

GANSEN LANE SUBDIVISION

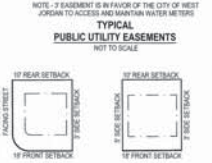
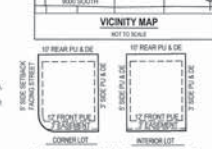
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

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 ALIGNMENT
- PROPOSED STREET ALIGNMENT
- SECTION CORNER
- SET BACK WITH YELLOW PLASTIC CAP, OR MARK STAMPED THEREON, AND LAND SURVEY
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- RECORD EASEMENT LINE
- P.U. & E. PUBLIC UTILITY & PRIVATE EASEMENT

- ### DOVE MEADOWS RECREATION ACCESS EASEMENT NOTES
- ACCESS TO BE INSTALLED AND MAINTAINED BY DOVE MEADOWS HOA, 9700 SOUTH HONOLULU PLAZA WAY SUITE A, SANDY, UTAH 84070
 - GANSEN LANE HOA TO BE REIMBURSED BY DOVE MEADOWS HOA FOR ANY DAMAGE CAUSED TO ADJACENT HARDSURFACES, LANDSCAPING, IRRIGATION, ETC. DUE TO INSTALLATION OF THIS ACCESS.
 - EMERGENCY ACCESS SHALL BE CONCRETE
 - EMERGENCY ACCESS SHALL BE INSTALLED BEFORE LANDSCAPING IS INSTALLED OR SHALL NOT BE INSTALLED UNTIL MAY 15, 2022.



LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°48'30" E	16.89
L2	S 87°17'01" E	144.24
L3	N 89°55'42" E	74.74
L4	S 89°55'18" E	146.55

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	14.00	11.16	49°38'47"	N 02°42'52" E	10.86
C2	5.00	4.91	50°14'27"	S 81°48'19" E	4.72
C3	14.00	5.63	27°36'40"	S 02°44'39" E	5.78
C4	4.50	10.36	89°48'53"	S 02°30'25" E	8.78
C5	21.00	69.87	132°10'59"	N 07°00'36" E	54.90
C6	4.50	8.80	89°30'05"	S 02°30'25" E	8.50
C7	20.00	19.10	39°32'00"	N 01°30'24" E	14.82
C8	6.00	3.94	57°42'40"	S 41°37'28" E	2.80
C9	14.00	21.87	69°39'19"	N 04°17'36" E	19.79
C10	14.00	22.32	17°32'20"	N 06°49'25" E	20.02
C11	14.00	21.99	39°30'00"	N 04°18'18" E	19.80
C12	14.00	21.99	39°30'00"	N 04°18'18" E	19.80
C13	14.00	21.99	39°30'00"	N 04°18'18" E	19.80
C14	14.00	21.99	39°30'00"	S 04°18'21" E	19.80
C15	14.00	21.97	69°39'54"	N 04°17'36" E	19.79
C16	14.00	21.97	69°39'54"	N 04°17'36" E	19.79

SURVEYOR'S CERTIFICATE

PATRICK M. HARRIS
I, the undersigned, being a Licensed Land Surveyor, and that I hold Certificate No. 28882, do hereby certify that I am the author of this map and that I am a duly licensed and qualified surveyor under the laws of the State of Utah. I further certify that by authority of the Client, I have made a survey of the tract of land shown on this map and described below, and have established said tract of land in accordance with the laws of the State of Utah, and that the same has been correctly computed and staked on the ground as shown on this map. I further certify that I am not holding any other interest in the land surveyed and that the same is not subject to any other claim or encumbrance.

BOUNDARY DESCRIPTION

Beginning at the North Corner of the Eastern Right of Way of Redwood Road, and going North 89°55'18" East 206.44 feet to 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 47°47'30" East 32.94 feet;
Thence South 89°55'18" East 73.74 feet;
Thence South 87°17'01" East 144.24 feet;
Thence South 89°55'18" East 146.55 feet to the westerly boundary line of said Dove Meadows PUD Phase 2;
Thence South 07°00'36" East 174.67 feet along the westerly boundary line of said Dove Meadows PUD Phase 2;
Thence South 89°55'18" East 225.31 feet along the westerly boundary line of said Dove Meadows PUD Phase 2;
Thence South 07°00'36" East 154.75 feet along the 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" East 181.87 feet along said westerly boundary line to the Eastern Right of Way Line of said Redwood Road;
Thence North 07°04'42" West 54.31 feet along the Eastern Right of Way Line of said Redwood Road to the point of beginning.

Contains 273,000 Square Feet of 6.288 Acres and 10 Lots and 5 Parcels



DATE: **Nov 26, 2019**
BY: *Patrick M. Harris*
PATRICK M. HARRIS
P.L.S. 28882

UTILITY DEDICATION

By execution of this plan, the Owner(s) shown below have hereby granted and conveyed to the City of West Jordan and other public utility and government agencies all right of way and easement and right of use in and to the public utility easements, public utility easements and "OPEN SPACE" for construction and maintenance of approved public utilities and appurtenances together with right of access thereon.

RESERVATION OF OPEN SPACE AREAS

By execution of this plan, the Owner(s) shown below have hereby reserved the areas shown on this plan "OPEN SPACE" for the common enjoyment of all owners and such future owners, tenants, guests and invitees to the project.

OWNER'S DEDICATION

I do hereby dedicate for the use and benefit of the public all portions of land shown on this plan as intended for public use, including but not limited to, easements and other interests in land, and do hereby dedicate the easements as shown for all purposes of utility or other necessary services.

The owner hereby conveys the Open Space and Private Streets as dedicated herein to Gansen Lane Homeowners Association, 9700 South Jordan Gateway, Suite 150, South Jordan, Utah 84095.

In witness whereof I have hereunto set my hand and the date of this my 4th day of December, 2019 A.D.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
I, the undersigned, being a duly licensed and qualified surveyor under the laws of the State of Utah, and that I am a duly licensed and qualified surveyor under the laws of the State of Utah, do hereby certify that I am the author of this map and that I am a duly licensed and qualified surveyor under the laws of the State of Utah. I further certify that by authority of the Client, I have made a survey of the tract of land shown on this map and described below, and have established said tract of land in accordance with the laws of the State of Utah, and that the same has been correctly computed and staked on the ground as shown on this map. I further certify that I am not holding any other interest in the land surveyed and that the same is not subject to any other claim or encumbrance.

LENDER'S CONSENT AND SUBORDINATION

The undersigned lender has been requested to execute this Consent and Subordination by the borrower(s) shown on this map and described below, and the undersigned lender has agreed to execute this Consent and Subordination in accordance with the terms and conditions set forth herein.

IN WITNESS WHEREOF, I have hereunto set my hand and the date of this my 3rd day of December, 2019 A.D.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF KING
I, the undersigned, being a duly licensed and qualified surveyor under the laws of the State of Utah, and that I am a duly licensed and qualified surveyor under the laws of the State of Utah, do hereby certify that I am the author of this map and that I am a duly licensed and qualified surveyor under the laws of the State of Utah. I further certify that by authority of the Client, I have made a survey of the tract of land shown on this map and described below, and have established said tract of land in accordance with the laws of the State of Utah, and that the same has been correctly computed and staked on the ground as shown on this map. I further certify that I am not holding any other interest in the land surveyed and that the same is not subject to any other claim or encumbrance.

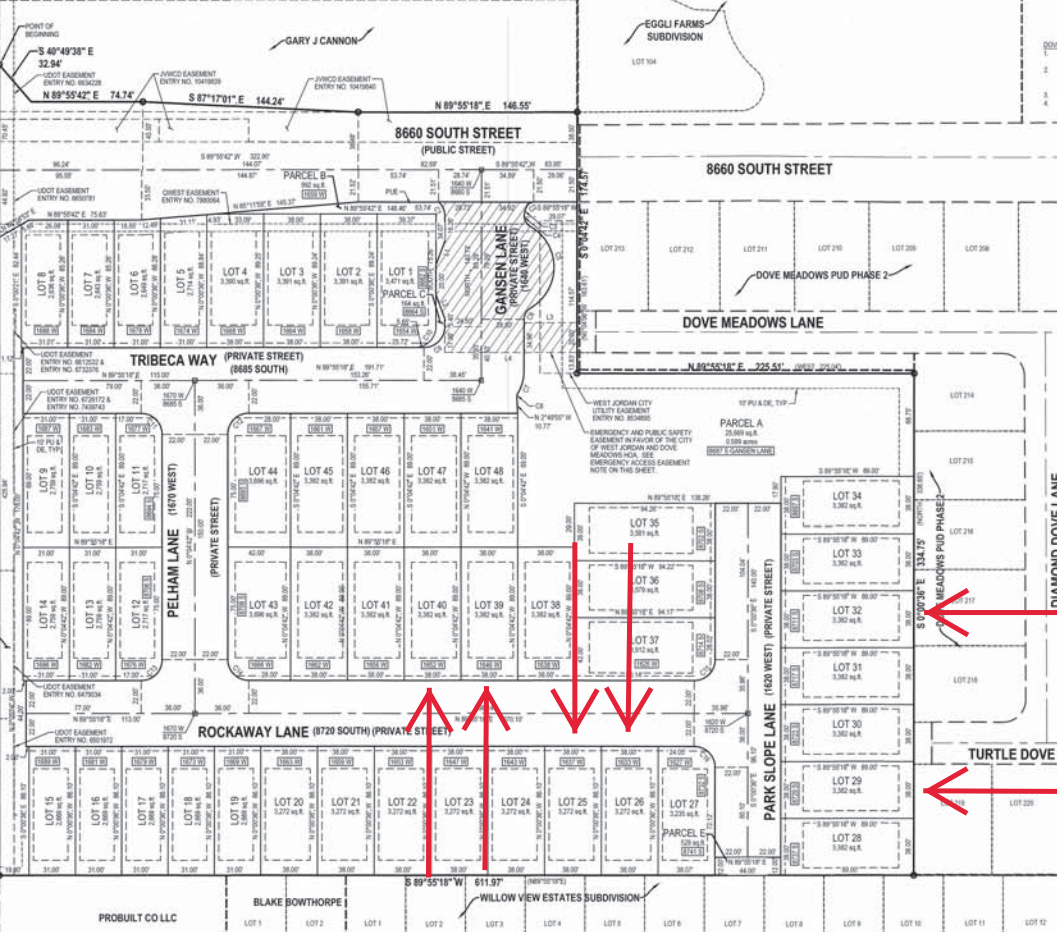
GANSEN LANE SUBDIVISION

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: **13154287**

STATE OF UTAH COUNTY OF SALT LAKE
I, the undersigned, being a duly licensed and qualified surveyor under the laws of the State of Utah, and that I am a duly licensed and qualified surveyor under the laws of the State of Utah, do hereby certify that I am the author of this map and that I am a duly licensed and qualified surveyor under the laws of the State of Utah. I further certify that by authority of the Client, I have made a survey of the tract of land shown on this map and described below, and have established said tract of land in accordance with the laws of the State of Utah, and that the same has been correctly computed and staked on the ground as shown on this map. I further certify that I am not holding any other interest in the land surveyed and that the same is not subject to any other claim or encumbrance.

DATE: **12/14/2019**
BY: *Christine Hines*
CHRISTINE HINES
DEPUTY SALT LAKE COUNTY RECORDER



ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO ION-004000-000000, AS SET FORTH IN THIS PLAN CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OBLIGATIONS THEREOF.
- PURSUANT TO ION-004000-000000, THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO REMOVE OR MAINTAIN PRIVATE STREETS UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ALDINGHAM LOT OWNERS. NO PRIVATE STREET SHALL 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.
- LANDSCAPING AND IRRIGATION OF THE PARK STRIP ON THE SOUTH SIDE OF 8660 SOUTH STREET WILL BE MAINTAINED BY THE HOA.

NOTES:

- PARCELS A, B, C, D, E AND F ARE OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DEVELOPER WILL INSTALL A MASONRY WALL APPROVED BY THE CITY ALONG ONLY THE WESTERMOST PROPERTY LINE ALONG REDWOOD ROAD AND THE NORTHERN PROPERTY LINE AT THE BACK OF LOT 18 ALONG AND SOUTH STREET. WALLS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL WATER AND SEWER INFRASTRUCTURE IS TO BE PUBLICLY OWNED AND MAINTAINED.
- ALL STORM INFRASTRUCTURE IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

UTILITY EASEMENT OVER UNDER, ACROSS AND THROUGH ALL PRIVATE STREETS IS GRANTED TO THE CITY OF WEST JORDAN.

- THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO REMOVE OR MAINTAIN PRIVATE STREETS UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ALDINGHAM LOT OWNERS. NO PRIVATE STREET SHALL 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.
- LANDSCAPING AND IRRIGATION OF THE PARK STRIP ON THE SOUTH SIDE OF 8660 SOUTH STREET WILL BE MAINTAINED BY THE HOA.

EASEMENT APPROVAL

Paul Berings 12-4-19
DATE: 12-4-19
BY: *Paul Berings*

BOARD OF HEALTH APPROVAL

APPROVED THIS 5th DAY OF December, 2019
BY THE BOARD OF HEALTH
Christine Hines

PLANNING COMMISSION APPROVAL

APPROVED THIS 19th DAY OF December, 2019
BY THE WEST JORDAN CITY PLANNING COMMISSION
Christine Hines

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH UTAH STATUTE 63A-2-101 AND THE CITY ENGINEER'S APPROVAL.
Christine Hines 20 Dec 2019
DATE: 12/20/19

CITY ATTORNEY

APPROVED THIS 20th DAY OF December, 2019
BY THE WEST JORDAN CITY ATTORNEY
Christine Hines

CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THE 20th DAY OF December, 2019
BY THE WEST JORDAN CITY ENGINEER AND CITY ATTORNEY
Christine Hines

27-03-2019-001 rev 0-003, -081, -085, -087, -089