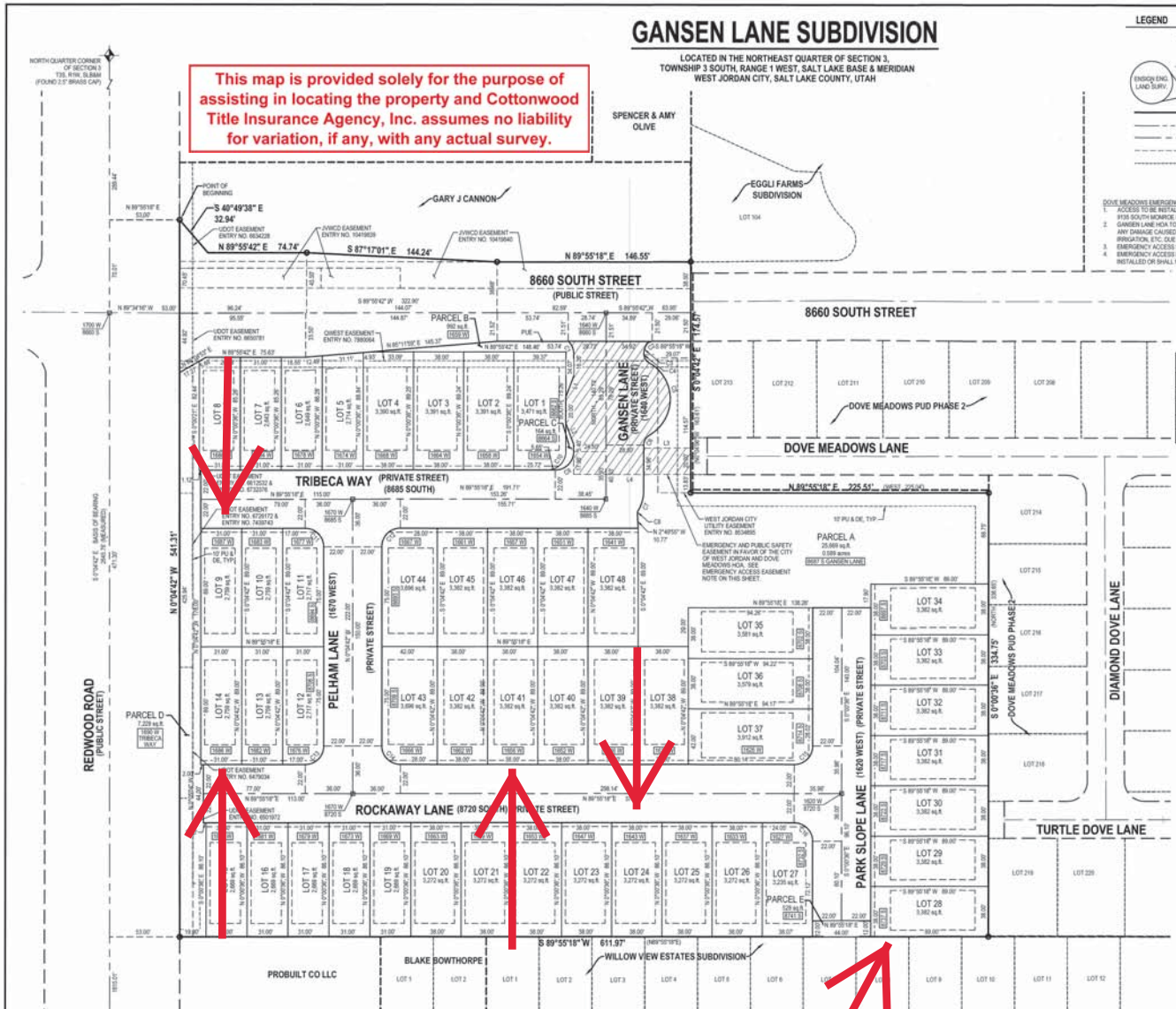
GANSEN LANE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

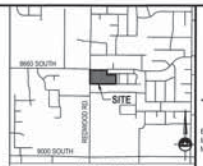
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



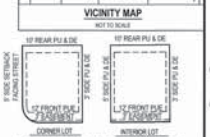
LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RECORD EASEMENT LINE
- PU & DE — PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

DOVE MEADOWS EMERGENCY ACCESS EASEMENT NOTES:
1. ACCESS TO BE INSTALLED AND MAINTAINED BY DOVE MEADOWS HOA, 9135 SOUTH MONROE PLAZA WAY SUITE A, SANDY, UTAH 84070.
2. GANSEN LANE HOA TO BE REIMBURSED BY DOVE MEADOWS HOA FOR ANY DAMAGE CAUSED TO ADJACENT HARDSCAPES, LANDSCAPING, IRRIGATION, ETC. DUE TO INSTALLATION OF THIS ACCESS.
3. EMERGENCY ACCESS SHALL BE CONCRETE.
4. EMERGENCY ACCESS MUST BE INSTALLED BEFORE LANDSCAPING INSTALLED OR SHALL NOT BE INSTALLED UNTIL MAY 15, 2022.

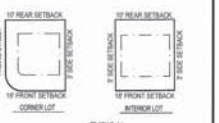


VICINITY MAP
NOT TO SCALE



NOTE - 7' EASEMENT IS IN FAVOR OF THE CITY OF WEST JORDAN TO ACCESS AND MAINTAIN WATER METERS

TYPICAL PUBLIC UTILITY EASEMENTS
NOT TO SCALE



TYPICAL BUILDING SETBACKS
NOT TO SCALE
(SETBACK REQUIREMENTS PER DEVELOPMENT AGREEMENT)

LINE TABLE

LINE	BEARING	LENGTH
L1	N20°48'38"E	16.89'
L2	S20°48'38"E	16.89'
L3	N89°55'46"W	35.60'
L4	S89°55'46"E	69.63'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	14.00'	11.16'	45°39'43"	N22°45'53"W	10.86'
C2	5.00'	4.91'	56°18'33"	S61°46'13"W	4.72'
C3	14.00'	5.63'	23°02'40"	S21°44'09"W	5.78'
C4	8.50'	10.36'	69°46'50"	S25°05'35"E	9.73'
C5	31.50'	65.97'	120°00'00"	N0°00'00"E	54.56'
C6	8.50'	8.90'	60°00'00"	S30°00'00"W	8.50'
C7	28.50'	15.10'	30°52'50"	N15°36'24"E	14.92'
C8	5.00'	2.94'	33°42'45"	S14°51'28"W	2.90'
C9	14.00'	21.97'	89°50'19"	N44°57'38"E	19.79'
C10	14.00'	22.52'	91°20'26"	N45°40'57"E	20.02'
C11	14.00'	21.99'	90°00'00"	N45°04'42"W	19.80'
C12	14.00'	21.99'	90°00'00"	N44°50'18"E	19.80'
C13	14.00'	21.99'	90°00'00"	N44°50'18"E	19.80'
C14	14.00'	21.99'	90°00'00"	S45°04'42"E	19.80'
C15	14.00'	21.97'	89°50'54"	N44°57'21"E	19.79'
C16	14.00'	21.97'	89°50'50"	N45°07'47"W	19.78'

DEVELOPER
ALPINE HOMES
10705 SOUTH JORDAN GATEWAY, STE 150
SOUTH JORDAN, UTAH 84095

HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ. 1 inch = 40 ft.

NORTH

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

NOTES:
1. PARCEL A, B, C, D, AND E ARE OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. DEVELOPER WILL INSTALL 6' MASONRY WALL APPROVED BY THE CITY ALONG ONLY THE WESTERNMOST PROPERTY LINE ALONG REDWOOD ROAD AND THE NORTHERN PROPERTY LINE AT THE BACK OF LOTS 1-4 ALONG 8660 SOUTH STREET. WALLS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. ALL WATER AND SEWER INFRASTRUCTURE IS TO BE PUBLICLY OWNED AND MAINTAINED.
4. ALL STORM INFRASTRUCTURE IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
5. A UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH ALL PRIVATE STREETS IS GRANTED TO THE CITY OF WEST JORDAN TO MAINTAIN, REPAIR, IMPROVE OR MAINTAIN PRIVATE STREETS UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A PUBLIC CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER, FIRE CHIEF, AND IS FORMALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL.
6. THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A PUBLIC CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER, FIRE CHIEF, AND IS FORMALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL.
7. LANDSCAPING AND IRRIGATION OF THE PARK STRIP ON THE SOUTH SIDE OF 8660 SOUTH STREET WILL BE MAINTAINED BY THE HOA.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

EASEMENT APPROVAL

		DATE
CENTURYLINK	Paul Brierley	12-4-19
ROCKY MOUNTAIN POWER	Richard Hall	12-4-19
DOMINION ENERGY UTAH	[illegible]	12-4-19
COMCAST	[illegible]	12-5-19

BOARD OF HEALTH APPROVAL

APPROVED THIS 5 DAY OF December, 20 19 BY THE BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 18 DAY OF DECEMBER, 20 19 BY THE WEST JORDAN CITY PLANNING COMMISSION

CHAIR, WEST JORDAN CITY PLANNING COMMISSION

CITY ENGINEER

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

WEST JORDAN CITY ENGINEER — DATE 20 Dec 2019

CITY ATTORNEY

APPROVED THIS 20th DAY OF December, 20 19 BY THE WEST JORDAN CITY ATTORNEY

WEST JORDAN CITY ATTORNEY

CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 20 DAY OF December, 20 19

WEST JORDAN CITY CLERK — WEST JORDAN CITY MAYOR

27-05-21 — 27-05-201-007 thru -009, -021, -023, -025, -029

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 6927
MANAGER : LCM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/26/19

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GANSEN LANE SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the Easterly Right of Way Line of Redwood Road, said point being South 00°04'42" East 289.44 feet along the section line and North 89°55'18" East 53.00 feet from the North Quarter Corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 40°49'38" East 32.94 feet;
thence North 89°55'42" East 74.74 feet;
thence South 87°17'01" east 144.24 feet;
thence North 89°55'18" East 146.55 feet to the westerly boundary line of Dove Meadows PUD Phase 2;
thence South 00°04'42" East 174.57 feet along the westerly boundary line of said Dove Meadows PUD Phase 2;
thence North 89°55'18" East 225.51 feet along a northerly boundary line of said Dove Meadows PUD Phase 2;
thence South 00°00'38" East 334.75 feet along a westerly boundary line of said Dove Meadows PUD Phase 2 to the northerly boundary line of Willow View Estates Subdivision;
thence South 89°55'18" West 611.97 feet along said northerly boundary line to the Easterly Right of Way Line of said Redwood Road;
thence North 00°04'42" West 541.31 feet along the Easterly Right of Way Line of said Redwood Road to the point of beginning.

Contains 273,908 Square Feet or 6.288 Acres and 48 Lots and 5 Parcels

PROFESSIONAL LAND SURVEYOR — 11-26-19 — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH

Nov. 26, 2019
DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the City of West Jordan and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" and "OPEN SPACE" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF OPEN SPACE AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "OPEN SPACE" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided said tract of land into lots and streets, hereafter known as the

GANSEN LANE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street, and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.
The owner hereby conveys the Open Space and Private Streets as indicated hereon to Gansen Lane Homeowners Association, 10705 South Jordan Gateway, Suite 150, South Jordan, Utah 84095.

In witness whereof I / we have hereunto set our hand (s) this 4 day of December 20 19 A.D.

By: [signature]
Alpine Homes, LLC, a Utah Limited Liability Company

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.
ON THIS 4 DAY OF December A.D. 20 19 PERSONALLY APPEARED BEFORE ME Bob Mikkel WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE Vice Pres. OF Alpine Homes LLC BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, HE/SHE/THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES 8/28/2022
COMMISSION NO. 702053
RESIDING IN Salt Lake COUNTY: Utah

Notary Public State of Utah
Jeffrey C. Worthington
Comm. #702053
My Commission Expires
August 28, 2022

LENDER'S CONSENT AND SUBORDINATION

The described tract of land hereon is subject to a Deed of Trust in favor of U.S. Bank by the mortgagee's signature below, the mortgagee consents to dedication for perpetual use of the public, all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust in favor of the dedication of the land to public use.

In witness whereof, we have hereunto set our hands this 3rd day of December 20 19 A.D.

By: Lisa A. Irwin, V.P.
Authorized Representative

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH / Washington
COUNTY OF King } S.S.
ON THIS 3 DAY OF December A.D. 20 19 PERSONALLY APPEARED BEFORE ME Lisa Irwin WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Vice President OF U.S. Bank A CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-5-2023
COMMISSION NO.
RESIDING IN Bellevue COUNTY: King

JOHN C. BARINGER — COMMISSION EXPIRES AUGUST 5, 2023 — NOTARY PUBLIC — STATE OF WASHINGTON

JORDAN VALLEY WATER CONSERVANCY DISTRICT

Please take notice that the Jordan Valley Water Conservancy District is the Owner of exclusive, permanent easements and permanent right-of-ways in Pipeline Agreements recorded on May 8, 2008, as Entry No. 10419839, in Book 9603, at Pages 3865-3876, and as Entry No. 10419840, in Book 9603, at Pages 3879-3891, in the Salt Lake County Recorder's Office, for the construction, installation, operation, maintenance, repair, inspection, removal, and replacement of pipeline(s), facilities, water works, and other appurtenances in, on, under, across, and through portions of the property shown on this Plat. The District hereby dedicates to the public for use as a street those portions of the surface area of the District's easements and right-of-ways located within the areas shown on this Plat as intended for public use as a street, subject, however, to all of the District's rights, terms, and conditions expressed in the recorded Pipeline Agreements. The District reserves unto itself the right to require any entity, public or private, requesting the relocation of District pipeline(s), facilities, water works, or appurtenances within its easements and right-of-ways to pay all costs of such relocation. The District's easements and right-of-ways are exclusive and permanent and, therefore, no utilities, public or private, may be installed anywhere within the easements and right-of-ways without the District's prior written consent. The District does not hereby dedicate or otherwise grant to the Owner, subdivider, purchaser(s) of lots, or any party, any specific right in the District's easements and right-of-ways other than that which is hereby given to the public generally.

Richard P. Bay
By: Richard P. Bay, General Manager
Jordan Valley Water Conservancy District

STATE OF UTAH
COUNTY OF Salt Lake } S.S.
The foregoing instrument was acknowledged before me on this 19th day of December, 20 19 by Richard P. Bay, as General Manager, of the Jordan Valley Water Conservancy District, and that the within and foregoing instrument was signed on behalf of said District by authority of its governing body and acknowledged to me that said District executed the same.

Brenda M. Bowen
NOTARY PUBLIC
MY COMMISSION EXPIRES 02-20-2023
COMMISSION NO. 704182
RESIDING IN Salt Lake COUNTY: Utah

BRENDA M. BOWEN — NOTARY PUBLIC — STATE OF UTAH — COMM. EXP. 02-20-2023 — COMM. # 704182

GANSEN LANE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13158287
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Alpine Home LLC
DATE 12/26/2019 TIME 10:14 BOOK 2019P PAGE 355
$150 FEES — DEPUTY SALT LAKE COUNTY RECORDER

$150 — 2019P-355