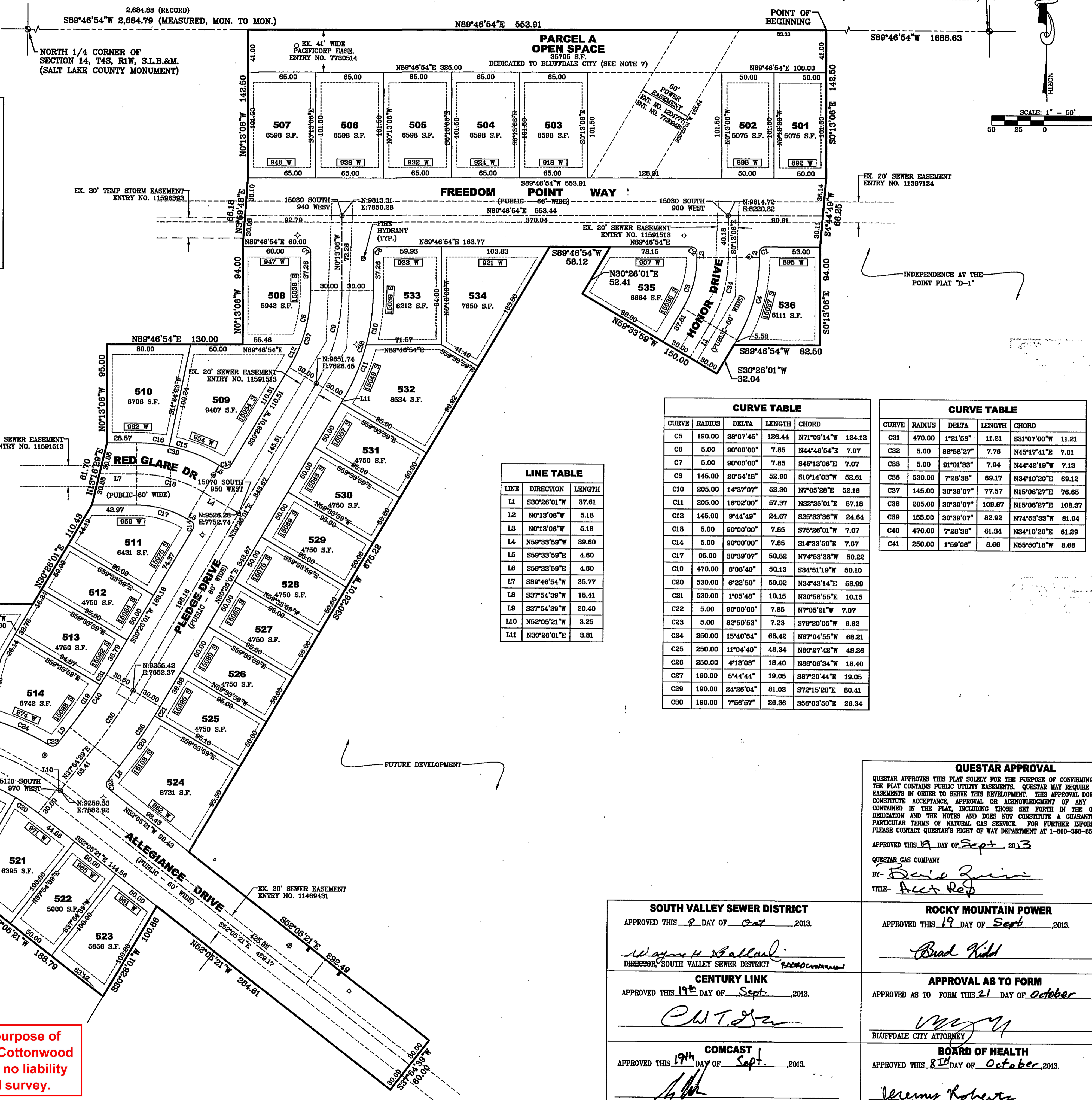
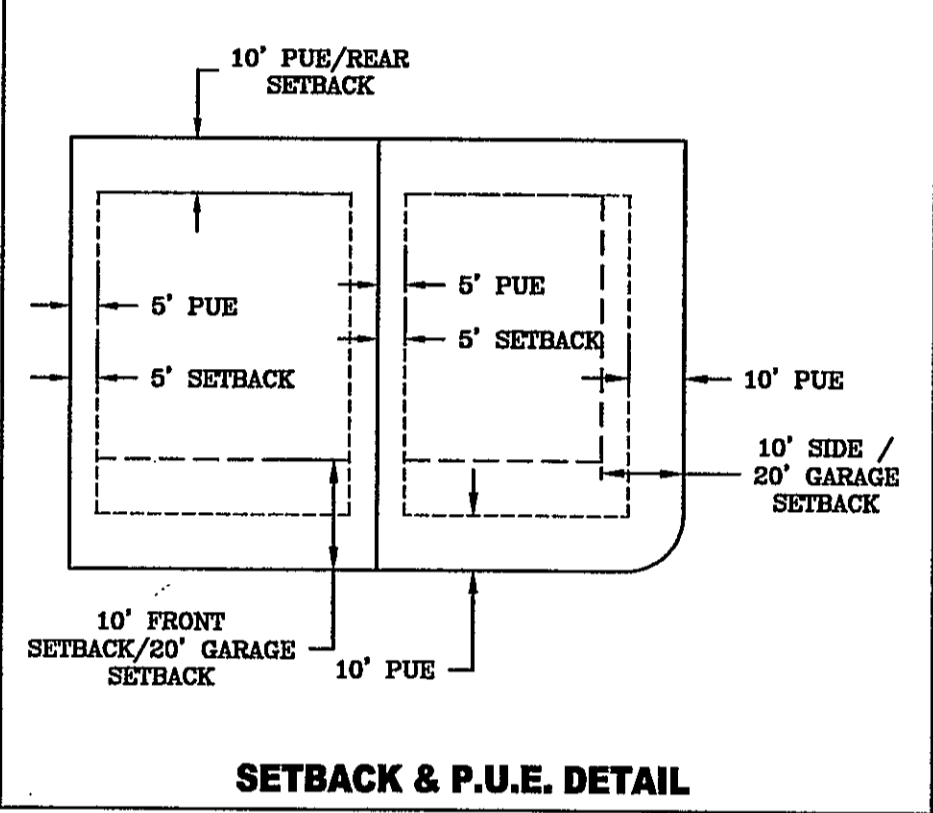


# INDEPENDENCE AT THE POINT, PLAT "G-1"

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

NORTHEAST CORNER OF SECTION 14, T4S, R1W, S.L.B.&M. (SALT LAKE COUNTY MONUMENT)

- NOTES:**
- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
  - 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.
  - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
  - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
  - BUILDING PERMITS WILL BE LIMITED TO 30 HOMES UNTIL A SECOND ACCESS MEETING BLUFFDALE CITY STANDARDS IS CONSTRUCTED.
  - PARCELS A TO BE OWNED AND MAINTAINED BY BLUFFDALE CITY.
  - FIRE HYDRANT.
  - STREET LIGHT.
  - ALL PARKSTRIP IRRIGATION, LANDSCAPE, AND MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT HOME OWNER.
  - ALL STREET TREES IN PLANTER SHALL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.



**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S30°28'01"W	37.61
L2	N0°13'08"W	5.18
L3	N0°13'08"W	5.18
L4	N59°33'59"W	39.60
L5	S59°33'59"E	4.80
L6	S59°33'59"E	4.80
L7	S89°46'54"W	35.77
L8	S37°54'39"W	18.41
L9	S37°54'39"W	20.40
L10	N52°05'21"W	3.25
L11	N30°28'01"E	3.81

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C6	180.00	89°07'45"	128.44	N71°09'14"W 124.12
C8	5.00	90°00'00"	7.85	N44°46'54"E 7.07
C7	5.00	90°00'00"	7.85	S45°13'06"E 7.07
C8	145.00	20°54'18"	52.90	S10°14'03"W 62.61
C10	205.00	14°37'07"	52.30	N7°05'28"E 62.16
C11	205.00	16°08'00"	57.37	N22°25'01"W 57.18
C12	145.00	9°44'49"	24.67	S25°33'38"W 24.64
C13	5.00	90°00'00"	7.85	S75°28'01"W 7.07
C14	5.00	90°00'00"	7.85	S14°33'59"E 7.07
C17	95.00	30°39'07"	50.82	N74°53'33"W 50.22
C19	470.00	6°08'40"	50.13	S34°51'19"W 60.10
C20	630.00	6°22'50"	59.02	N34°43'14"E 58.99
C21	630.00	1°05'48"	10.16	N30°58'55"E 10.16
C22	5.00	90°00'00"	7.85	N7°05'21"W 7.07
C23	5.00	82°50'59"	7.23	S79°20'05"W 6.82
C24	250.00	15°40'54"	69.42	N67°04'55"W 68.21
C25	250.00	11°04'40"	48.34	N80°27'42"W 48.28
C26	250.00	4°18'03"	18.40	N88°08'34"W 18.40
C27	190.00	5°44'44"	19.05	S87°20'44"E 19.05
C28	190.00	24°28'04"	81.03	S72°15'20"E 80.41
C30	190.00	7°56'57"	28.38	S58°03'50"E 28.34

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C31	470.00	1°21'58"	11.21	S81°07'00"W 11.21
C32	5.00	88°56'27"	7.76	N45°17'41"E 7.01
C33	5.00	91°01'33"	7.94	N44°42'19"W 7.13
C36	630.00	7°28'38"	69.17	N34°10'20"E 69.12
C37	145.00	30°39'07"	77.57	N19°08'27"E 76.85
C38	205.00	30°39'07"	108.87	N19°08'27"E 108.37
C39	155.00	30°39'07"	82.92	N74°53'33"W 81.94
C40	470.00	7°28'38"	61.34	N34°10'20"E 61.29
C41	250.00	1°59'08"	8.86	N65°50'18"W 8.86

**SURVEYOR'S CERTIFICATE**  
 I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS INDEPENDENCE AT THE POINT, PLAT "G-1", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**  
 A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 1686.63 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°06'21" 142.50 FEET; THENCE S44°49'W 66.25 FEET; THENCE S01°13'06"E 94.00 FEET; THENCE S89°46'54"W 82.50 FEET; THENCE S30°28'01"W 32.04 FEET; THENCE N59°33'59"W 150.00 FEET; THENCE N30°28'01"E 62.41 FEET; THENCE S89°46'54"W 58.12 FEET; THENCE S30°28'01"W 678.22 FEET; THENCE S52°05'21"E 292.49 FEET; THENCE S37°54'39"W 60.00 FEET; THENCE N52°05'21"W 284.61 FEET; THENCE S30°28'01"W 100.86 FEET; THENCE N52°05'21"W 186.79 FEET; THENCE S89°46'54"W 205.17 FEET; THENCE N0°48'27"E 261.22 FEET; THENCE S89°11'33"E 66.00 FEET; THENCE N0°13'08"W 215.57 FEET; THENCE N30°28'01"E 110.43 FEET; THENCE N13°18'29"E 61.70 FEET; THENCE N0°13'08"W 95.00 FEET; THENCE N89°46'54"E 130.00 FEET; THENCE N0°13'08"W 84.00 FEET; THENCE N3°59'48"E 68.16 FEET; THENCE N0°13'08"W 142.50 FEET; THENCE N89°46'54"W ALONG THE SECTION LINE 653.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.12± ACRES  
 Ryan W. Hall  
 No. 6310734  
 SURVEYOR  
 Sept. 11, 2013  
 DATE

**OWNERS DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDESIGNED 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: INDEPENDENCE AT THE POINT, PLAT "G-1", 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 12<sup>th</sup> DAY OF September A.D., 2013  
 Independence, LLC  
 By: A manager  
 MY COMMISSION EXPIRES 11-14-2014  
 Mandy Darni  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**  
 STATE OF UTAH  
 COUNTY OF SALT LAKE  
 ON THE 12<sup>th</sup> DAY OF September, A.D. 2013, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE STATE OF UTAH, WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT Independence, LLC, A LIMITED LIABILITY COMPANY, THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES 11-19-2014  
 #460677  
 Mandy Darni  
 NOTARY PUBLIC RESIDING IN S.L. COUNTY  
**PLANNING COMMISSION**  
 APPROVED THIS 16<sup>th</sup> DAY OF April, 2013 BY THE BLUFFDALE CITY PLANNING COMMISSION.

CHAIR, BLUFFDALE CITY PLANNING COMMISSION  
 PRESENTED TO THE BOARD OF BLUFFDALE CITY COUNCIL ON 23<sup>rd</sup> DAY OF April, 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AS A SEPARATE PLAT.  
 Leddie K. B...  
 ATTEST: CITY RECORDER  
 Bluffdale City Council  
 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.  
 30 SEP 2013  
 DATE  
 Michael J. P...  
 CITY ENGINEER

**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 RELOCATE 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.

PLAT "G-1"  
**INDEPENDENCE AT THE POINT**  
 SUBDIVISION  
 BLUFFDALE SALT LAKE COUNTY, UTAH  
 SCALE: 1" = 50 FEET  
 RECORDED 11945643  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF  
 Bluffdale City  
 DATE 10/22/2013 TIME 11:01 AM BOOK 2013P PAGE 220  
 \$67.00 FEE  
 Jeremy Roberts  
 SALT LAKE COUNTY RECORDER

**SOUTH VALLEY SEWER DISTRICT**  
 APPROVED THIS 2<sup>nd</sup> DAY OF Oct 2013.  
 Wayne H. Hallard  
 DIRECTOR, SOUTH VALLEY SEWER DISTRICT

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS 19<sup>th</sup> DAY OF Sept 2013.  
 Brad Kidd

**CENTURY LINK**  
 APPROVED THIS 19<sup>th</sup> DAY OF Sept 2013.  
 C.W.T. ...

**COMCAST**  
 APPROVED THIS 19<sup>th</sup> DAY OF Sept 2013.  
 J. ...

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 21<sup>st</sup> DAY OF October 2013.  
 Bluffdale City Attorney

**BOARD OF HEALTH**  
 APPROVED THIS 8<sup>th</sup> DAY OF October 2013.  
 Jeremy Roberts  
 SALT LAKE COUNTY DEPARTMENT



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.