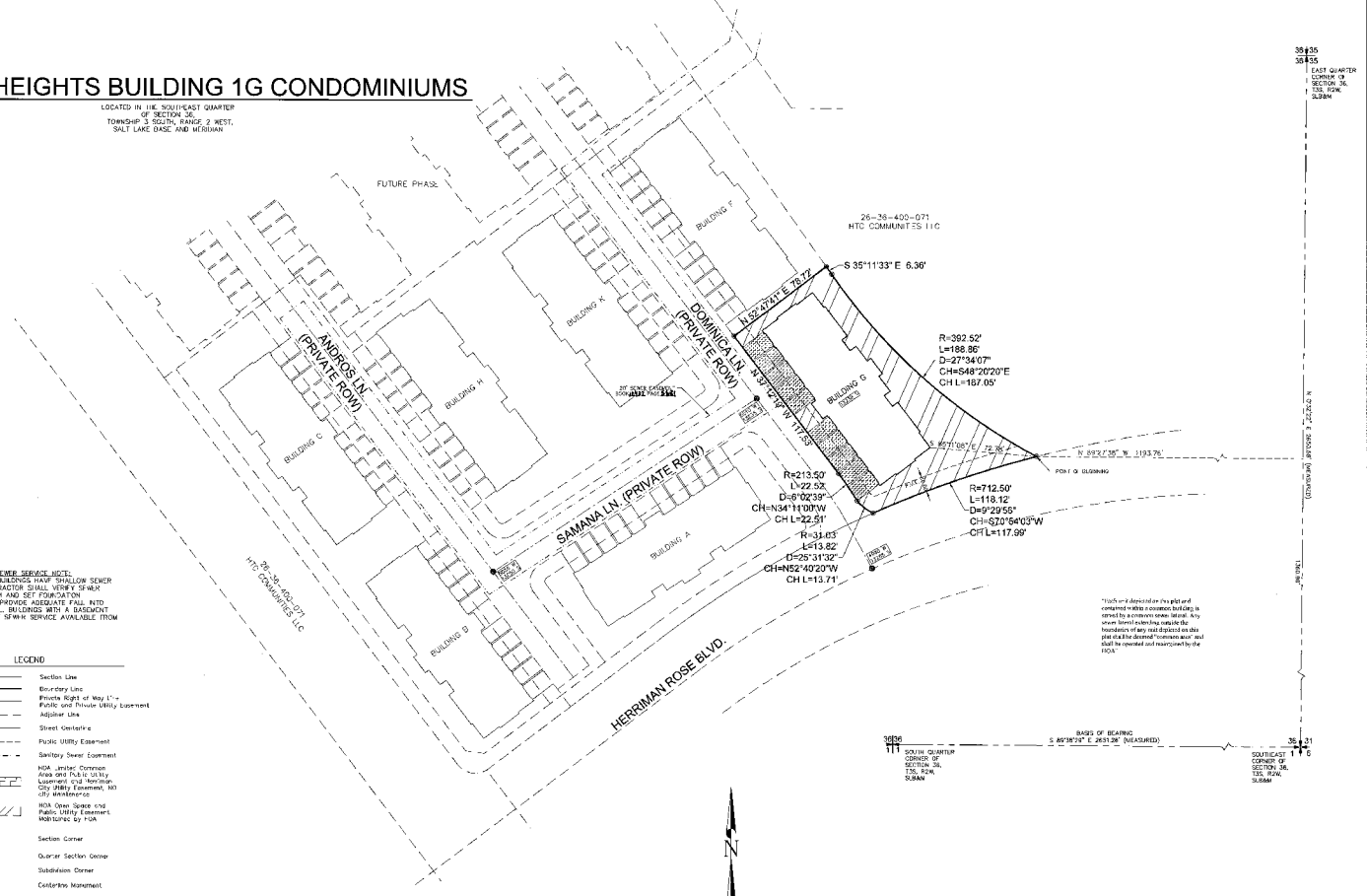
SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 123716279  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECORDED AND FILED AT THE OFFICE OF:  
 CLIVE HANCOCK  
 DATE: 5/29/16 H.C. 2ND DIVISION, ROOM 3088 FILE: 2016-05-27  
 \$18.00 FEE \$



# HORIZON HEIGHTS BUILDING 1G CONDOMINIUMS

LOCATED IN THE SOUTH-EAST QUARTER  
OF SECTION 36  
TOWNSHIP 3 SOUTH, RANGE 3 WEST,  
SALT LAKE BASIN AND MERIDIAN

39.55  
30.55  
EAST QUARTER  
SECTION 36  
T3S, R3W  
SMBM

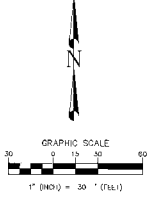


**SEWER SERVICE NOTE:**  
ALL 10-PLY BUILDINGS HAVE SHALLOW SEWER  
DEFINES CONTRACTOR SHALL VERIFY GRADE  
FAVORAL BIRTH AND SET FOUNDATION  
ELEVATION TO PROVIDE ADEQUATE FALL INTO  
SEWER LATERAL. BUILDINGS WITH A BASEMENT  
MAY NOT HAVE SEWER SERVICE AVAILABLE FROM  
BASEMENT.

- LEGEND**
- Section Line
  - Boundary Line
  - Private Right of Way 1'-
  - Public and Private Utility Easement
  - Appurtenant Line
  - Street Centerline
  - Public Utility Easement
  - Sanitary Sewer Easement
  - HOA Limited Common Area and Public Utility Easement (10' Minimum City Utility Easement, 30' City Easement)
  - HOA Open Space and Public Utility Easement (Minimum 5' HOA)
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Centerline Monument

"This work is based on the plat and compared with a previous plat. It is noted that a previous error was made. Any error should be corrected by the boundaries of any plat depend on the plat in the chain of title and shall be repeated and measured by the plat."

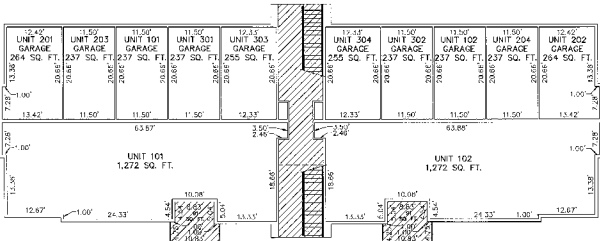
35.21  
36.21  
SOUTH QUARTER CORNER OF SECTION 36, T3S, R3W, SMBM  
S 89°18'31" E 263.28' (MEASURED)  
35.21



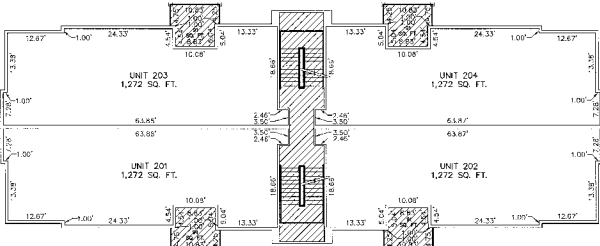
PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5343 South Green Park Drive  
Burrton, Utah 84303  
phone@diamondsurveying.com  
Phone: (801) 296-0508 Fax: (801) 296-5002

SHEET 2 OF 3  
SALT LAKE COUNTY RECORDER # 1226529  
DATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE OFFICE OF  
BY: **Edie Homey**  
DATE: 08/14/2024  
#4140  
PT. 1

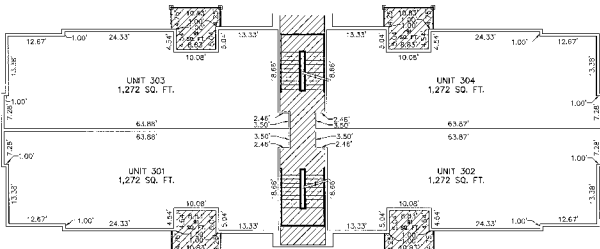
# HORIZON HEIGHTS BUILDING 1G CONDOMINIUMS



MAIN LEVEL



2ND LEVEL



3RD LEVEL

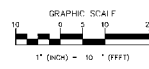


FRONT ELEVATION



REAR ELEVATION

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5243 South Green Pine Drive  
 Murray, Utah 84153  
 dlsc@diamondlandsurveying.com  
 Phone: (801) 208-5099 Fax: (801) 208-5052



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 12171574  
 SALLY OF LIMA, COUNTY OF SALT LAKE INSURANCES RECORDED AND FILED IN THE RECORDS OF  
 ELODE HOMES  
 SULL 3/21/16 INC 846-888-3663/PLANS: 2CB  
 \$51.00  
 NATHAN B. STEINER  
 LAND SURVEYOR

# HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS

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

### SURVEYOR CERTIFICATE

In accordance with Section 10-88-403 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 0107963 in accordance with Title 50, Chapter 27 of the Professional Engineers and Professional Land Surveyors License Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have conducted a survey of the property described on this plat in accordance with Section 17-25-17 of Utah Code, and have verified all measurements, lines and have established said property into lots and streets hereafter to be known as HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS, and have placed monuments as represented on this 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 on the westerly right-of-way line of Samana Lane, said point being North 0.32722° East 1318.87 feet along the Section Line and North 89°27'38" West 1483.20 feet from the Southwest Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence South 58°37'10" West 81.04 feet along said northerly right-of-way to point of beginning;

thence continuing along said northerly right-of-way 19.55 feet along the one of a 13.00 foot radius curve to the right through a center angle of 80°10'30" (Long Chord Bears North 80°12'54" West 17.26 feet) to the westerly right-of-way line of Hudson Lane;

thence North 37°32'19" West 182.59 feet along said easterly right-of-way line;

thence North 52°40'16" East 93.55 feet;

thence South 36°54'05" East 181.17 feet to the point of beginning.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and more said plat.

### HORIZON HEIGHTS BUILDING 1H 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 encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*Nathan B. Weber*  
Nathan B. Weber, LLC  
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 of this plat, having conveyed same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS, does hereby dedicate for perpetual use of the public all portions of land shown on this plat as intended for Public use.

*Nathan B. Weber*  
Nathan B. Weber, LLC  
8/11/16

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS 11 DAY OF August, 2016, PERSONALLY APPEARED  
                  ) DANIEL J. PAUL, the SINGER OF THE FOREGOING  
                  ) INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A  
                  ) COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF  
                  ) AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



### ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54-3-27 (the plat conveyed 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. § 17-27b-803X(2)(3) Rocky Mountain Power accepts delivery of the RME as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and does not warrant their precise location. The location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require what amendments to be made to these easements. 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 30, 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 this 11 day of August, 2016, personally appeared before me  
                  ) DANIEL J. PAUL, the Trustee of the \_\_\_\_\_ trust  
                  ) instrument dated \_\_\_\_\_ who acknowledged to me that (S)HE IS A  
                  ) such capacity with authority to do so.

*Nathan B. Weber*  
Nathan B. Weber, LLC  
8/11/16

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS 11 DAY OF August, 2016, PERSONALLY APPEARED  
                  ) DANIEL J. PAUL, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS 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.

*Nathan B. Weber*  
Nathan B. Weber, LLC  
8/11/16



SALT LAKE VALLEY HEALTH DEPARTMENT	COMPLAINT	CENTER/CLINIC	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR	INSURATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 25th DAY OF August 2016 BY HEALTH DEPARTMENT <i>Jeremy Kovach</i>	APPROVED THIS 11th DAY OF August 2016 BY COMPLAINANT <i>Elvahn</i>	APPROVED THIS 11th DAY OF August 2016 BY CENTER/CLINIC <i>Paul</i>	APPROVED THIS 11th DAY OF August 2016 BY ROCKY MOUNTAIN POWER <i>Paul</i>	APPROVED THIS 12th DAY OF August 2016 BY SOUTH VALLEY SEWER DISTRICT <i>Deanna</i>	APPROVED THIS 12th DAY OF August 2016 BY QUESTAR <i>Deanna</i>	1. TOTAL PLAT ACRES 2. TOTAL TRIP OF RIGHT 3. TOTAL VESTED 4. TOTAL APRES	DIAMOND LAND SURVEYING, LLC 6345 South Glendale Street Maple, Utah 84133 diamondlandsurveying.com Phone (801) 296-0588 Fax 296-0632
CHECKED FOR RECORDING DATE MU-2 AREA NAME SHE	APPROVED THIS 09th DAY OF August 2016 BY THE PLANNING COMMISSION <i>Chris Smith</i>	APPROVED THIS 09th DAY OF August 2016 BY HERMAN CITY MUNICIPAL WATER <i>Chris Smith</i>	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH PERMISSION TO FILE IN THIS OFFICE <i>Chris Smith</i>	APPROVED AS TO FORM THIS 11th DAY OF August 2016 <i>Chris Smith</i>	APPROVED THIS 09th DAY OF August 2016 BY HERMAN CITY <i>Chris Smith</i>	SALT LAKE COUNTY RECORDER # 12374624 STATE OF UTAH, COUNTY OF SALT LAKE RECORDERED AND FILED AT THE RECORDS OFFICE OF THE CLERK OF THE DISTRICT COURT DATE 8/11/16 FILE # 2016-001-003	

# HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS

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

FUTURE PHASE

26-35-400-071  
HIC COMMUNITIES LLC

DOMINICA LN  
PRIVATE ROW

BUILDING F

BUILDING K

BUILDING H

BUILDING G

BUILDING I

BUILDING J

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING L

BUILDING M

BUILDING N

BUILDING O

BUILDING P

BUILDING Q

BUILDING R

BUILDING S

BUILDING T

BUILDING U

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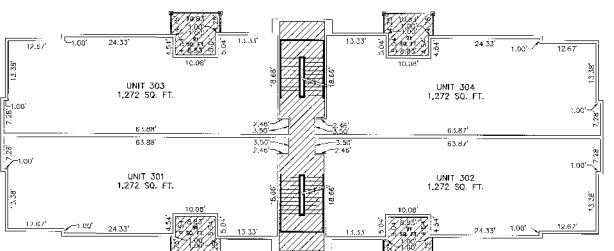
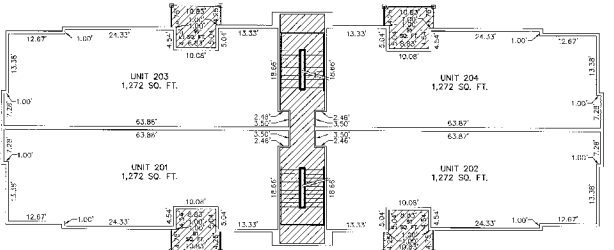
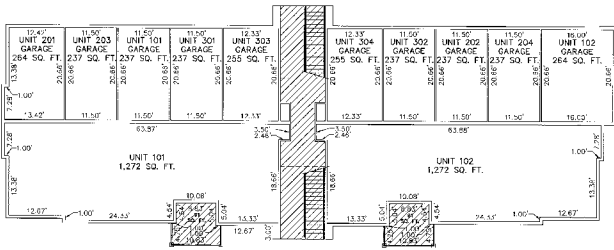
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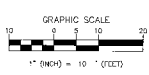
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# HORIZON HEIGHTS BUILDING 1H CONDOMINIUMS



PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 2824 South Ocean Park Drive  
 Murray, Utah 84403  
 (801) 296-8159 Fax: (801) 296-8153



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 12376583  
 STATE OF UTAH, COUNTY OF SALT LAKE, REGISTERED RECORDS AND FILES AT THE REQUEST OF: **EDGE HOMES**  
 DATE: **08/11/15** TIME: **2:48:00 PM** DRAWN BY: **EB**  
 CHECKED BY: **EB**

# HORIZON HEIGHTS BUILDING 1K 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 10-94, 603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a duly-licensed Land Surveyor holding license number 5152782 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

Further, acting in my capacity as a duly-licensed Land Surveyor, I have completed a survey of the property described on this plat in accordance with Sections 17-2-1(1) of Utah Code, and I am certifying all measurements, shown and have established said property into lots and streets hereafter to be known as **HORIZON HEIGHTS BUILDING 1K CONDOMINIUMS**, and have placed monuments as represented on this 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 on the Northern Right-of-Way line of Geneva Lane, road point being North 03°22'22" East 1348.87 feet along the Section 1/4 and North 89°27'58" West 1483.30 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence North 38°54'00" West 181.17 feet;  
thence North 52°46'16" East 15.67 feet;  
thence South 27°35'30" East 3.32 feet;  
thence North 52°47'41" East 25.08 feet to the westerly right-of-way line of Demitille Lane;

thence South 37°12'18" East 170.33 feet along said westerly right-of-way line to a point of curvature on the northern right-of-way line of Geneva Lane;

thence 21.25 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 37°49'50" (Long Chord Bears South 09°42'20" West 16.99 feet) along said northern right-of-way line;

thence continuing along said northern right-of-way line South 58°32'10" West 81.04 feet to the point of beginning.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the herein described tract of land, hereby set apart and dedicate the same into lots and streets as shown on this plat and herein said plat:

### HORIZON HEIGHTS BUILDING 1K CONDOMINIUMS

and do hereby dedicate for the public use of the public, all street right-of-ways, lots and easements as shown on this plat as intended for public use. Owner's hereby agree to warrant and defend and save the City harmless against city easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*[Signature]*  
ROSE PROPERTY HOLDINGS LLC  
Date: 8/14/16

### CONSENT TO DEDICATE

Know all men by these presents that the undersigned, being the Heir(s) under a Trust Deed of the real property described on the description of this plat, having agreed to be substituted into this plat and public interests to be hereafter known as HORIZON HEIGHTS BUILDING 1K CONDOMINIUMS, do hereby dedicate for the public use of the public all parcels of land shown on this plat as intended for public use.

*[Signature]*  
Date: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS 14th DAY OF August 2016, PERSONALLY APPEARED before me, \_\_\_\_\_, a Notary Public, \_\_\_\_\_, the owner of the foregoing instrument, who duly acknowledged to me that (s)he is a \_\_\_\_\_ COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN HIS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



### POCKY 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. § 17-27c-602A(2)(c) Rocky Mountain Power accepts liability of the EUE as operated in this plat and equipment and represents the purpose of confirming that the plat contains public utility easements and represents the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power also represents that it will not exercise its prescriptive rights under this agreement to the extent that it would interfere with any right that Rocky Mountain Power has under:

(1) a recorded easement or right-of-way;  
(2) the law applicable to prescriptive rights;  
(3) the SA, Chapter 80, 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 SERVICES 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 S-P-N 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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, a Notary Public, \_\_\_\_\_, who acknowledged to me that he or she executed it in each capacity with authority to do so.

NOTARY PUBLIC  
RECORDING AT:

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED before me, \_\_\_\_\_, a Notary Public, \_\_\_\_\_, the owner of the foregoing instrument, who duly acknowledged to me that (s)he is a \_\_\_\_\_ COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN HIS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

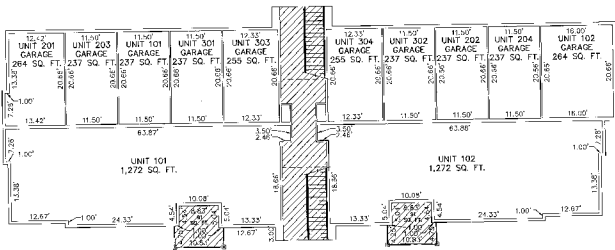
NOTARY PUBLIC  
RECORDING AT:



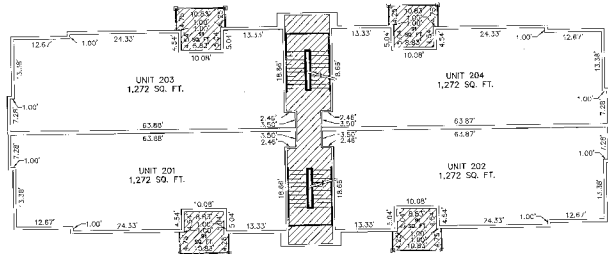
SALT LAKE VALLEY HEALTH DEPARTMENT	CONTRACT	CENTENNIAL	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUISTEN	TABULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 18th DAY OF August 2016 BY HEALTH DEPARTMENT <i>[Signature]</i>	APPROVED THIS 11th DAY OF Aug 2016 BY CONTRACT <i>[Signature]</i>	APPROVED THIS 12th DAY OF Aug 2016 BY CENTENNIAL <i>[Signature]</i>	APPROVED THIS 11th DAY OF Aug 2016 BY ROCKY MOUNTAIN POWER <i>[Signature]</i>	APPROVED THIS 22nd DAY OF Sept 2016 BY SOUTH VALLEY SEWER DISTRICT <i>[Signature]</i>	APPROVED THIS 12th DAY OF Sept 2016 BY QUISTEN <i>[Signature]</i>	1. TOTAL PLAT ACRES 0.302 ACRES 2. TOTAL RIGHT-OF-WAY 0.260 ACRES 3. TOTAL OPEN SPACE 0.183 ACRES	4241 South Green Bay Drive Murray, Utah 84123 diamondlandsurveying.com Phone (801) 268-0959 Fax 268-4232
CHECKED FOR ZONING	PLANNING COMMISSION	HERSHMAN CITY MUNICIPAL WATER	HERSHMAN CITY ENGINEER	APPROVAL AS TO ZONING	HERSHMAN CITY		SALT LAKE COUNTY RECORDER # 12374574
ZONE MU-2	APPROVED THIS 29th DAY OF August 2016 BY PLANNING COMMISSION <i>[Signature]</i>	APPROVED THIS 24th DAY OF Sept 2016 BY HERSHMAN CITY MUNICIPAL WATER <i>[Signature]</i>	I HEREBY CERTIFY THAT THIS OFFICIAL HAS REVIEWED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH PROVISIONS IN USE IN THE OFFICE. <i>[Signature]</i>	APPROVED AS TO FORM THIS 19th DAY OF Sept 2016 <i>[Signature]</i>	APPROVED THIS 22nd DAY OF Sept 2016 BY HERSHMAN CITY <i>[Signature]</i>		STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED RECORDED AND FILED AT THE OFFICE OF: DATE: 8/18/16 TIME: 1:58 PM BY: EGOE HAMES \$1000 FEE \$250 \$1000 FEE \$250 \$1000 FEE \$250



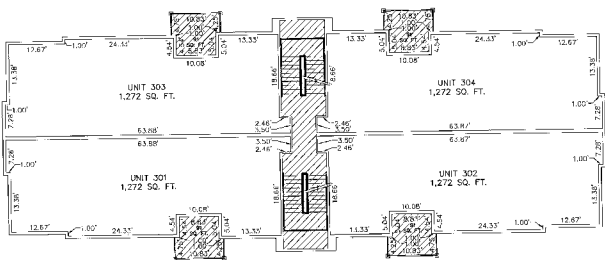
# HORIZON HEIGHTS BUILDING 1K CONDOMINIUMS



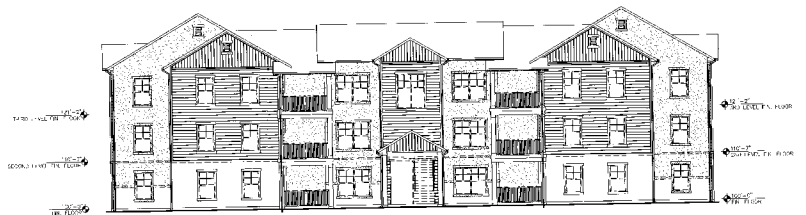
ADA MAIN LEVEL



2ND LEVEL



3RD LEVEL



FRONT ELEVATION

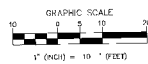


REAR ELEVATION



ADA GARAGE ELEVATIONS

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 1243 South Green Pine Drive  
 Murray, Utah 84123  
 info@diamondlandsurveying.com  
 Phone (801) 588-5999 Fax 266-6002



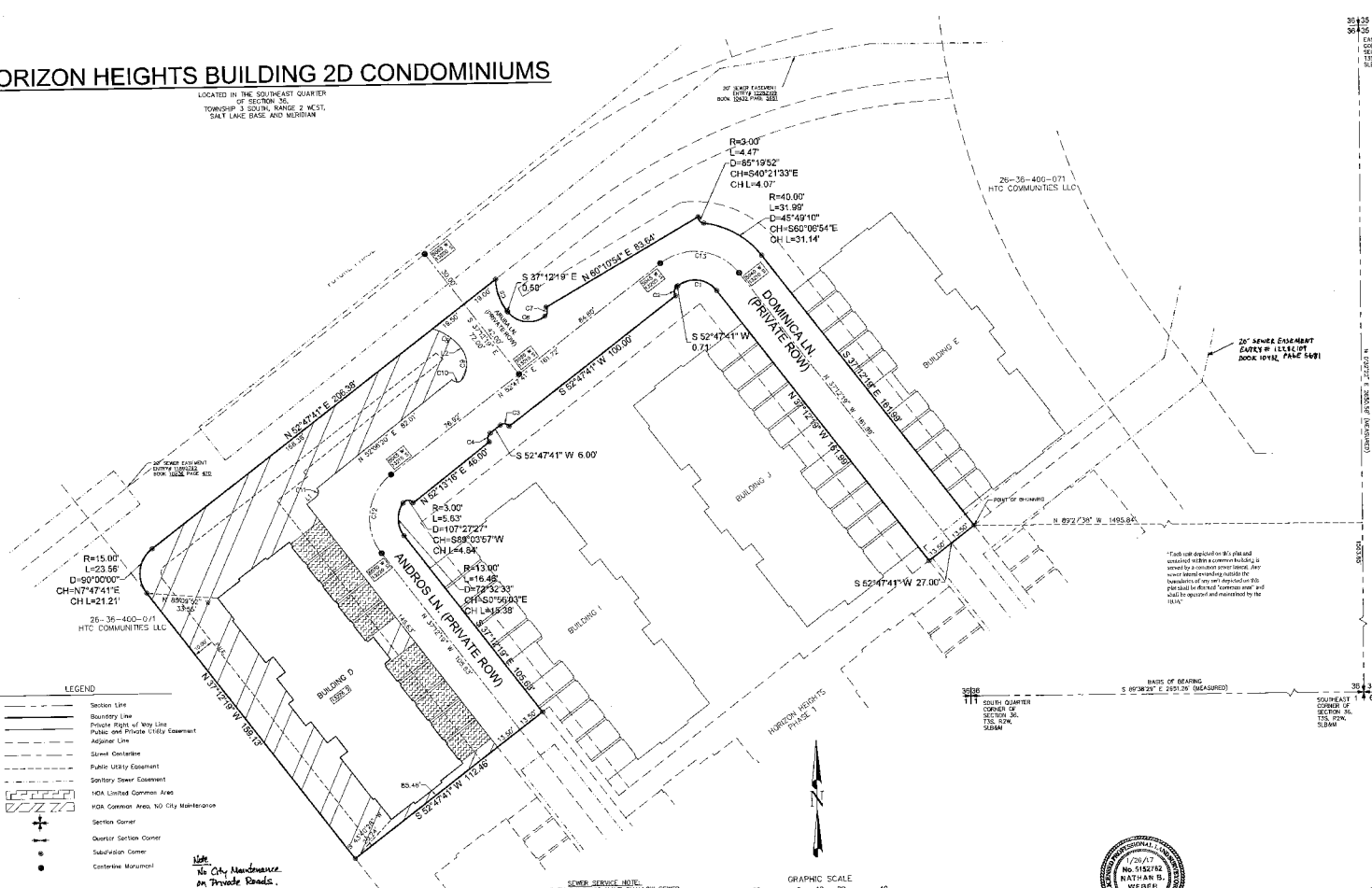
SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 123765-23  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED RETURNED AND FILED AT  
 THE OFFICE OF: **STACEY HODGES**  
 DATE: **9/15/18** BY: **2:58 PM** 2018  
 \$ 91.00  
 REC'D



# HORIZON HEIGHTS BUILDING 2D CONDOMINIUMS

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

36435  
36435  
EAST QUARTER  
CORNER OF  
SECTION 36,  
T3S, 20W,  
SLBM



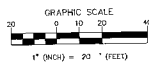
20' SERVICE EASEMENT  
EASEMENT # 11514, LOT  
BOOK 10142, PAGE 5491

\*Each sign installed on the site and  
maintained in accordance with the  
requirements of the city of Salt Lake  
County shall be the responsibility of the  
owner and shall be replaced and  
maintained by the owner.

- LEGEND**
- Section Line
  - Boundary Line
  - Private Right of Way Line
  - Public and Private Utility Easement
  - Adjacent 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
  - Contour Monument

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

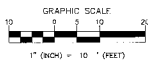
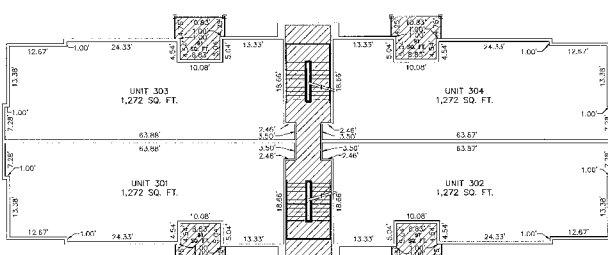
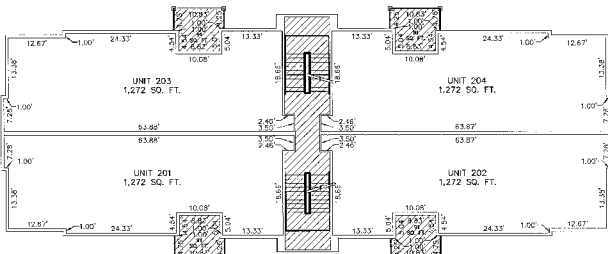
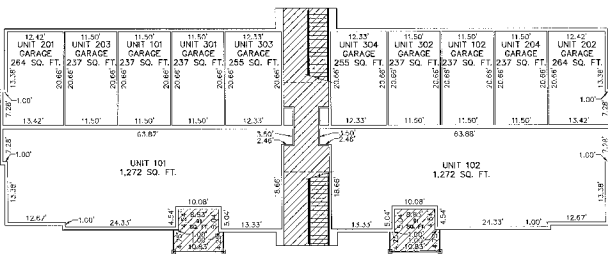
**SEWER SERVICE NOTE:**  
ALL 10-PLY BUILDINGS HAVE SHALLOW SEWER  
OUTFALLS. CONTRACTOR SHALL VERIFY SEWER  
LATERAL DEPTH AND SET FOUNDATION  
ELEVATION TO PROVIDE ADEQUATE FALL INTO  
SEWER LATERAL. BUILDINGS WITH A BASEMENT  
MAY NOT HAVE SEWER SERVICE AVAILABLE FROM  
BASEMENT.



SALT LAKE COUNTY RECORDER # 12201022  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT  
THE OFFICE OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH  
DATE: 03-25-2024, TIME: 09:02 AM, BY: [Signature]  
SALT LAKE COUNTY RECORDER

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Park Drive  
Murray, Utah 84122  
office@diamondlandsurveying.com  
Phone (801) 265-8300 Fax 265-9222

## HORIZON HEIGHTS BUILDING 2D CONDOMINIUMS



PREPARED BY:  
**DIAMOND LAND SURVEYS, LLC**  
 5241 South Green Pine Drive  
 Murray, Utah 84123  
 office@diamondland.com  
 Phone 801.218.5039 Fax 206-5032



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 2022-000000000  
 2022-000000000  
 DATE 5-20-2022 TIME 9:22:44 AM BOOK 2022 PAGE 258  
 5/20/2022  
 NATHAN D. WEBSTER  
 STATE OF UTAH

# HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 06,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASIN AND MERIDIAN

### SURVEYOR CERTIFICATE

In accordance with Section 10-68-403 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor, License Number 3102702 in accordance with Title 26, 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 measurements, shown and shown to be a valid and correct plat 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 06, Township 3 South, Range 2 West, Salt Lake Basin and Meridian described as follows:

Beginning of a point being North 67°32'22" East 158.340 feet along the Section Line and North 89°27'28" West 149.884 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian and running:

thence North 37°12'49" West 151.899 feet to a point of curvature;

thence 31.99 feet along the arc of a 40.03 foot radius curve to the left through a central angle of 45°47'07" (Long Chord Bears North 50°09'54" 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 80°15'57" (Long Chord Bears North 42°13'33" West 4.27 feet);

thence South 80°16'54" West 83.84 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 80°16'54" (Long Chord Bears South 07°47'41" West 4.24 feet);

thence 23.63 feet along the arc of a 12.50 foot radius curve to the right through a central angle of 80°20'00" (Long Chord Bears North 82°12'18" West 17.68 feet);

thence North 37°12'49" West 0.50 feet to a point of curvature;

thence 18.09 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°46'10" West 15.89 feet);

thence North 52°47'41" East 49.83 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 25°58'14" (Long Chord Bears North 69°44'48" East 171.62 feet);

thence North 82°41'55" East 15.17 feet to a point of curvature;

thence 143.56 feet along the arc of a 329.15 foot radius curve to the left through a central angle of 25°58'14" (Long Chord Bears South 22°41'18" East 142.52 feet);

thence South 55°13'13" East 35.59 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 person described tract of land hereby set apart and dedicate the same to the public use as shown on this plat and name said plat:

### HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS

and do hereby dedicate for perpetual use of the public of, street right-of-way, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and keep the City harmless against any expense of labor or maintenance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*Nathan B. Weber*  
Nathan B. Weber  
Professional Land Surveyor  
License No. 3102702

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 of said tract, hereby consent to be substituted into said deed for public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS, own hereby dedicate for perpetual use of the public of streets of land shown on this plat as intended for Public use.

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

On this 2nd day of February, 2017, I, *Nathan B. Weber*, Trustee of the Trust Deed of the real property described on the description of said tract, hereby consent to be substituted into said deed for public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS, own hereby dedicate for perpetual use of the public of streets of land shown on this plat as intended for Public use.

### ACKNOWLEDGMENT

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

On this 2nd day of February, 2017, I, *Nathan B. Weber*, Trustee of the Trust Deed of the real property described on the description of said tract, hereby consent to be substituted into said deed for public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS, own hereby dedicate for perpetual use of the public of streets of land shown on this plat as intended for Public use.



*Michelle Wolft*  
Michelle Wolft  
Notary Public  
Residing in 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-602(4)(c) 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 does not warrant the accuracy of the measurements shown on this development. The easement lines are not subject to any right that Rocky Mountain Power has under:

- (1) a recorded easement or right-of-way;
- (2) the fee ownership 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 SERVICE 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 CONSTRUCTION TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

### TRUSTEE ACKNOWLEDGMENT

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

On this 2nd day of February, 2017, I, *Nathan B. Weber*, Trustee of the Trust Deed of the real property described on the description of said tract, hereby consent to be substituted into said deed for public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS, own hereby dedicate for perpetual use of the public of streets of land shown on this plat as intended for Public use.

NOTARY PUBLIC  
Residing at:

### ACKNOWLEDGMENT

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

On this 2nd day of February, 2017, I, *Nathan B. Weber*, Trustee of the Trust Deed of the real property described on the description of said tract, hereby consent to be substituted into said deed for public streets to be hereafter known as HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS, own hereby dedicate for perpetual use of the public of streets of land shown on this plat as intended for Public use.

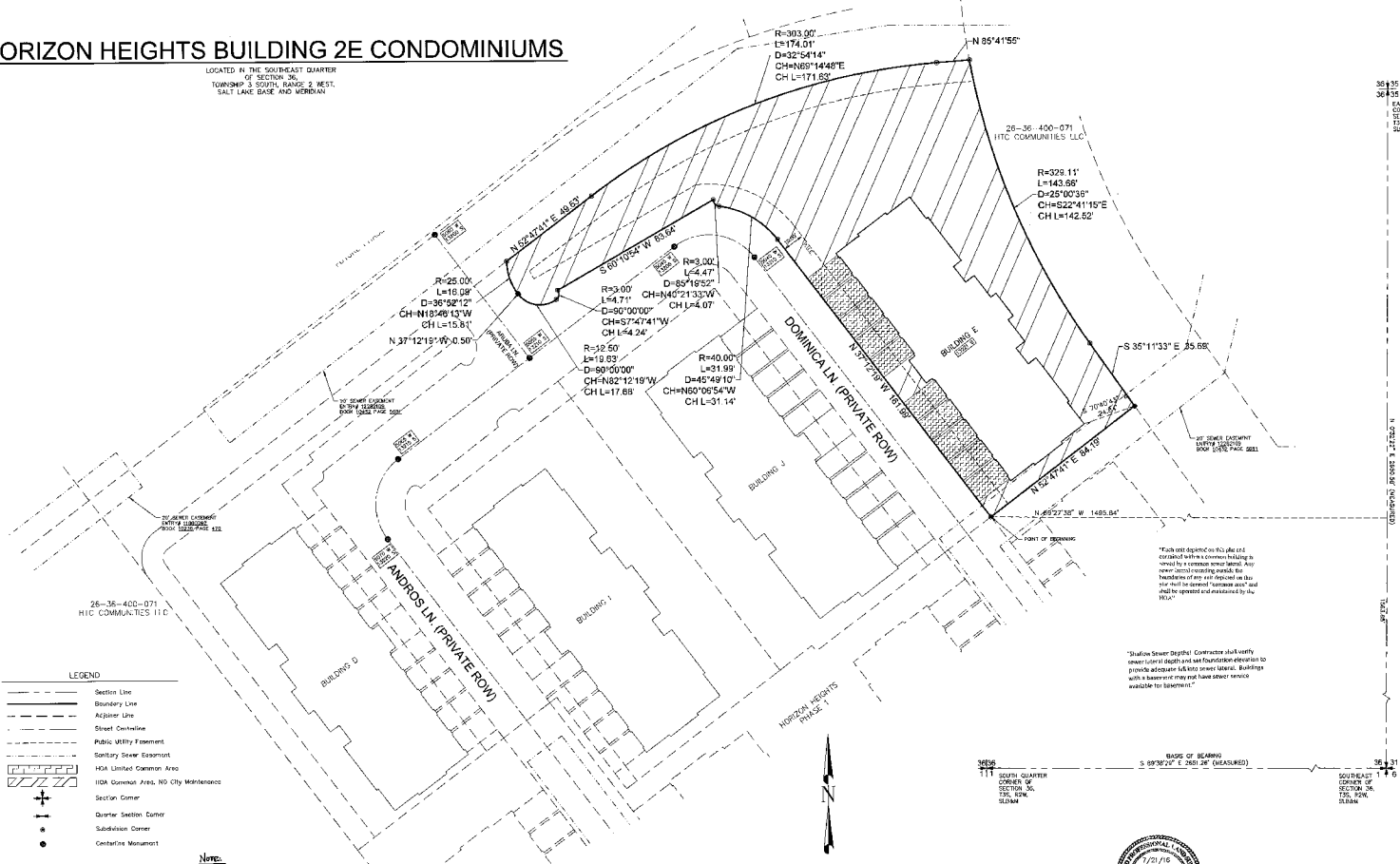
NOTARY PUBLIC  
Residing at:



SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR	TABULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 21st DAY OF February, 2017 BY HEALTH DEPARTMENT. <i>Rich Jackson</i>	APPROVED THIS 21st DAY OF February, 2017 BY COMCAST. <i>Clayton</i>	APPROVED THIS 3rd DAY OF Feb 2017 BY CENTURYLINK. <i>Michelle Wolft</i>	APPROVED THIS 2nd DAY OF Feb 2017 BY ROCKY MOUNTAIN POWER. <i>R. Wolft</i>	APPROVED THIS 2nd DAY OF Feb 2017 BY SOUTH VALLEY SEWER DISTRICT. <i>Nathan B. Weber</i>	APPROVED THIS 3rd DAY OF Feb 2017 BY QUESTAR CO. <i>James</i>	1. TOTAL PLAT AREA: 0.543 ACRES 2. TOTAL RIGHT-OF-WAY: 0.588 ACRES 3. TOTAL SEWER AREA: 0.388 ACRES	1533 South Deane Pine Drive Murray, Utah 84053 diamond@dlurveying.com Phone (801) 208-5050 Fax 360-6333
CHECKED FOR ZONING	PLANNING COMMISSION	MERIDIAN CITY ENGINEER	MERIDIAN CITY ENGINEER	MERIDIAN CITY ENGINEER	MERIDIAN CITY ENGINEER		
ZONE: M4-2	APPROVED THIS 2nd DAY OF March 2017 BY THE PLANNING COMMISSION. <i>Clayton</i>	APPROVED THIS 12th DAY OF March 2017 BY MERIDIAN CITY ENGINEER. <i>Michelle Wolft</i>	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IF IT COMBIES A RECORDABLE WITH INFORMATION ON FILE IN THIS OFFICE. <i>Nathan B. Weber</i>	APPROVED AS TO FORM THIS 12th DAY OF March 2017 BY MERIDIAN CITY ENGINEER. <i>Michelle Wolft</i>	APPROVED THIS 14th DAY OF March 2017 BY MERIDIAN CITY ENGINEER. <i>Michelle Wolft</i>		SALT LAKE COUNTY RECORDER # 2501539 DATE: 2/28/2017, TIME: 2:17PM, BOOK: 20077, PAGE: 57 DATE: 2/28/2017, TIME: 2:17PM, BOOK: 20077, PAGE: 57
NAME: <i>Clayton</i>	CLERK, HEALTH AND PLANNING COMMISSION	PERSONAL CITY	PERSONAL CITY	PERSONAL CITY	PERSONAL CITY		

# HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS

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



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

SECTION 36, T3S, R2W, SLB&M

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

26-36-400-071  
HTC COMMUNITIES LLC

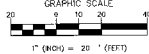
26-36-400-071  
HTC COMMUNITIES LLC

- LEGEND**
- Section Line
  - Boundary Line
  - Adjuter Line
  - Street Centerline
  - Public Utility Easement
  - Sanitary Sewer Easement
  - H&M Limited Common Area
  - HOA Common Area, HO City Maintenance
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Centerline Monument

\*Full site diagram on 33 also not  
disturbed with a common holding by  
owner to a common area. All other  
owner utility easements, but  
holders of any air parcel on the  
site shall be deemed to have been  
and shall be deemed to have been  
available to the applicant.

\*Shallow Sewer Depth: Contractor shall verify  
owner utility depth and see horizontal alignment to  
provide adequate utility power lateral. Buildings  
with a basement may not have sewer service  
available to the basement.

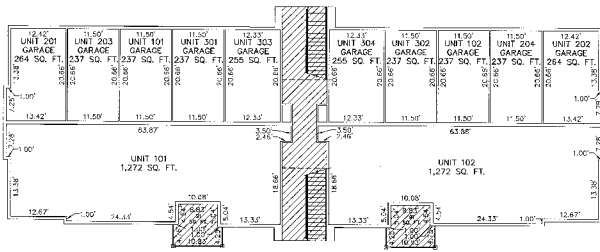
26-36-400-071  
HTC COMMUNITIES LLC



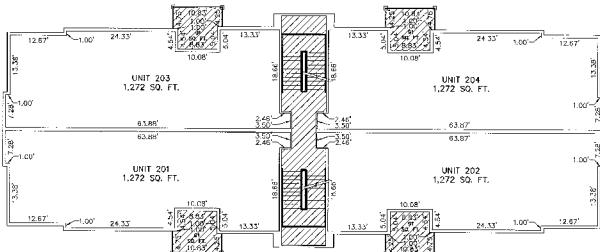
PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5243 South Ocean Ave. Drive  
Murray, Utah 84123  
office@diamondlandsurveying.com  
Phone: (801) 296-4026 Fax: (801) 296-4032

SHEET 2 OF 3  
SALT LAKE COUNTY RECORDER # 12009332  
DATE OF THIS SURVEY OF SALT LAKE COUNTY RECORDER AND FILED IN  
THE RECORDS OF: *Elph Homes*  
DATE: 03-29-2017, TIME: 2:27 PM, BOOK: 2027, PAGE: 57  
BY: *Nathan B. Nielsen*  
TITLE: *Surveyor*

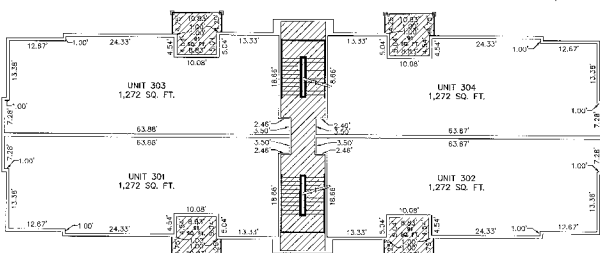
# HORIZON HEIGHTS BUILDING 2E CONDOMINIUMS



MAIN LEVEL



2ND LEVEL



3RD LEVEL

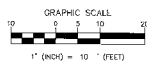


FRONT ELEVATION



REAR ELEVATION

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 8383 South Green River Drive  
 Murray, Utah 84142  
 office@diamondlandsurveying.com  
 Phone (801) 245-5269 Fax (801) 245-5102



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 20200512  
 STATE OF UTAH, COUNTY OF HAZARD, RECORDED AND FILED AT  
 THE OFFICE OF THE COUNTY CLERK  
 ON 05/22/2021 10:52:22 AM BOOK 0072 PAGE 07  
 BY: [Signature]

# HORIZON HEIGHTS BUILDING 2I CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASIN AND MESA

## SURVEYOR CERTIFICATE

In accordance with Section 10-36-203 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 36, 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 measurements shown and have established said property into lots and parcels hereinafter to be known as HORIZON HEIGHTS BUILDING 2I 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 Basin and Meridian described as follows:

Beginning at a point being north 03°22'27" East 1492.46 feet along the Section Line and North 89°27'38" West 1563.41 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian and running:

thence South 52°42'18" West 93.96 feet;

thence North 37°27'19" West 108.92 feet;

thence 16.46 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 22°27'33" (Long Chord Bears North 07°46'03" West 15.38 feet);

thence 5.63 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 107°27'27" (Long Chord Bears South 86°03'57" East 4.84 feet);

thence North 52°13'14" East 46.00 feet to a point of curvature;

thence 4.78 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 6.00 feet to a point of curvature;

thence 4.78 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 82°12'19" East 4.24 feet);

thence North 52°47'41" East 22.86 feet;

thence South 37°12'19" East 108.71 feet to the point of beginning.

## OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the herein described tract of land hereby set apart and subdivide the same into lots and straits as shown on this plat and name said plat:

## HORIZON HEIGHTS BUILDING 2I CONDOMINIUMS

and do hereby dedicate for perpetual use of the public, all street right-of-way, 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 encroachments on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*[Signature]*  
Diamond Land Surveying, LLC

*[Signature]*  
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 in the instrument of 04/14/2014, having covenanted to be subdivided into lots and/or straits to be hereinafter known as HORIZON HEIGHTS BUILDING 2I CONDOMINIUMS, does hereby consent for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

*[Signature]*  
Notary Public

## ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS THE 21 DAY OF February 2017, PERSONALLY APPEARED BEFORE ME, Nathan B. Weber, Notary Public, the OWNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A WARRANTOR 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.

*[Signature]*  
Notary Public  
Residing at: Provo, UT

## ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS THE 21 DAY OF February 2017, PERSONALLY APPEARED BEFORE ME, Nathan B. Weber, Notary Public, the OWNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A WARRANTOR 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.

*[Signature]*  
Notary Public

## ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operator(s) of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. § 19-27a-603.4(4)(c) Rocky Mountain Power accepts ownership of the PUE as described in this plat and releases this plat solely for the purpose of conveying that the plat contains public utility easements and agrees to the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to make this development. This approval does not affect any right that Rocky Mountain Power has under:

(1) its recorded easement or right-of-way

(2) the law applicable to prescriptive rights

(3) Title 54, Chapter 04, Damages 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 OWNERS OF THE PROPERTY MUST PROVIDE SANITARY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONSTRUCTING 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 THIS THE 21 DAY OF February 2017, PERSONALLY APPEARED BEFORE ME, Nathan B. Weber, Notary Public, the TRUSTEE OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

*[Signature]*  
Notary Public

## ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS THE 21 DAY OF February 2017, PERSONALLY APPEARED BEFORE ME, Nathan B. Weber, Notary Public, the OWNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A WARRANTOR 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.

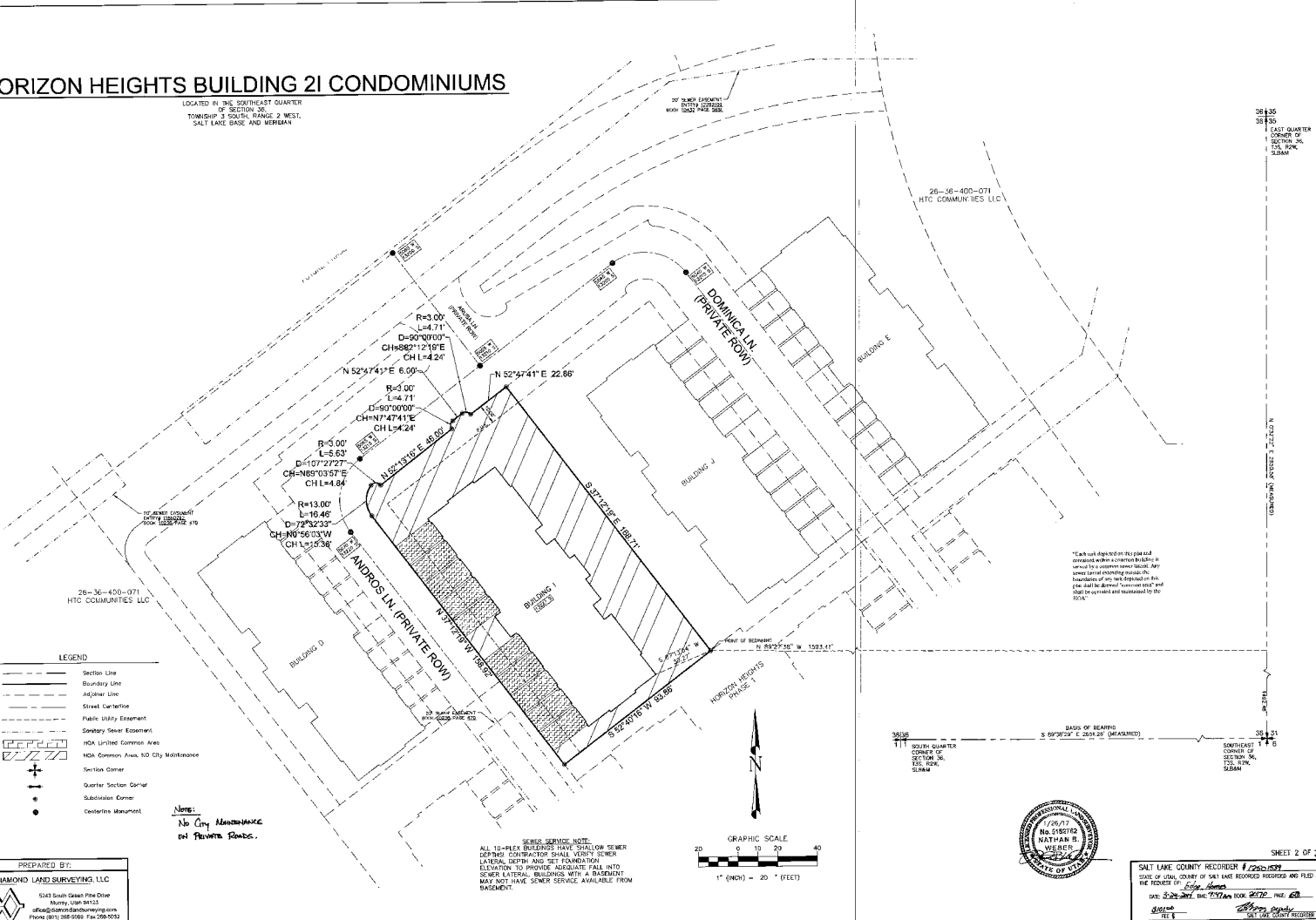
*[Signature]*  
Notary Public



SALT LAKE VALLEY HEALTH DEPARTMENT	COMMITTEE	CENTURION	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAKE	REGULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY HEALTH DEPARTMENT. <i>[Signature]</i>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY COMMITTEE. <i>[Signature]</i>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY CENTURION. <i>[Signature]</i>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY ROCKY MOUNTAIN POWER. <i>[Signature]</i>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY SOUTH VALLEY SEWER DISTRICT. <i>[Signature]</i>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY QUESTAKE. <i>[Signature]</i>	1. TOTAL PLAT AREA: 6.24 ACRES 2. TOTAL RIGHT-OF-WAY: 6.24 ACRES 3. TOTAL OPEN SPACE: 6.24 ACRES	5443 South Green Pine Drive Meridian, Utah 84023 Phone (801) 228-0294 Fax 280-5302
CHECKED FOR ZONING	PLANNING COMMISSION	MERRIMAN CITY MUNICIPAL WATER	MERRIMAN CITY ENGINEER	APPROVAL AS TO FORM	MERRIMAN CITY		SALT LAKE COUNTY RECORDER F. JONES STATE OF UTAH COUNTY OF SALT LAKE RECORDS PRODUCED AND FILED IN THE OFFICE OF JUDGE JAMES DATE 2/21/2017 FILE 2017-066 2/21/17
ZONE: <u>MU-2</u>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY PLANNING COMMISSION. <i>[Signature]</i>	APPROVED THE <u>21</u> DAY OF <u>February</u> 2017 BY MERRIMAN CITY MUNICIPAL WATER. <i>[Signature]</i>	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <i>[Signature]</i>	APPROVED AS TO FORM THIS <u>21</u> DAY OF <u>February</u> 2017. <i>[Signature]</i>	APPROVED THIS <u>21</u> DAY OF <u>February</u> 2017 BY MERRIMAN CITY. <i>[Signature]</i>		2017-60

# HORIZON HEIGHTS BUILDING 2I CONDOMINIUMS

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

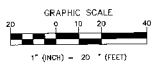


- LEGEND**
- Section Line
  - Boundary Line
  - Adjacent Line
  - Street Centerline
  - Public Utility Easement
  - Sanitary Sewer Easement
  - HOA Limited Common Area
  - HOA Common Area, 30 City Maintenance
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Centerline Monument

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5143 South State Park Drive  
Hurray, Utah 84123  
dl@diamondlandsurveying.com  
Phone (801) 588-0568 Fax (801) 588-0552

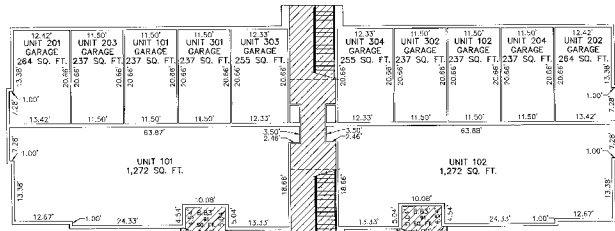
Notes:  
No City Maintenance  
on Private Rows.

SEWER SERVICE NOTE:  
ALL 10-FEET BUILDINGS HAVE SHALLOW SEWER.  
DEPENDING CONTRACTOR SHALL VERIFY SEWER  
LATERAL DEPTH AND SET FOUNDATION  
ELEVATION TO PROVIDE ADEQUATE FALL INTO  
SEWER LATERAL. BUILDINGS WITH A BALCONY  
MAY NOT HAVE SEWER SERVICE AVAILABLE FROM  
BALCONY.

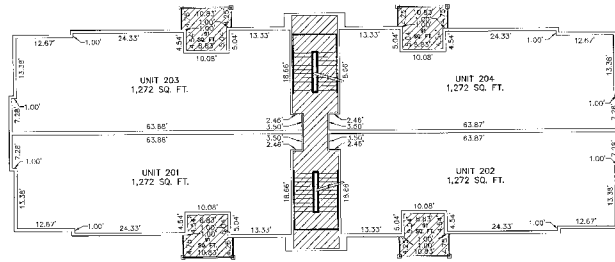


SHEET 2 OF 3  
SALT LAKE COUNTY RECORDER # 2020-1591  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED, INDEXED AND FILED AT  
THE RECORDS OF THE COUNTY CLERK  
DATE: 3/24/2021, TIME: 7:27 AM, BOOK: 98722, PAGE: 620  
BY: [Signature] COUNTY CLERK

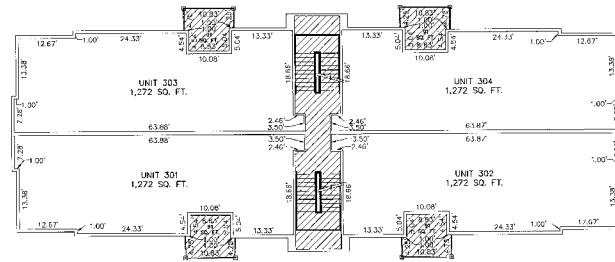
# HORIZON HEIGHTS BUILDING 21 CONDOMINIUMS



MAIN LEVEL



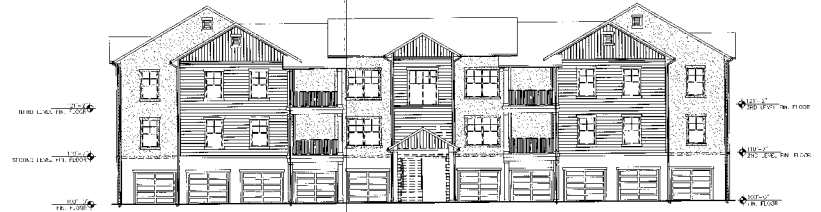
2ND LEVEL



3RD LEVEL

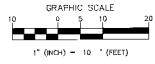


FRONT ELEVATION



REAR ELEVATION

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5425 South Grand Road Drive  
 Murray, Utah 84133  
 office@diamondsurveying.com  
 Phone (801) 298-4600 Fax (801) 298-5232



SHEET 3 OF 3  
 SALT LAKE COUNTY REORDER # *200909*  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED RECORDS AND FILED AT  
 THE REQUEST OF *Clare Homer*  
 DATE: *2/20/2017*, TIME: *10:00 AM*, BOOK: *200909*, PAGE: *30*  
*Matthew B. Weber*  
 SURVEYOR

# HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS

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

**SURVEYOR CERTIFICATE**

In accordance with Section 10-84-802 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5125765 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 contained on this plat in accordance with Section 17-22a-17 of Utah Code, and have verified all measurements, shown and have subdivided said property into lots and blocks hereinafter 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 Basin and Meridian established as follows:

Beginning at a point being North 0732'02" East 1422.48 feet along the Section Line and North 882'30" East 1935.41 feet from the Southwest Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian and running:

thence North 37°12'19" East 359.71 feet;

thence North 52°47'41" East 27.14 feet to a point of curvature;

thence 4.71 feet along the arc of a 3.50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 67°47'41" East 4.24 feet);

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

thence 20.12 feet along the arc of a 3.50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 32°12'19" East 18.38 feet);

thence South 37°12'19" East 161.89 feet;

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

thence North 37°35'30" West 3.32 feet;

thence South 52°47'07" West 18.76 feet to the point of beginning.

**OWNER'S DEDICATION**

Know all men by these presents that the undersigned owners of the herein described tract of land, hereby set apart and dedicate the same into lots and blocks as shown on this plat and name said plat.

**HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS**

and do hereby dedicate for practical use of the public all street right-of-way, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to support and defend and save the City harmless against any claims or other encumbrances on a dedicated street which all interfere with the City's use, maintenance and operation of the street.

*Stewart Walker*  
2017  
2017  
2017

**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 subdivision at left and having caused same to be incorporated into lots and/or public streets to be hereinafter known as HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS, do hereby dedicate for practical use of the public all parcels of land shown on this plat as intended for public use.

\_\_\_\_\_  
2017

**ACKNOWLEDGMENT**

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
                                  ) ss.  
ON THIS 5<sup>th</sup> DAY OF February 2017, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC, WHO DULY ACKNOWLEDGED TO ME THAT (SHE IS A \_\_\_\_\_ COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



*Michelle J. Cook*  
2017  
Michelle J. Cook  
Notary Public  
Residing at: \_\_\_\_\_  
Signature, UT

**ROCKY MOUNTAIN POWER STATEMENT**

1. Pursuant to Utah Code Ann. § 54-5-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all of the rights and duties described therein.

2. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PSE as described in this plat and waives 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 those precise locations. Rocky Mountain Power may require other easements in order to serve this development. This agreement does not affect any rights 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 SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINE FACILITIES. THE OWNERS 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 )  
                                  ) ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ as Trustee of the \_\_\_\_\_ Instrument dated \_\_\_\_\_ and acknowledged to me that (SHE IS A \_\_\_\_\_ IN SUCH CAPACITY with authority to do so.

**NOTARY PUBLIC**

Residing at: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
                                  ) ss.  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, THE SIGNOR OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (SHE IS A \_\_\_\_\_ "TEAM TRUST" 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**

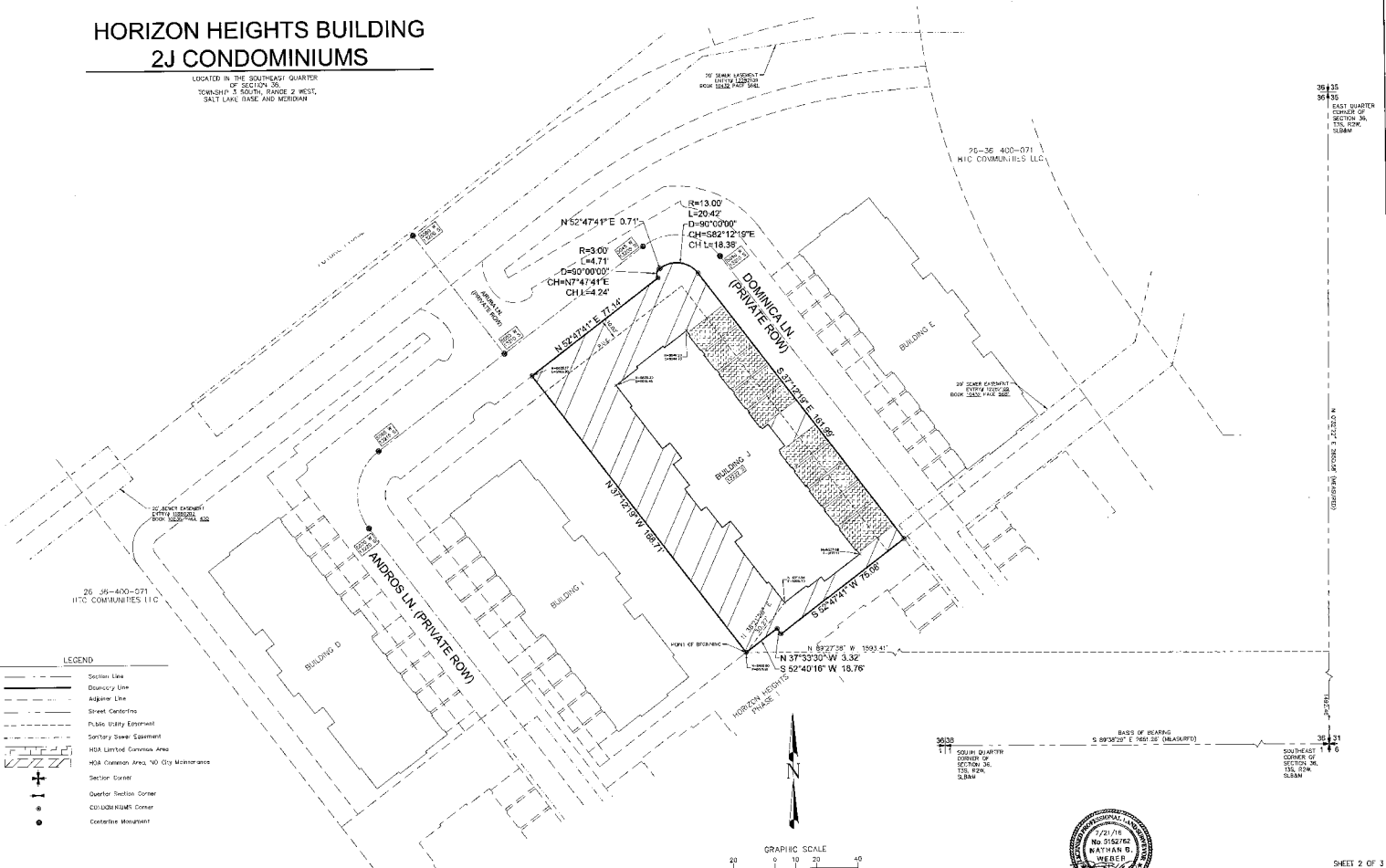
Residing at: \_\_\_\_\_



<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED THIS 28<sup>th</sup> DAY OF February 2017 BY HEALTH DEPARTMENT: <i>Pace Salinas</i></p> <p>HEALTH VALLEY HEALTH DEPARTMENT</p> <p>DESIGNED FOR ZONING: _____</p>	<p>COMMISSION</p> <p>APPROVED THIS 28<sup>th</sup> DAY OF February 2017 BY COMMISSION: <i>E. Laidig</i></p> <p>PLANNING COMMISSION</p> <p>HEBERON CITY MUNICIPAL WATER</p> <p>HEBERON CITY</p>	<p>CENTURYLINK</p> <p>APPROVED THIS 3<sup>rd</sup> DAY OF February 2017 BY CENTURYLINK: <i>Mike P. Smith</i></p> <p>HEBERON CITY MUNICIPAL WATER</p> <p>HEBERON CITY</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS 28<sup>th</sup> DAY OF February 2017 BY ROCKY MOUNTAIN POWER: <i>Scott M. Smith</i></p> <p>HEBERON CITY MUNICIPAL WATER</p> <p>HEBERON CITY</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED THIS 28<sup>th</sup> DAY OF February 2017 BY SOUTH VALLEY SEWER DISTRICT: <i>James Salinas</i></p> <p>HEBERON CITY MUNICIPAL WATER</p> <p>HEBERON CITY</p>	<p>QUINCY</p> <p>APPROVED THIS 3<sup>rd</sup> DAY OF February 2017 BY QUINCY: <i>James Salinas</i></p> <p>HEBERON CITY MUNICIPAL WATER</p> <p>HEBERON CITY</p>	<p>TABULATIONS</p> <p>1. TOTAL PLAT AREA: 6.84 ACRES</p> <p>2. TOTAL RIGHT OF WAY: 4.84 ACRES</p> <p>3. TOTAL OPEN SPACE: 0.14 ACRES</p> <p>DIAMOND LAND SURVEYING, LLC</p> <p>1541 South Green Pine Drive Merivale, Utah 84042 diamond@dlsvy.com Phone: 801-266-6000 Fax: 266-6002</p>
<p>TIME: MUA</p> <p>AREA: _____</p> <p>NAME: <i>James Salinas</i></p> <p>DATE: 3-3-17</p>	<p>APPROVED THIS 28<sup>th</sup> DAY OF February 2017 BY THE HEBERON PLANNING COMMISSION: <i>Charles Smith</i></p> <p>HEBERON CITY MUNICIPAL WATER</p> <p>HEBERON CITY</p>	<p>APPROVED THIS 3<sup>rd</sup> DAY OF February 2017 BY THE HEBERON CITY MUNICIPAL WATER: <i>Mike P. Smith</i></p> <p>HEBERON CITY</p>	<p>HEBERON CITY ENGINEER</p> <p>HEBERON CITY</p>	<p>HEBERON CITY ENGINEER</p> <p>HEBERON CITY</p>	<p>HEBERON CITY ENGINEER</p> <p>HEBERON CITY</p>	<p>SALT LAKE COUNTY RECORDER: <i>J. Stevenson</i></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS RECEIVED AND FILED AT THE REQUEST OF: <i>Adam Adams</i></p> <p>DATE: 3-3-2017, TIME: 10:22AM, BOOK: 2017, PAGE: 61</p> <p>841, 50</p> <p>THE S</p> <p>SET OF SALT LAKE COUNTY RECORDS</p>

# HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS

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



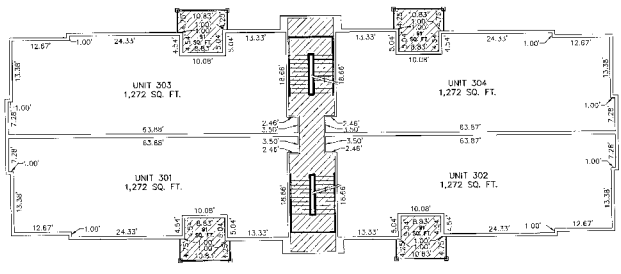
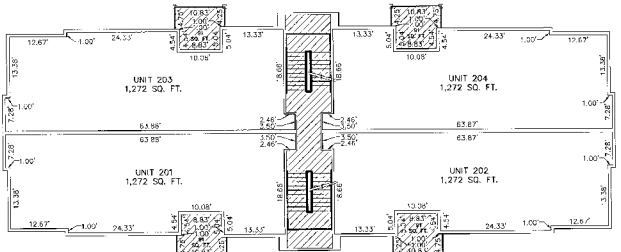
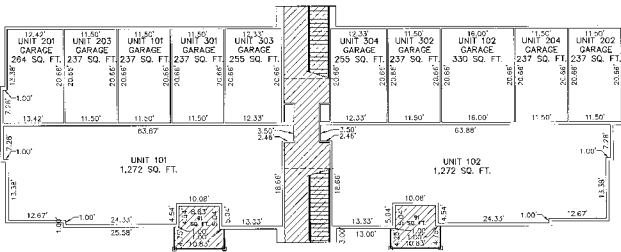
- LEGEND**
- Section Line
  - Discontinuity Line
  - Algebra Line
  - Street Centerline
  - Public Utility Easement
  - Sanitary Sewer Easement
  - HDA Limited Common Area
  - HDA Common Area, NO City Maintenance
  - Section Corner
  - Quarter Section Corner
  - COLLUM RUMI Corner
  - Coordinate Monument

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Pine Drive  
Murray, Utah 84113  
office@diamondlandsurveying.com  
Phone: (801) 248-8388 Fax: (801) 248-9000

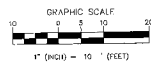


SALT LAKE COUNTY RECORDER # 202401010  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECEIVED AND FILED AT  
THE REQUEST OF: *Edy. Horne*  
DATE: *5/24/24* TIME: *2:22PM* BOOK: *2024* SHEET: *2*  
BY: *[Signature]*  
SALT LAKE COUNTY CLERK

# HORIZON HEIGHTS BUILDING 2J CONDOMINIUMS



PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5243 South Green Pine Drive  
 Murray, Utah 84143  
 info@diamondlandsurveying.com  
 Phone: (801) 246-5876 Fax: (801) 246-1822



SHEET 3 OF 3  
 SALT LAKE COUNTY RECORDER # 202415102  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDER RECORDS AND FILED AT THE REQUEST OF: *Allye Holmes*  
 DATE: 05-28-2024, TIME: 12:37 PM 2024, PG: 41  
*Allye Holmes*  
 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, HASK AND MERRIDAN

## SURVEYOR CERTIFICATE

In accordance with Section 10-34-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 3102/89, in accordance with Title 36, Chapter 23 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 this 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 street frontages to be shown on 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°31'13" West 1494.60 feet along the Section Line and South 0°22'45" West 674.65 feet to the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence North 0°28'40" East 85.17 feet to the westerly right-of-way line of Tortoise Drive;

thence along the said westerly right-of-way line the following courses: South 08°27'44" East 3.62 feet to a point of curvature, 50.43 feet along the arc of a 460.00 foot radius curve to the right, through a central angle of 08°27'48" (Long Chord Bears South 02°07'00" East 50.43 feet), South 07°04'04" West 91.02 feet, South 04°48'15" West 3.00 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 04°52'14" (Long Chord Bears South 19°07'10" West 15.00 feet) to the northerly right-of-way line of Cedar Road Lane;

thence along said northerly right-of-way line the following courses: North 89°24'56" West 38.00 feet, South 20.00 feet along the arc of a 300.00 foot radius curve to the left through a central angle of 04°53'09" (Long Chord Bears South 88°08'02" West 35.84 feet);

thence North 04°38'05" West 160.67 feet to the point of beginning.

## OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the Parcel described hereon do hereby dedicate and assign to the City of Horizon Heights, Utah, the easement 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-way, into 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 evictions or other encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*[Signature]*  
Edge Horizon Heights, LLC

*[Signature]*  
City of Horizon Heights

## 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 of this plat, being said same to be dedicated into the public streets to be hereafter shown on HORIZON HEIGHTS BUILDING 4L CONDOMINIUMS, do hereby dedicate for perpetual use of the public all easements as shown on this plat as intended for public use.

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON THIS 11th DAY OF August 2016, PERSONALLY APPEARED BEFORE ME, the undersigned, the Trustee of the FOREGOING INSTRUMENT, AND DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE OWNER OF THE FOREGOING INSTRUMENT AND THAT (S)HE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT (S)HE OR (S)HE'S COOPERATION REQUESTED THE SAME.

*[Signature]*  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_

## ROCKY MOUNTAIN POWER STATEMENT

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operator 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)(j)(ii) Rocky Mountain Power accepts delivery of the plat as recorded in this plat and agrees to the 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 to occur to occur this development. This approval does not affect any right that Rocky Mountain Power may have under:

- (1) a recorded easement or right-of-way;
- (2) the law applicable to prescriptive rights;
- (3) Title 54, Chapter 6a, 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 OWNERS 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 )  
COUNTY OF SALT LAKE )  
ON THIS 11th DAY OF August 2016, PERSONALLY APPEARED BEFORE ME, the undersigned, the Trustee of the FOREGOING INSTRUMENT, AND DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE OWNER OF THE FOREGOING INSTRUMENT AND THAT (S)HE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT (S)HE OR (S)HE'S COOPERATION REQUESTED THE SAME.

*[Signature]*  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
ON THIS 11th DAY OF August 2016, PERSONALLY APPEARED BEFORE ME, the undersigned, the Trustee of the FOREGOING INSTRUMENT, AND DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE OWNER OF THE FOREGOING INSTRUMENT AND THAT (S)HE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT (S)HE OR (S)HE'S COOPERATION REQUESTED THE SAME.

*[Signature]*  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_

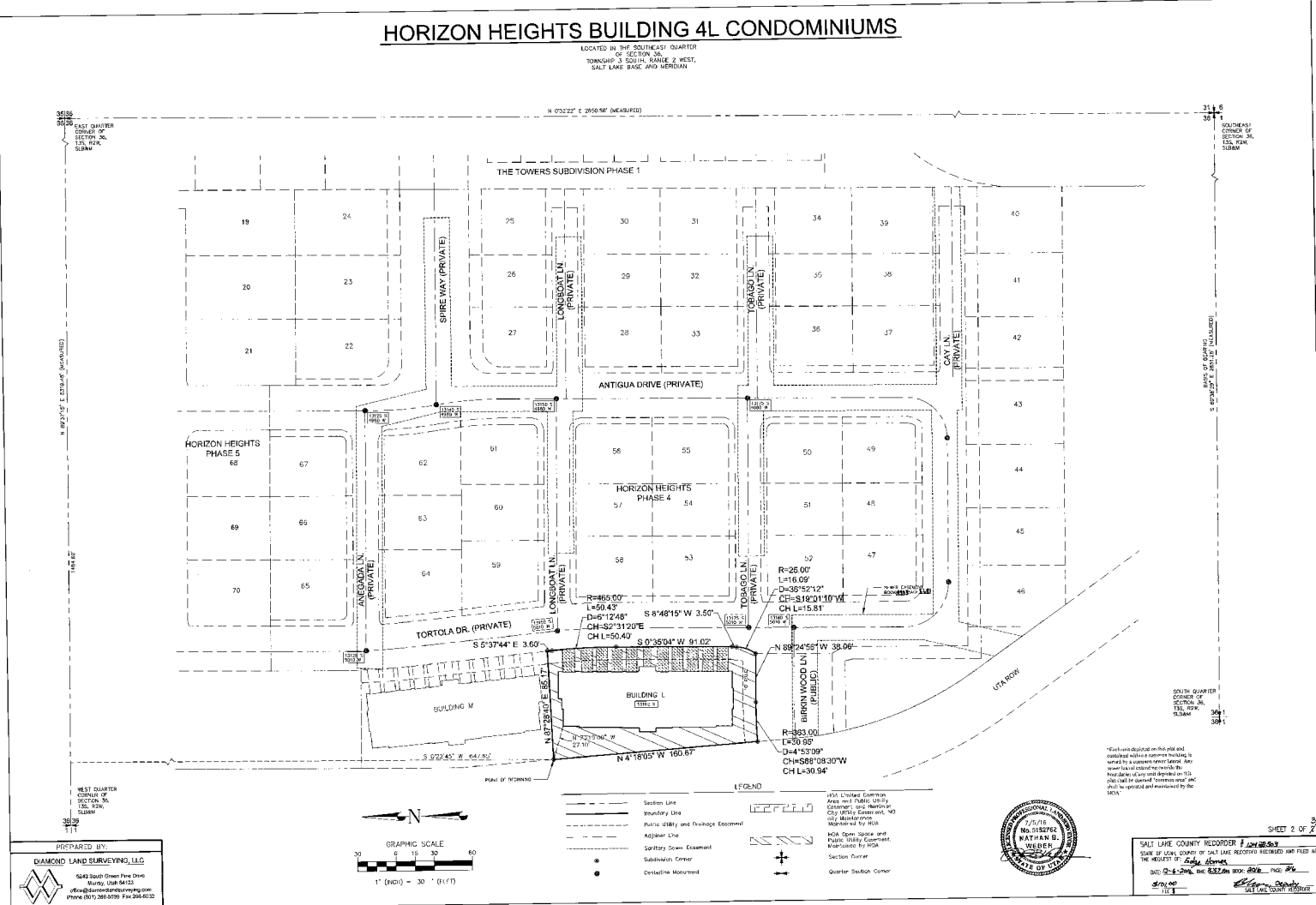
*[Signature]*  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_



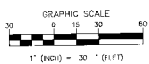
SALT LAKE VALLEY HEALTH DEPARTMENT	CONSENT	CENTURILINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR	TABULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 25th DAY OF August 2016 BY HEALTH DEPARTMENT <i>[Signature]</i>	APPROVED THIS 11th DAY OF August 2016 BY CONSENT <i>[Signature]</i>	APPROVED THIS 11th DAY OF August 2016 BY CENTURILINK <i>[Signature]</i>	APPROVED THIS 11th DAY OF August 2016 BY ROCKY MOUNTAIN POWER <i>[Signature]</i>	APPROVED THIS 26th DAY OF August 2016 BY SOUTH VALLEY SEWER DISTRICT <i>[Signature]</i>	APPROVED THIS 12th DAY OF August 2016 BY QUESTAR <i>[Signature]</i>	1. TOTAL PLAT AREA: 0.80 ACRES 2. TOTAL RIGHT-OF-WAY: 0.80 ACRES 3. TOTAL OPEN SPACE: 0.53 ACRES	3045 South Cross Park Drive Murray, Utah 84123 Bureau@diamondsurvey.com Phone: (801) 246-5569 Fax: 246-5582
APPROVED THIS 11th DAY OF August 2016 BY THE PLANNING COMMISSION <i>[Signature]</i>	APPROVED THIS 11th DAY OF August 2016 BY THE PLANNING COMMISSION <i>[Signature]</i>	APPROVED THIS 11th DAY OF August 2016 BY HERMAN CITY <i>[Signature]</i>	I HEREBY CERTIFY THAT THIS OFFICE HAS COMPLETED THE PLAT AND IS IN COMPLIANCE WITH INFORMATION ON ALL 810-9145.	APPROVED AS TO FORM THIS 11th DAY OF August 2016 <i>[Signature]</i>	APPROVED THIS 2nd DAY OF Sept 2016 BY HERMAN CITY <i>[Signature]</i>	SALT LAKE COUNTY RECORDER # 129-289692	STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECEIVED AND FILED AT THE REQUEST OF: <i>[Signature]</i>
DATE: 8/25/16	DATE: 8/25/16	DATE: 8/25/16	DATE: 8/25/16	DATE: 8/26/16	DATE: 8/26/16	DATE: 8/26/16	DATE: 8/26/16

# HORIZON HEIGHTS BUILDING 4L CONDOMINIUMS

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



PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
1642 South Green Pine Drive  
Murray, Utah 84123  
Phone: (801) 268-6799 Fax: 268-6832



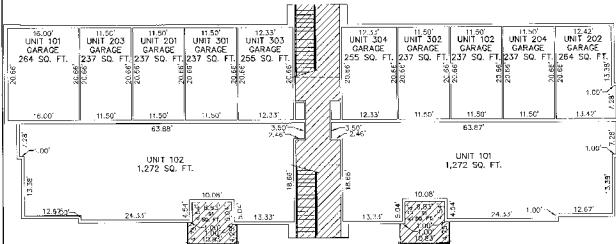
- LEGEND
- Section Line
  - Boundary Line
  - - - - - Public Utility and Easement
  - - - - - Adjacent Line
  - - - - - Sanitary Sewer Easement
  - Substation Corner
  - Control Monument



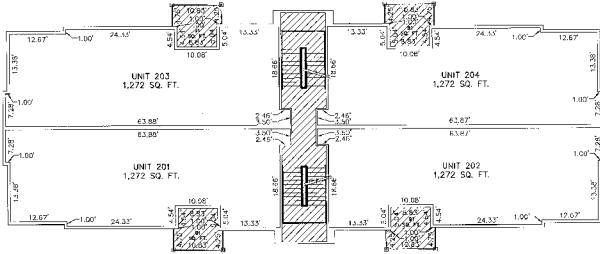
SALT LAKE COUNTY RECORDER # 2024-03-03  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS RECEIVED AND FILED IN  
THE OFFICE OF THE RECORDER OF DEEDS  
DATE: 03-03-2024, TIME: 8:27 AM, BOOK: 2024, PAGE: 20  
BY: [Signature] RECORDER

# HORIZON HEIGHTS BUILDING 4L CONDOMINIUMS

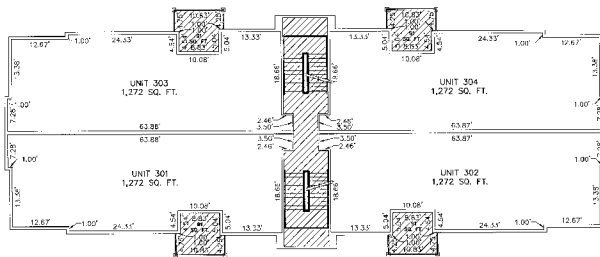
LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE MAP AND MERIDIAN



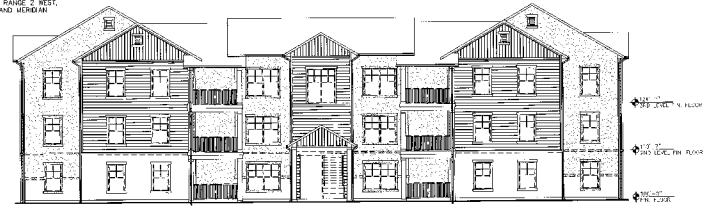
ADA MAIN LEVEL



2ND LEVEL



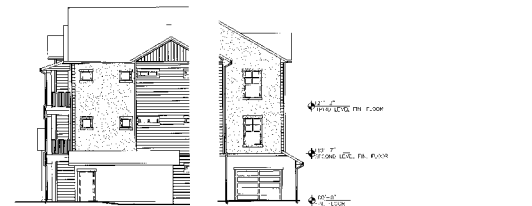
3RD LEVEL



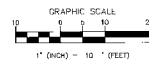
FRONT ELEVATION



REAR ELEVATION



ADA GARAGE ELEVATIONS



SHEET 2 of 2  
SALT LAKE COUNTY RECORDER #2023098  
STATE OF UTAH, COUNTY OF SALT LAKE, REGISTERED AND FILED AS  
THE RECORD OF  
Sally Brown  
SULLIVAN COUNTY RECORDER #2023098 PAGE 2/6  
\$600.00  
SALT LAKE COUNTY RECORDER

PREPARED BY:  
DIAMOND LAND SURVEYING, LLC  
5243 South Glendale Drive  
Murray, Utah 84123  
office@diamondlandsurveying.com  
Phone (801) 268-4398 Fax (801) 268-4322



# HORIZON HEIGHTS BUILDING 4M CONDOMINIUMS

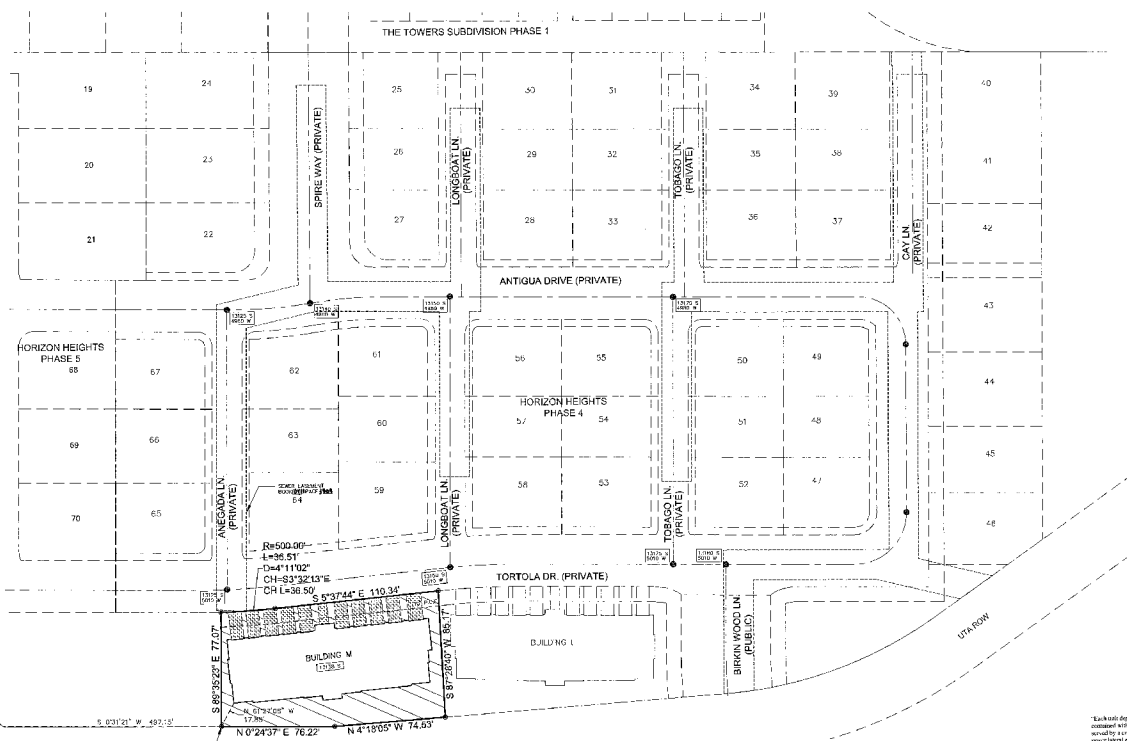
LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASIN AND MERIDIAN

N 0°23' E 330.56' (MEASURED)

311.6  
381.1

SOUTHEAST  
CORNER OF  
SECTION 36,  
TOWNSHIP 3  
SOUTH,  
RANGE 2  
WEST,  
SALT LAKE  
BASIN AND  
MERIDIAN

THE TOWERS SUBDIVISION PHASE 1



SOUTH  
CORNER OF  
SECTION 36,  
TOWNSHIP 3  
SOUTH,  
RANGE 2  
WEST,  
SALT LAKE  
BASIN AND  
MERIDIAN

SOUTH  
CORNER OF  
SECTION 36,  
TOWNSHIP 3  
SOUTH,  
RANGE 2  
WEST,  
SALT LAKE  
BASIN AND  
MERIDIAN

306.50  
125.00

WEST QUARTER  
CORNER OF  
SECTION 36,  
TOWNSHIP 3,  
RANGE 2,  
SOUTH

WEST QUARTER  
CORNER OF  
SECTION 36,  
TOWNSHIP 3,  
RANGE 2,  
SOUTH

306.50  
111

WEST QUARTER  
CORNER OF  
SECTION 36,  
TOWNSHIP 3,  
RANGE 2,  
SOUTH

HORIZON HEIGHTS  
PHASE 3

ANTIGUA DRIVE (PRIVATE)

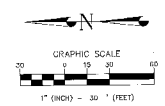
HORIZON HEIGHTS  
PHASE 4

TORTOLA DR. (PRIVATE)

BUILDING I

Re=500.00'  
L=36.51'  
+D=4°11'10"  
CH=S3°32'13"E  
CR L=56.50'

S 89°35'22" E 77.07'  
N 0°24'37" E 76.22'  
N 4°18'05" W 74.53'  
S 89°35'22" W 135.37'



LEGEND	
	Section Line
	Boundary Line
	Public Utility and Storage Easement
	Adjacent Line
	Subdivision Easement
	Subdivision Center
	Centerline Monument
	Section Corner
	Quarter Section Corner



"Each truth depicted on this plat and contained within a survey plat is assumed to be a correct representation of the boundaries of any and all parcels on this plat and shall be treated as such by all parties interested in the same."

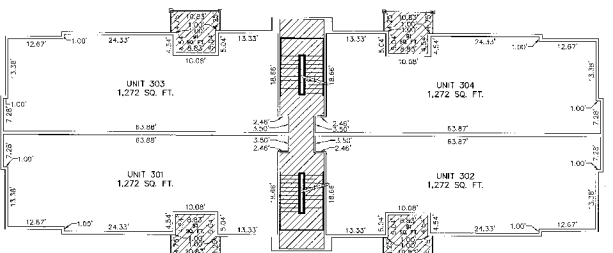
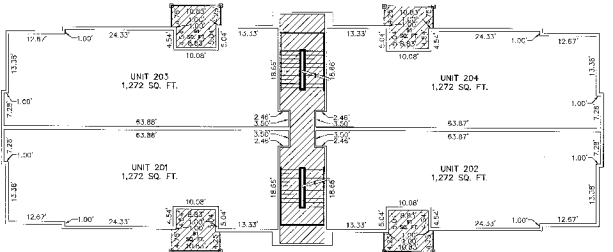
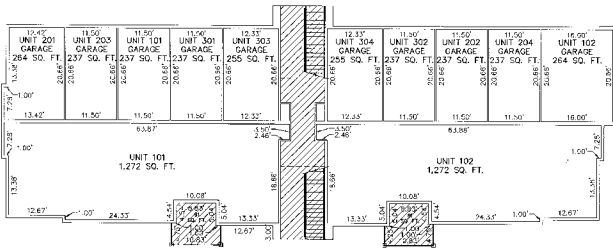
PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5243 South Green Park Drive  
Murray, Utah 84133  
office@diamondlandsurveying.com  
Phone (801) 265-0500 Fax 264-1638

SALT LAKE COUNTY RECORDER # 2024-00000000  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED IN THE OFFICE OF THE COUNTY CLERK  
DATE: 02-24-2024, TIME: 5:58:00 PM, BY: 3/2  
\$100.00  
FILE #

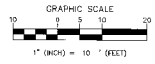
SHEET 2 OF 2

# HORIZON HEIGHTS BUILDING 4M CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 06,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASIN AND MERIDIAN.



PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
2941 South Green Front Drive  
Midvale, Utah 84123  
801-938-0000  
801-938-0000 FAX 801-938-0002



SALT LAKE COUNTY RECORDER # 20240001  
STATE OF UTAH, COUNTY OF SALT LAKE RECORDER RECORDED AND FILED AT THE REQUEST OF  
Cody Homes  
DATE: 05-23-2024 TIME: 9:23 AM BOOK: 0000 PAGE: 07  
Nathan B. Weeber  
REGISTERED PROFESSIONAL ENGINEER

# HORIZON HEIGHTS BUILDING 5N CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 3 WEST,  
SALT LAKE BASIN 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 3152792 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 this plat in accordance with Section 17-21-11 of the Code and have verified all measurements, shown and have subdivided said property into lots and streets hereafter to be known as **HORIZON HEIGHTS BUILDING 5N CONDOMINIUMS**, and have placed monuments as represented on this plat.

### BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian described as follows:

Beginning at a point North 89°37'15" West 1490.84 feet along the Section Line and South 02°50'14" West 148.66 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian and running:

thence South 89°24'37" East 77.20 feet to the westerly right-of-way line of Tortoise Drive;

thence along the said westerly right-of-way line the following three courses: South 03°50'14" West 77.36 feet, South 02°50'14" West 53.10 feet, South 02°57'19" East 17.71 feet;

thence North 89°30'21" West 77.07 feet;

thence North 02°42'37" East 148.66 feet to the point of beginning.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the herein described tract of land, hereby set apart and dedicate the same for lots and streets as shown on this plat and come said plat.

### HORIZON HEIGHTS BUILDING 5N CONDOMINIUMS

do and hereby dedicate for purposes of 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 encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*Nathan B. Weber*  
Diamond Land Surveying, LLC

\_\_\_\_\_  
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 set forth and having caused same to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 5N CONDOMINIUMS, do hereby dedicate for purposes of 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 2<sup>nd</sup> DAY OF JANUARY 2017, I, *Sheren Madaya*, PERSONALLY APPEARED BEFORE ME, *Michelle Abbit*, a Notary Public in and for the County of Salt Lake, Utah, and acknowledged to me that she is the owner of the above described premises and that she executed the foregoing instrument in her capacity as *President* of *Horizon Heights, LLC*, a Utah limited liability corporation, and that she executed it in said capacity.



*Michelle Abbit*  
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. § 17-27-400(4)(c)(i) Rocky Mountain Power accepts all easements that the plat contains for public utility easements for the purpose of conveying the plat to the owner(s) or operators of utility facilities. Rocky Mountain Power hereby agrees to accept the easements in order to accept this instrument. This approval does not affect any right that Rocky Mountain Power has under:

(1) a recorded easement or right-of-way

(2) this law applicable to prescriptive rights

(3) Title 48, Chapter 50, Storage 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 SEWERS 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 2<sup>nd</sup> DAY OF JANUARY 2017, I, *Sheren Madaya*, PERSONALLY APPEARED BEFORE ME, *Michelle Abbit*, a Notary Public in and for the County of Salt Lake, Utah, and acknowledged to me that she is the owner of the above described premises and that she executed the foregoing instrument in her capacity as *President* of *Horizon Heights, LLC*, a Utah limited liability corporation, and that she executed it in said capacity.

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

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
ON THIS 2<sup>nd</sup> DAY OF JANUARY 2017, I, *Sheren Madaya*, PERSONALLY APPEARED BEFORE ME, *Michelle Abbit*, a Notary Public in and for the County of Salt Lake, Utah, and acknowledged to me that she is the owner of the above described premises and that she executed the foregoing instrument in her capacity as *President* of *Horizon Heights, LLC*, a Utah limited liability corporation, and that she executed it in said capacity.

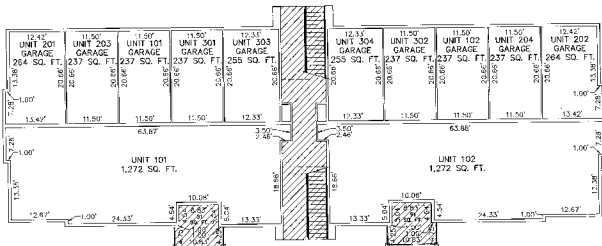
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT:



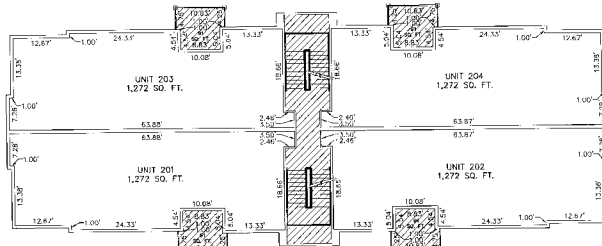
SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	EMERYVILLE	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR	TABERNASH	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 17 <sup>th</sup> DAY OF APRIL 2017 BY <i>Nathan B. Weber</i> HEALTH DEPARTMENT	APPROVED THIS 31 <sup>st</sup> DAY OF JANUARY 2017 BY <i>Tommy</i> COMCAST	APPROVED THIS 31 <sup>st</sup> DAY OF JANUARY 2017 BY <i>Tommy</i> EMERYVILLE	APPROVED THIS 31 <sup>st</sup> DAY OF JANUARY 2017 BY <i>Tommy</i> ROCKY MOUNTAIN POWER	APPROVED THIS 2 <sup>nd</sup> DAY OF JANUARY 2017 BY <i>Sheren Madaya</i> SOUTH VALLEY SEWER DISTRICT	APPROVED THIS 3 <sup>rd</sup> DAY OF JANUARY 2017 BY <i>Tommy</i> QUESTAR	1. TOTAL PLAT ACRES: 0.82 ACRES 2. TOTAL SPAN OF WAY: 0.20 ACRES 3. TOTAL OPEN SPACE: 0.127 ACRES	5245 South Stearns Place, Suite 100 Murray, Utah 84133 DiamondLandSurveying.com Phone (801) 260-5560 Fax 260-5522
DECIDED FOR ZONING	PLANNING COMMISSION	HEMLOCK CITY MUNICIPAL WATER	HEMLOCK CITY ENGINEERS	HEMLOCK CITY ATTORNEY	HEMLOCK CITY		SALT LAKE COUNTY RECORDER # 00527928
DATE: 04-17-17	APPROVED THIS 9 <sup>th</sup> DAY OF APRIL 2017 BY <i>Nathan B. Weber</i> PLANNING COMMISSION	APPROVED THIS 09 <sup>th</sup> DAY OF APRIL 2017 BY <i>Tommy</i> HEMLOCK CITY MUNICIPAL WATER	APPROVED THIS 09 <sup>th</sup> DAY OF APRIL 2017 BY <i>Tommy</i> HEMLOCK CITY ENGINEERS	APPROVED THIS 09 <sup>th</sup> DAY OF APRIL 2017 BY <i>Tommy</i> HEMLOCK CITY ATTORNEY	APPROVED THIS 09 <sup>th</sup> DAY OF APRIL 2017 BY <i>Tommy</i> HEMLOCK CITY		STATE OF UTAH, COUNTY OF SALT LAKE RECORDER REGISTERED AND FILED AT THE OFFICE OF THE RECORDER OF DEEDS, SALT LAKE COUNTY, UTAH, ON APRIL 17, 2017. BY: <i>Nathan B. Weber</i> RECORDER



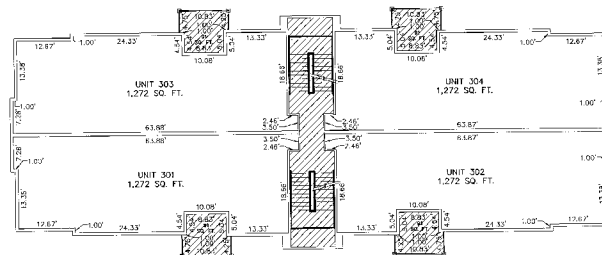
# HORIZON HEIGHTS BUILDING 5N CONDOMINIUMS



**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**

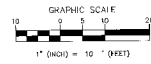


**FRONT ELEVATION**



**REAR ELEVATION**

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5243 South Green Pine Drive  
 Murray, Utah 84123  
 office@diamondsurveying.com  
 Phone: (801) 296-2999 Fax: 298-9122

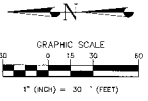
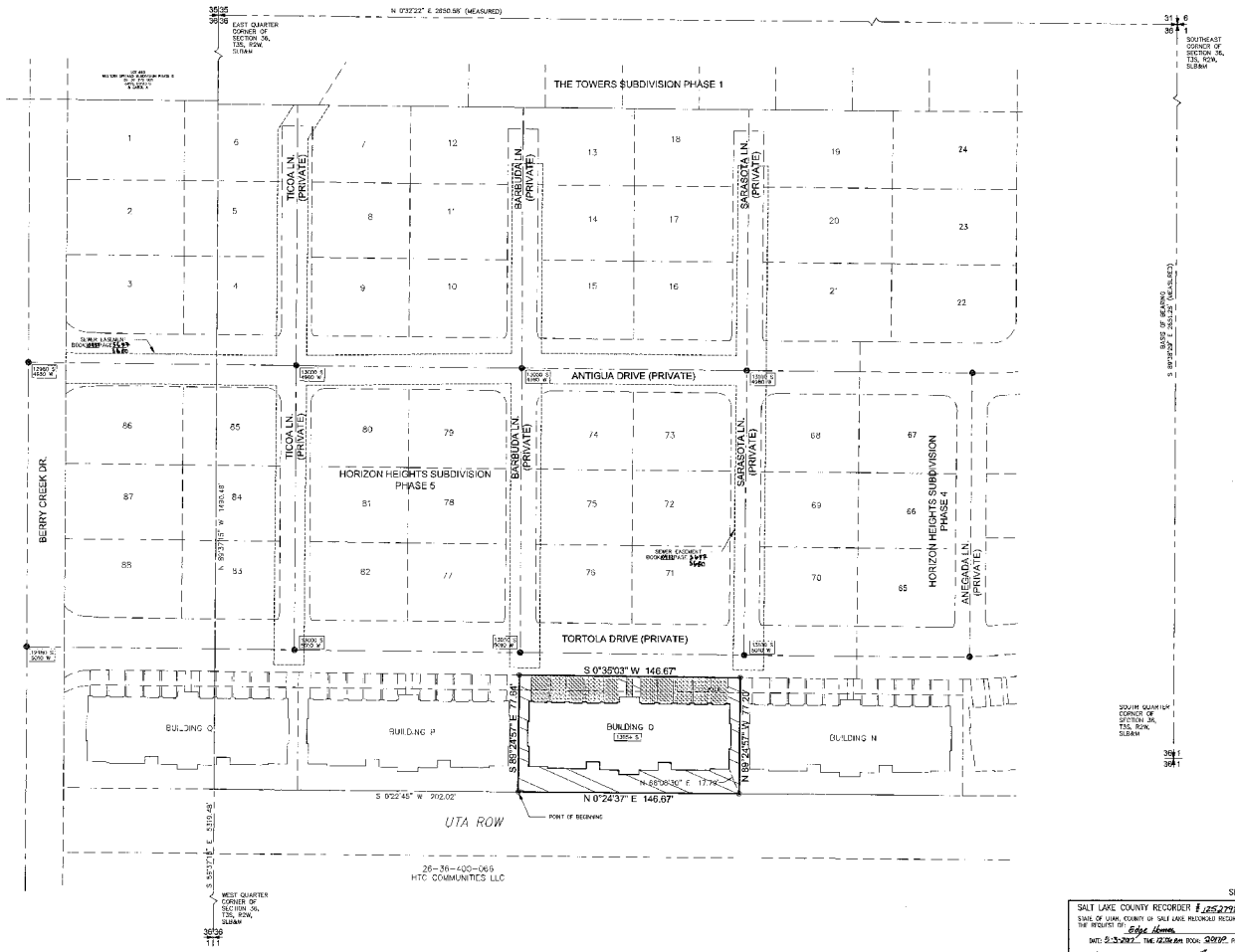


SALT LAKE COUNTY RECORDER # 2019-0000000000  
 STATE OF UTAH, COUNTY OF SALT LAKE PRESCRIBED OFFICER AND FILED AT  
 THE REQUEST OF Horizon Heights  
 ONE 5N 2002 Ave # 2000 BOX 20192, PAGE 78  
 2019-0000000000  
 Nathan B. Wheeler  
 SALT LAKE COUNTY RECORDER



# HORIZON HEIGHTS BUILDING 50 CONDOMINIUMS

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



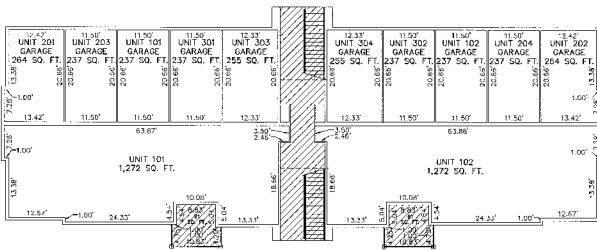
- LEGEND**
- Section Line
  - Boundary Line
  - Private Right of Way Line
  - Public Utility and Drainage Easement
  - Adjacent Line
  - Sanitary Sewer Easement
  - Limited Common Area
  - Common Area and Public Utility Easement Maintained by HOA
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Contour Monument
- NO CITY MAINTENANCE ON PRIVATE STREETS



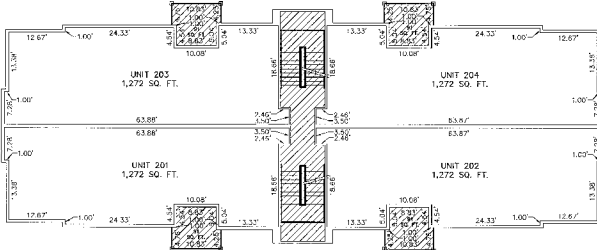
PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
5343 South Green Ring Drive  
Murray, Utah 84123  
office@diamondsurveying.com  
Phone (801) 295-0099 Fax 295-0092

SHEET 2 OF 2  
SALT LAKE COUNTY RECORDER # 252738  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS REQUIRED AND FILED AT THE OFFICE OF THE COUNTY CLERK, SALT LAKE CITY, UTAH.  
DATE: 03-20-2025, TIME: 02:26 PM, BOOK: 03892, PAGE: 99  
SLS  
Nathan M. Weber  
SALT LAKE COUNTY RECORDER

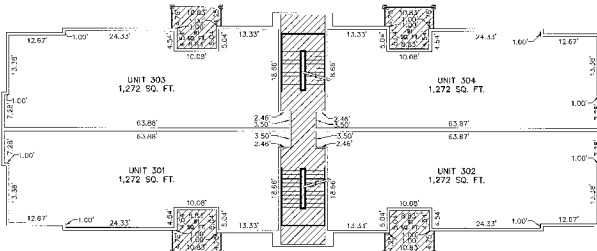
# HORIZON HEIGHTS BUILDING 50 CONDOMINIUMS



MAIN LEVEL



2ND LEVEL



3RD LEVEL

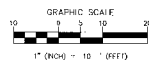


FRONT ELEVATION



REAR ELEVATION

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5243 South Green Pine Drive  
 Midway, Utah 84057  
 office@diamondlandsurveying.com  
 Phone: (801) 291-0288 Fax: (801) 291-0102



SHEET 2 OF 2  
 SALT LAKE COUNTY RECORDER # 2020-2999  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECEIVED AND FILED AS  
 THE ESTATE OF Edge Homes  
 FILE # 2020-2999 FILE # 2020-2999 PAGE 29  
 DATE 11/11/2020 BY NATHAN B. WEDDER  
 SALT LAKE COUNTY RECORDER

# HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS

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

### SURVEYOR CERTIFICATE

In accordance with Section 10-5A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 332292 in accordance with Title 56, 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 this plat in accordance with Sections 17-23-17 of Utah Code, and have verified all measurements, shown and have subdivisions and property into lots and interests hereafter to be known as **HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS**, and have placed monuments to be 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 Basin and Meridian described as follows:

Beginning at a point north 89°37'15" West 1490.49 feet along the Section Line and South 89°24°57" West 55.98 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Basin and Meridian and running:

thence South 89°24°57" East 78.09 feet to the westerly right-of-way line of Tarkenton Drive;

thence South 0°30'03" West 146.67 feet along the old westerly right-of-way line;

thence North 89°24°57" West 77.54 feet;

thence North 0°24'37" East 146.67 feet to the point of beginning.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the parcel described above, hereby dedicate and dedicate the same into lots and streets as shown on this plat and state plat.

### HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS

and do hereby dedicate for personal 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 encumbrances on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

*Nathan B. Weber*  
Nathan B. Weber  
Professional Land Surveyor  
Lic. No. 332292

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 of land, hereby consent to be subdivided into lots and/or public streets to be hereafter known as HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS, and hereby dedicate for public use of the public all parcels of land shown on this plat as intended for Public Use.

*John W. Weber*  
John W. Weber  
Trustee

Date

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
                                  ) S.S.  
ON THIS 2nd DAY OF JANUARY 2017, I, *John W. Weber*, TRUSTEE, PERSONALLY APPEARED BEFORE ME, *Michelle Holt*, a Notary Public in and for the State of Utah, and acknowledged to me that she is the owner of the above described premises and that she executed the foregoing instrument, and she acknowledged to me that she is a **MANAGER** of HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS, and she executed the foregoing instrument in her capacity and that she or she, if executed in such capacity.



*Michelle Holt*  
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 operator of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 17-27a-602(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat. I, the undersigned, do so for the purpose of confirming that the plat contains public utility easements and does not contain the location, depth, location, depth, or other information that is not to be used for the purpose of this approval. This approval does not create any right that Rocky Mountain Power has under:
  - any recorded easement or right of way;
  - the law applicable to prescriptive rights;
  - Title 54, Chapter 10, 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 ACCURACY OF ANYTHING SHOWN ON THE PROPERTY OR ANY APPROVAL OF SEWER LIFT FACILITIES. THE OWNERS 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 )  
                                  ) S.S.  
ON THIS 2nd DAY OF JANUARY 2016, PERSONALLY APPEARED BEFORE ME, *John W. Weber*, the SIGNER OF THE FOREGOING INSTRUMENT, and he acknowledged to me that he is the owner of the above described premises and that he executed the foregoing instrument in his capacity and that he or she, if executed in such capacity.

NOTARY PUBLIC  
RESIDING AT:

### ACKNOWLEDGMENT

STATE OF UTAH )  
                  ) S.S.  
COUNTY OF SALT LAKE )  
                                  ) S.S.  
ON THIS 2nd DAY OF JANUARY 2016, PERSONALLY APPEARED BEFORE ME, *John W. Weber*, the SIGNER OF THE FOREGOING INSTRUMENT, and he acknowledged to me that he is the owner of the above described premises and that he executed the foregoing instrument in his capacity and that he or she, if executed in such capacity.

NOTARY PUBLIC  
RESIDING AT:

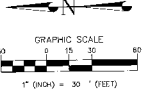
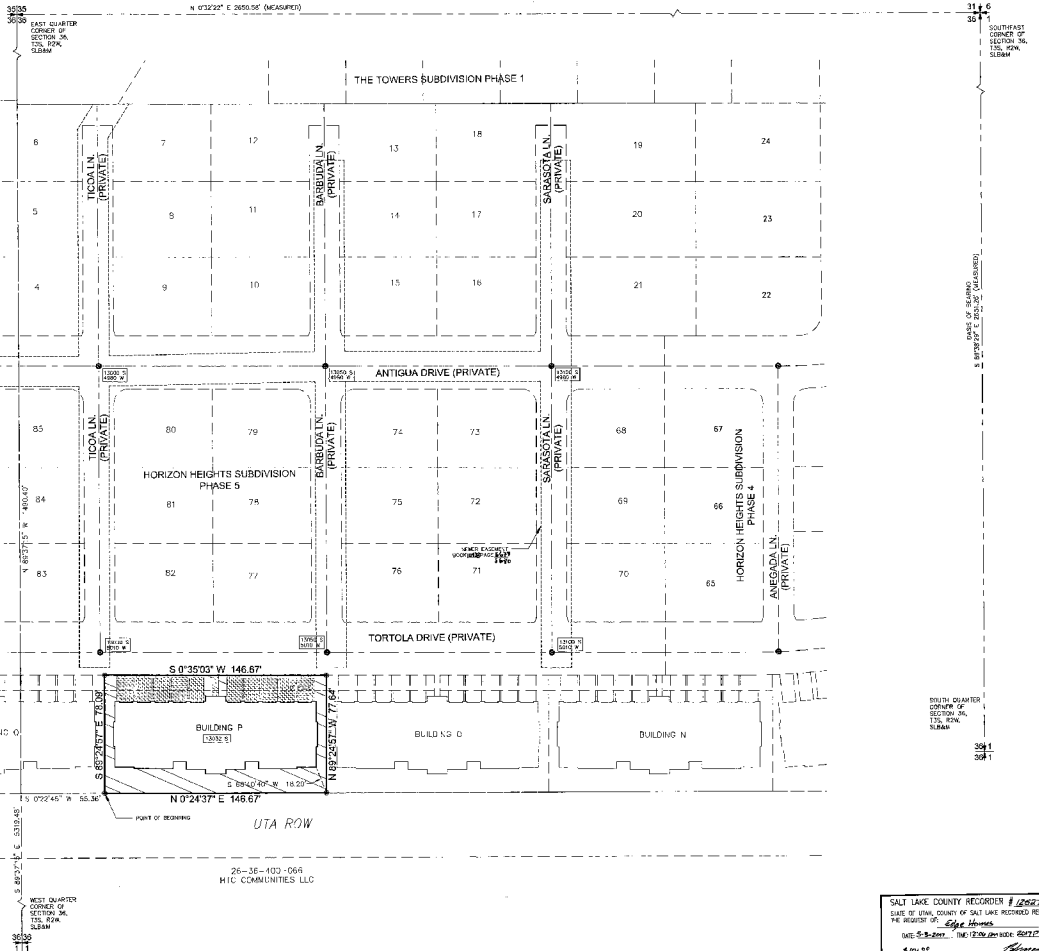
This plat reflects on this plat and intended as a common building to serve the common area. The owner hereby acknowledges that the boundaries of any and all easements on this plat shall be subject to the same and shall be subject to the same.



SALT LAKE VALLEY HEALTH DEPARTMENT	COMCAST	CENTURYLINK	ROCKY MOUNTAIN POWER	SOUTH VALLEY SEWER DISTRICT	QUESTAR	TABULATIONS	DIAMOND LAND SURVEYING, LLC
APPROVED THIS 17th DAY OF <i>April</i> 2017 BY HEALTH DEPARTMENT <i>John W. Weber</i> John W. Weber HEALTH DEPARTMENT	APPROVED THIS 23rd DAY OF <i>January</i> 2017 BY COMCAST <i>John W. Weber</i> John W. Weber COMCAST	APPROVED THIS 21st DAY OF <i>January</i> 2017 BY CENTURYLINK <i>John W. Weber</i> John W. Weber CENTURYLINK	APPROVED THIS 21st DAY OF <i>January</i> 2017 BY ROCKY MOUNTAIN POWER <i>John W. Weber</i> John W. Weber ROCKY MOUNTAIN POWER	APPROVED THIS 21st DAY OF <i>January</i> 2017 BY SOUTH VALLEY SEWER DISTRICT <i>John W. Weber</i> John W. Weber SOUTH VALLEY SEWER DISTRICT	APPROVED THIS 21st DAY OF <i>January</i> 2017 BY QUESTAR <i>John W. Weber</i> John W. Weber QUESTAR	1. TOTAL PLAT AREA: 2.82 ACRES 2. TOTAL AREA TO BE 2.82 ACRES 3. TOTAL OPEN AREA: 0.127 ACRES	1243 South Green Pine Drive Murray, Utah 84122 diamond@slvhealth.com Phone (801) 296-6295 Fax 296-6333
CHECKED FOR ZONING DATE: <i>11-2</i> BY: <i>John W. Weber</i> DATE: <i>11-17-17</i>	PLANNING COMMISSION APPROVED THIS 19th DAY OF <i>April</i> 2017 <i>John W. Weber</i> John W. Weber PLANNING COMMISSION	HERRIMAN CITY BUILDING DEPARTMENT APPROVED THIS 19th DAY OF <i>April</i> 2017 <i>John W. Weber</i> John W. Weber HERRIMAN CITY BUILDING DEPARTMENT	HERRIMAN CITY ENGINEER I HEREBY CERTIFY THAT THE OFFICE HAS REVIEWED THIS PLAN AND IT IS CORRECT BY ACCORDANCE WITH INFORMATION PLACED IN THE OFFICE. <i>John W. Weber</i> John W. Weber HERRIMAN CITY ENGINEER	APPROVED AS TO FORM THE 21st DAY OF <i>January</i> 2017 <i>John W. Weber</i> John W. Weber HERRIMAN CITY ENGINEER	APPROVED AS TO FORM THE 21st DAY OF <i>January</i> 2017 <i>John W. Weber</i> John W. Weber HERRIMAN CITY ENGINEER	HERRIMAN CITY APPROVED THIS 21st DAY OF <i>January</i> 2017 <i>John W. Weber</i> John W. Weber HERRIMAN CITY	SALT LAKE COUNTY RECORDER # <i>16627790</i> STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECORDED AND FILED AS THE RESULT OF <i>John W. Weber</i> John W. Weber SALT LAKE COUNTY RECORDER DATE RECORDED: <i>2017-01-20</i> PAGE 200 FILE # <i>16627790</i> DATE FILED: <i>2017-01-20</i>

# HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS

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



**LEGEND**

- Section Line
- Boundary Line
- Private Right of Way Line
- Right of Way and Easement Footprint
- Adjoining Line
- Sanitary Sewer Easement
- Limited Common Area
- Common Area and Public Utility Easement
- Section Corner
- Quarter Section Corner
- Subdivision Corner
- Centerline Monument

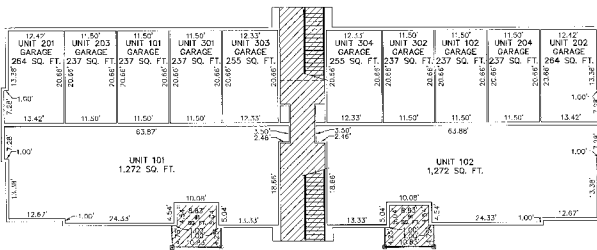
NO CITY MAINTENANCE ON PRIVATE STREETS



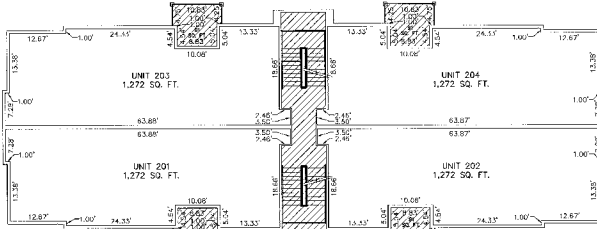
PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
8243 South Green Pkwy Drive  
Merino, UT 84642  
Office: (435) 688-1111  
Phone: (435) 688-0000 Fax: (435) 688-0002

SHEET 2 OF 2  
SALT LAKE COUNTY RECORDER # 2020-00000000  
DATE OF: 07/26/2020  
DATE OF: 08/26/2020  
DATE OF: 08/26/2020  
DATE OF: 08/26/2020

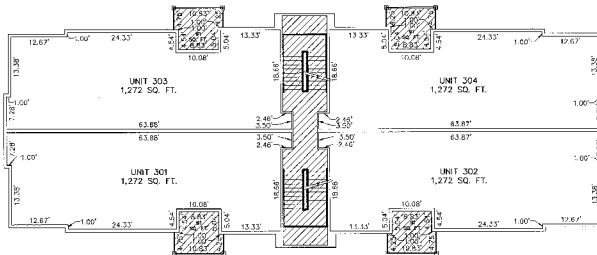
# HORIZON HEIGHTS BUILDING 5P CONDOMINIUMS



**MAIN LEVEL**



**2ND LEVEL**



**3RD LEVEL**

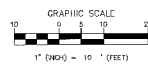


**FRONT ELEVATION**



**REAR ELEVATION**

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 5813 South River Park Drive  
 Murray, Utah 84123  
 dl@sdlurveying.com  
 Phone (801) 240-6100 Fax 240-6602

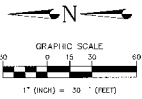


SHEET 2 OF 2  
 SALT LAKE COUNTY RECORDER # 2022226  
 STATE OF UTAH, COUNTY OF SALT LAKE RECORDS RECEIVED AND FILED AT THE REQUEST OF  
 Edge Homes  
 DUE 5:30 PM, THE 28th DAY, 2022. PAGE 106  
 SLS  
 SALT LAKE COUNTY RECORDER

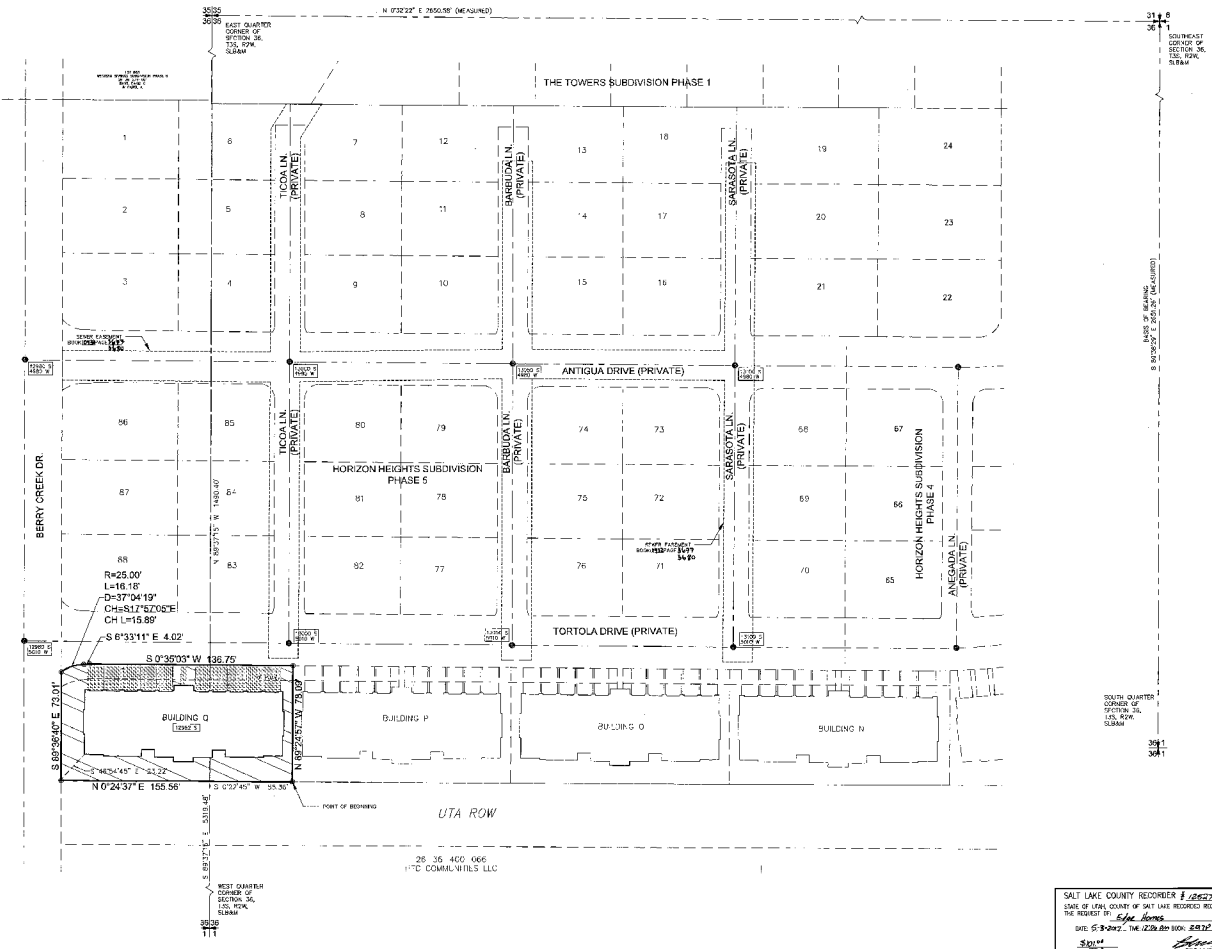


# HORIZON HEIGHTS BUILDING 5Q CONDOMINIUMS

LOCATED IN THE EAST HALF  
OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASIN AND MOUNTAIN



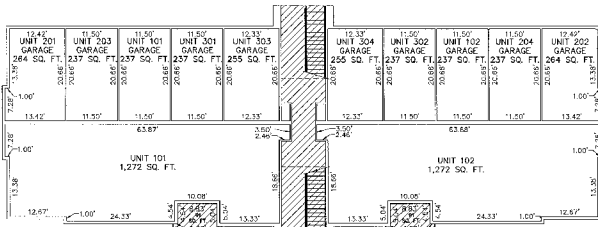
- LEGEND**
- Section Line
  - Boundary Line
  - Private Right-of-Way Line
  - Public Utility and Drainage Easement
  - Adjacent Line
  - Sanitary Sewer Easement
  - Utility Easement Area
  - Common Area and Public Utility Easement Maintained by HOA
  - Section Corner
  - Quarter Section Corner
  - Subdivision Corner
  - Start-line Monument
- NO CITY MAINTENANCE ON PRIVATE STREETS



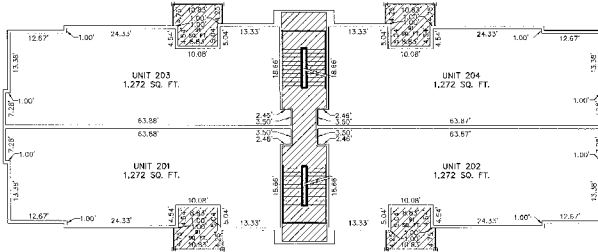
PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
7/26/18  
No. 5165782  
NATHAN G. WERNER  
STATE OF UTAH

SALT LAKE COUNTY RECORDER # 2018-2778  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS DEPARTMENT AND FILED AT THE REQUEST OF:  
Ridge Homes  
BOOK 55-84-002, PAGE 1279 AND 1300, 2018, PAGE 1281  
S. G. W. [Signature]  
REC 1  
SALT LAKE COUNTY RECORDER

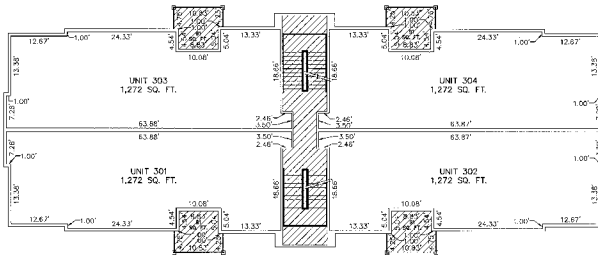
# HORIZON HEIGHTS BUILDING 5Q CONDOMINIUMS



MAIN LEVEL



2ND LEVEL



3RD LEVEL

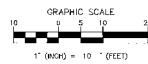


FRONT ELEVATION



REAR ELEVATION

PREPARED BY:  
**DIAMOND LAND SURVEYING, LLC**  
 8243 South Green Pine Drive  
 Murray, Utah 84119  
 office@diamondsurveying.com  
 Phone: 801.386.0009 Fax: 801.386.0022



SHEET 2 OF 2  
 SALT LAKE COUNTY RECORDER # 20242386  
 STATE OF UTAH, COUNTY OF SALT LAKE, HEREBY RECORDED AND FILED AT  
 THE REQUEST OF Ridge Homes  
 DATE: 02-23-2024 TIME: 12:29 BOOK: 2024 PAGE: 101  
 SIGNATURE: Nathan B. Steiner  
 TITLE: Professional Engineer  
 SALT LAKE COUNTY RECORDER