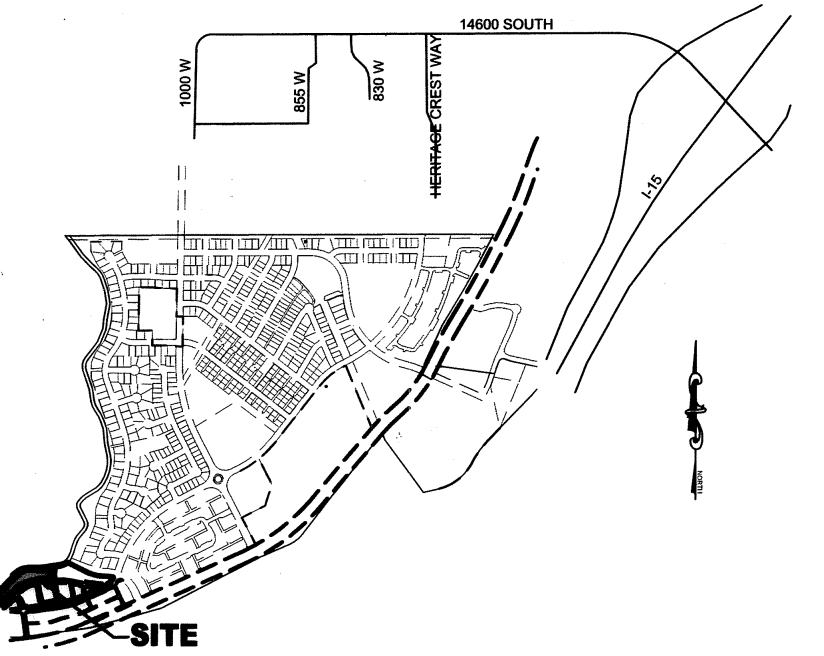


VICINITY MAP



BANNER HILL, PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

ADDRESS TABLE

UNIT	ADDRESS
230	1194 4482 W
231	1196 4484 W
232	1158 4486 W
233	1162 4488 W
234	1164 4490 W
235	1166 4492 W
236	1172 4496 W
237	1174 4498 W
238	1176 4500 W
239	1178 4504 W
240	1182 4508 W
241	1184 4510 W
242	1186 4512 W
243	1192 4516 W
244	1194 4518 W
245	1196 4522 W
246	1198 4524 W
247	1202 4528 W
248	1204 4530 W
249	1206 4532 W
250	1208 4534 W

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S24°00'40"E	45.31
L2	N26°50'53"E	50.98
L3	S62°08'55"E	35.51
L4	S17°53'44"E	54.37

INTERSECTION ADDRESS TABLE

A1	15530 SOUTH 1195 WEST
A2	15520 SOUTH 1170 WEST
A3	15520 SOUTH 1150 WEST

STORM DRAIN EASEMENT "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE EAST JORDAN CANAL, SAID POINT BEING LOCATED 389°32'53"W ALONG THE SECTION LINE 1671.42 FEET AND SOUTH 3398.77 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°46'54"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 14, T4S, R1W, SLB&M); THENCE S38°01'05"E 80.67 FEET; THENCE S32°39'14"E 49.30 FEET; THENCE ALONG THE ARC OF A 264.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S40°59'07"E) 10.14 FEET THROUGH A CENTRAL ANGLE OF 2°12'01" (CHORD: S47°54'23"W 10.14 FEET);

Dominion Energy Utah - Note with no existing natural gas easement

QUESTAR GAS COMPANY, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 21 day of March, 2021
By: [Signature]
Title: SP GAS ACQUISITION REP

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 21 DAY OF March, 2021

BY: [Signature]

TITLE: SEE STICKER

BENCHMARK NOTE:
VERTICAL DATA (PROFILES, CONTOUR LINES, SPOT ELEVATIONS, MANHOLE RIMS, CATCH BASINS, AND FLOWLINES ARE BASED UPON THE FOOT EQUIVALENT NAVD83 ELEVATION PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR ON THE NORTHEAST CORNER OF SECTION 14, T4S, R1W, SLB&M WITH AN ELEVATION OF 4524.33'

DEVELOPER/OWNER
4 INDEPENDENCE LLC
EXCHANGE PLACE BUILDING B
14034 SOUTH 145 EAST
DRAPER, UT 84020
(801) 495-3414

ROCKY MOUNTAIN POWER

APPROVED THIS 23 DAY OF March, 2021.

[Signature]

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 26 DAY OF March, 2021.

[Signature]

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

COMCAST

APPROVED THIS 23 DAY OF March, 2021.

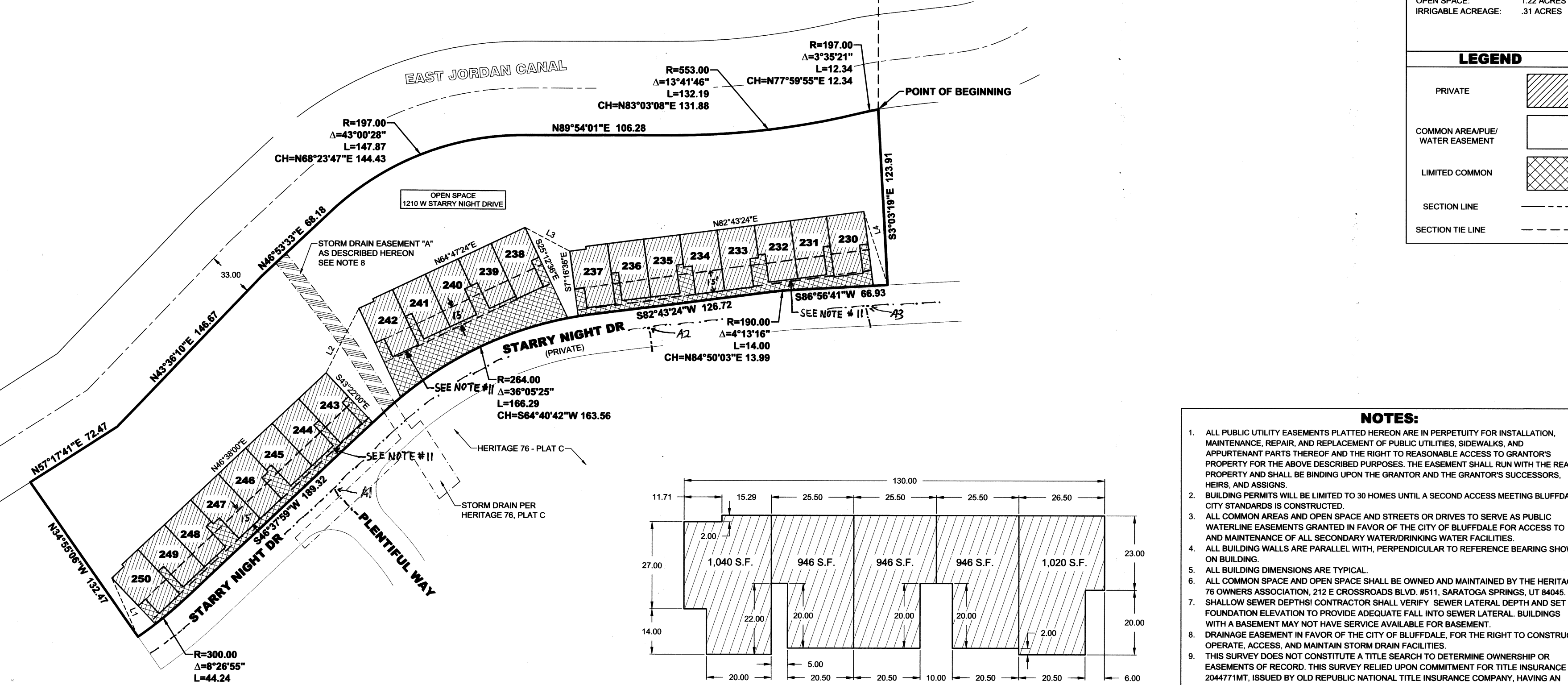
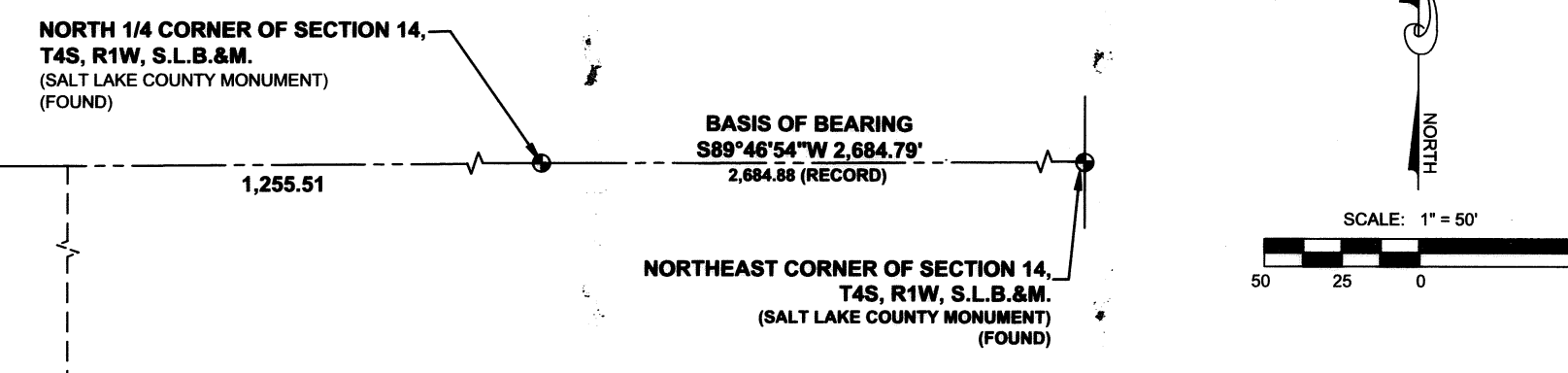
[Signature]

CENTURY LINK

APPROVED THIS 22 DAY OF March, 2021.

[Signature]

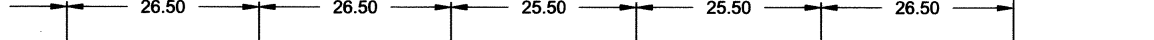
DIRECTOR, SOUTH VALLEY SEWER DISTRICT



LOTS 238-242



LOTS 230-237, 243-250



TABULATIONS

BANNER HILL - PLAT A	1.87 ACRES
TOTAL AREA:	1.87 ACRES
BUILDING UNITS:	21
DENSITY:	11.23 U/A
OPEN SPACE:	1.22 ACRES
IRRIGABLE ACREAGE:	.31 ACRES

LEGEND

PRIVATE	[Hatched Pattern]
COMMON AREA/PLU/ WATER EASEMENT	[White Box]
LIMITED COMMON	[Cross-hatched Pattern]
SECTION LINE	[Dashed Line]
SECTION TIE LINE	[Dotted Line]

NOTES:

- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
- BUILDING PERMITS WILL BE LIMITED TO 30 HOMES UNTIL A SECOND ACCESS MEETING BLUFFDALE CITY STANDARDS IS CONSTRUCTED.
- ALL COMMON AREAS AND OPEN SPACE AND STREETS OR DRIVES TO SERVE AS PUBLIC WATERLINE EASEMENTS GRANTED IN FAVOR OF THE CITY OF BLUFFDALE FOR ACCESS TO AND MAINTENANCE OF ALL SECONDARY WATER/DRINKING WATER FACILITIES.
- ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
- ALL BUILDING DIMENSIONS ARE TYPICAL.
- ALL COMMON SPACE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HERITAGE 76 OWNERS ASSOCIATION, 212 E CROSSROADS BLVD, #511, SARATOGA SPRINGS, UT 84045.
- 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 SERVICE AVAILABLE FOR BASEMENT.
- DRAINAGE EASEMENT IN FAVOR OF THE CITY OF BLUFFDALE, FOR THE RIGHT TO CONSTRUCT, OPERATE, ACCESS, AND MAINTAIN STORM DRAIN FACILITIES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. 2044771MT, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 20, 2021.
- ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS, OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF BLUFFDALE AND ARE SUBJECT TO THE REQUIREMENTS AND TERMS OF A DEVELOPER AGREEMENT AND AMENDMENTS THERETO BETWEEN THE CITY OF BLUFFDALE AND _____ RECORDED ON _____ ENTRY NO. _____ WHICH INCLUDES SPECIFIC REQUIREMENTS AND STANDARDS FOR THE DEVELOPMENT OF THIS AREA, BREACH OF WHICH, IN ADDITION TO ITS OTHER REMEDIES, THE CITY OF BLUFFDALE MAY DENY PERMITS FOR BUILDING, OCCUPANCY, AND WATER METERS.
- 15' WIDE PUBLIC UTILITY EASEMENT FOR POWER AND COMMUNICATION TO SERVE THE UNITS WITHIN A SINGLE BUILDING.**

SURVEYOR'S CERTIFICATE

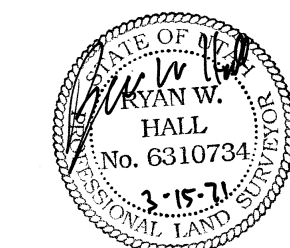
I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING AN ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED AT ENTRY NO. 13479978 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL OF LAND IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°32'53"W ALONG THE SECTION LINE 1255.51 FEET AND SOUTH 3299.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°46'54"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 14, T4S, R1W, SLB&M); THENCE S3°03'19"E 123.91 FEET; THENCE S88°56'41"W 66.93 FEET; THENCE ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT 14.00 FEET THROUGH A CENTRAL ANGLE OF 4°13'16" (CHORD: S84°50'37"W 13.99 FEET); THENCE S82°43'24"W 126.72 FEET; THENCE ALONG THE ARC OF A 264.00 FOOT RADIUS CURVE TO THE LEFT 166.29 FEET THROUGH A CENTRAL ANGLE OF 36°09'25" (CHORD: S64°40'42"W 163.56 FEET); THENCE S46°37'59"W 189.32 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 44.24 FEET THROUGH A CENTRAL ANGLE OF 8°28'55" (CHORD: S50°51'27"W 44.20 FEET); THENCE N34°55'06"W 132.47 FEET TO A POINT 33 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE EAST JORDAN CANAL; THENCE ALONG A LINE RUNNING PARALLEL TO AND 33 FEET SOUTHEASTERLY OF SAID CANAL CENTERLINE THE FOLLOWING SEVEN (7) COURSES: N57°17'41"E 72.47 FEET; THENCE N43°38'10"E 146.67 FEET; THENCE N46°53'33"E 68.18 FEET; THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 147.87 FEET THROUGH A CENTRAL ANGLE OF 43°00'28" (CHORD: N68°23'47"E 144.43 FEET); THENCE N89°54'01"E 106.28 FEET; THENCE ALONG THE ARC OF A 553.00 FOOT RADIUS CURVE TO THE LEFT 132.19 FEET THROUGH A CENTRAL ANGLE OF 13°41'46" (CHORD: N83°03'08"E 131.88 FEET); THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 12.34 FEET THROUGH A CENTRAL ANGLE OF 3°35'21" (CHORD: N77°59'55"E 12.34 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±1.87 ACRES



[Signature]
SURVEYOR

3-15-2021
DATE

OWNERS DEDICATION

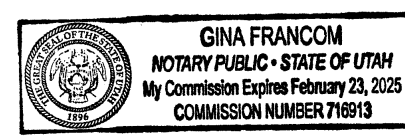
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: BANNER HILL, PLAT "A", DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 31st DAY OF March, A.D., 2021

Banner Hill, LLC
[Signature]

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 31st DAY OF March, A.D. 2021, PERSONALLY APPEARED BEFORE ME Nathan Shipp THE SIGNER OF THE FOREGOING INSTRUMENT, WHO ULY ACKNOWLEDGED TO ME THAT (S)HE IS THE Manager OF Banner Hills, LLC A LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.



[Signature]
NOTARY PUBLIC FULL NAME: Gina Francom
COMMISSION NUMBER: 710713
MY COMMISSION EXPIRES: 2/23/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

UTILITY EASEMENT DEDICATION

4 INDEPENDENCE LLC, OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS COMMON AND OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATED SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

BANNER HILL, PLAT A

SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

SCALE: 1" = 50'

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

4 INDEPENDENCE LLC

DATE 4/29/2021 TIME 9:29AM BOOK 2021 PAGE 101

594.00
FEE \$ [Signature]
SALT LAKE COUNTY RECORDER DEPUTY

This form approved by Utah County and the municipalities therein.

RECORD OF SURVEY

ROSH# _____
COUNTY SURVEYOR REVIEWER DATE

PLANNING COMMISSION

APPROVED THIS 14 DAY OF August, 2020 BY THE
BLUFFDALE CITY PLANNING COMMISSION.

[Signature]
CHAIR, BLUFFDALE CITY PLANNING COMMISSION

CITY COUNCIL

PRESENTED TO BLUFFDALE CITY COUNCIL THIS 12 DAY OF April, 2021, AT WHICH TIME THIS SUBMISSION WAS APPROVED AND ACCEPTED.
[Signature]
ATTTEST: CITY RECORDER MAYOR, BLUFFDALE, UTAH

BLUFFDALE ENGINEERING DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature]
DATE 21 APRIL 2021 CITY ENGINEER

BOARD OF HEALTH

APPROVED THIS 31st DAY OF March, 2021.

[Signature]
S.L. VALLEY HEALTH DEPARTMENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 23 DAY OF April, 2021.

[Signature]
BLUFFDALE CITY ATTORNEY



QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH
APPROVED THIS 21 DAY OF March, 2021
BY: [Signature]
TITLE: SEE STICKER