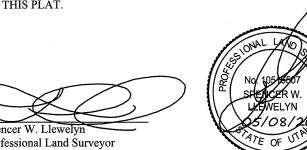
SURVEYOR'S CERTIFICATE

SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND FHAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE 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:

### GABLER'S GROVE TOWNHOMES PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN



### **BOUNDARY DESCRIPTION**

A parcel of land being a portion of that entire tract described in Special Warranty Deed recorded April 29, 2019 a Entry No. 12977489 in Book 10775, at Page 967 in the Office of the Salt Lake County Recorder. Said parcel of land located in the Southwest1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base & Meridian described as

Beginning at a point on the westerly line of NORTH MEADOWS PHASE 2, according to the Official Plat thereon on file in the office of said Recorder as Entry No. 1526016 in Book 2008P at Page 244, located S89°54'03"W along the Section line 16.50 feet and N00°04'58"E 162.40 feet from the South 1/4 Corner of said Section 21; running thence Southwesterly along the arc of a 15.00 feet radius non-tangent curve to the right (radius bears: N89°55'02"W) 23.54 fee through a central angle of 89°55'02" (chord: S45°02'29"W 21.20 feet); thence West 468.23 feet; thence along the arc of curve to the right with a radius of 15.00 feet a distance of 23.56 feet, through a central angle of 90°00'00" Chord N45°00'00"W 21.21 feet; thence North 164.00 feet; thence along the arc of a curve to the right with a radius of 15.00 fe a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence East 468.47 fee thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.31 feet through a central angle of 89°01'27" Chord: S45°29'16"E 21.03 feet to said westerly line of NORTH MEADOWS PHASE 2 Subdivision; thence S00°04'58"W (Plat = S0°06'27"W) along said westerly line 164.28 feet to the point of beginning.

Contains: 96,485 square feet or 2.22 acres+

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.

#### **OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS PARCELS A, B, C & D, AS DEPICTED HEREON, TO THE GABLER'S GROVE HOMEOWNER'S ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 8411'

WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF

# LIMITED LIABILITY ACKNOWLEDGMENT

A.D. 20 20 PERSONALLY APPEARED BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC. IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES

UTAH RESIDING IN SALT LAKE COUNTY

PETER STEVEN CAMPROULAS
PRINTED FULL NAME OF NOTARY

## GABLER'S GROVE TOWNHOMES PHASE 1

LOCATED IN THE SW1/4 OF SECTION 21, T1S, R2W, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

## SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Ivory Development LLC DATE: <u>07/08/202</u> TIME: 11'.57-AM BOOK: 2020 P PAGE: 170

18136.00 14-21-32 14-21-376-007