

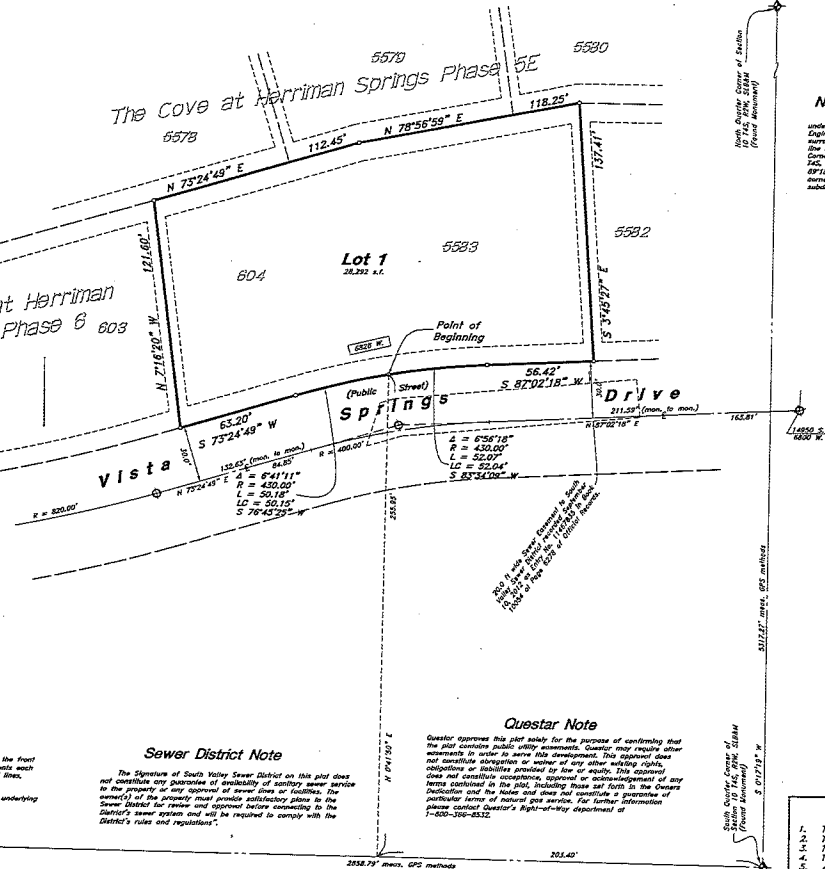
# Balfour Subdivision

All of Lot 5583, The Cove at Herriman Springs Phase 5E and all of Lot 604, The Cove at Herriman Springs Phase 6  
A part of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15,  
Township 4 South, Range 2 West, SLB&M, U.S. Survey  
Herriman City, Salt Lake County, Utah

**LEGEND**  
  
Existing Roadway Location  
 Existing Street Light  
 Monument to be set  
 Existing Monument  
 Property Line  
 Easement Line  
 Center Line  
 Street Address

The Cove at Herriman  
Springs Phase 6 603

The Cove at Herriman Springs Phase 5E



## Narrative & Bearing Base

This plat of dedication honors the previous surveying survey control by Great Basin Engineering-South to the Fall of 2004 and the previously recorded subdivision plat, a Subdivision on the Northern Line of Vista Springs Drive as it exists at 30.00 foot width, located 203.40 feet North 89°18'10" West along the Section Line and 255.53 feet North 74°15'00" East from the South Quarter Corner of said Section 10; and running thence along said Northern Line the following two courses: Southwesterly along the arc of a 430.00 foot radius curve to the left a distance of 50.18 feet (Center bears South 75°40'00" East, Central Angle equals 6°41'11" and Long Chord bears South 70°45'35" West 50.15 feet) to a point of tangency; and South 73°24'49" West 63.20 feet to the Southeast Corner of Lot 605, The Cove of Herriman Springs Phase 5E; thence North 73°24'49" East 112.45 feet along said South Line; thence North 70°56'29" East 118.55 feet along the Southern Line of Lots 5579 and 5580, The Cove of Herriman Springs Phase 5E; thence South 74°55'27" East 157.41 feet along the West Line of said Lot 5582 to the Northern Line of said Vista Springs Drive; thence along said Northern Line the following two courses: South 87°02'18" West 56.42 feet to a point of tangency; and Southwesterly along the arc of a 430.00 foot radius curve to the left a distance of 52.07 feet (Central Angle equals 6°58'18" and Long Chord bears South 63°34'09" West 52.04 feet) to the point of beginning.

## Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land from two Lots into one lot, hereafter to be known as Balfour Subdivision, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Signed this 16<sup>th</sup> day of December, 2013



## Description

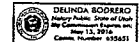
All of Lot 5583, The Cove at Herriman Springs Phase 5E, and all of Lot 604, The Cove at Herriman Springs Phase 6 located within the Southwest Quarter of Section 10, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah;

Beginning at the Northwest Corner of The Cove at Herriman Springs Phase C1 Subdivision, on the Northern Line of Vista Springs Drive as it exists at 30.00 foot width, located 203.40 feet North 89°18'10" West along the Section Line and 255.53 feet North 74°15'00" East from the South Quarter Corner of said Section 10; and running thence along said Northern Line the following two courses: Southwesterly along the arc of a 430.00 foot radius curve to the left a distance of 50.18 feet (Center bears South 75°40'00" East, Central Angle equals 6°41'11" and Long Chord bears South 70°45'35" West 50.15 feet) to a point of tangency; and South 73°24'49" West 63.20 feet to the Southeast Corner of Lot 605, The Cove of Herriman Springs Phase 5E; thence North 73°24'49" East 112.45 feet along said South Line; thence North 70°56'29" East 118.55 feet along the Southern Line of Lots 5579 and 5580, The Cove of Herriman Springs Phase 5E; thence South 74°55'27" East 157.41 feet along the West Line of said Lot 5582 to the Northern Line of said Vista Springs Drive; thence along said Northern Line the following two courses: South 87°02'18" West 56.42 feet to a point of tangency; and Southwesterly along the arc of a 430.00 foot radius curve to the left a distance of 52.07 feet (Central Angle equals 6°58'18" and Long Chord bears South 63°34'09" West 52.04 feet) to the point of beginning.

Contains 20,292 sq. ft. or 0.449 acre 1 Lot

STATE OF UTAH )  
COUNTY OF ) ss.

On the 20 day of February, 2014 personally appeared before me DAVID J. BALFOUR and LAURA F. BALFOUR, as Trustees of the DAVID J. AND LAURA F. BALFOUR TRUST under trust instrument dated March 6, 2002, who acknowledged to me that they executed it in each capacity with authority to do so.



Delinda Bognardo  
NOTARY PUBLIC

## Owner's Dedication

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into one lot as shown on the plat and name said tract Balfour Subdivision and do hereby grant and dedicate a perpetual right and easement over, upon same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, surface drainage, whichever is applicable as may be authorized by Herriman City, with no buildings or structures being erected within such easements.

Signed this 24 day of January, 2014

David Balfour

Laura F. Balfour

## Acknowledgment

State of Utah  
County of Salt Lake

On the 24 day of January, 2014, personally appeared before me, David Balfour, the signer of the above instrument, who acknowledged to me that he executed the same.



David Balfour  
Notary Public

## Balfour Subdivision

All of Lot 5583, The Cove at Herriman Springs Phase 5E and all of Lot 604, The Cove at Herriman Springs Phase 6, a part of the Southwest Quarter of Section 10, Township 4 South, Range 2 West, SLB&M, U.S. Survey in Salt Lake County, Utah

**Health Department**  
Approved this 15 day of January, A.D. 2014 by Health Department.  
Chris Adams  
Health Salt Lake County Health Department

**Comcast**  
Approved this 12 day of January, A.D. 2014 by Comcast.  
Wade Hawley  
Comcast

**CenturyLink Communications**  
Approved this 12 day of January, A.D. 2014 by CenturyLink Communications.  
[Signature]  
CenturyLink Communications

**Rocky Mountain Power**  
Approved this 12 day of January, A.D. 2014 by Rocky Mountain Power.  
[Signature]  
Rocky Mountain Power

**South Valley Sewer District**  
Approved this 12 day of January, A.D. 2014 by South Valley Sewer District.  
[Signature]  
South Valley Sewer District

**Questar Gas**  
Approved this 12 day of January, A.D. 2014 by Questar Gas.  
[Signature]  
Questar Gas

**Checked for Zoning**  
Zone: FR-1 Date: 2-11-14  
Aver: [Signature]  
Name: Bryan [Signature]

**Herriman City Planning Commission**  
Approved this 27 day of February, A.D. 2014 by the Herriman City Planning Commission.  
[Signature]  
Chair, Herriman Planning Commission

**Herriman City Municipal Water**  
Approved this 12 day of January, A.D. 2014 by Herriman City Municipal Water.  
[Signature]  
Herriman City

**Herriman City Engineer**  
I hereby certify that this office has examined this plat and it is correct in accordance with information of file in this office.  
2-10-2014  
[Signature]  
Herriman City Engineer

**Approval As To Form**  
Approved as to form this 20 day of February, A.D. 2014  
[Signature]  
Herriman City Attorney



**Herriman City**  
Approved this 27 day of February, A.D. 2014 by Herriman City.  
[Signature]  
Herriman City

**Salt Lake County Recorder**  
Recorded # 11829282  
Date: 2-11-14  
[Signature]  
Salt Lake County Recorder

32-10-32 32-10-381-004 § 012