



G R E A T E R S A L T L A K E

# Municipal Services District

Planning & Development Services

2001 S State St Suite N3-600 Salt Lake City, UT 84190-4050

Phone (385) 468-6700 Fax (385) 468-6674 [www.msd.utah.gov](http://www.msd.utah.gov)

14127570 B: 11431 P: 970 Total Pages: 3

07/11/2023 10:44 AM By: tpham Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.

1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

## Geological Hazards Disclosure and Acknowledgment

### Disclosure and Acknowledgment

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

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

File/Permit #: 000867

Street Address: 7774 West 2820 South, Magna Utah

Parcel # (required): 14213760640000

Legal Description (must be attached)

(For PUD's or Subdivisions Only: PUD or Sub Name and Lot # will Suffice)

Subdivision Name: Gabler's Grove Townhomes Phase 5

Lot #: NA

### 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 Rapture                  | <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 Greater Salt Lake Municipal Services District which is available for public inspection.

File # 000867



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## Property Owner's Affidavit

File # 000467

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

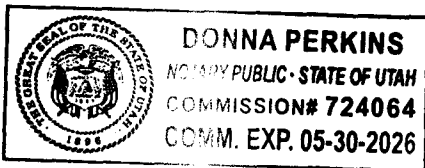
Use This Section If Signing as a **Corporation or Partnership**

STATE OF UTAH            )  
  SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 10 day of July, 2023

By Kevin Anglesey \_\_\_\_\_.

On Behalf of \_\_\_\_\_.



Signed: [Signature] \_\_\_\_\_

Donna Perkins  
Notary Public

My Commission Expires: 5-30-2026

Salt Lake  
Residing In

**LEGAL DESCRIPTION  
PREPARED FOR  
GABLER'S GROVE TOWNHOMES PHASE 5  
MAGNA CITY, UTAH  
MARCH 23, 20223  
22-0291  
RM**

**LEGAL 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 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 S89°54'03"W 1045.98 feet along the Section line and N00°05'57"W 881.21 feet from the South Quarter Corner of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian; 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 West 50.00 feet; thence North 164.00 feet; thence East 61.30 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N72°32'34"W) a distance of 4.32 feet through a central angle of 04°56'52" Chord: N14°59'00"E 4.32 feet; thence East 158.09 feet; thence North 209.01 feet to the northerly boundary line of said deed; thence along said northerly line S54°53'20"E 320.89 feet; thence South 207.62 feet; thence West 418.00 feet to the point of beginning.

Containing 2.71 acres +/-  
3 Parcels  
30 Units