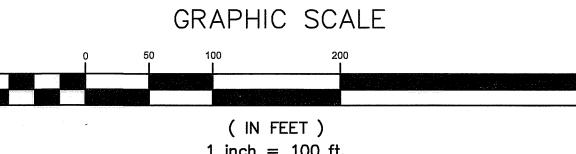


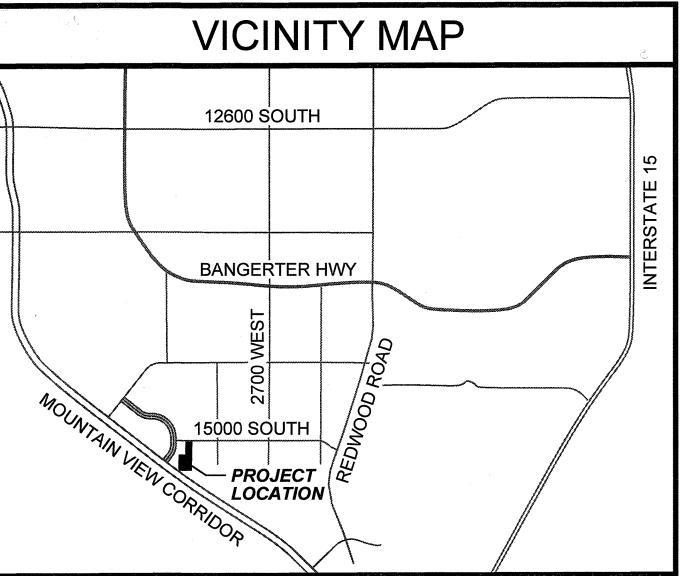
**A FINAL PLAT FOR
SOUTH HILLS POD 4 SUBDIVISION, PHASE 2**

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
(IN FEET)
1 inch = 100 ft.

VICINITY MAP



12800 SOUTH
BANGERTER HWY
INTERSTATE 15
15000 SOUTH
PROJECT LOCATION
MOUNTAIN VIEW CORRIDOR

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 88°25'56" EAST
BETWEEN THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP
4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND THE
NORTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

LEGEND

SECTION CORNER
QUARTER SECTION CORNER
SECTION LINE
BOUNDARY LINE
LOT LINE
ROAD CENTERLINE
ACADEMY PARKWAY P.U.E. EASEMENT
BOUDARY CORNER (TO BE SET)

CITY ZONING - R-2-15

TABULATIONS:

1. TOTAL PLAT ACREAGE	7.81 ACRES
2. TOTAL LOT ACREAGE	6.43 ACRES
3. TOTAL ACREAGE IN STREETS	1.21 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0.67 ACRES
5. AVERAGE LOT SIZE	0.0000 ACRES
6. RESIDENTIAL LOTS	68 LOTS
7. TRANSITIONAL PARCEL (LOT D)	0.17 ACRES

HEALTH DEPARTMENT
APPROVED THIS 14 DAY OF January
A.D. 2019 BY HEALTH DEPARTMENT
Don Stu
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING
ZONE: 14-4-1
AREA: 14-4-1
NAME: John M. Stu

COMCAST
APPROVED THIS 24 DAY OF Jan
A.D. 2019 BY COMCAST
E. Vald
COMCAST

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

CENTURY LINK COMMUNICATION
APPROVED THIS 24 DAY OF Feb, A.D.
2019 BY CENTURY LINK COMMUNICATIONS
Bob mbc
CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS 17 DAY OF May, A.D. 2017
BY HERRIMAN CITY MUNICIPAL WATER
John Smith
HERRIMAN CITY

ROCKY MOUNTAIN POWER
APPROVED THIS 21 DAY OF April, A.D. 2019 BY ROCKY MOUNTAIN POWER
Bob mbc
ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND CORROBORATE IN CONFORMITY WITH
INFORMATION ON FILE IN THIS OFFICE
1-17-19 *John Smith*
HERRIMAN CITY ENGINEER

QUESTAR GAS
APPROVED THIS 24 DAY OF April, A.D. 2019 BY QUESTAR GAS
John Sanders
QUESTAR GAS

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14 DAY OF Jan, A.D. 2019
BY HERRIMAN CITY ATTORNEY
John Sanders
HERRIMAN CITY ATTORNEY

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 11 DAY OF January, A.D. 2019 BY S.V.D.
John Sanders
S.V.D.

RECORD # 1292-6601
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
DATE 1/30/19 TIME 3:18PM BOOK 2019P PAGE 47
John Lindsey
FEE \$ 1130.00
SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE
I, MICHAEL WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 643156, 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, HEREAFTER TO BE KNOWN AS SOUTH HILLS POD 4 SUBDIVISION, PHASE 2 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Michael W. Wangemann
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
C.R. NO. 643156

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 SECTION 17, A DISTANCE OF 1010.82 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH 0°38'05" WEST, A DISTANCE OF 462.69 FEET TO THE NORTH SECTION LINE OF MOUNTAIN VIEW CORRIDOR; THENCE SOUTH 89°10'51" WEST ALONG SAID CORRIDOR SIDELINE, A DISTANCE OF 658.89 FEET; THENCE NORTH 0°33'48" EAST A DISTANCE OF 786.06 FEET; THENCE NORTH 89°7'30" EAST A DISTANCE OF 328.66 FEET; THENCE NORTH 0°34'54" EAST, A DISTANCE OF 669.33 FEET MORE OR LESS TO THE LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 328.80 FEET TO THE POINT OF BEGINNING.

NEW BOUNDARY DESCRIPTION
BEGINNING AT A POINT THAT IS NORTH 89°25'56" EAST ALONG THE NORTH SECTION LINE OF SECTION 17, A DISTANCE OF 657.86 FEET FROM THE NORTHEAST CORNER, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 17, A DISTANCE OF 1010.82 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17, A DISTANCE OF 1010.82 FEET FROM THE NORTHEAST CORNER, SECTION 17, TOWNSHIP 4 SOUTH 0°38'05" WEST, A DISTANCE OF 462.69 FEET TO THE NORTH SECTION LINE OF MOUNTAIN VIEW CORRIDOR; THENCE SOUTH 89°10'51" WEST ALONG SAID CORRIDOR SIDELINE, A DISTANCE OF 658.89 FEET; THENCE NORTH 0°33'48" EAST A DISTANCE OF 786.06 FEET; THENCE NORTH 89°7'30" EAST A DISTANCE OF 328.66 FEET; THENCE NORTH 0°34'54" EAST, A DISTANCE OF 669.33 FEET MORE OR LESS TO THE LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 328.80 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION
KNOWN ALL MEN BY THESE PRESENTS THAT *John Lindsey*, THE
President, 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 2

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, THE UNDERSIGNED HAVE HEREUNTO SET THIS 24 DAY
OF January, A.D. 2019.

John Lindsey

ACKNOWLEDGEMENT
STATE OF UTAH : S.S.
COUNTY OF SALT LAKE :
ON THE 24 DAY OF January, A.D. 2019, PERSONALLY APPEARED BEFORE ME
Shirley A. Parker THE SIGNER OF THE ABOVE INSTRUMENT, WHO
DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME
Shirley A. Parker
NOTARY PUBLIC Comm No. 690220
RESIDING AT: 3940 Traverse Mountain Blvd, Suite 201
EXPIRES JUN 28, 2020

SOUTH HILLS DESIGN REVIEW COMMITTEE
SOUTH HILLS DESIGN REVIEW COMMITTEE ASSURES THAT THIS PLAT CONFORMS TO SOUTH HILLS
RESIDENTIAL TECHNICAL GUIDELINES APPROVED THIS 4 DAY OF January, A.D. 2019

John Lindsey
CHAIRMAN

infinity CONSULTANTS
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 2
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 # 1292-6601
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF
DATE 1/30/19 TIME 3:18PM BOOK 2019P PAGE 47
John Lindsey
FEE \$ 1130.00
SALT LAKE COUNTY RECORDER

33-17-21, S 130.00 33-17-200-027