

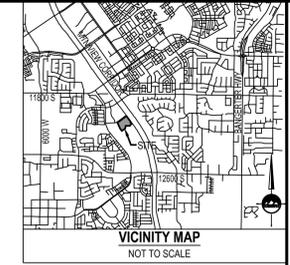
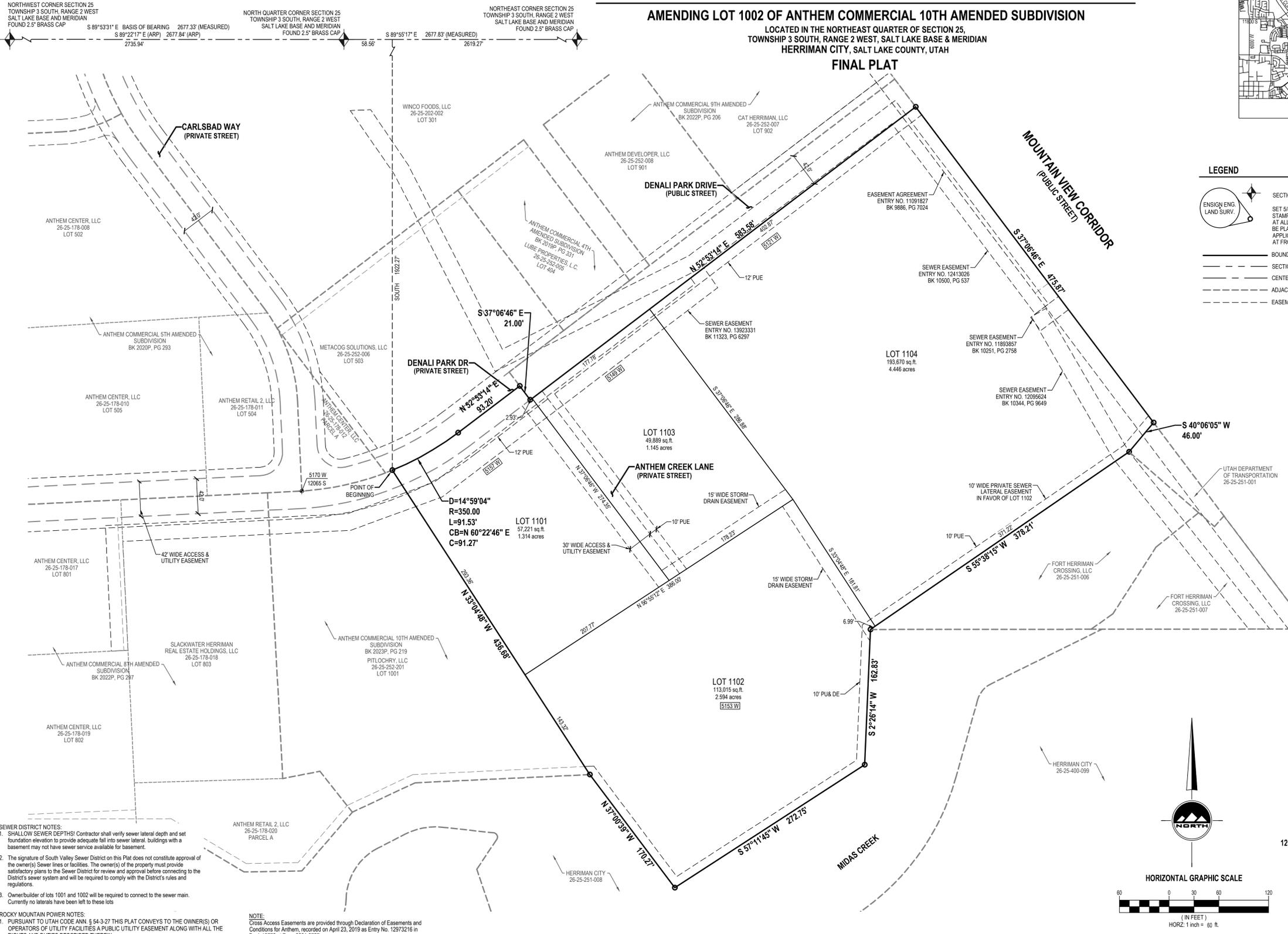
**Attachment E**  
Approved Subdivision Plat

# ANTHEM COMMERCIAL 11TH AMENDED SUBDIVISION

## AMENDING LOT 1002 OF ANTHEM COMMERCIAL 10TH AMENDED SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

### FINAL PLAT



#### LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- SECTION LINE
- CENTER LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE

**SURVEYOR'S CERTIFICATE**  
I, KAREN F. WHITE, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 191326 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet footage width and area requirements of the applicable zoning ordinances.

#### BOUNDARY DESCRIPTION

All of Lot 1002 of Anthem Commercial 11th Amended Subdivision, recorded November 3, 2023 in Book 2023P at Page 219 in the Office of the Salt Lake County Recorder, said lot being more particularly described as follows:  
Beginning at the northwesterly corner of said Lot 1002, said point being South 89°53'31" East 2,735.94 feet along the section line and South 1,522.24 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running along the boundary of said Lot 1002 the following courses:  
thence Northeastly 91.53 feet along the arc of a 350.00 foot radius curve to the left (center bears North 22°07'42" West and the chord bears North 60°22'46" East 91.27 feet with a central angle of 14°59'04");  
thence North 52°53'14" East 93.20 feet;  
thence South 37°06'46" East 21.00 feet to the southeasterly right-of-way line of Denali Park Drive;  
thence North 52°53'14" East 583.58 feet along said southeasterly right-of-way line to the southwesterly right-of-way line of Mountain View Corridor;  
thence South 37°06'46" East 475.87 feet along said southwesterly right-of-way line;  
thence South 40°06'05" West 46.00 feet;  
thence South 55°38'15" West 378.21 feet;  
thence South 52°26'14" West 162.83 feet;  
thence South 57°11'45" West 272.75 feet;  
thence North 37°00'39" West 170.27 feet;  
thence North 33°04'48" West 436.68 feet to the point of beginning.

Contains 413,796 Square Feet or 9.499 Acres and 4 Lots



DATE: \_\_\_\_\_ KAREN F. WHITE  
P.L.S. 191326

**SEWER DISTRICT NOTES:**  
1. SHALLOW SEWER DEPTHS: Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral buildings with a basement may not have sewer service available for basement.  
2. The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) Sewer lines or 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.  
3. Owner/builder of lots 1001 and 1002 will be required to connect to the sewer main. Currently no laterals have been left to these lots.

**ROCKY MOUNTAIN POWER NOTES:**  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

**NOTE:**  
Cross Access Easements are provided through Declaration of Easements and Conditions for Anthem, recorded on April 23, 2019 as Entry No. 12973216 in Book 10772 at Page 9661-8727.

**Dominion Energy Utah - Note:**  
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owner's Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

#### OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

### ANTHEM COMMERCIAL 11TH AMENDED SUBDIVISION AMENDING LOT 1002 OF ANTHEM COMMERCIAL 10TH AMENDED SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

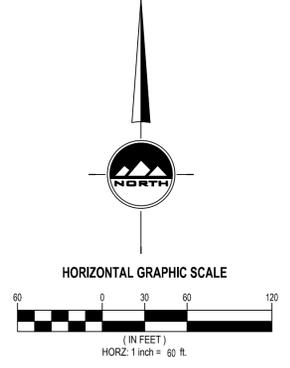
In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_

By: Cory Gust, Manager  
Anthem Center, LLC

#### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ } s.s.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BEFORE ME \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ CORY GUST  
WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ MANAGER OF ANTHEM CENTER, LLC - A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

**OWNER / DEVELOPER**  
ANTHEM CENTER, LLC  
126 W. SEGO LILY DRIVE, STE 275  
SANDY, UTAH 84070



**RECORD OF SURVEY**  
ROS NO.: S2023-10-0795  
COUNTY SURVEYOR REVIEWER: \_\_\_\_\_ DATE: \_\_\_\_\_

<p><b>SANDY</b> 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSINGENGM.COM</p>	<p><b>SHEET 1 OF 1</b></p> <p>PROJECT NUMBER: 4056</p> <p>MANAGER: BOM</p> <p>DRAWN BY: KFW</p> <p>CHECKED BY: PMH</p> <p>DATE: 2024-02-07</p>	<p><b>TABULATIONS</b></p> <p>1. TOTAL PLAT ACREAGE 9.499 ACRES</p> <p>2. TOTAL LOT ACREAGE 9.499 ACRES</p> <p>3. TOTAL ACREAGE IN STREETS 0 ACRES</p> <p>4. TOTAL ACREAGE IN OPEN SPACE 0 ACRES</p> <p>5. AVERAGE LOT SIZE 2.375 ACRES</p> <p>6. NUMBER OF LOTS 4</p>
	<p><b>CHECKED FOR ZONING</b></p> <p>ZONE: _____ DATE: _____</p> <p>AREA: _____ WIDTH: _____</p> <p>NAME: _____</p>	<p><b>PLANNING COMMISSION APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY HERRIMAN PLANNING COMMISSION.</p> <p>CHAIR, HERRIMAN PLANNING COMMISSION</p>

<p><b>SOUTH VALLEY SEWER DISTRICT</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY SOUTH VALLEY SEWER DISTRICT.</p> <p>SOUTH VALLEY SEWER DISTRICT MANAGER</p>	<p><b>HEALTH DEPARTMENT APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY HEALTH DEPARTMENT.</p> <p>DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p><b>CENTURYLINK COMMUNICATIONS</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY CENTURYLINK COMMUNICATIONS.</p> <p>CENTURYLINK COMMUNICATIONS</p>	<p><b>COMCAST</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY COMCAST.</p> <p>COMCAST</p>	<p><b>DOMINION ENERGY</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY DOMINION ENERGY.</p> <p>DOMINION ENERGY</p>	<p><b>ROCKY MOUNTAIN POWER</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY ROCKY MOUNTAIN POWER.</p> <p>ROCKY MOUNTAIN POWER</p>
<p><b>HERRIMAN CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>DATE _____ HERRIMAN CITY ENGINEER</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ 20__</p> <p>HERRIMAN CITY ATTORNEY</p>	<p><b>HERRIMAN CITY</b></p> <p>APPROVED THIS _____ DAY OF _____ 20__ BY HERRIMAN CITY.</p> <p>ATTEST: RECORDER PLANNING DIRECTOR</p>			

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