

VICINITY MAP
N.T.S.

LEGEND

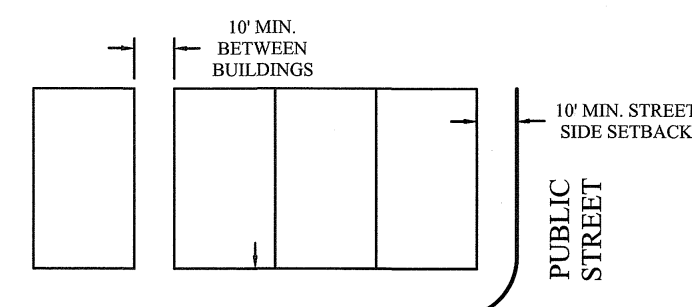
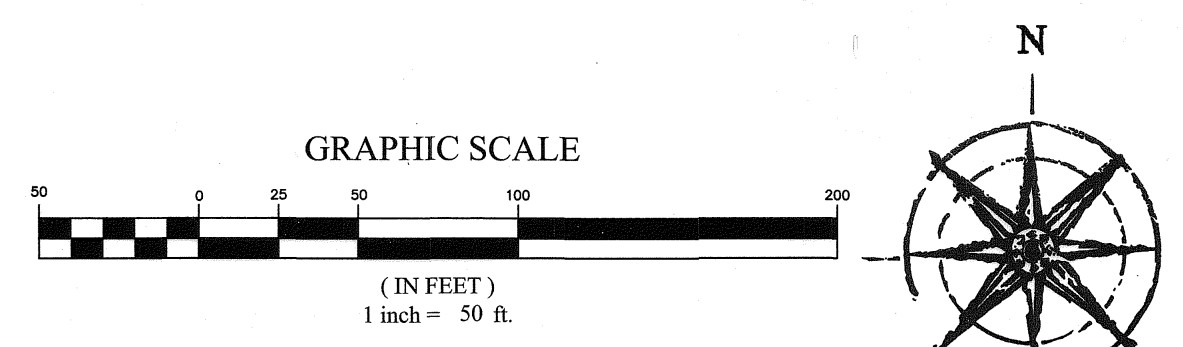
--- (dashed)	BOUNDARY
--- (dash-dot)	SECTION LINE
--- (long-dash)	PUBLIC UTILITY AND DRAINAGE EASEMENT
--- (short-dash)	RIGHT-OF-WAY LINE
--- (dash-dot-dot)	BUILDING SETBACK
--- (dotted)	EXISTING PROPERTY LINE
--- (solid)	CENTERLINE
●	BOUNDARY MARKERS
○	SECTION MONUMENT (FOUND)
⊕	STREET MONUMENT (TO BE SET)
⊙	STREET MONUMENT (EXISTING)
⊛	MONUMENT POINT NUMBER
⊕	FIRE HYDRANT
▨	PRIVATE OWNERSHIP
▩	COMMON AREA
▧	LIMITED COMMON AREA

GABLER'S GROVE

TOWNHOMES, PHASE 4

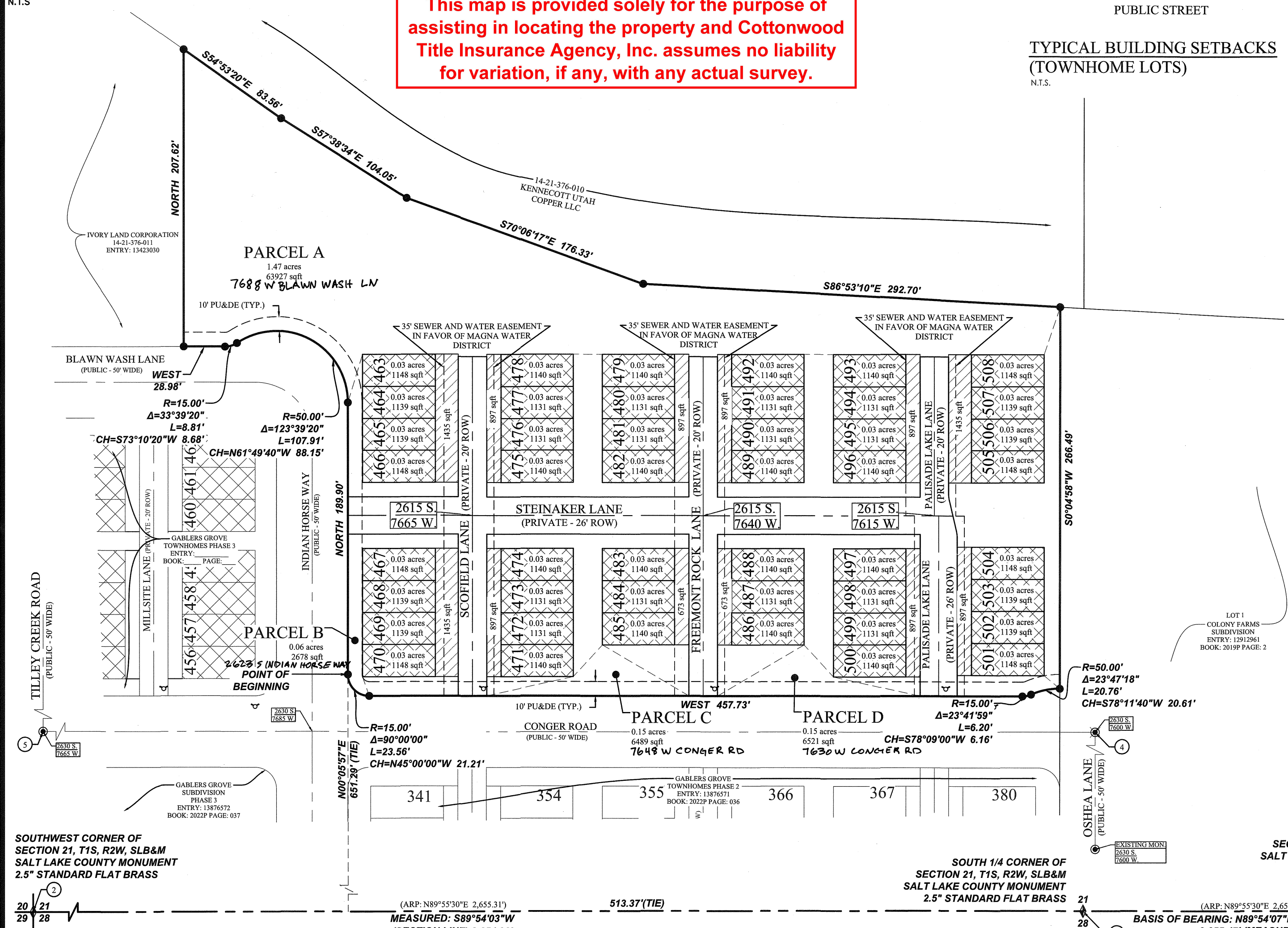
FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 21, T1S, R2W,
SALT LAKE BASE & MERIDIAN
MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



TYPICAL BUILDING SETBACKS
(TOWNHOME LOTS)
N.T.S.

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.



ADDRESS TABLE

Unit	Address
463	2602 S SCOFIELD LN
464	2606 S SCOFIELD LN
465	2610 S SCOFIELD LN
466	2614 S SCOFIELD LN
467	2618 S SCOFIELD LN
468	2620 S SCOFIELD LN
469	2624 S SCOFIELD LN
470	2628 S SCOFIELD LN
471	2629 S SCOFIELD LN
472	2625 S SCOFIELD LN
473	2621 S SCOFIELD LN
474	2617 S SCOFIELD LN
475	2613 S SCOFIELD LN
476	2609 S SCOFIELD LN
477	2605 S SCOFIELD LN
478	2601 S SCOFIELD LN
479	2604 S FREEMONT ROCK LN
480	2608 S FREEMONT ROCK LN
481	2612 S FREEMONT ROCK LN
482	2616 S FREEMONT ROCK LN
483	2620 S FREEMONT ROCK LN
484	2622 S FREEMONT ROCK LN
485	2626 S FREEMONT ROCK LN
486	2627 S FREEMONT ROCK LN
487	2623 S FREEMONT ROCK LN
488	2619 S FREEMONT ROCK LN
489	2615 S FREEMONT ROCK LN
490	2611 S FREEMONT ROCK LN
491	2607 S FREEMONT ROCK LN
492	2603 S FREEMONT ROCK LN
493	2602 S PALISADE LAKE LN
494	2606 S PALISADE LAKE LN
495	2610 S PALISADE LAKE LN
496	2614 S PALISADE LAKE LN
497	2618 S PALISADE LAKE LN
498	2620 S PALISADE LAKE LN
499	2624 S PALISADE LAKE LN
500	2628 S PALISADE LAKE LN
501	2629 S PALISADE LAKE LN
502	2625 S PALISADE LAKE LN
503	2621 S PALISADE LAKE LN
504	2617 S PALISADE LAKE LN
505	2613 S PALISADE LAKE LN
506	2609 S PALISADE LAKE LN
507	2605 S PALISADE LAKE LN
508	2601 S PALISADE LAKE LN

Monument Point Table

Point #	Northing	Easting
1	10000.000	10000.000
2	9995.405	7345.024
3	10004.545	12655.466
4	10610.397	10009.254
5	10610.396	8912.500

- 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.
 - PARCEL A WILL ALSO SERVE AS A SEWER AND WATER EASEMENT IN FAVOR OF MAGNA WATER DISTRICT.
 - 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.
 - 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 11200, AT PAGE 3427.
 - EXISTING PARCEL NUMBER AS OF JUNE 23, 2022 IS 14-21-376-010.

Contains: 3.87 acres +/-
4 Parcels
46 Units

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, PARCELS, 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, D, AND PRIVATE STREET 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 84117.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF SEPTEMBER A.D. 2022

PLANNING COMMISSION

APPROVED THIS 7th DAY OF December A.D., 2022 BY THE MAGNA METRO TOWNSHIP PLANNING COMMISSION.

David Crisp
MAGNA METRO TOWNSHIP PLANNING COMMISSION

PUBLIC UTILITY APPROVAL

CENTURY LINK: *Paul Biering* DATE: 9-20-22
COMCAST: *Alc Ann* DATE: 9-28-22
ROCKY MTN POWER: *Cheng Brauchaine* DATE: 10-3-22
DOMINION ENERGY: *Col Sneed* DATE: 9-30-22
OTHER: DATE:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 20th DAY OF SEPTEMBER A.D. 2022 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: 01-14-2026

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY
Peter Steven Gamvroulas
PRINTED FULL NAME OF NOTARY

MY COMMISSION No. 722444

GABLER'S GROVE
TOWNHOMES, PHASE 4
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 # 14051263
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Ivory Development DATE: 12/19/2022
TIME: 11:57:07 BOOK: 2022P PAGE: 308
FEE \$ 142.00
Paul Spencer
SALT LAKE COUNTY DEPUTY RECORDER

BENCHMARK
SOUTH 1/4 CORNER OF SECTION 21 TOWNSHIP 1 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV. 4244.80 DATUM: NAVD88

OWNER/DEVELOPER
IVORY HOMES
975 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 520-9164
CONTACT: BEN HANSEN

03/14/2022
SHEET 1 OF 2

MAGNA WATER DISTRICT

APPROVED THIS 21st DAY OF September A.D., 2022

Clark Lilly 9/21/22
SIGNED DATE

CHECKED FOR ZONING COMPLIANCE

Zone: R-14 Lot Area: N/A 10' between buildings
Lot Width: N/A Front Yard: 10'
Side Yard: N/A Rear Yard: N/A

12/6/22 *[Signature]*
DATE SIGNED

HEALTH DEPARTMENT

APPROVED THIS 3rd DAY OF October A.D., 2022

[Signature]
SIGNED

ADDRESSING APPROVAL

12-2-22 *James Burton*
DATE SIGNED

WATER MASTER AUTHORITY APPROVAL

10-3-22 *[Signature]*
DATE SIGNED

UNIFIED FIRE AUTHORITY APPROVAL

11/1/2022 *[Signature]*
DATE SIGNED

PREPARED BY

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

SURVEYOR

EVAN J. WOOD
6949 S. HIGH TECH DR.
SUITE 200
MIDVALE, UT, 84047
PHONE # (801)352-0075

12/19/2022 *Kurt Monson*
DATE SIGNED

RECORD OF SURVEY

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

12-6-22 *Kurt Monson*
DATE 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.

12/6/22 *[Signature]*
DATE PLANNING & DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7th DAY OF December A.D. 2022

Paul H. Ashton
MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR

PRESENTED TO THE MAGNA METRO TOWNSHIP COUNCIL THIS 7th DAY OF December A.D., 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Dan W. Peay
MAGNA METRO TOWNSHIP MAYOR

SALT LAKE COUNTY RECORDER

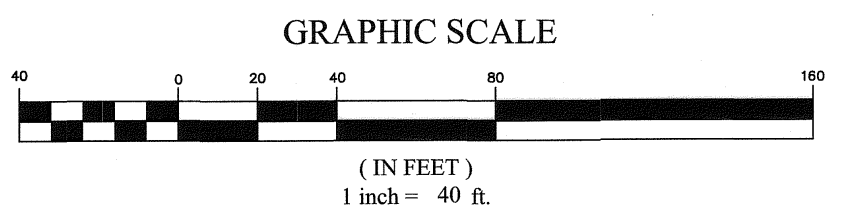
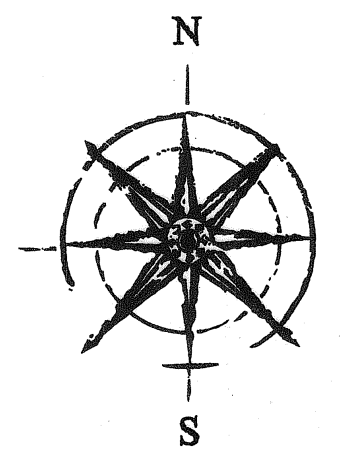
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TOWNHOMES, PHASE 4

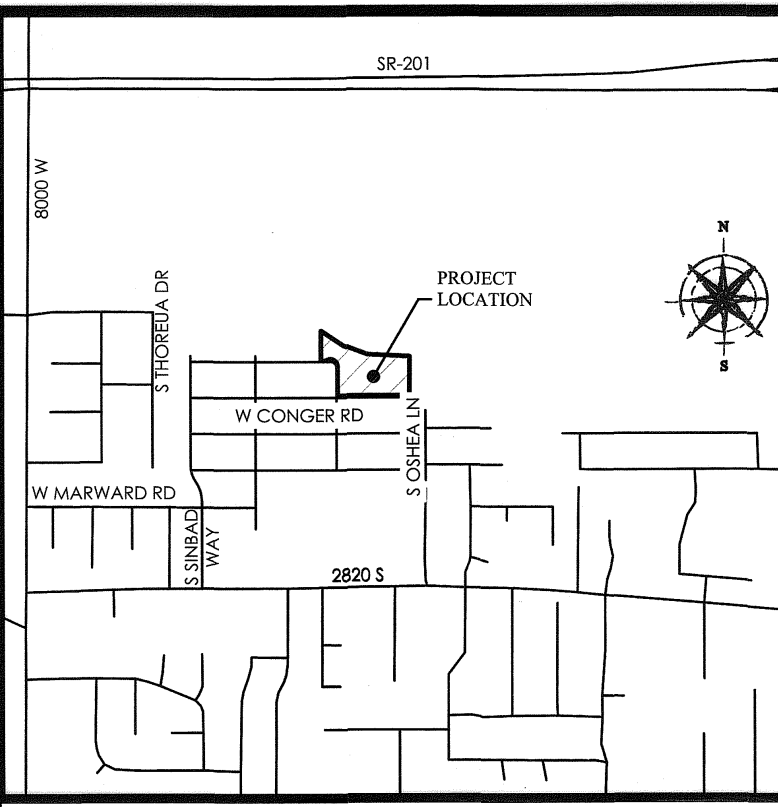
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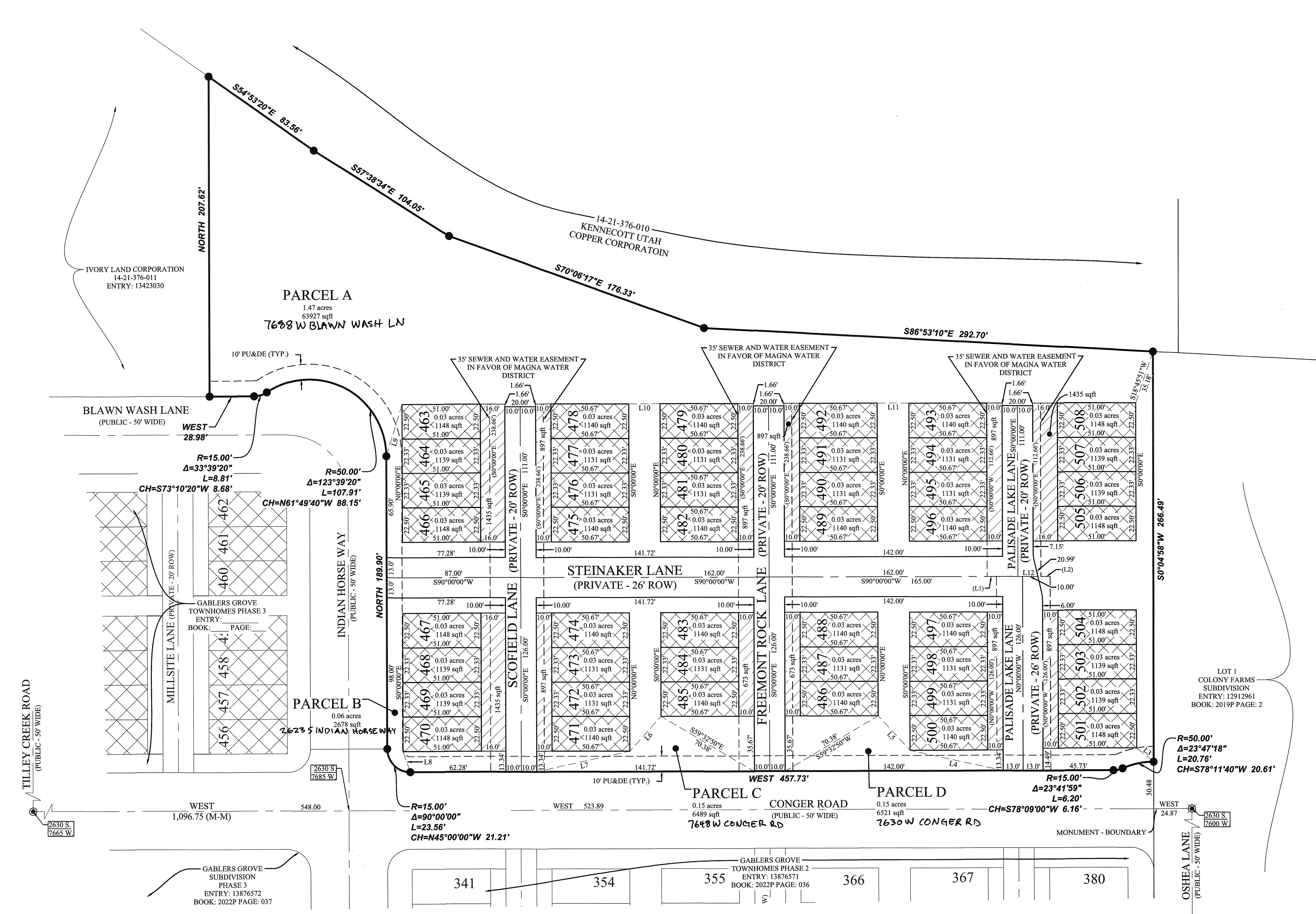
LEGEND

	BOUNDARY
	SECTION LINE
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
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N.T.S.

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Easement Line Table

LINE	DIRECTION	LENGTH
(L1)	S90°00'00"W	6.00
(L2)	S90°00'00"W	6.00

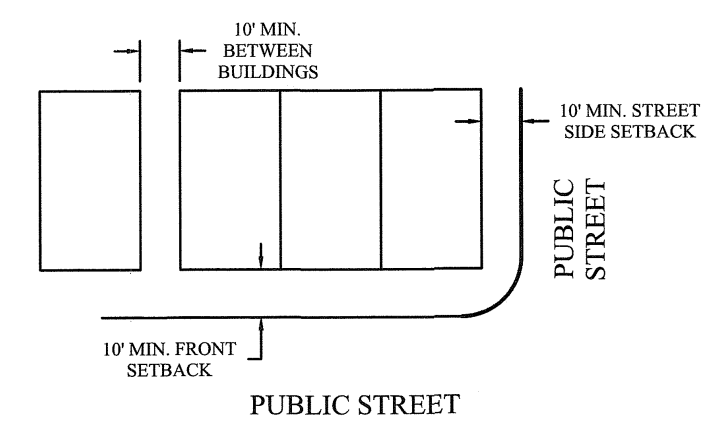
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Line Table

LINE	DIRECTION	LENGTH
L3	S50°30'07"E	14.17
L4	S77°35'57"E	62.12
L5	N42°46'32"W	30.42
L6	S42°22'51"W	30.23
L7	N77°35'57"E	62.12
L8	S19°28'16"E	14.15
L9	S16°56'20"W	35.30
L10	S90°00'00"W	20.38
L11	S90°00'00"W	20.66
L12	N90°00'00"E	13.00

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TYPICAL BUILDING SETBACKS (TOWNHOME LOTS)
N.T.S.

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) 520-9164
CONTACT: BEN HANSEN

03/14/2022
SHEET 2 OF 2

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
PHONE: (801) 352-0075

SURVEYOR
EVAN J. WOOD
6949 S. HIGH TECH DR.
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GABLER'S GROVE
TOWNHOMES, PHASE 4
FINAL PLAT
LOCATED IN THE SW 1/4 OF SECTION 21, T1S, R2W,
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