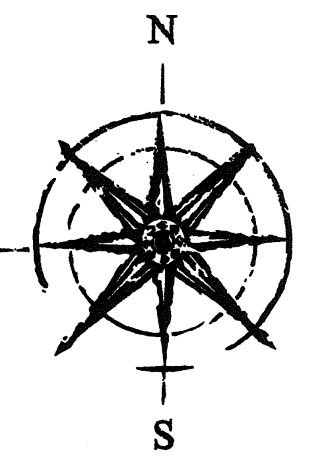
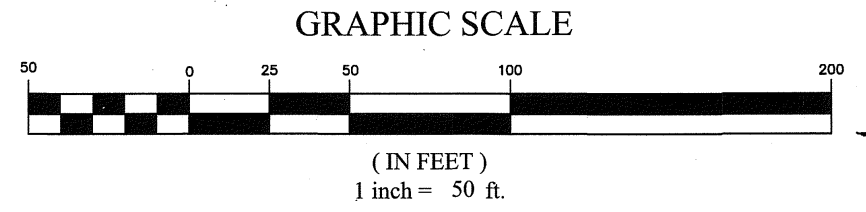


LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	CENTERLINE
	BOUNDARY MARKERS
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	STREET MONUMENT (EXISTING)
	PRIVATE OWNERSHIP
	COMMON AREA
	LIMITED COMMON AREA
	MONUMENT POINT NUMBER

GABLER'S GROVE

TOWNHOMES, PHASE 2
 FINAL PLAT
 LOCATED IN THE SW1/4 OF SECTION 21, T1S, R2W,
 SALT LAKE BASE & MERIDIAN
 MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



VICINITY MAP
 N.T.S.

- NOTES:**
- SET #5 REBAR AND CAP MARKED (FOCUS ENGINEERING) AT ALL REAR LOT CORNERS. PINS OR NAILS SET IN TOP BACK OF CURB AT EXTENSIONS OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.
 - ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
 - ALL PRIVATE RIGHT OF WAYS ALSO SERVE AS AN INGRESS/EGRESS, EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT.
 - PARCELS A, B, C, AND D ARE OPEN SPACE HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE GABLER'S GROVE HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117.
 - 35' SEWER AND WATER EASEMENT.
 - ACKNOWLEDGEMENT AND DISCLOSURE REGARDING DEVELOPMENT OF PROPERTY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA FOR HIGH LIQUEFACTION POTENTIAL RECORDED JULY 1, 2021 AS ENTRY NO. 13706351, IN BOOK 11206 AT PAGE 3427.
 - ACKNOWLEDGEMENT AND DISCLOSURE REGARDING DEVELOPMENT OF PROPERTY LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA FOR HIGH LIQUEFACTION POTENTIAL RECORDED APRIL 26, 2021 AS ENTRY NO. 13643348 IN BOOK 11163, AT PAGE 7930.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°55'02"	23.54	N45°02'38"E	21.20

Line Table

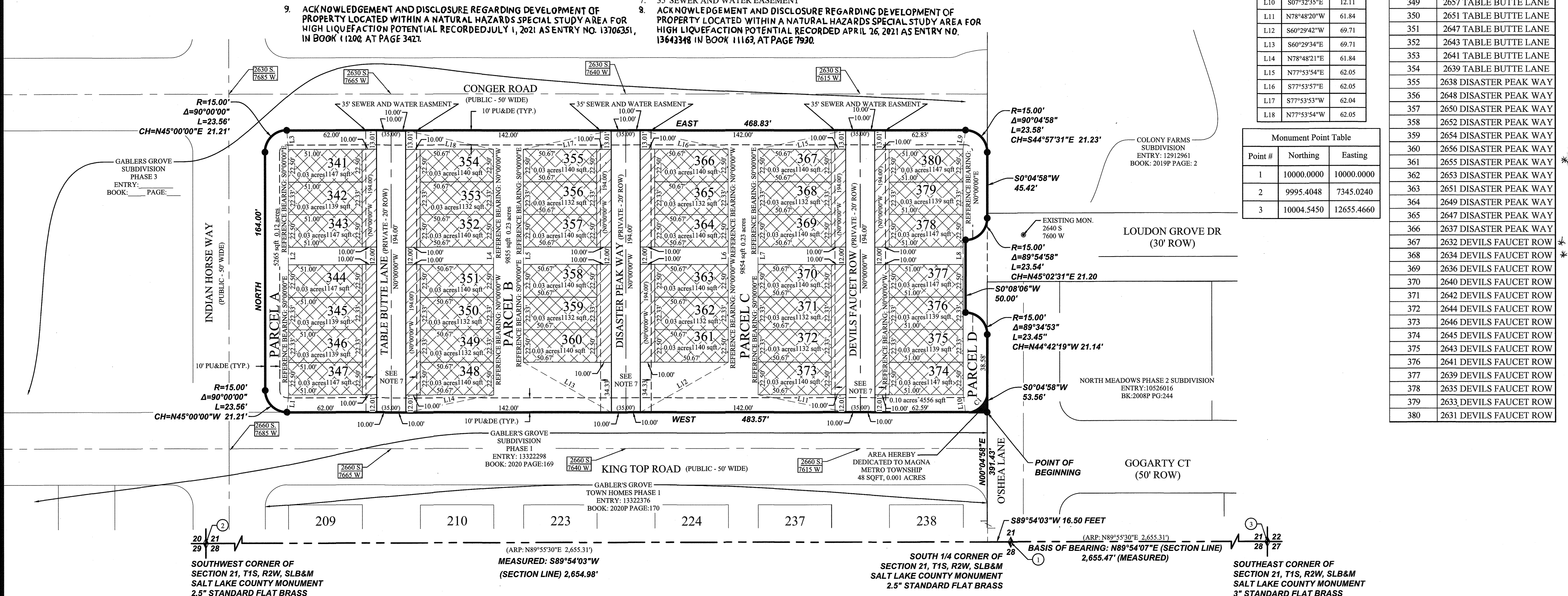
LINE	DIRECTION	LENGTH
L1	N04°45'39"E	12.05
L2	N00°00'00"W	12.00
L3	N04°23'45"W	13.05
L4	N00°00'00"W	12.00
L5	S00°00'00"E	12.00
L6	S00°00'00"W	12.00
L7	N00°00'00"W	12.00
L8	S00°00'00"E	12.00
L9	S08°00'16"W	13.14
L10	S07°32'35"E	12.11
L11	N78°48'20"W	61.84
L12	S60°29'42"W	69.71
L13	S60°29'34"E	69.71
L14	N78°48'21"E	61.84
L15	N77°53'54"E	62.05
L16	S77°53'57"E	62.05
L17	S77°53'53"W	62.04
L18	N77°53'54"W	62.05

ADDRESS TABLE

LOT	ADDRESS
341	2640 TABLE BUTTE LANE
342	2644 TABLE BUTTE LANE
343	2648 TABLE BUTTE LANE
344	2650 TABLE BUTTE LANE
345	2652 TABLE BUTTE LANE
346	2654 TABLE BUTTE LANE
347	2656 TABLE BUTTE LANE
348	2659 TABLE BUTTE LANE
349	2657 TABLE BUTTE LANE
350	2651 TABLE BUTTE LANE
351	2647 TABLE BUTTE LANE
352	2643 TABLE BUTTE LANE
353	2641 TABLE BUTTE LANE
354	2639 TABLE BUTTE LANE
355	2638 DISASTER PEAK WAY
356	2648 DISASTER PEAK WAY
357	2650 DISASTER PEAK WAY
358	2652 DISASTER PEAK WAY
359	2654 DISASTER PEAK WAY
360	2656 DISASTER PEAK WAY
361	2655 DISASTER PEAK WAY
362	2653 DISASTER PEAK WAY
363	2651 DISASTER PEAK WAY
364	2649 DISASTER PEAK WAY
365	2647 DISASTER PEAK WAY
366	2637 DISASTER PEAK WAY
367	2632 DEVILS FAUCET ROW
368	2634 DEVILS FAUCET ROW
369	2636 DEVILS FAUCET ROW
370	2640 DEVILS FAUCET ROW
371	2642 DEVILS FAUCET ROW
372	2644 DEVILS FAUCET ROW
373	2646 DEVILS FAUCET ROW
374	2645 DEVILS FAUCET ROW
375	2643 DEVILS FAUCET ROW
376	2641 DEVILS FAUCET ROW
377	2639 DEVILS FAUCET ROW
378	2635 DEVILS FAUCET ROW
379	2633 DEVILS FAUCET ROW
380	2631 DEVILS FAUCET ROW

Monument Point Table

Point #	Northing	Easting
1	10000.0000	10000.0000
2	9995.4048	7345.0240
3	10004.5450	12655.4660



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as GABLER'S GROVE TOWNHOMES PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
 Evan J. Wood
 Professional Land Surveyor
 Certificate No. 183395

10/14/2021
 Date

BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that Warranty Deed recorded April 29, 2019 as Entry No. 12977489 in Book 10775, at Page 967 in the Office of the Salt Lake County Recorder and that Warranty Deed recorded October 9, 2020 as Entry No. 13423030 in Book 11036, at Page 3812 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at the Northeast corner of GABLER'S GROVE PHASE 1, according to the Official Plat thereof recorded July 8, 2020 as Entry No. 13322298 in Book 10775 of Plats, at Page 169 in the Office of said Recorder, located S89°54'03"W along the Section line 16.50 feet and N00°04'58"E 391.43 feet the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M; thence West 483.57 feet along said GABLER'S GROVE PHASE 1; thence along the arc of a 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 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 90°04'58" Chord: S44°57'31"E 21.23 feet to the west line of COLONY FARMS SUBDIVISION, according to the Official Plat thereof recorded January 3, 2019 as Entry No. 12912961 in Book 2019P of Plats, at Page 2 in the Office of said Recorder; thence along said plat the following four (4) courses: 1) S00°04'58"W 45.42 feet; 2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°54'58" Chord: S45°02'31"W 21.20 feet; 3) S00°08'06"W 50.00 feet; 4) Southeastly along the arc of a non-tangency curve to the right having a radius of 15.00 feet (radius bears: South) a distance of 23.45 feet through a central angle of 89°34'53" Chord: S44°42'19"E 21.14 feet to the westerly line of NORTH MEADOWS PHASE 2, according to the Official Plat thereof recorded September 23, 2008 as Entry No. 10526016 in Book 2008P of Plats, at Page 244 in the Office of said Recorder; thence S00°04'58"W (Plat=S00°06'27"W) 53.56 feet along said Westerly line to the point of beginning.

Contains: 95758SQFT +/- OR 2.20 acres +/-
 40 UNITS, 4 PARCEL

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 MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND 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, AND D AS DEPICTED HEREON, TO THE GABLER'S GROVE HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 978 E. WOODOAK LANE, SALT LAKE CITY, UT 84117.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26th DAY OF October A.D. 20 21

Chris P. Gamvroulas
 CHRIS P. GAMVROULAS
 PRESIDENT
 IVORY DEVELOPMENT LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S.
 COUNTY OF SALT LAKE

ON THE 26th DAY OF October A.D. 20 21, 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 THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-10-2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. #698412

Peter Steven Gamvroulas
 PRINTED FULL NAME OF NOTARY

GABLER'S GROVE
 TOWNHOMES, PHASE 2
 FINAL PLAT
 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

RECORDED # 13976571
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
 Ivory Development LLC DATE: 01/25/2022
 TIME: 3:02PM BOOK: 2022P PAGE: 036
 01/26/2022
 FEE \$
 SALT LAKE COUNTY RECORDER

BENCHMARK
 SOUTH 1/4 CORNER OF SECTION 21
 TOWNSHIP 1 SOUTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV: 4,244.80
 DATUM: NAVD88

OWNER/DEVELOPER
 IVORY HOMES
 975 EAST WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 407-6891
 CONTACT: BRYON PRINCE

10/12/2021
 SHEET 1 OF 1

MAGNA WATER DISTRICT

APPROVED THIS 20th DAY OF October A.D. 20 21

Chris Riley
 SIGNED DATE

CHECKED FOR ZONING COMPLIANCE

Zone: R-1-4 Lot Area: N/A
 Lot Width: N/A Front Yard: 10'
 Side Yard: 10' Rear Yard: 10'

11/18/21
 SIGNED

PLANNING COMMISSION

APPROVED THIS 24 DAY OF January A.D. 2022 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.

Daniel Cripps
 MAGNA METRO TOWNSHIP PLANNING COMMISSION

PUBLIC UTILITY APPROVAL

CENTURY LINK: Paul Bering DATE: 10-26-21
 COMCAST: E. Valdez DATE: 10-21-21
 ROCKY MTN POWER: Nick B... DATE: 11-12-21
 DOMINION ENERGY: Chris... DATE: 11-2-21

PREPARED BY

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

SALT LAKE COUNTY ENGINEERING

EVAN J. WOOD
 6949 S. HIGH TECH DR.
 MIDVALE, UT. 84047
 PHONE # (801) 352-0075

12/1/2021
 SIGNED

HEALTH DEPARTMENT

APPROVED THIS 2nd DAY OF November A.D. 20 21

John...
 SIGNED

ADDRESSING APPROVAL

11-17-21
 SIGNED

WATER MASTER AUTHORITY APPROVAL

10-26-21
 SIGNED

UNIFIED FIRE AUTHORITY APPROVAL

10-27-21
 SIGNED

RECORD OF SURVEY

RSC NO.: S2019-03-0183
 S2019-09-0689
 S2019-09-0699

11-18-2021
 SIGNED

PLANNING AND DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

01-18-2022
 SIGNED
 PLANNING & DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 17 DAY OF Dec. A.D. 20 21

Paul...
 MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR

PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL THIS 17 DAY OF Dec. A.D. 20 21, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Don W. Bering
 MAGNA METRO TOWNSHIP MAYOR

SEAL