



Planning and Development Services
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 www.pwpds.slco.org

Geological Hazards Disclosure and Acknowledgement

Disclosure and Acknowledgement

Regarding Development of Property Located
 Within A Geological Hazards Special Study Area

The undersigned (print), IVORY DEVELOPMENT, LLC, hereby certify(ies) to be the owner(s) of the hereinafter described real property which is located within Sale Lake County, State of Utah.

File/Permit Number: PUD2020-000056

Street Address: 7824 WEST 2820 South

Parcel Number (required): _____

Legal Description (Must Be Attached)

(For PUD's or Subdivision Only: PUD or Subdivision Name and Lot # are Sufficient)

Subdivision Name: GABLES GROVE PHASE 2

Lot #: _____

Acknowledges:

1. The property described above is either partially or wholly located within a Geological Hazards Special Study Area as defined in the Chapter 19.75, Geological Hazards Ordinance, in the Salt Lake County Code of Ordinances.

- | | |
|---|---|
| <input type="checkbox"/> Surface Fault Rupture | <input type="checkbox"/> Debris Flow |
| <input checked="" type="checkbox"/> High Liquefaction Potential | <input type="checkbox"/> Rock-Fall Path |
| <input type="checkbox"/> Moderate Liquefaction Potential | <input type="checkbox"/> Avalanche Path |
| <input type="checkbox"/> Landslide | |

2. This file in accordance with the Geological Hazards Ordinance (Chapter 19.75) **requires:** , **does not require:** , site specific natural hazards study and report. If required by ordinance, a site specific geological hazards study and report has been prepared for the above described property which addresses the nature of the hazards and their potential effect on the proposed development of the property and the occupants thereof in terms of risk and potential damage. The report and conditions and requirements for development of the property are on file with the Salt Lake County Office of Township Services which is available for public inspection.

File # _____

13553367
 02/02/2021 11:03 AM #40-00
 Book - 11110 Pg - 7657-7661
 RASHELLE HOERS
 RECORDER, SALT LAKE COUNTY, UTAH
 IVORY HOMES
 978 E WOODDARK LANE
 SLC UT 84117
 BY: CRA. DEPUTY - M 5 P.

Property Owner's Affidavit

File # _____ Use This Section If Signing as an **Individual**

STATE OF UTAH }
 } ss
 COUNTY OF SALT LAKE }

The foregoing instrument was acknowledged before me this _____ day of _____, _____.

By _____.

Signed: _____

 Notary Public

My Commission Expires: _____ Residing In _____

Use This Section If Signing as a **Corporation or Partnership**

STATE OF UTAH }
 } ss
 COUNTY OF SALT LAKE }

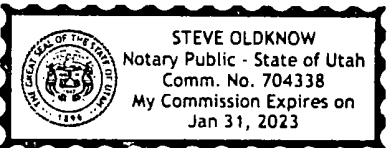
The foregoing instrument was acknowledged before me this 2 day of FEB, 2021.

By BRYON PRINCE.

On Behalf of IVORY DEVELOPMENT, LLC.

Signed: [Signature]

 Notary Public



My Commission Expires: JAN 31, 2023 SALT LAKE
 Residing In _____

**LEGAL DESCRIPTION
PREPARED FOR
GABLERS GROVE PHASE 2
MAGNA, UTAH
(September 2, 2020)
20-0404**

**BOUNDARY DESCRIPTION
LOTS 201-205**

A parcel of land being part of an entire tract described in that Warranty Deed recorded April 18, 2019 as Entry No. 1297028 in Book 10771, at Page 1188 in the Office of the Salt Lake County Recorder. Said parcel of land is located in in the NW1/4 of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southeasterly corner of Lot 108, GABLER'S GROVE PHASE 1, according to the Official Plat thereof recorded July 8, 2020 as Entry No. 13322298 in Book 2020 of Plats, at Page 169 in the Office of said Recorder, located S89°54'03"W along the Section line 1,476.81 feet and South 236.53 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence along a westerly and northerly line of said GABLER'S GROVE PHASE 1 the following seven (7) courses: 1) South 296.42 feet; 2) Southerly along the arc of a curve to the right with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: S03°33'45"W 6.21 feet; 3) S07°07'30"W 34.09 feet; 4) Southerly along the arc of a curve to the left with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: S03°33'45"W 6.21 feet; 5) South 43.67 feet; 6) Southwesterly along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.29 feet through a central angle of 88°57'02" Chord: S44°28'31"W 21.02 feet to the northerly line of 2820 South Street; 7) S88°57'02"W along said street 80.38 feet to the southeasterly Corner of Lot 14, WILD HORSES SUBDIVISION, according to the Official Plat thereof recorded October 5, 2006 as Entry No. 9866964 in Book 2006P, at Page 287 on file in the Office of said Recorder; thence N00°01'27"W (Plat = North) 402.78 feet along the easterly line of said WILD HORSES SUBDIVISION to the southwesterly corner of said Lot 108; thence East 100.26 feet along the southerly line of said Lot 108, to the point of beginning.

The above described entire parcel of land contains 39,805 Sq Ft. in area, or 0.914 Acre, more or less. 5 Lots

LOTS 206-222

An entire tract of land containing all or part of those parcels of land described in the following three (3) documents: 1) Warranty Deed recorded April 18, 2019 as Entry No. 1297028 in Book 10771, at Page 1188; 2) Special Warranty Deed recorded April 23, 2019 as Entry No. 12972940 in Book 10772, at Page 6801 3) Warranty Deed recorded June 14, 2019 as Entry No. 13009690 in Book 10792, at Page 1089 in the Office of the Salt Lake County Recorder. Said entire tract is located in the NW1/4 of Section 28, Township 1 South, Range 2 West, Salt Lake Base & Meridian, and described as follows:

Beginning at the southeasterly corner of Lot 173, GABLER'S GROVE SUBDIVISION, according to the Official Plat thereof recorded July 8, 2020 as Entry No. 13322298 in Book 2020 of Plats, at Page 169 in the Office of said Recorder and westerly line of DAKOTA LANE ON LOT SUBDIVISION, according to the Official Plat thereof recorded February 3, 2012 as Entry No. 11327231 in Book 2012 of Plats, at Page 13 in the Office of said Recorder, located S89°54'03"W along the Section line 921.42 feet and South 272.00 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence S00°52'09"W (Plat = S 00°53'36" W) 357.62 feet along said westerly line of DAKOTA LANE ONE LOT SUBDIVISION; thence S88°58'33"W 203.42 feet to the easterly boundary line of that parcel of land described in Warranty Deed as Entry No. 12866866 in Book 10721, at Page 2583 in the Office of said Recorder; thence along said deed the following three (3) courses: 1) N00°12'21"W (Deed = North) 87.44 feet; 2) S88°42'33"W 71.07 feet (Deed = West 70 feet); 3) S00°05'56"E (Deed = South) 119.02 feet to the monument line of 2820 South Street; thence S88°57'02"W along said monument line 204.57 feet to a southeasterly corner of said Gabler's Grove Phase 1 Subdivision; thence along said GABLER'S GROVE SUBDIVISION PHASE 1 the following ten (10) courses: 1) N01°02'58"W 33.00 feet; 2) Northwesterly along the arc of a non -tangent curve to the right having a radius of 15.00 feet (radius bears: N01°02'58"W) a distance of 23.84 feet through a central angle of 91°02'58" Chord: N45°31'29"W 21.41 feet; 3) North 42.02 feet; 4) along the arc of a curve to the left with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: N03°33'45"W 6.21 feet; 5) N07°07'30"W 34.09 feet; 6) along the arc of a curve to the right with a radius of 50.00 feet a distance of 6.22 feet through a central angle of 07°07'30" Chord: N03°33'45"W 6.21 feet; 7) North 285.82 feet; 8) N89°58'28"E 314.31 feet; 9) South 24.05 feet; 10) East 191.08 feet to the point of beginning.

The above described entire tract of land contains 189390 Sq Ft. in area, or 4.348 Acres, more or less. 17 Lots

SL County Parcel Number
#14281260370000
#14281260380000