

VICINITY MAP
N.T.S.

LEGEND

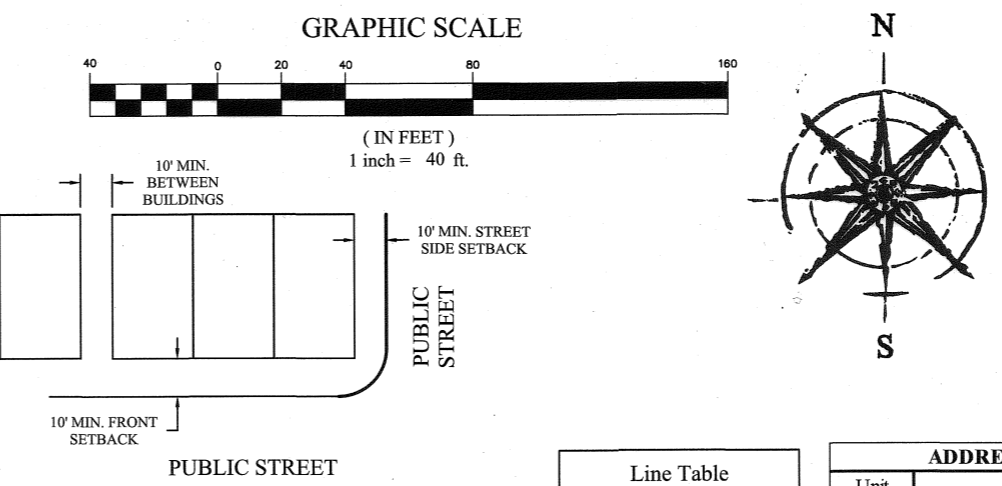
--- BOUNDARY
--- SECTION LINE
--- PUBLIC UTILITY AND DRAINAGE EASEMENT
--- RIGHT-OF-WAY LINE
--- BUILDING SETBACK
--- EXISTING PROPERTY LINE
--- CENTERLINE
● BOUNDARY MARKERS
◆ SECTION MONUMENT (FOUND)
◆ STREET MONUMENT (TO BE SET)
◆ STREET MONUMENT (EXISTING)
○ MONUMENT POINT NUMBER
○ FIRE HYDRANT
▨ PRIVATE OWNERSHIP
▩ COMMON AREA
▧ LIMITED COMMON AREA

GABLER'S GROVE

TOWNHOMES, PHASE 3

FINAL PLAT

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



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.

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

LINE	DIRECTION	LENGTH
L1	N14°02'10"E	12.37
L2	N00°00'01"W	13.01
L3	N88°26'06"W	12.65
L4	N78°48'42"E	61.85
L5	S59°46'46"E	70.21
L6	N00°00'01"W	13.01
L7	N00°00'00"E	12.00
L8	N78°48'42"W	61.85
L9	N78°48'42"E	61.85
L10	S78°48'42"E	61.85
L11	N78°48'42"E	61.85
L12	N00°00'01"W	13.01
L13	S00°00'00"E	12.00
L14	S59°46'46"W	70.21
L15	S78°48'42"E	61.85
L16	S04°45'49"E	12.04
L17	S00°00'01"E	13.01
L18	N04°45'49"E	12.04

Unit	Address
423	2606 S CAUSEY CLIFF LN
424	2608 S CAUSEY CLIFF LN
425	2612 S CAUSEY CLIFF LN
426	2616 S CAUSEY CLIFF LN
427	2618 S CAUSEY CLIFF LN
428	2622 S CAUSEY CLIFF LN
429	2624 S CAUSEY CLIFF LN
430	2625 S CAUSEY CLIFF LN
431	2621 S CAUSEY CLIFF LN
432	2619 S CAUSEY CLIFF LN
433	2615 S CAUSEY CLIFF LN
434	2611 S CAUSEY CLIFF LN
435	2609 S CAUSEY CLIFF LN
436	2607 S CAUSEY CLIFF LN
437	2604 S NAVAJO LAKE LN
438	2606 S NAVAJO LAKE LN
439	2610 S NAVAJO LAKE LN
440	2614 S NAVAJO LAKE LN
441	2620 S NAVAJO LAKE LN
442	2626 S NAVAJO LAKE LN
443	2627 S NAVAJO LAKE LN
444	2623 S NAVAJO LAKE LN
445	2617 S NAVAJO LAKE LN
446	2613 S NAVAJO LAKE LN
447	2605 S NAVAJO LAKE LN
448	2603 S NAVAJO LAKE LN
449	2606 S MILLSITE LN
450	2608 S MILLSITE LN
451	2612 S MILLSITE LN
452	2616 S MILLSITE LN
453	2618 S MILLSITE LN
454	2622 S MILLSITE LN
455	2624 S MILLSITE LN
456	2625 S MILLSITE LN
457	2621 S MILLSITE LN
458	2619 S MILLSITE LN
459	2615 S MILLSITE LN
460	2611 S MILLSITE LN
461	2609 S MILLSITE LN
462	2607 S MILLSITE LN

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 FOCUS Engineering and Surveying, LLC has 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 3, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.



Evan J. Wood
Professional Land Surveyor
Certificate No. 183395
Date: 06/27/2022

BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that Special Warranty Deed recorded October 09, 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 a point located S89°54'03"W 1046.40 feet along the Section line and N00°05'57"W 637.21 feet from the South1/4 Corner of said Section 21, T1S, R2W, SLB&M; 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 East 468.00 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: S45°00'00"E 21.21 feet; thence South 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: S45°00'00"W 21.21 feet; thence West 468.00 feet to the point of beginning.

Contains: 2.21 acres +/-
4 Parcels
40 Units

OWNER'S DEDICATION

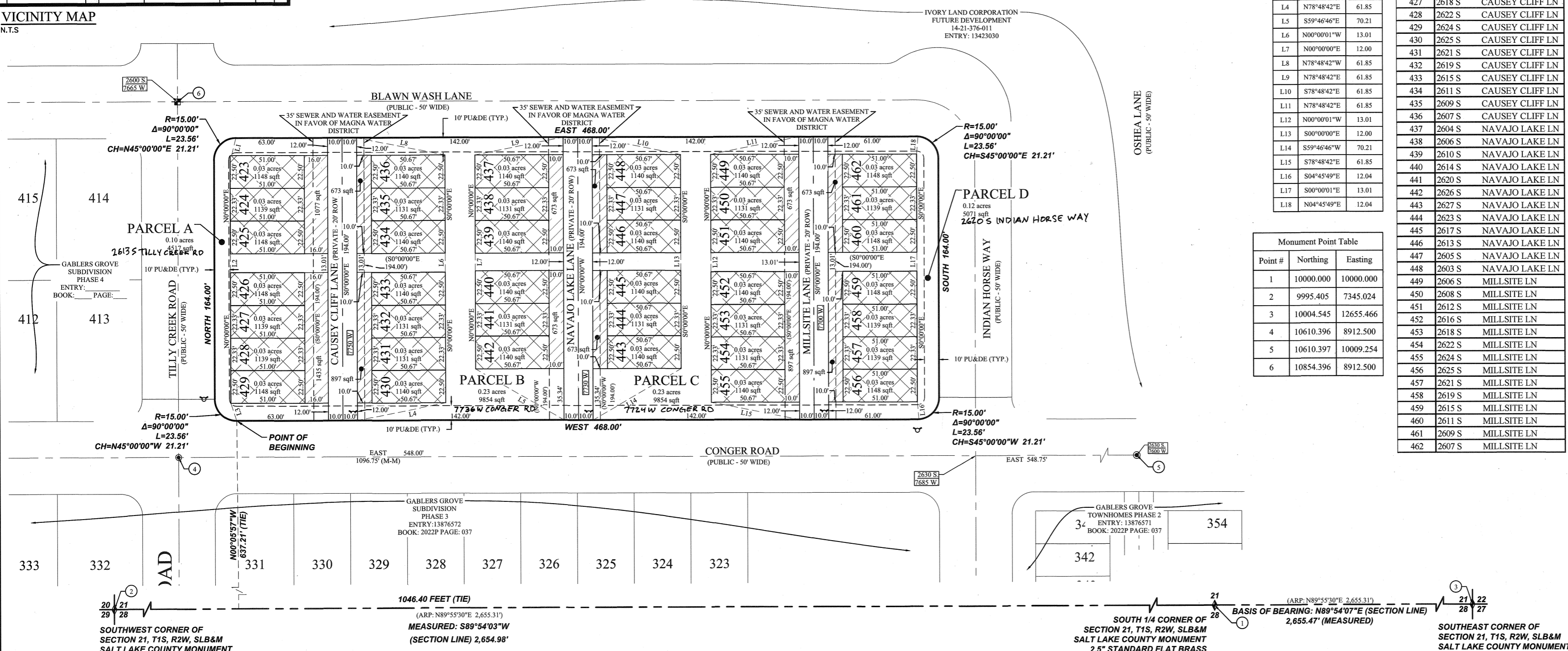
KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC 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 STREETS 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 20TH DAY OF SEPTEMBER, A.D. 2022

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

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
MY COMMISSION No. 722444
Peter Steven Gamvroulas
PRINTED FULL NAME OF NOTARY



NOTES:
1. 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.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' UNLESS OTHERWISE NOTED
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
4. ALL PRIVATE RIGHT OF WAYS ALSO SERVE AS AN INGRESS/EGRESS, EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT
5. 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.
6. PARCELS A WILL ALSO SERVE AS A SEWER AND WATER EASEMENT IN FAVOR OF MAGNA WATER DISTRICT.
7. ACKNOWLEDGMENT 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.
8. ACKNOWLEDGMENT 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.
9. PART OF SALT LAKE TAX ID NO. 14-21-376-010 AS OF JUNE 23, 2022.

<p>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</p> <p>OWNER/DEVELOPER IVORY HOMES 975 EAST WOODOAK LANE SALT LAKE CITY, UTAH 84117 (801) 520-9164 CONTACT: BEN HANSEN</p> <p>03/14/2022 SHEET 1 OF 1</p>	<p>MAGNA WATER DISTRICT APPROVED THIS 21ST DAY OF SEPTEMBER, A.D., 2022 <i>Christy Dill</i> SIGNED DATE</p>	<p>CHECKED FOR ZONING COMPLIANCE Zone: R-1-4 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 <i>[Signature]</i> DATE SIGNED</p>	<p>HEALTH DEPARTMENT APPROVED THIS 3RD DAY OF October, A.D., 2022 <i>[Signature]</i> SIGNED</p>	<p>ADDRESSING APPROVAL 12-2-22 <i>James Burton</i> DATE SIGNED</p>	<p>WATER MASTER AUTHORITY APPROVAL 10-3-22 <i>[Signature]</i> DATE SIGNED</p>	<p>UNIFIED FIRE AUTHORITY APPROVAL 11/6/22 <i>[Signature]</i> DATE SIGNED</p>
	<p>PREPARED BY FOCUS ENGINEERING AND SURVEYING, LLC 6949 S. HIGH TECH DRIVE SUITE 200 MIDVALE, UTAH 84047 PHONE # (801) 352-0075 www.focusutah.com</p>	<p>SURVEYOR EVAN J. WOOD 6949 S. HIGH TECH DR. SUITE 200 MIDVALE, UT. 84047 PHONE # (801) 352-0075</p>	<p>SALT LAKE COUNTY ENGINEERING 12/1/2022 <i>Kudak/Morone</i> DATE SIGNED</p>	<p>RECORD OF SURVEY RSC NO.: S2019-03-0183 S2019-09-0689 S2019-09-0699 12-6-22 <i>[Signature]</i> DATE SIGNED</p>	<p>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 <i>[Signature]</i> DATE PLANNING & DEVELOPMENT DIRECTOR</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS 7TH DAY OF Dec, A.D. 2022 <i>[Signature]</i> MAGNA METRO TOWNSHIP ATTORNEY</p>

GABLER'S GROVE
TOWNHOMES, PHASE 3
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 # 14057629
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Ivory Development LLC
DATE: 12/29/2022
TIME: 12:23 BOOK: 2022P PAGE: 319
\$120.00 FEE \$
[Signature]
SALT LAKE COUNTY RECORDER

Z:\2021\21-0506 Gabler's Grove Phase 3\21-0506.dwg sheets\02 - FINAL PLAT PHASE 3 Townhomes.dwg