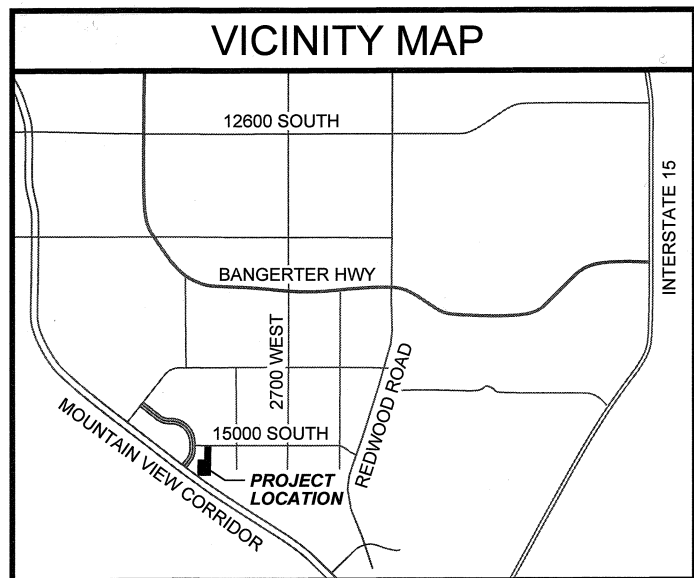
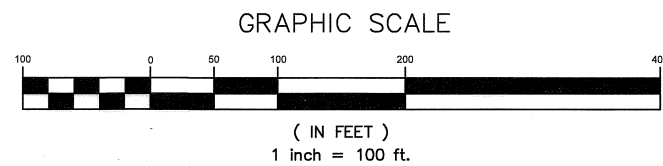
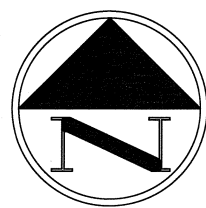


A FINAL PLAT FOR  
**SOUTH HILLS POD 4 SUBDIVISION, PHASE 2**

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



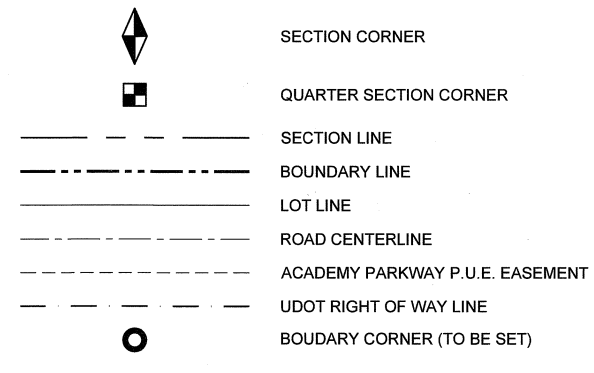
**BENCHMARK DESCRIPTION:**

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	7.81 ACRES
2. TOTAL LOT ACREAGE	6.43 ACRES
3. TOTAL ACREAGE IN STREETS	1.21 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0.17 ACRES
4. AVERAGE LOT SIZE	0.095 ACRES
5. RESIDENTIAL LOTS	68 LOTS
6. Transitional Parcel (Lot D)	0.17 acres

**HEALTH DEPARTMENT**  
APPROVED THIS 14 DAY OF January  
A.D. 20 19 BY HEALTH DEPARTMENT  
*Don Williams*  
DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

**CHECKED FOR ZONING**  
ZONE: DATE: 5-4-17  
AREA: WIDTH:  
NAME: *buysen*

**COMCAST**  
APPROVED THIS 24 DAY OF April  
A.D. 20 17 BY COMCAST  
*E. Valdez*  
COMCAST

**PLANNING COMMISSION**  
APPROVED THIS 4 DAY OF May A.D. 20 17 BY HERRIMAN PLANNING COMMISSION  
*David Smith*  
CHAIRMAN, HERRIMAN PLANNING COMMISSION

**CENTURY LINK COMMUNICATION**  
APPROVED THIS 24 DAY OF April  
A.D. 20 17 BY CENTURY LINK COMMUNICATIONS  
*Ed Miller*  
CENTURY LINK COMMUNICATIONS

**HERRIMAN CITY MUNICIPAL WATER**  
APPROVED THIS 17 DAY OF May A.D. 20 17 BY HERRIMAN CITY MUNICIPAL WATER  
*Michael Hefley*  
HERRIMAN CITY

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 21 DAY OF April  
A.D. 20 17 BY ROCKY MOUNTAIN POWER  
*Scott Decker*  
ROCKY MOUNTAIN POWER

**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  
1-17-19 *Paul Jensen*  
DATE HERRIMAN CITY ENGINEER

**QUESTAR GAS**  
APPROVED THIS 29 DAY OF April  
A.D. 20 17 BY QUESTAR GAS  
*James Sanderson*  
QUESTAR GAS

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS  
DAY OF Jan A.D. 20 19  
*Michael Hefley*  
HERRIMAN CITY ATTORNEY

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS 11 DAY OF January  
A.D. 20 19 BY S.V.S.D.  
*Michael Hefley*  
S.V.S.D.

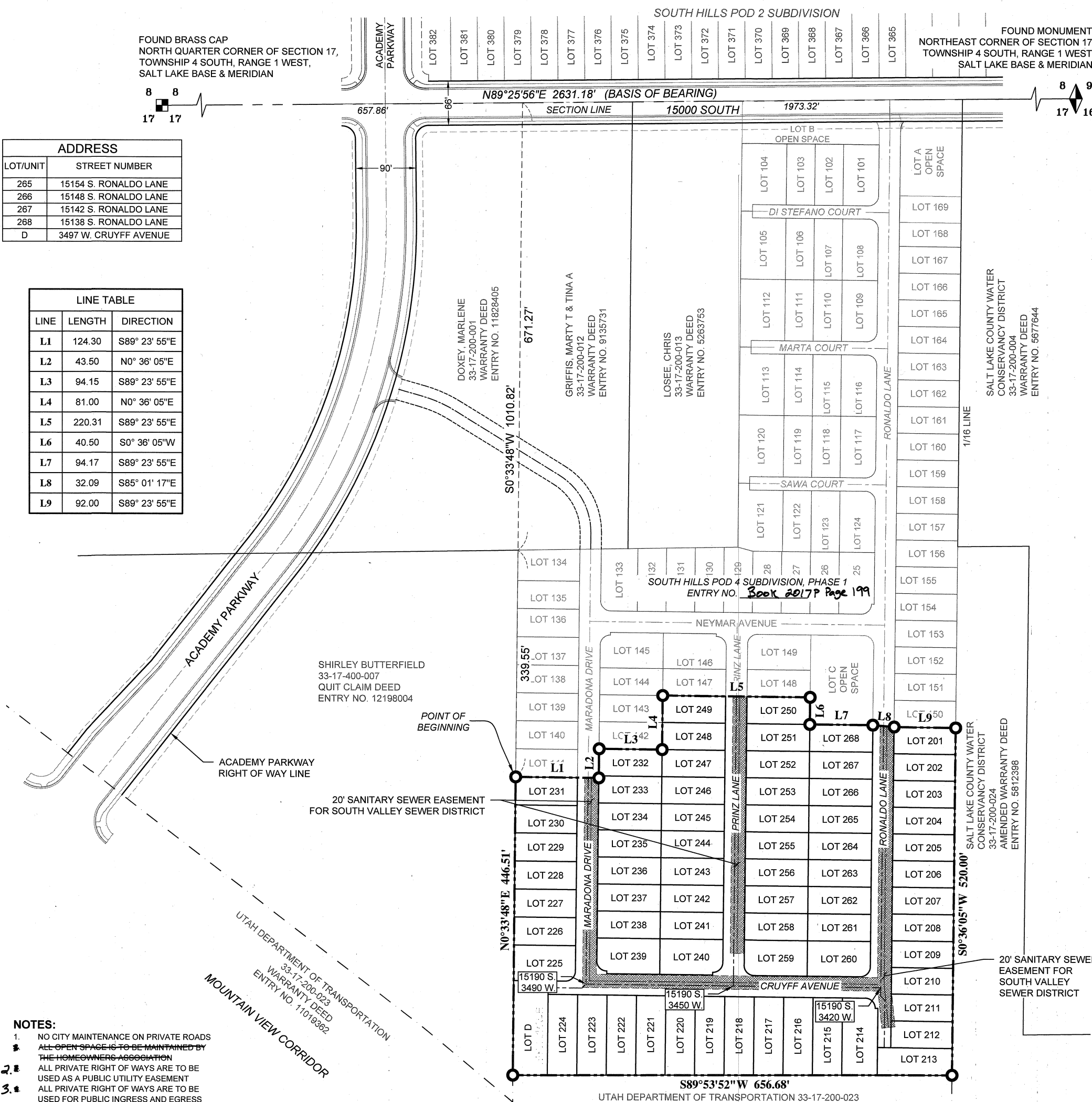
**HERRIMAN CITY**  
APPROVED THIS 24 DAY OF JAN A.D. 20 19  
*Michael Hefley*  
HERRIMAN CITY

LOT/UNIT	ADDRESS
201	15137 S. RONALDO LANE
202	15141 S. RONALDO LANE
203	15147 S. RONALDO LANE
204	15153 S. RONALDO LANE
205	15161 S. RONALDO LANE
206	15167 S. RONALDO LANE
207	15171 S. RONALDO LANE
208	15177 S. RONALDO LANE
209	15187 S. RONALDO LANE
210	15191 S. RONALDO LANE
211	15197 S. RONALDO LANE
212	15203 S. RONALDO LANE
213	15207 S. RONALDO LANE
214	3427 W. CRUYFF AVENUE 15204 S. RONALDO LANE
215	3433 W. CRUYFF AVENUE
216	3441 W. CRUYFF AVENUE
217	3447 W. CRUYFF AVENUE
218	3453 W. CRUYFF AVENUE
219	3459 W. CRUYFF AVENUE
220	3467 W. CRUYFF AVENUE
221	3473 W. CRUYFF AVENUE
222	3479 W. CRUYFF AVENUE
223	3487 W. CRUYFF AVENUE
224	3493 W. CRUYFF AVENUE
225	15186 S. MARADONA DRIVE 3495 W. CRUYFF AVENUE
226	15178 S. MARADONA DRIVE
227	15172 S. MARADONA DRIVE
228	15166 S. MARADONA DRIVE
229	15162 S. MARADONA DRIVE
230	15152 S. MARADONA DRIVE
231	15148 S. MARADONA DRIVE
232	15143 S. MARADONA DRIVE
233	15147 S. MARADONA DRIVE
234	15153 S. MARADONA DRIVE
235	15163 S. MARADONA DRIVE
236	15167 S. MARADONA DRIVE
237	15173 S. MARADONA DRIVE
238	15181 S. MARADONA DRIVE
239	15187 S. MARADONA DRIVE 3478 W. CRUYFF AVENUE
240	15188 S. PRINZ DRIVE 3485 W. NEYMAR AVENUE
241	15182 S. PRINZ DRIVE
242	15172 S. PRINZ DRIVE
243	15168 S. PRINZ DRIVE
244	15162 S. PRINZ DRIVE
245	15158 S. PRINZ DRIVE
246	15148 S. PRINZ DRIVE
247	15142 S. PRINZ DRIVE
248	15138 S. PRINZ DRIVE
249	15132 S. PRINZ DRIVE
250	15121 S. PRINZ DRIVE
251	15137 S. PRINZ DRIVE
252	15141 S. PRINZ DRIVE
253	15147 S. PRINZ DRIVE
254	15151 S. PRINZ DRIVE
255	15157 S. PRINZ DRIVE
256	15163 S. PRINZ DRIVE
257	15171 S. PRINZ DRIVE
258	15177 S. PRINZ DRIVE
259	15187 S. PRINZ DRIVE 3446 W. NEYMAR AVENUE
260	15188 S. RONALDO LANE 3436 W. CRUYFF AVENUE
261	15178 S. RONALDO LANE
262	15172 S. RONALDO LANE
263	15168 S. RONALDO LANE
264	15162 S. RONALDO LANE

LOT/UNIT	ADDRESS
265	15154 S. RONALDO LANE
266	15148 S. RONALDO LANE
267	15142 S. RONALDO LANE
268	15138 S. RONALDO LANE
D	3497 W. CRUYFF AVENUE

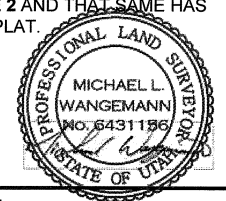
LINE	LENGTH	DIRECTION
L1	124.30	S89° 23' 55"E
L2	43.50	N0° 36' 05"E
L3	94.15	S89° 23' 55"E
L4	81.00	N0° 36' 05"E
L5	220.31	S89° 23' 55"E
L6	40.50	S0° 36' 05"W
L7	94.17	S89° 23' 55"E
L8	32.09	S85° 01' 17"E
L9	92.00	S89° 23' 55"E

- 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 2 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. 67322**  
ISSUED BY LANDMARK TITLE COMPANY UNDER ORDER NO. 67322:  
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°38'05" WEST, A DISTANCE OF 1462.86 FEET TO THE NORTH SIDELINE OF MOUNTAIN VIEW CORRIDOR, THENCE SOUTH 89°53'52" WEST ALONG SAID CORRIDOR SIDELINE, A DISTANCE OF 656.68 FEET, THENCE NORTH 0°33'48" EAST A DISTANCE OF 786.08 FEET, THENCE NORTH 89°07'38" EAST A DISTANCE OF 328.66 FEET, THENCE NORTH 0°34'54" EAST, A DISTANCE OF 688.53 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**

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 AND SOUTH 1010.82 FEET FROM THE NORTH QUARTER CORNER, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SOUTH HILLS POD 4 SUBDIVISION PHASE 1 THE FOLLOWING NINE (9) COURSES: THENCE SOUTH 89°23'55" EAST 124.30 FEET, THENCE NORTH 00°36'05" EAST 43.50 FEET, THENCE SOUTH 89°23'55" EAST 94.15 FEET, THENCE NORTH 00°36'05" EAST 81.00 FEET, THENCE SOUTH 89°23'55" EAST 220.31 FEET, THENCE SOUTH 00°36'05" WEST 40.50 FEET, THENCE SOUTH 89°23'55" EAST 94.17 FEET, THENCE SOUTH 86°01'17" EAST 32.09 FEET, THENCE SOUTH 89°23'55" EAST 92.00 FEET, THENCE SOUTH 00°36'05" WEST 520.00 FEET, THENCE SOUTH 89°53'52" WEST 556.68 FEET, THENCE NORTH 00°33'48" EAST 445.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 340,131.71 SQFT OR 7.81 ACRES AND 68 RESIDENTIAL LOTS

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT John Lindsley, THE President OF THE SOUTH HILLS POD 4 SUBDIVISION, PHASE 2 OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER 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, I HAVE HEREUNTO SET THIS 24th DAY OF January A.D. 20 19

**ACKNOWLEDGEMENT**

STATE OF UTAH : S.S.  
COUNTY OF SALT LAKE  
ON THE 24th DAY OF January A.D. 20 19, PERSONALLY APPEARED BEFORE ME Shelly A. Peterson, THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME.



*Shelly A. Peterson*  
NOTARY PUBLIC  
RESIDING AT: EXPIRES Jul 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 4th DAY OF January A.D. 20 19

*John Lindsley*  
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 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 # 12926601

STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF  
DATE 1/30/19 TIME 2:18PM BOOK 2019P PAGE 47 *John Lindsley*

\$130.00  
FEE \$

*Lorin Jean Derry*  
SALT LAKE COUNTY RECORDER

33-17-21, \$130.00 33-17-200-027