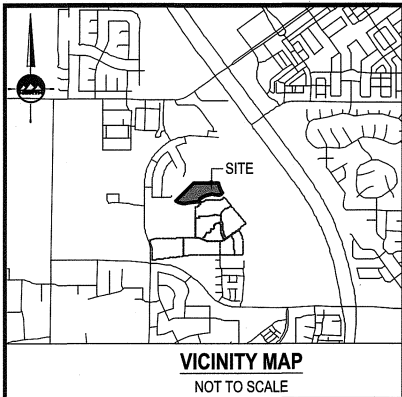


Attachment - C
Existing Plat



AUTUMN SKY TOWNHOMES PHASE 2B

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



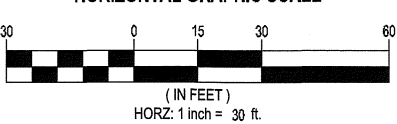
LINE TABLE					
LINE	BEARING	LENGTH			
L1	N0°03'17\"W	28.28'			
L2	S56°05'13\"W	10.01'			
L3	N56°05'13\"E	24.67'			
L4	N44°56'43\"E	13.76'			
L5	S44°56'43\"W	13.75'			
L6	N44°56'43\"E	12.70'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	80.00'	9.38'	6°43'14\"	N3°25'31\"E	9.38'
C2	80.00'	45.48'	32°34'10\"	N23°14'13\"E	44.87'
C3	80.00'	7.57'	5°25'25\"	N42°14'00\"E	7.57'

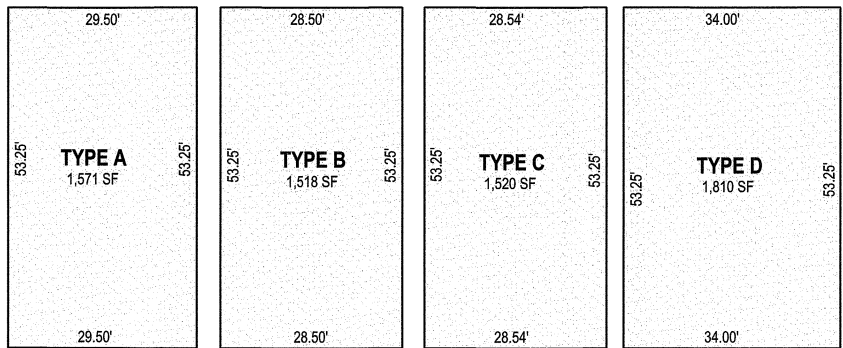
Dominion Energy Utah - Note:
Shallow Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, 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 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 Owners Dedication 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.

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-803(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.

HORIZONTAL GRAPHIC SCALE



DEVELOPER
AUTUMN SKY TOWNHOMES, LLC
5151 S. 900 E. STE. 250
SALT LAKE CITY, UTAH 84117
PHONE: 801.269.1508



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 6\"REBAR AND CAP, OR NAIL STAMPED \"ENSGN 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.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

BUILDING CORNERS			BUILDING CORNERS		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	13556.29	19484.76	15	13140.22	19144.68
2	13518.67	19522.45	16	13177.83	19106.99
3	13433.36	19437.30	17	13164.99	19088.52
4	13470.97	19399.61	18	13127.37	19126.21
5	13458.58	19387.24	19	13059.07	19058.04
6	13420.96	19424.93	20	13096.68	19020.35
7	13335.64	19339.77	21	13262.54	19362.18
8	13373.26	19302.08	22	13224.93	19399.87
9	13361.36	19290.21	23	13351.05	19450.52
10	13323.75	19327.90	24	13313.43	19488.20
11	13238.43	19424.74	25	13366.38	19465.11
12	13276.05	19205.05	26	13328.76	19502.80
13	13266.33	19195.32	27	13414.08	19587.96
14	13228.72	19233.01	28	13451.70	19550.27

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 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 Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Autumn Sky Townhomes Phase 2A Subdivision, recorded in the Office of the Salt Lake County Recorder, said point being South 89°52'44\"East 832.17 feet along the section line and North 2,630.28 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (said Southwest Corner of Section 25 being South 00°04'36\"West 5,285.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running
thence North 63°03'51\"West 85.69 feet;
thence North 44°55'04\"East 711.60 feet to the Southerly Right-of-Way Line of Balanced Rock Lane;
thence along said Southerly Right-of-Way Line of Balanced Rock Lane the following two (2) courses:
(1) Southeasterly 23.64 feet along the arc of a 375.00 foot radius curve to the left (center bears North 03°31'45\"East and the chord bears South 88°16'35\"East 23.63 feet with a central angle of 03°39'41\"");
(2) North 89°55'04\"East 13.62 feet to the Westerly Boundary Line of Autumn Sky Townhomes Phase 1 Subdivision, recorded January 16, 2018 as Entry No. 12697854 in Book 2018P at Page 22 in the Office of the Salt Lake County Recorder;
thence along said Westerly Boundary Line the following ten (10) courses:
(1) Southeasterly 17.47 feet along the arc of a 23.00 foot radius curve to the right (center bears South 45°24'59\"West and the chord bears South 21°49'09\"East 17.06 feet with a central angle of 43°31'44\"");
(2) South 02°36'31\"West 5.01 feet;
(3) South 00°13'54\"West 18.18 feet;
(4) Southwesterly 62.43 feet along the arc of a 80.00 foot radius curve to the right (center bears North 89°46'06\"West and the chord bears South 22°35'18\"West 60.86 feet with a central angle of 44°42'49\"");
(5) South 42°42'19\"East 40.03 feet;
(6) Northeasterly 26.81 feet along the arc of a 22.00 foot radius curve to the right (center bears South 45°03'17\"East and the chord bears North 73°51'40\"East 25.18 feet with a central angle of 69°49'54\"");
(7) South 69°13'23\"East 1.74 feet;
(8) Southeasterly 33.40 feet along the arc of a 128.50 foot radius curve to the left (center bears North 24°46'37\"East and the chord bears South 72°40'07\"East 33.30 feet with a central angle of 14°53'29\"");
(9) South 00°03'17\"East 71.44 feet;
(10) South 44°56'43\"West 76.78 feet to the Northern Boundary Line of said Autumn Sky Townhomes Phase 2A Subdivision;
thence along the Northern and Westerly Boundary Line of said Autumn Sky Townhomes Phase 2A Subdivision the following six (6) courses:
(1) South 49°27'36\"West 151.01 feet;
(2) South 86°05'33\"West 100.59 feet;
(3) South 89°56'43\"West 25.46 feet;
(4) South 44°56'43\"West 17.07 feet;
(5) North 45°03'17\"West 40.00 feet;
(6) South 44°56'43\"West 277.68 feet to the point of beginning.

Contains 99,643 Square Feet or 2.287 Acres and 27 Units

OCT. 5, 2020
DATE

PATRICK M. HARRIS
P.L.S. 286882



UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Herriman City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as \"PRIVATE STREETS, COMMON AREA & LIMITED COMMON AREA\" for construction and maintenance of approved public utilities and appurtenances together with right of access thereon.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat \"COMMON AREA\" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known 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

AUTUMN SKY TOWNHOMES PHASE 2B

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Code 10-2a-201 the owner hereby conveys the common area and private streets as indicated heron to the Autumn Sky Townhomes, LLC Association, Herriman Utah, 84106.
In witness whereof I / we have hereunto set our hand (s) this 6th day of November, A.D. 20 20.

By: James E. Arnold
Its: Manager, Autumn Sky Townhomes, LLC, dba Autumn Sky Townhomes, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
On the 6th day of November, A.D. 20 20, personally appeared before me Julie A. Mori,
Notary Public, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Manager of Autumn Sky Townhomes, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: July 1, 2020
Julie A. Mori
NOTARY PUBLIC
RESIDING IN Salt Lake



AUTUMN SKY TOWNHOMES PHASE 2B

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

RECORDED # 13565251

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Autumn Sky Townhomes LLC
DATE: 02/12/2021 TIME: 8:26 AM BOOK: 2021P PAGE: 044
8104.00 FEES
DEPUTY SALT LAKE COUNTY RECORDER



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0229
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.943.3999
CEAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.888.0883

SHEET 1 OF 1

PROJECT NUMBER: 597K
MANAGER: KJF
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 10/1/20

TABULATIONS

TOTAL PLAT ACREAGE 2.287 ACRES
TOTAL UNIT ACREAGE 1.013 ACRES
TOTAL ACREAGE IN STREETS 0.366 ACRES
TOTAL ACREAGE IN OPEN SPACE 0.459 ACRES
TOTAL ACREAGE LIMITED COMMON AREA 0.459 ACRES
NUMBER OF UNITS 27

CHECKED FOR ZONING

ZONE R-2-10 DATE: 11-23-20
AREA: - WIDTH: -
NAME: Byron MacDonald

PLANNING COMMISSION APPROVAL

APPROVED THIS 19 DAY OF November, 20 20, BY THE HERRIMAN PLANNING COMMISSION.
Chad G.
CHAIR, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS 24th DAY OF November, 20 20, BY THE HERRIMAN CITY MUNICIPAL WATER.
John E. H.
HERRIMAN CITY

HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
11/25/2020 MRS.
DATE HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 1st DAY OF DEC., 20 20.
Chad G.
HERRIMAN CITY ATTORNEY

HERRIMAN CITY

APPROVED THIS 16th DAY OF DECEMBER, 20 20, BY THE HERRIMAN CITY.
John E. H.
HERRIMAN CITY