

A FINAL PLAT FOR ACADEMY VILLAGE POD 39 VACATING POD 39 SUBDIVISION AMENDING LOT G, SOUTH HILLS

LOCATED IN THE SOUTHEAST QUARTER 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

ROAD NOTES:

- ALL ROADS ARE PRIVATE AND ARE TO BE USED AS PUBLIC ACCESS AND UTILITY EASEMENTS.
- PRIVATE ROAD MAINTENANCE AND ROAD IMPROVEMENTS WILL BE UNDERTAKEN AND MADE NECESSARY TO MAINTAIN THE ROAD IN GOOD OPERATING CONDITION AT ALL TIMES AND TO INSURE THE PROVISION OF SAFE ACCESS, INGRESS, EGRESS AND PASSAGE BY THE PUBLIC AND EMERGENCY VEHICLES.
- COST SHARING OF PRIVATE ROAD MAINTENANCE AND ROAD IMPROVEMENT SHALL BE DETERMINED BY A "PRIVATE ROAD MAINTENANCE AGREEMENT" BY PARTICIPATING OWNERS.

COMMERCIAL SETBACK REQUIREMENTS PER SOUTH HILLS MDA 4TH AMENDMENT:

SETBACK TO ROW LINE, REAR - 20 FOOT AVERAGE, BUT NO SMALLER THAN 10 FEET.
SETBACK TO ROW LINE, FRONT - ON INTERNAL STREETS MAY BE REDUCED TO ZERO IF ENHANCED PER MDA.
SIDE - INTERNAL SIDE SETBACKS MAY BE REDUCED TO ZERO, AND IN ANY CASE COMPLY WITH IFC. EXTERNAL SIDE SETBACKS (THOSE AFFECTING PROPERTIES ADJACENT TO A PROPOSED COMMERCIAL SITE) WILL BE NO LESS THAN 12 FEET.

NOTES FOR JORDAN BASIN IMPROVEMENT DISTRICT:

- "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 SIGNATURE OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) 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."
- OWNER/BUILDER OF LOTS A, B, C, D, E, F, G, H, I, AND J WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN AN ADJACENT STREET. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.

BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER 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 SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING NORTH 0°28'03" EAST 1272.20 FEET ALONG THE SECTION LINE AND NORTH 89°31'57" WEST 197.38 FEET FROM SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF REAL VISTA DRIVE THE FOLLOWING SIX(6) COURSES: (1) NORTH 04°43'02" EAST 61.29 FEET; (2) NORTH 36°05'43" EAST 322.26 FEET; (3) NORTH 51°59'37" WEST 10.04 FEET; (4) NORTH 38°24'26" EAST 30.38 FEET; (5) NORTH 40°30'31" EAST 175.69 FEET; (6) NORTH 38°24'00" EAST 493.93 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (WHICH LONG CHORD BEARS NORTH 83°24'00" EAST 35.36 FEET) TO THE SOUTHERLY RIGHT-OF-WAY OF ACADEMY PARKWAY; THENCE SOUTH 51°38'00" EAST 899.80 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF ACADEMY PARKWAY TO THE NORTHERLY LINE OF VILLAGE AT THE BOULDERS PHASE 1, AMENDING PART OF LOT F, SOUTH HERRIMAN AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY #12708747 IN BOOK 2018 AT PAGE 52; THENCE SOUTH 38°18'58" WEST 1142.94 FEET ALONG SAID NORTHERLY LINE OF VILLAGE AT THE BOULDERS PHASE 1, AMENDING PART OF LOT F, SOUTH HERRIMAN TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF MOUNTAIN VIEW CORRIDOR THE FOLLOWING THREE (3) COURSES: (1) NORTH 51°35'34" WEST 200.75 FEET; (2) NORTH 48°00'39" WEST 392.59 FEET; (3) NORTH 51°35'34" WEST 285.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,029,471 SQ. FT. OR 23.63 ACRES.

NOTES FOR COMMON AREA CROSS ACCESS EASEMENTS:

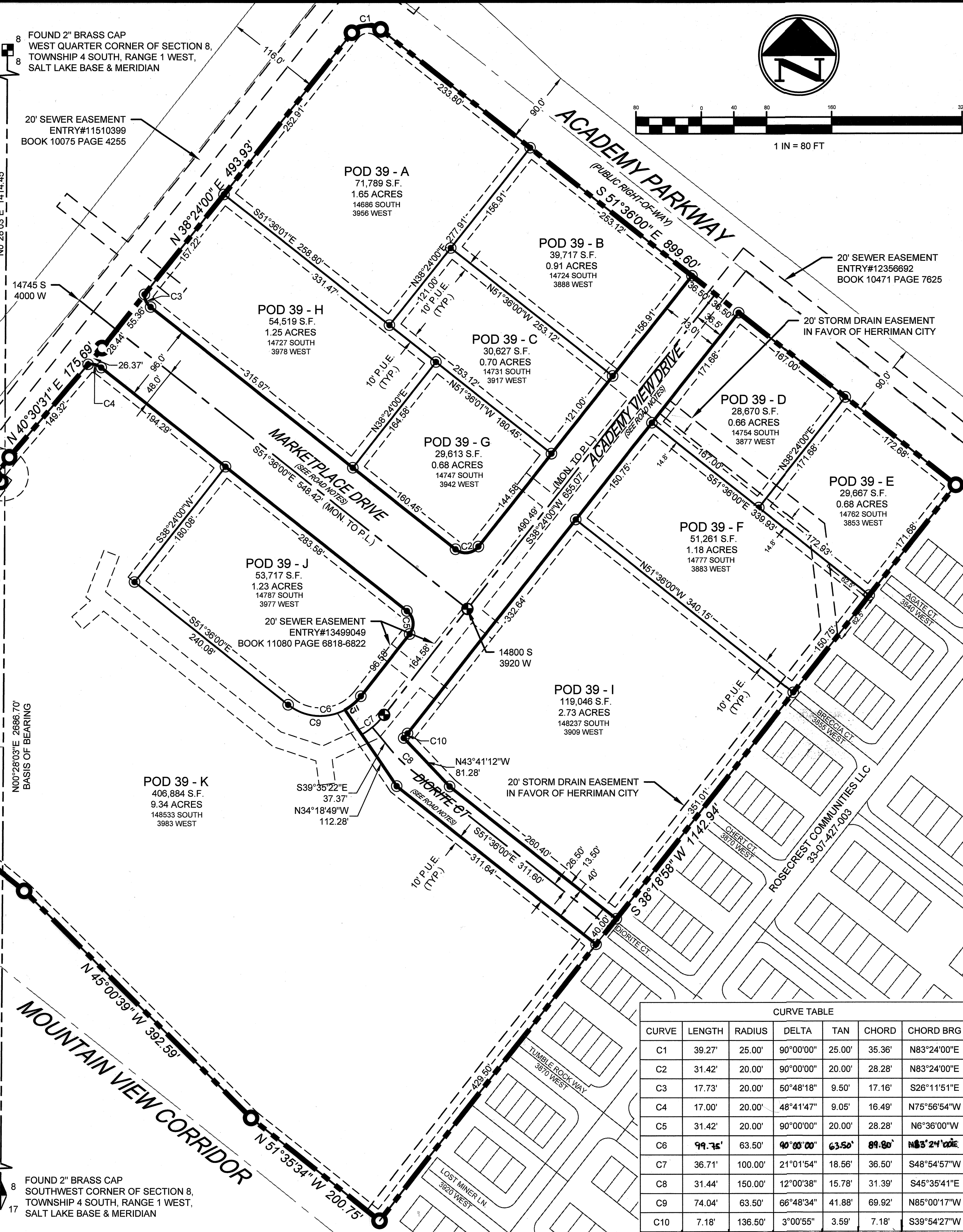
- ALL LOTS WILL HAVE COMMON ROADWAYS AND SIDEWALKS AND THE VEHICULAR AND PEDESTRIAN AREAS SHALL BE BURDENED BY A PERPETUAL NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (BUT NOT PARKING) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.
- THESE COMMON ROADWAYS AND SIDEWALKS ARE NOT TO BE BLOCKED OR IMPEDED OR LOCKED AT ANYTIME.
- 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.

CITY ZONING - C-2

TABULATIONS:

1. TOTAL PLAT ACREAGE	23.63 ACRES
2. TOTAL LOT ACREAGE	21.01 ACRES
3. TOTAL STREET ACREAGE	2.62 ACRES
4. AVERAGE LOT SIZE	1.91 ACRES
5. NUMBER OF COMMERCIAL LOTS	11 LOTS

BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°28'03" EAST 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.



SURVEYOR'S CERTIFICATE

I, MICHAEL WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE 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, HEREAFTER TO BE KNOWN AS **ACADEMY VILLAGE POD 39**, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Michael Wangemann
MICHAEL WANGEMANN, PLS

PROFESSIONAL LAND SURVEYOR
MICHAEL WANGEMANN
No. 6431156
7/23/2024
STATE OF UTAH

OWNER'S DEDICATION

KNOW 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 39

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 16 DAY OF Sept, A.D., 2024

Alex Danstrom
Alex Danstrom
Academy Village Land Holdings

ACKNOWLEDGEMENT

LIMITED LIABILITY COMPANY

STATE OF UTAH)
COUNTY OF _____)

ON THIS 16 DAY OF Sept, IN THE YEAR 2024 BEFORE ME, Delinda Bodreco, PERSONALLY APPEARED Alex Danstrom, WHO DULY ACKNOWLEDGED TO ME THAT (SHE IS A MANAGER) [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF Academy Village Land Holdings 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 Bodreco
Delinda Bodreco
Notary Public, State of Utah
My Commission Expires May 17, 2028
Comm. Number: 736882

LIMITED LIABILITY COMPANY

STATE OF UTAH)
COUNTY OF _____)

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (SHE IS A _____) [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____ 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.

NOTARY SIGNATURE _____

SOUTH HILLS DESIGN REVIEW COMMITTEE

SOUTH HILLS DESIGN REVIEW COMMITTEE ASSURES THAT THIS PLAT CONFORMS TO SOUTH HILLS RESIDENTIAL TECHNICAL GUIDELINES. APPROVED THIS _____ DAY OF _____, A.D. 20____

CHAIRMAN _____

infinity CONSULTANTS

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

DATE: 7/23/24
DRAWN: SM
CHECKED: MW

SHEET 1 OF 1

LEGEND

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- BOUNDARY CORNER (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- LOT CORNER (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- CENTERLINE MONUMENT (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- ACCESS EASEMENT
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SEWER EASEMENT
- CENTERLINE ROAD
- SECTION TIE

HEALTH DEPARTMENT APPROVED THIS <u>10</u> DAY OF <u>Sept</u> A.D. 20 <u>24</u> BY HEALTH DEPARTMENT <i>[Signature]</i> DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT	RECORD OF SURVEY R.O.S. NO.: <u>S2024-04-0187</u> DATE: <u>10-23-2024</u> <i>[Signature]</i> COUNTY SURVEYOR REVIEWER	COMCAST APPROVED THIS <u>8</u> DAY OF <u>August</u> A.D. 20 <u>24</u> BY COMCAST <i>[Signature]</i> COMCAST	CENTURY LINK COMMUNICATION APPROVED THIS <u>5th</u> DAY OF <u>AUG</u> A.D. 20 <u>24</u> BY CENTURY LINK COMMUNICATIONS <i>[Signature]</i> CENTURY LINK COMMUNICATIONS	ROCKY MOUNTAIN POWER APPROVED THIS <u>8th</u> DAY OF <u>August</u> A.D. 20 <u>24</u> BY ROCKY MOUNTAIN POWER <i>[Signature]</i> ROCKY MOUNTAIN POWER	ENBRIDGE GAS APPROVED THIS <u>7</u> DAY OF <u>August</u> A.D. 20 <u>24</u> BY ENBRIDGE GAS <i>[Signature]</i> ENBRIDGE GAS	JORDAN BASIN IMPROVEMENT DISTRICT APPROVED THIS <u>1</u> DAY OF <u>August</u> A.D. 20 <u>24</u> BY J.B.I.D. <i>[Signature]</i> J.B.I.D.
CHECKED FOR ZONING ZONE: <u>C-2</u> DATE: <u>9/12/24</u> AREA: <u>N/A</u> WIDTH: <u>N/A</u> NAME: <u>[Signature]</u> <u>File # S2024-100</u>	PLANNING COMMISSION APPROVED THIS <u>13</u> DAY OF <u>Sept</u> , A.D. 20 <u>24</u> BY HERRIMAN PLANNING COMMISSION <i>[Signature]</i> CHAIRMAN, HERRIMAN PLANNING COMMISSION	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS <u>17th</u> DAY OF <u>Sept</u> , A.D. 20 <u>24</u> BY HERRIMAN CITY MUNICIPAL WATER <i>[Signature]</i> 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. <u>9/17/24</u> DATE HERRIMAN CITY ENGINEER <i>[Signature]</i>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>4</u> DAY OF <u>Oct</u> , A.D. 20 <u>24</u> <i>[Signature]</i> HERRIMAN CITY ATTORNEYS	HERRIMAN CITY APPROVED THIS <u>8th</u> DAY OF <u>October</u> , A.D. 20 <u>24</u> <i>[Signature]</i> HERRIMAN CITY <i>[Signature]</i> PLANNING DIRECTOR	

ACADEMY VILLAGE POD 39

VACATING POD 39 SUBDIVISION AMENDING LOT G, SOUTH HILLS
LOCATED IN SOUTHEAST QUARTER 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 RECORDER

STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF

ENTRY NUMBER 14304199 DATE 10/23/2024 TIME 11:20 PM
BOOK 2024P PAGE 231

FEE \$ \$72.00
FEE \$ _____
[Signature]
M.ike Zeiger
DEPUTY SALT LAKE COUNTY RECORDER

P:\Shared Files\Projects\2302 - Academy Shoppes\00-Cadd\03-Final Plat - Interim Plan.dwg July 23, 2024 - 3:25pm

33-08-301-012, 013 \$72.00
33-07-42
33-08-31