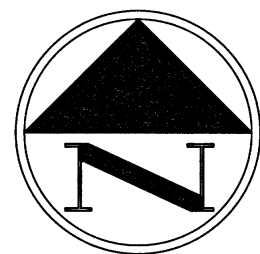


A FINAL PLAT FOR
SOUTH HILLS POD 4 SUBDIVISION, PHASE 1

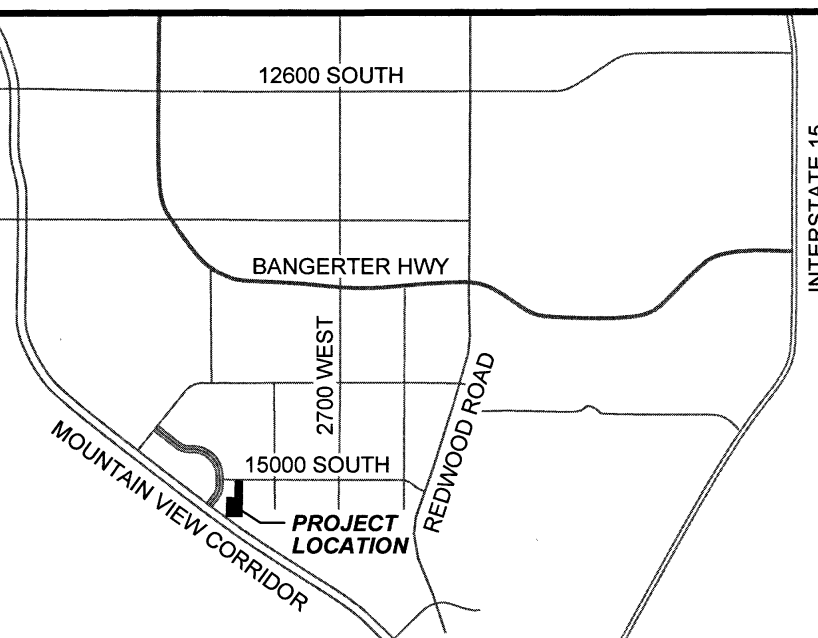
LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH



GRAPHIC SCALE



VICINITY MAP



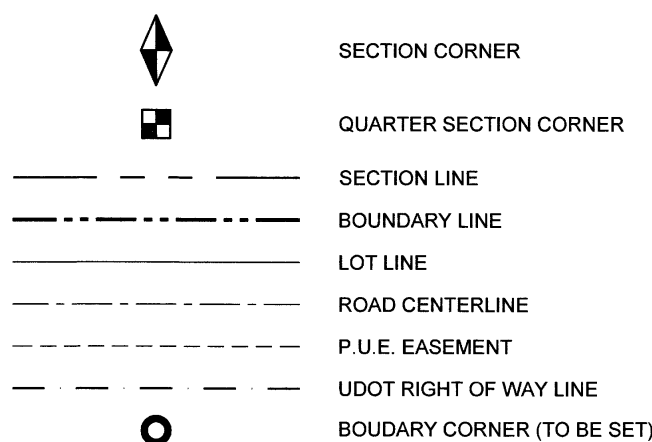
BENCHMARK DESCRIPTION:

WEST QUARTER OF SECTION 8, T4S, R1W, SLB&M
COUNTY ELEVATION (RTK) = 4791.82'
INFINITY ELEVATION = 4792.40'

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 89°25'56" EAST
BETWEEN THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP
4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND THE
NORTHEAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

LEGEND



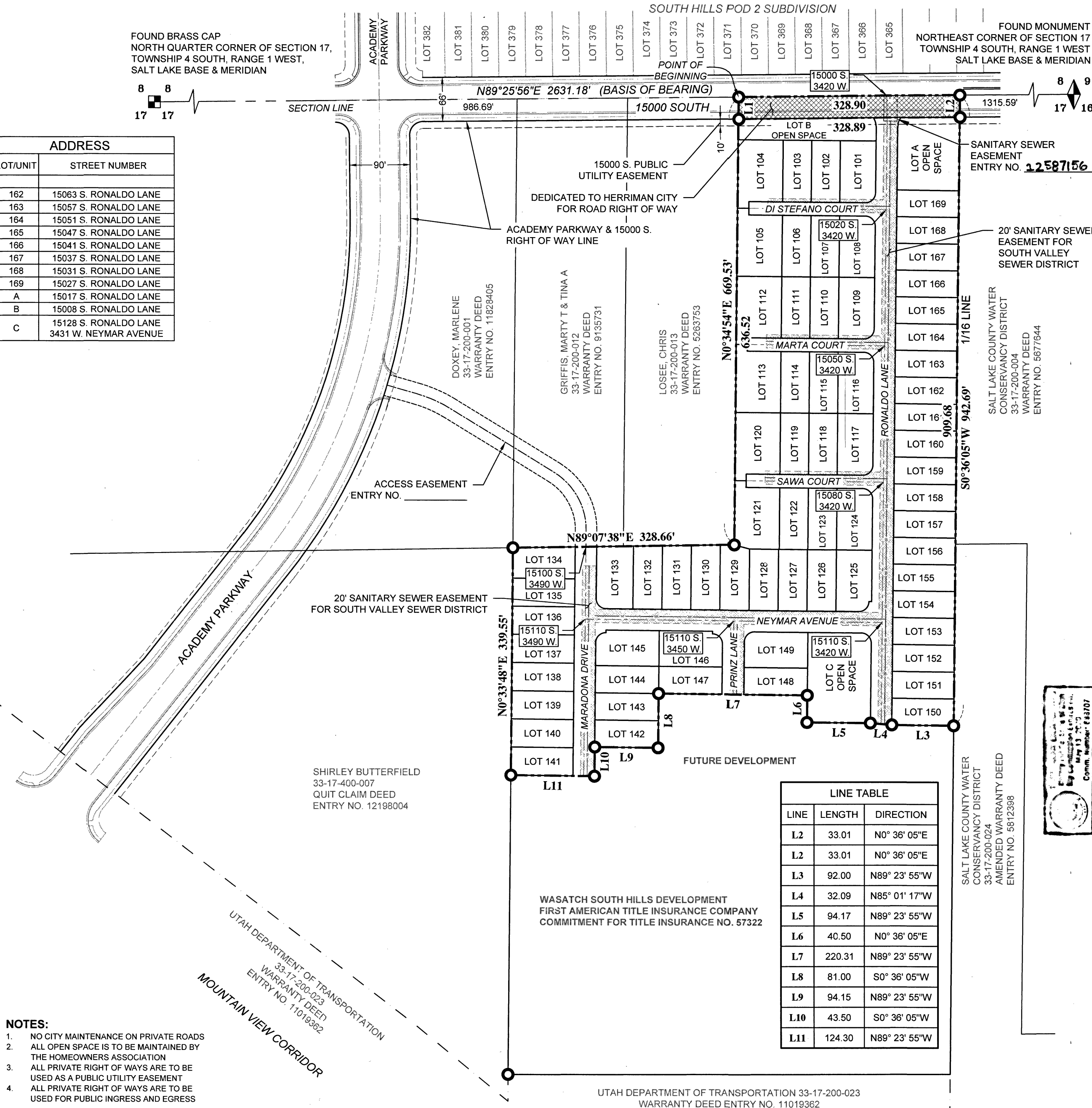
CITY ZONING - R-2-15

TABULATIONS:

1. TOTAL PLAT ACREAGE	9.16 ACRES
2. TOTAL LOT ACREAGE	6.67 ACRES
3. TOTAL ACREAGE IN STREETS	1.57 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0.67 ACRES
5. TOTAL ACREAGE DEDICATED	0.25 ACRES
6. AVERAGE LOT SIZE	0.097 ACRES
7. RESIDENTIAL LOTS	69 LOTS

LOT/UNIT	STREET NUMBER
101	3424 W. DI STEFANO COURT 15016 S. RONALDO LANE
102	3432 W. DI STEFANO COURT
103	3438 W. DI STEFANO COURT
104	3442 W. DI STEFANO COURT
105	3441 W. DI STEFANO COURT
106	3437 W. DI STEFANO COURT
107	3431 W. DI STEFANO COURT
108	3423 W. DI STEFANO COURT 15032 S. RONALDO LANE
109	3426 MARTA COURT 15044 S. RONALDO LANE
110	3434 W. MARTA COURT
111	3442 W. MARTA COURT
112	3448 W. MARTA COURT
113	3443 W. MARTA COURT
114	3439 W. MARTA COURT
115	3433 W. MARTA COURT
116	3427 W. MARTA COURT 15062 S. RONALDO LANE
117	3428 W. SAWA COURT 15074 S. RONALDO LANE
118	3436 W. SAWA COURT
119	3444 W. SAWA COURT
120	3446 W. SAWA COURT
121	3447 W. SAWA COURT
122	3441 W. SAWA COURT
123	3437 W. SAWA COURT
124	3427 W. SAWA COURT 15092 S. RONALDO LANE
125	3422 W. NEYMAR AVENUE 15107 S. RONALDO LANE
126	3434 W. NEYMAR AVENUE
127	3442 W. NEYMAR AVENUE
128	3448 W. NEYMAR AVENUE
129	3454 W. NEYMAR AVENUE
130	3462 W. NEYMAR AVENUE
131	3468 W. NEYMAR AVENUE
132	3474 W. NEYMAR AVENUE
133	3482 W. NEYMAR AVENUE 15103 S. MARADONA DRIVE
134	15102 S. MARADONA DRIVE
135	15108 S. MARADONA DRIVE
136	15112 S. MARADONA DRIVE
137	15118 S. MARADONA DRIVE
138	15126 S. MARADONA DRIVE
139	15132 S. MARADONA DRIVE
140	15138 S. MARADONA DRIVE
141	15142 S. MARADONA DRIVE
142	15137 S. MARADONA DRIVE
143	15133 S. MARADONA DRIVE
144	15127 S. MARADONA DRIVE
145	15119 S. MARADONA DRIVE 3477 W. NEYMAR AVENUE
146	15118 S. PRINZ DRIVE 3463 W. NEYMAR AVENUE
147	15122 S. PRINZ DRIVE
148	15123 S. PRINZ DRIVE
149	15117 S. PRINZ DRIVE 3443 W. NEYMAR AVENUE
150	15131 S. RONALDO LANE
151	15127 S. RONALDO LANE
152	15123 S. RONALDO LANE
153	15117 S. RONALDO LANE
154	15111 S. RONALDO LANE
155	15103 S. RONALDO LANE
156	15097 S. RONALDO LANE
157	15093 S. RONALDO LANE
158	15087 S. RONALDO LANE
159	15081 S. RONALDO LANE
160	15077 S. RONALDO LANE
161	15071 S. RONALDO LANE

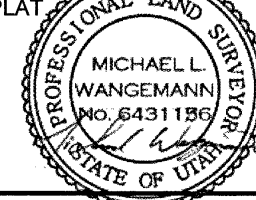
LOT/UNIT	STREET NUMBER
162	15083 S. RONALDO LANE
163	15057 S. RONALDO LANE
164	15051 S. RONALDO LANE
165	15047 S. RONALDO LANE
166	15041 S. RONALDO LANE
167	15037 S. RONALDO LANE
168	15031 S. RONALDO LANE
169	15027 S. RONALDO LANE
A	15017 S. RONALDO LANE
B	15008 S. RONALDO LANE
C	15128 S. RONALDO LANE 3431 W. NEYMAR AVENUE



- NOTES:**
- NO CITY MAINTENANCE ON PRIVATE ROADS
 - ALL OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 - ALL PRIVATE RIGHT OF WAYS ARE TO BE USED AS A PUBLIC UTILITY EASEMENT
 - ALL PRIVATE RIGHT OF WAYS ARE TO BE USED FOR PUBLIC INGRESS AND EGRESS

SURVEYOR'S CERTIFICATE

I, MICHAEL WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS SOUTH HILLS POD 4 SUBDIVISION, PHASE 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



ORIGINAL BOUNDARY DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 57322
ISSUED BY LANDMARK TITLE COMPANY UNDER ORDER NO. 57322:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°10'51" WEST ALONG THE LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 1316 FEET, MORE OR LESS TO THE EAST SIXTEENTH CORNER OF SAID SECTIONS 8 AND 17 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE RUNNING SOUTH 0°36'05" WEST, A DISTANCE OF 1462.69 FEET TO THE NORTH SIDELINE OF MOUNTAIN VIEW CORRIDOR; THENCE SOUTH 89°53'52" WEST ALONG SAID CORRIDOR SIDELINE, A DISTANCE OF 666.68 FEET; THENCE NORTH 0°33'48" EAST A DISTANCE OF 786.06 FEET; THENCE NORTH 89°07'38" EAST A DISTANCE OF 328.66 FEET; THENCE NORTH 0°34'54" EAST, A DISTANCE OF 899.53 FEET MORE OR LESS TO THE LINE COMMON WITH SAID SECTIONS 8 AND 17; THENCE NORTH 89°25'56" EAST ALONG SAID LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 328.90 FEET TO THE POINT OF BEGINNING.

NEW BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°25'56" EAST ALONG THE NORTH SECTION LINE OF SECTION 17, 986.69 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°25'56" EAST 328.90 FEET; THENCE SOUTH 0°36'05" WEST 942.69 FEET; THENCE NORTH 89°23'55" WEST 92.00 FEET; THENCE NORTH 89°01'17" WEST 32.09 FEET; THENCE NORTH 89°23'55" WEST 94.17 FEET; THENCE NORTH 0°36'05" EAST 40.50 FEET; THENCE NORTH 89°23'55" WEST 220.31 FEET; THENCE SOUTH 0°36'05" WEST 81.00 FEET; THENCE NORTH 89°23'55" WEST 94.15 FEET; THENCE SOUTH 0°36'05" WEST 43.50 FEET; THENCE NORTH 89°23'55" WEST 124.30 FEET; THENCE NORTH 0°33'48" EAST 339.55 FEET; THENCE NORTH 89°07'38" EAST 328.66 FEET; THENCE NORTH 0°34'54" EAST 669.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 398,864.90 SQ/FT OR 9.16 ACRES AND 69 RESIDENTIAL LOTS

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

SOUTH HILLS POD 4 SUBDIVISION, PHASE 1

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 HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF August, A.D. 2017.

ACKNOWLEDGEMENT

STATE OF UTAH : S.S.
COUNTY OF SALT LAKE
ON THE 2nd DAY OF August, A.D. 2017, PERSONALLY APPEARED BEFORE ME John Lindsey, THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME, and he is a member with management authority of Wasatch South Hills Development Co., LLC, a Utah limited liability company and is authorized to execute the foregoing Agreement in its behalf.

SOUTH HILLS DESIGN REVIEW COMMITTEE

SOUTH HILLS DESIGN REVIEW COMMITTEE ASSURES THAT THIS PLAT CONFORMS TO SOUTH HILLS RESIDENTIAL TECHNICAL GUIDELINES. APPROVED THIS 2nd DAY OF August, A.D. 2017.

CHAIRMAN



3940 Traverse Mountain Blvd, Suite 201
Lehi, Utah 84043 • Tel: 801.541.3040

DATE: 4/20/17
DRAWN: RL
CHECKED: MW

SHEET
1 OF 2

SOUTH HILLS POD 4 SUBDIVISION, PHASE 1

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH

RECORD # 12589644

STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
DATE 08/03/2017 TIME 2:19 PM BOOK 2017P PAGE 199

132.00
FEE \$
DEPUTY
SALT LAKE COUNTY RECORDER

HEALTH DEPARTMENT

APPROVED THIS 2nd DAY OF August
A.D. 2017 BY HEALTH DEPARTMENT
Rick Sedberry
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

COMCAST

APPROVED THIS 24th DAY OF April
A.D. 2017 BY COMCAST
COMCAST

CENTURY LINK COMMUNICATION

APPROVED THIS 24th DAY OF April
A.D. 2017 BY CENTURY LINK COMMUNICATIONS
CENTURY LINK COMMUNICATIONS

ROCKY MOUNTAIN POWER

APPROVED THIS 21st DAY OF April
A.D. 2017 BY ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER

QUESTAR GAS

APPROVED THIS 24th DAY OF April
A.D. 2017 BY QUESTAR GAS
QUESTAR GAS

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 1st DAY OF August
A.D. 2017 BY S.V.S.D.
S.V.S.D.

CHECKED FOR ZONING

ZONE: DATE: 5-4-17
AREA: WIDTH:
NAME: bupn y

PLANNING COMMISSION

APPROVED THIS 4th DAY OF May A.D.
2017 BY HERRIMAN PLANNING COMMISSION
CHAIRMAN, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS 4th DAY OF May A.D. 2017
BY HERRIMAN CITY MUNICIPAL WATER
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
8/2/17
DATE
HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS
2nd DAY OF Aug. A.D. 2017
HERRIMAN CITY ATTORNEY

HERRIMAN CITY

APPROVED THIS 2nd DAY OF Aug. A.D. 2017
BY HERRIMAN CITY
MAYOR

33-17-21

33-17-200-011, -022

\$132.00

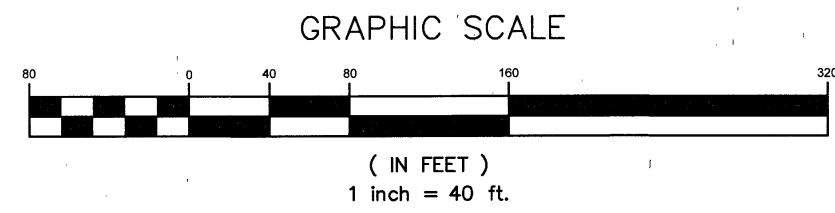
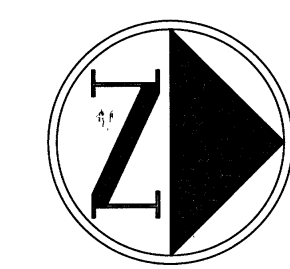
2017P-199

A FINAL PLAT FOR
SOUTH HILLS POD 4 SUBDIVISION, PHASE 1
LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH

DOXEY, MARLENE
33-17-200-001
WARRANTY DEED
ENTRY NO. 11828405

GRIFFIS, MARTY T & TINA A
33-17-200-012
WARRANTY DEED
ENTRY NO. 9135731

LOSEE, CHRIS
33-17-200-013
WARRANTY DEED
ENTRY NO. 5263753



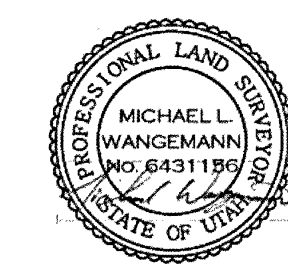
FOUND BRASS CAP
NORTH QUARTER CORNER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

SANITARY SEWER LINE TABLE

LINE	LENGTH	DIRECTION
S1	901.71	N0° 36' 05"E
S2	181.00	S89° 23' 55"E
S3	181.00	S89° 23' 55"E
S4	181.00	S89° 23' 55"E
S5	430.63	N89° 23' 55"W
S6	104.50	N0° 36' 05"E
S7	314.00	N0° 36' 05"E

LINE TABLE

LINE	LENGTH	DIRECTION
L1	33.01	N0° 34' 54"E
L2	33.01	N0° 36' 05"E
L3	5.18	N7° 21' 18"W
L5	10.00	N0° 36' 05"E
L6	16.77	S89° 25' 06"E
L7	10.00	N0° 36' 05"E
L8	10.00	N0° 36' 05"E
L9	16.70	N89° 25' 06"W
L10	10.00	N0° 36' 05"E
L11	10.00	N0° 36' 05"E
L12	16.63	N89° 25' 06"W
L13	10.00	N0° 36' 05"E
L14	43.00	S89° 23' 55"E
L15	1.00	S89° 23' 55"E
L16	44.00	S89° 23' 55"E
L17	42.00	S89° 23' 55"E
L18	0.50	S89° 23' 55"E
L19	42.50	S89° 23' 55"E
L20	43.00	S89° 23' 55"E
L21	4.00	S89° 23' 55"E
L22	4.00	S0° 36' 05"W
L23	4.00	S0° 36' 05"W



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- 15000 S. PUBLIC UTILITY EASEMENT
- UDOT RIGHT OF WAY LINE
- BOUNDARY CORNER (TO BE SET)
- LOT CORNER (TO BE SET)
- DEDICATED TO HERRIMAN CITY FOR ROAD RIGHT OF WAY
- 20' SANITARY SEWER EASEMENT FOR SOUTH VALLEY SEWER DISTRICT

infinity
CONSULTANTS
3940 Traverse Mountain Blvd, Suite 201
Lehi, Utah 84043 • Tel: 801.541.3040

DATE: 4/20/17
DRAWN: RL
CHECKED: MW
SHEET 2 OF 2

SOUTH HILLS POD 4 SUBDIVISION, PHASE 1
LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH

RECORD # 12589644
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
DATE 04/23/2017 TIME 2:19 PM BOOK 2017-P PAGE 199

\$132.00
FEE \$
SALT LAKE COUNTY RECORDER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	2.04'	100.00'	1°10'09"	1.02'	2.04'	S0°10'00"W
C2	10.59'	22.50'	28°57'42"	5.39'	10.49'	N20°50'09"W
C3	11.32'	18.50'	35°03'04"	5.84'	11.14'	N24°24'48"E
C4	23.56'	15.00'	90°00'00"	15.00'	21.21'	N45°36'05"E
C5	23.56'	15.00'	90°00'00"	15.00'	21.21'	N44°23'55"E
C6	23.56'	15.00'	90°00'00"	15.00'	21.21'	N45°36'06"E
C7	23.56'	15.00'	90°00'00"	15.00'	21.21'	N44°23'55"W
C8	23.56'	15.00'	90°00'00"	15.00'	21.21'	N45°36'06"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C9	23.56'	15.00'	90°00'00"	15.00'	21.21'	N44°23'55"W
C10	23.56'	15.00'	90°00'00"	15.00'	21.21'	N45°36'05"E
C11	23.56'	15.00'	90°00'00"	15.00'	21.21'	S44°23'55"E
C12	23.56'	15.00'	90°00'00"	15.00'	21.21'	S45°36'05"W
C13	23.56'	15.00'	90°00'00"	15.00'	21.21'	S44°23'55"E
C14	23.56'	15.00'	90°00'00"	15.00'	21.21'	S45°36'05"W
C15	23.56'	15.00'	90°00'00"	15.00'	21.21'	N44°23'55"W

NOTES:
1. NO CITY MAINTENANCE ON PRIVATE ROADS
2. ALL OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
3. ALL PRIVATE RIGHT OF WAYS ARE TO BE USED AS A PUBLIC UTILITY EASEMENT
4. ALL PRIVATE RIGHT OF WAYS ARE TO BE USED FOR PUBLIC INGRESS AND EGRESS