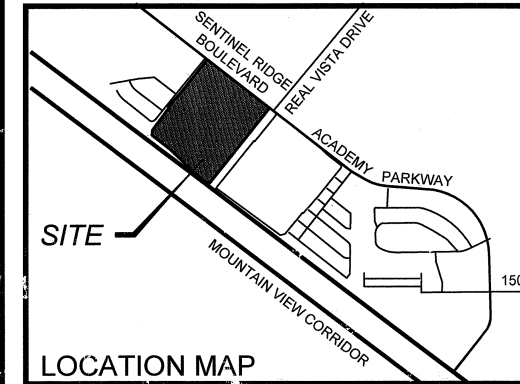


A FINAL PLAT FOR  
**ACADEMY VILLAGE POD 35**  
 AMENDING PART OF LOT C, SOUTH HERRIMAN  
 LOCATED IN THE EAST HALF OF SECTION 7 AND SOUTHWEST QUARTER OF SECTION 8,  
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH

**BOUNDARY DESCRIPTION:**  
 A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 07°29'03" WEST 474.19 FEET ALONG THE SECTION LINE AND SOUTH 89°31'57" EAST 324.32 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE THE FOLLOWING SEVEN(7) COURSES: (1) SOUTH 38°24'00" WEST 457.19 FEET; (2) 101.78 FEET ALONG THE ARC OF A 1249.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°40'08" (LONG CHORD BEARS S 01°44'40" WEST 101.78 FEET); (3) SOUTH 43°50'08" WEST 131.83 FEET; (4) NORTH 59°59'11" WEST 182.07 FEET; (5) SOUTH 38°24'00" WEST 138.50 FEET; (6) SOUTH 15°51'28" WEST 59.20 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR, THENCE NORTH 53°35'22" WEST 929.12 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR TO THE SOUTHEAST CORNER OF THE OFFICIAL PLAT OF SADDLEBROOK BUILDING P CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, RECORDED AS ENTRY NO. 12847937 IN BOOK 2018 AT PAGE 316 IN THE SALT LAKE COUNTY RECORDERS OFFICE, THENCE NORTH 38°29'00" EAST 99.88 FEET ALONG THE EASTERLY LINE OF SAID PLAT OF SADDLEBROOK BUILDING P CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, THENCE BEARING NORTH 38°24'00" EAST ALONG THE EASTERLY LINE AND EXTENSION THEREOF, SAID PLAT OF SADDLEBROOK BUILDING P CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, OFFICIAL PLAT OF SADDLEBROOK BUILDING O CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, RECORDED AS ENTRY NO. 12847938 IN BOOK 2018 AT PAGE 315, OFFICIAL PLAT OF SADDLEBROOK BUILDING L M CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, RECORDED AS ENTRY NO. 12851800 IN BOOK 2018 AT PAGE 284 AND OFFICIAL PLAT OF SADDLEBROOK BUILDING B CONDOMINIUM, AMENDING PART OF LOT C, SOUTH HERRIMAN, RECORDED AS ENTRY NO. 12709695 IN BOOK 2018 AT PAGE 53, 54 & 55 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF AUTUMN SPRING DRIVE, THENCE SOUTH 1°38'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF AUTUMN SPRING DRIVE 10.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AUTUMN SPRING DRIVE, THENCE NORTH 38°24'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AUTUMN SPRING DRIVE 302.78 FEET TO A POINT OF A 20.00 RADIUS CURVE, THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60°00'00" (LONG CHORD BEARS NORTH 83°24'00" EAST 28.28 FEET) TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SENTINEL RIDGE BOULEVARD, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SENTINEL RIDGE BOULEVARD THE FOLLOWING FOUR(4) COURSES: (1) SOUTH 51°36'00" EAST 830.35 FEET; (2) SOUTH 48°50'11" EAST 128.44 FEET; (3) SOUTH 51°36'00" EAST 181.59 FEET; (4) 39.27 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS SOUTH 08°38'00" EAST 35.38 FEET) TO THE POINT OF BEGINNING.

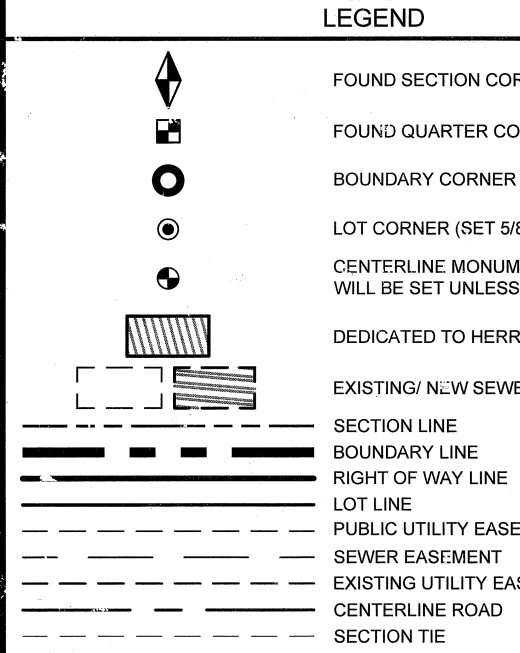
PARCEL CONTAINS 1,083,657 SQ. FT. 24.81 ACRES



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	101.78	1249.00	4°40'08"	50.92	101.75	N40°44'04"E
C2	31.42	20.00	90°00'00"	20.00	28.28	N83°24'00"E
C3	39.27	25.00	90°00'00"	25.00	35.36	S8°38'00"E
C4	31.42	20.00	90°00'00"	20.00	28.28	S8°38'00"E
C5	19.63	12.50	90°00'00"	12.50	17.68	N83°24'00"E
C6	33.39	20.00	95°35'08"	22.08	29.64	N3°46'30"W
C7	31.42	20.00	90°00'00"	20.00	28.28	S83°24'00"W

**NOTES FOR COMMON AREA CROSS ACCESS EASEMENTS:**  
 1. ALL LOTS WILL HAVE COMMON ROADWAYS AND SIDEWALKS AND THE VEHICULAR AND PEDESTRIAN AREA SHALL BE BUREALED BY A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (BUT NOT PARKING) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.  
 2. THESE COMMON ROADWAYS AND SIDEWALKS ARE NOT TO BE BLOCKED OR IMPEDED OR LOCKED AT ANY TIME.  
 3. THE COMMON AREA EASEMENTS ARE AS DEFINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR ACADEMY VILLAGE WHICH WILL RUN WITH THE LAND.



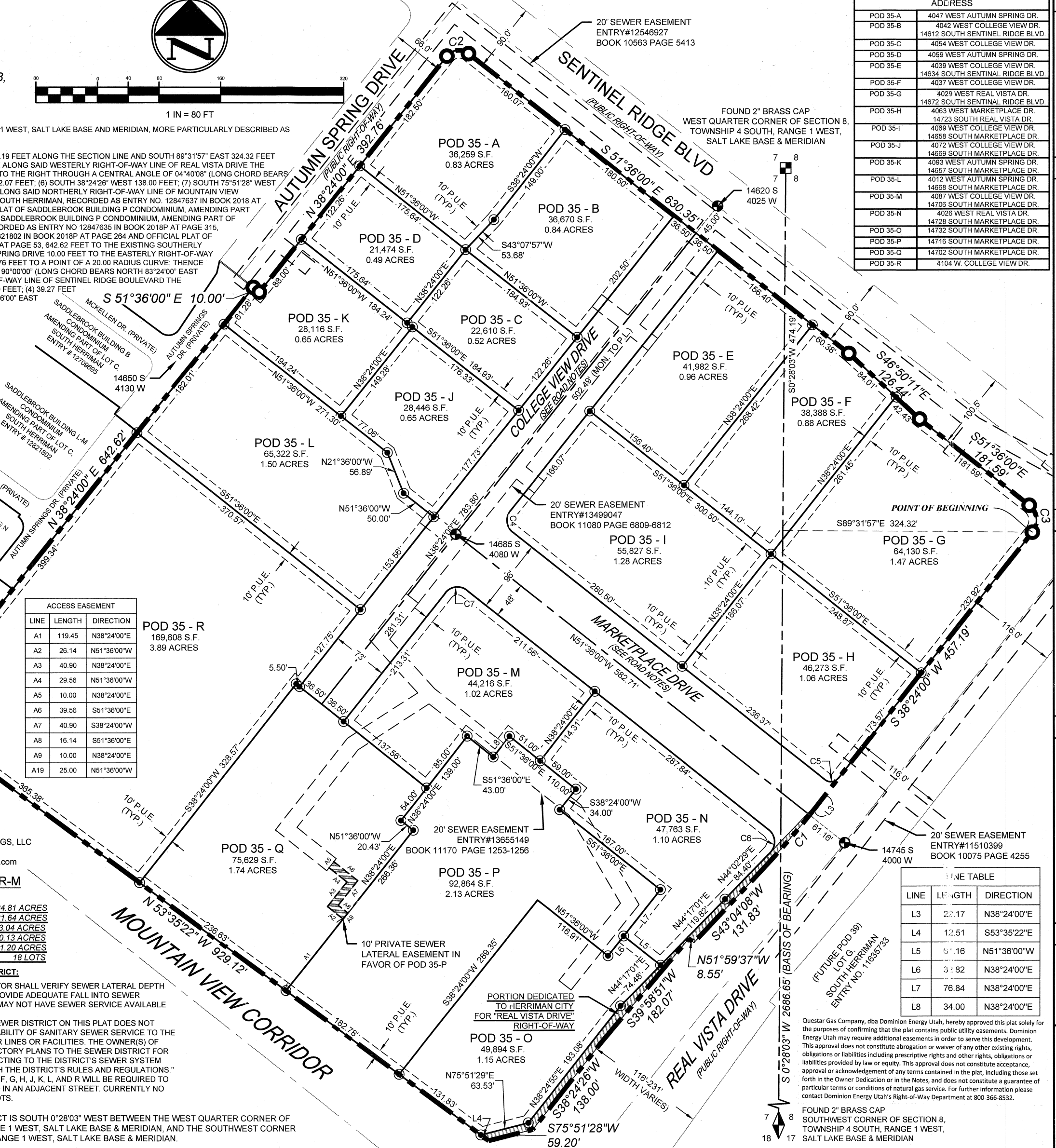
**OWNER/DEVELOPER**  
 ACADEMY VILLAGE LAND HOLDINGS, LLC  
 JOHN DAHLSTROM  
 jdahlstrom@wasatchcommercial.com

**CITY ZONING - C-2 & R-M**

**TABULATIONS:**  
 1. TOTAL PLAT ACREAGE 24.81 ACRES  
 2. TOTAL LOT ACREAGE 21.84 ACRES  
 3. TOTAL STREET ACREAGE 3.04 ACRES  
 4. DEDICATED ACREAGE 0.13 ACRES  
 5. AVERAGE LOT SIZE 1.20 ACRES  
 6. NUMBER OF COMMERCIAL LOTS 18 LOTS

**NOTES FOR SOUTH VALLEY SEWER DISTRICT:**  
 1. "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."  
 2. "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."  
 3. OWNER/BUILDER OF LOTS A, B, C, D, E, F, G, H, K, L AND M WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN AN ADJACENT STREET. CURRENTLY, NO LATERALS HAVE BEEN LEFT TO THESE LOTS.

**BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 07°28'03" WEST BETWEEN THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.**



**ADDRESS**

POD 35-A	4047 WEST AUTUMN SPRING DR
POD 35-B	4042 WEST COLLEGE VIEW DR
POD 35-C	14612 SOUTH SENTINEL RIDGE BLVD
POD 35-D	4058 WEST AUTUMN SPRING DR
POD 35-E	4039 WEST COLLEGE VIEW DR
POD 35-F	14634 SOUTH SENTINEL RIDGE BLVD
POD 35-G	4037 WEST COLLEGE VIEW DR
POD 35-H	4063 WEST REAL VISTA DR
POD 35-I	4069 WEST COLLEGE VIEW DR
POD 35-J	14608 SOUTH MARKETPLACE DR
POD 35-K	4072 WEST COLLEGE VIEW DR
POD 35-L	4075 WEST AUTUMN SPRING DR
POD 35-M	14607 SOUTH MARKETPLACE DR
POD 35-N	4079 WEST REAL VISTA DR
POD 35-O	14706 SOUTH MARKETPLACE DR
POD 35-P	4089 WEST COLLEGE VIEW DR
POD 35-Q	14728 SOUTH MARKETPLACE DR
POD 35-R	4104 W. COLLEGE VIEW DR

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-8A-803 OF THE UTAH CODE, I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431159 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.  
 I FURTHER CERTIFY THAT ON BEHALF OF INFINITY CONSULTANTS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS ACADEMY VILLAGE POD 35, AMENDING PART OF LOT C, SOUTH HERRIMAN, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Michael Wangemann  
 MICHAEL WANGEMANN  
 No. 6431159  
 12-21-21  
 STATE OF UTAH

**OWNER'S DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS THAT 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

**ACADEMY VILLAGE POD 35**

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 THIS 3 DAY OF March A.D. 2022

Alex Dahlstrom  
 ALEX DAHLSTROM

**ACKNOWLEDGEMENT**  
 LIMITED LIABILITY COMPANY  
 STATE OF UTAH )  
 COUNTY OF )  
 ON THIS 3 DAY OF March IN THE YEAR 2022 BEFORE ME, Delinda Bodrero, PERSONALLY APPEARED, Alex Dahlstrom, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A MEMBER WITH MANAGEMENT AUTHORITY (MANAGER) OF Academy Village Pod 35, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Delinda Bodrero  
 NOTARY SIGNATURE

**ACKNOWLEDGEMENT**  
 LIMITED LIABILITY COMPANY  
 STATE OF UTAH )  
 COUNTY OF )  
 ON THIS 3 DAY OF March IN THE YEAR 2022 BEFORE ME, Delinda Bodrero, PERSONALLY APPEARED, Alex Dahlstrom, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A MEMBER WITH MANAGEMENT AUTHORITY (MANAGER) OF Academy Village Pod 35, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Delinda Bodrero  
 NOTARY SIGNATURE

**ACKNOWLEDGEMENT**  
 SOUTH HILLS DESIGN REVIEW COMMITTEE  
 SOUTH HILLS DESIGN REVIEW COMMITTEE ASSURES THAT THIS PLAT CONFORMS TO SOUTH HILLS RESIDENTIAL TECHNICAL GUIDELINES. APPROVED THIS 3 DAY OF March A.D. 2022

Alex Dahlstrom  
 CHAIRMAN

Delinda Bodrero  
 NOTARY SIGNATURE

**infinity CONSULTANTS**  
 2975 Executive Parkway, Suite 300  
 Lehi, Utah 84043 • Tel: 801.541.3040

DATE: 12/21/21  
 DRAWN: RL  
 CHECKED: MW

SHEET 1 OF 1

**HEALTH DEPARTMENT**  
 APPROVED THIS 4th DAY OF March A.D. 2022 BY HEALTH DEPARTMENT  
 DIRECTOR: SALT LAKE CO. HEALTH DEPARTMENT

**CHECKED FOR ZONING**  
 ZONE: C-2 DATE: 3/10/22  
 AREA: N/A WIDTH: N/A  
 NAME: A

**COMCAST**  
 APPROVED THIS 4 DAY OF March A.D. 2022 BY COMCAST  
 COMCAST

**PLANNING COMMISSION**  
 APPROVED THIS 28 DAY OF March A.D. 2022 BY HERRIMAN PLANNING COMMISSION  
 CHAIRMAN, HERRIMAN PLANNING COMMISSION

**CENTURY LINK COMMUNICATION**  
 APPROVED THIS 29th DAY OF Dec 2021 BY CENTURY LINK COMMUNICATIONS  
 Paul Beiers  
 CENTURY LINK COMMUNICATIONS

**HERRIMAN CITY MUNICIPAL WATER**  
 APPROVED THIS 28th DAY OF FEB A.D. 2022 BY HERRIMAN CITY MUNICIPAL WATER  
 HERRIMAN CITY

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS 27 DAY OF Dec 2021 BY ROCKY MOUNTAIN POWER  
 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  
 DATE: 3/1/2022  
 HERRIMAN CITY ENGINEER

**DOMINION ENERGY**  
 APPROVED THIS DAY OF A.D. 2022 BY DOMINION ENERGY GAS  
 APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS DAY OF March A.D. 2022  
 HERRIMAN CITY ATTORNEY

**SOUTH VALLEY SEWER DISTRICT**  
 APPROVED THIS 23 DAY OF February A.D. 2022 BY S.V.S.D.

**HERRIMAN CITY**  
 APPROVED THIS 10th DAY OF MARCH A.D. 2022 BY HERRIMAN CITY.  
 HERRIMAN CITY

**ACADEMY VILLAGE POD 35**  
 AMENDING PART OF LOT C, SOUTH HERRIMAN  
 LOCATED IN THE EAST HALF OF SECTION 7 AND SOUTHWEST QUARTER OF SECTION 8,  
 TOWNSHIP 4 SOUTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN, HERRIMAN CITY, SALT LAKE COUNTY, UTAH

**SALT LAKE COUNTY RECORD**  
 RECORD # 13923201  
 STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF  
 DATE 3/11/2022 MEILLON BOOK 2022 PAGE 97  
 \$86.00 FEE  
 Deputy Salt Lake County Recorder  
 33-07428-005, 006, 008, 009, 010 33-07-42