

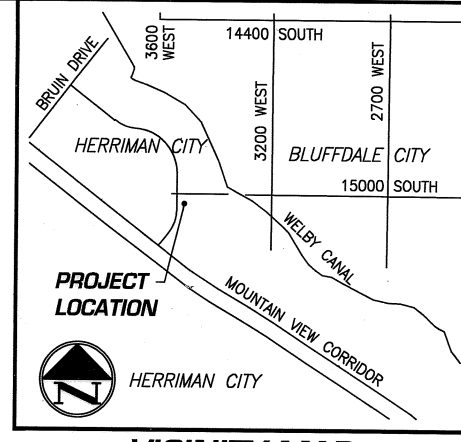
- NOTES:
- REBAR AND CAP TO BE SET AT EACH REAR LOT CORNER FOR LOT 101 AND PARCEL A.
  - NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES ALONG ACADEMY PARKWAY, 15000 SOUTH, AND ACCESS ROADWAY BETWEEN LOTS 102, 103, 105, AND PARCEL B.
  - ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&R'S FOR THIS PROJECT.
  - PARCEL A IS TO BE DEDICATED TO THE OWNERS ASSOCIATION FOR THE USE AS A RETENTION BASIN. THE USE, MAINTENANCE, AND ETC. ARE GOVERNED BY THE CC&R'S FOR THIS PROJECT.
  - PARCELS B AND C ARE TO BE RETAINED BY THE OWNER(S) SUBJECT TO THE CC&R'S FOR THIS PROJECT.
  - SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
  - THE DEDICATION OF 15000 SOUTH, AS SHOWN HEREON, IS BASED UPON PERSONAL KNOWLEDGE OF DEDICATION DOCUMENTS IN PROCESS BY OTHERS. **THE PROPOSED**
  - A 20 FOOT EASEMENT FOR CULINARY WATER AND SECONDARY WATER IS DEDICATED TO HERRIMAN CITY AS SHOWN HEREON.
  - A 15 FOOT EASEMENT FOR CULINARY WATER IS DEDICATED TO HERRIMAN CITY AS SHOWN HEREON.
  - THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

PLATTMAN'S NOTE:  
See Appendix  
a 12997707  
REGARDING DIMENSION CORRECTIONS

FOUND MONUMENT  
BRASS CAP AND PIPE IN  
CONCRETE  
QUARTER CORNER  
SECTIONS 8 & 17  
TOWNSHIP 4 SOUTH  
RANGE 1 WEST

# MOUNTAIN POINT RETAIL CENTER - PHASE 1

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



**SURVEYOR'S CERTIFICATE:**  
I, MARTIN W. SHEARER, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS, PARCELS, AND STREETS.

DATE: 8/6/18

MARTIN W. SHEARER  
LICENSE NO. 4948

**BOUNDARY DESCRIPTION:**  
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°25'56" EAST, ALONG THE LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 507.79 FEET, TO THE POINT OF BEGINNING FOR THIS PARCEL; THENCE NORTH 89°25'56" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY DEDICATION FOR THE 15000 SOUTH EXTENSION; THENCE SOUTH 00°34'09" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 33.00 FEET; THENCE NORTH 89°25'56" EAST, ALONG THE SOUTH LINE OF SAID RIGHT OF WAY DEDICATION, A DISTANCE OF 488.24 FEET, TO THE WESTERLY LINE OF SOUTH HILLS POD 4 SUBDIVISION, PHASE 1, RECORDED IN BOOK 2017P AT PAGE 199, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 0°34'54" WEST, ALONG THE SAID WESTERLY LINE, A DISTANCE OF 636.52 FEET, TO THE SOUTHWEST CORNER OF LOT 121 OF SAID SUBDIVISION; THENCE SOUTH 89°07'38" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 623.68 FEET, TO THE SOUTHEASTERLY SIDELINE OF THE ACADEMY PARKWAY (110 FEET WIDE); THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 855.00 FEET, THE CENTER OF WHICH BEARS NORTH 55°09'17" WEST, THROUGH A CENTRAL ANGLE OF 35°25'02", A DISTANCE OF 528.51 FEET, (CHORD BEARS NORTH 17°08'22" EAST, A DISTANCE OF 520.14 FEET); THENCE NORTH 00°34'09" WEST, ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 177.22 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 7.489 ACRES MORE OR LESS

**CURVE TABLE**

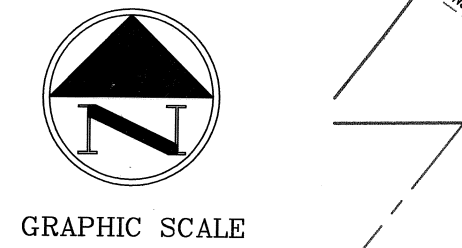
#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	74.47	4°39'25"	855.00	37.26	74.44	S01°50'34"W
C2	181.37	17°09'16"	855.00	81.03	181.03	S17°28'54"W
C3	20.71	11°52'01"	100.00	10.32	20.67	N28°42'42"E
C4	54.52	15°37'08"	200.00	27.43	54.32	N68°07'02"W
C5	77.22	44°14'40"	100.00	40.85	75.32	N38°11'08"W
C6	204.88	17°43'47"	855.00	102.83	204.38	S23°28'25"W
C7	67.79	4°32'34"	855.00	33.91	67.77	S32°34'35"W
C8	56.01	37°03'36"	100.00	28.78	55.28	S16°35'35"W
C9	25.58	14°39'53"	100.00	12.87	25.52	N06°43'51"W
C10	102.82	58°54'33"	100.00	56.47	98.35	N28°51'11"W

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	12.83	S73°40'07"E
L4	17.07	S73°40'07"E
L5	104.22	N73°40'07"W
L7	8.79	N89°00'37"E
L8	13.51	N89°42'12"E
L9	6.49	N89°25'56"E
L10	13.51	N89°25'56"E
L11	26.46	S70°09'53"W
L12	23.04	N89°28'04"E
L13	66.36	N89°28'04"E
L14	16.10	N89°28'04"E
L15	94.30	S73°35'36"W
L16	16.88	N84°52'27"W
L17	3.32	N84°52'27"W
L18	24.54	S73°35'36"W
L19	24.88	N73°35'36"W

**LINE TABLE**

LINE	LENGTH	DIRECTION
L20	32.00	S32°38'43"W
L21	15.00	S38°18'28"E
L22	64.83	N32°38'43"E
L23	97.25	N07°33'07"E
L24	15.00	N89°07'39"E
L25	30.04	N89°07'39"E
L26	5.00	N07°33'07"E
L27	46.76	S16°34'19"W
L28	8.44	S73°50'37"E
L29	10.67	N04°51'27"E
L30	52.35	S38°16'57"W
L31	13.87	N73°35'36"W



- LEGEND & ABBREVIATIONS:**
- SECTION MONUMENT
  - BOUNDARY LINE
  - SECTION LINE
  - MONUMENT LINE/CENTER LINE
  - EXISTING PARCEL LINE
  - EASEMENT LINE
  - PROPOSED STREET MONUMENT
  - BOUNDARY SEGMENT MARKER
  - RIGHT OF WAY
  - TYP
  - MON
  - MONUMENT
  - ESMT
  - EASEMENT
  - SVSD
  - SOUTH VALLEY SEWER DISTRICT
  - EXISTING ACCESS EASEMENT
  - BOOK 10610 PAGES 5852-5869

**BASIS OF BEARINGS:**  
THE BEARING NORTH 89°25'56" EAST ALONG THE LINE FROM THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 17 TO THE SECTION CORNER COMMON WITH SECTIONS 9, 16, 17, AND 8, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED AS NO. S2017-07-0439, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**ROCKY MOUNTAIN POWER**  
APPROVED THIS 15<sup>th</sup> DAY OF August, A.D. 2018.  
*Rocky Mtn Power*

**CENTURY LINK COMMUNICATION**  
APPROVED THIS 1 DAY OF August, A.D. 2018 BY CENTURY LINK COMMUNICATIONS.  
*Century Link*

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS 7 DAY OF September, A.D. 2018 BY SOUTH VALLEY SEWER DISTRICT.  
*South Valley Sewer District*

**DOMINION ENERGY**  
APPROVED THIS 9 DAY OF August, A.D. 2018 BY DOMINION ENERGY.  
*Dominion Energy*

**COMCAST**  
APPROVED THIS 1 DAY OF August, A.D. 2018 BY COMCAST.  
*Comcast*

**TABULATIONS:**

1. TOTAL PLAT ACREAGE (2+3+4):	7.489	ACRES
2. TOTAL LOT ACREAGE:	6.199	ACRES
3. TOTAL ACREAGE IN STREETS:	0.002	ACRES
4. TOTAL ACREAGE IN PARCELS:	1.281	ACRES
5. AVERAGE LOT SIZE:	1,240	SQ. FT.
6. NUMBER OF LOTS:	5	
7. NUMBER OF PARCELS:	3	

**HEALTH DEPARTMENT**  
APPROVED THIS 7 DAY OF September, A.D. 2018 BY HEALTH DEPARTMENT.  
*Director, Salt Lake Co. Health Dept.*

**CHECKED FOR ZONING**  
ZONE: C-2  
AREA: S2018-02 WIDTH: -  
NAME: Craig P. Egan DATE: 9-12-18

**PLANNING COMMISSION**  
APPROVED THIS 20 DAY OF September, A.D. 2018 BY THE HERRIMAN CITY PLANNING COMMISSION.  
*Chairman, Herriman Planning Commission*

**HERRIMAN CITY MUNICIPAL WATER**  
APPROVED THIS 12<sup>th</sup> DAY OF September, A.D. 2018 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.  
DATE: 9-12-18  
*Herriman City Engineer*

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 12 DAY OF September, A.D. 2018 BY THE HERRIMAN CITY ATTORNEY.  
*Herriman City Attorney*

**HERRIMAN CITY**  
PRESENTED TO THE HERRIMAN CITY COUNCIL THIS 12<sup>th</sup> DAY OF September, A.D. 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Herriman City*

**OWNERS DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TO BE HEREAFTER KNOWN AS:

**MOUNTAIN POINT RETAIL CENTER - PHASE 1**  
DO HEREBY DEDICATE PARCEL A AND THE EASEMENTS SHOWN HEREON TO THE PARTIES AS NOTED FOR THE PURPOSES AS NOTED. ADDITIONALLY, THE LANDS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE ARE DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 12 DAY OF September, A.D. 2018.

*Kim Rindlischbacher, Manager*  
KIM RINDLISCHBACHER, MANAGER  
SCENIC HOLDINGS, LLC  
SCENIC DEVELOPMENT GROUP, LLC

*Marlene L. Doney, Successor Trustee*  
MARLENE L. DONEY, SUCCESSOR TRUSTEE  
EVANS AND MARLENE DONEY REVOCABLE TRUST

**ACKNOWLEDGEMENT (TRUSTEE):**  
STATE OF UTAH } S.S.  
COUNTY OF }  
ON THE 2 DAY OF August, IN THE YEAR 2018, BEFORE ME, ANGELA SUITTER, PERSONALLY APPEARED MARLENE L. DONEY, AS SUCCESSOR TRUSTEE OF THE EVANS AND MARLENE DONEY REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED MARCH 26, 2014, WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED IT IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

*Angela Suitter*  
ANGELA SUITTER  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 68464  
COM. EXP. 05-16-2021

5/18/2021  
MY COMMISSION EXPIRES: 5/18/2021  
*Angela Suitter*  
NOTARY PUBLIC RESIDING AT:

**ACKNOWLEDGEMENT (LIMITED LIABILITY COMPANY):**  
STATE OF UTAH } S.S.  
COUNTY OF }  
ON THE 12 DAY OF September, IN THE YEAR 2018, BEFORE ME, Delinda Bodrero, PERSONALLY APPEARED KIM RINDLISCHBACHER, WHO DULY ACKNOWLEDGED TO ME THAT HE IS A MANAGER OF SCENIC HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND SCENIC DEVELOPMENT GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN THEIR BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

*Delinda Bodrero*  
DELINDA BODRERO  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION # 68464  
COM. EXP. 05-16-2021

May 13 2020  
MY COMMISSION EXPIRES: May 13 2020  
*Delinda Bodrero*  
NOTARY PUBLIC RESIDING AT:

**MOUNTAIN POINT RETAIL CENTER - PHASE 1**  
LOCATED IN THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 12847934

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
Pioneer Title Ins Agency  
DATE 9/13/2018 TIME 1:49 BOOK 2018P PAGE 324  
\$ 38  
FEE \$  
*Recorder*  
SALT LAKE COUNTY RECORDER

DATE OF ORIGINAL PLAT: 08/21/2018 12:48PM

33-17-21

33-17-201-001

33-17-200-012 + 013

\$ 38.00

2018P-324