

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.

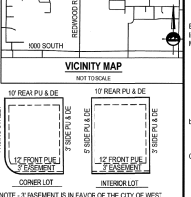
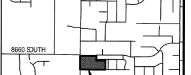
# GANSEN LANE SUBDIVISION

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

## LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" DEPTH WITH YELLOW PLASTIC CAP OR NEAL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RECORD EASEMENT LINE
- P.U. DE. PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

- DOVE MEADOWS EMERGENCY ACCESS EASEMENT NOTES:**
- ACCESS TO BE RESTORED AND MAINTAINED BY THE DOVE MEADOWS HOA, 915 SOUTH MOONRISE PLAZA WAY SUITE A, SANDY, UTAH 84070.
  - GANSEN LANE HAS TO BE MAINTAINED BY THE DOVE MEADOWS HOA FOR ANY DAMAGE CAUSED BY ADJACENT HANDICAPES, LANDSCAPING, IRRIGATION, ETC. DUE TO INSTALLATION OF THIS ACCESS.
  - EMERGENCY ACCESS SHALL BE CONCRETE.
  - EMERGENCY ACCESS MUST BE INSTALLED BEFORE LANDSCAPING INSTALLED OR SHALL NOT BE INSTALLED UNTIL MAY 15, 2022.



## SURVEYOR'S CERTIFICATE

**PATRICK M. HARRIS**  
I do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 26882, as prescribed under laws of the State of Utah. Further, I certify that the authority of the State of Utah is hereby acknowledged by the State of Utah, and that the subdivision shown on this map is in accordance with the laws of the State of Utah, and that the same has been correctly surveyed and shown on the ground as shown on this map. Further, I certify that all lots meet drainage with area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

Beginning at a point on the Eastern Right of Way Line of Redwood Road, said point being South 07°44'42" East 289.44 feet along the section line and North 07°07'04" East 130.00 feet from the North Quarter Corner of Section 3, Township 3 South, Range 1 West, Salt Lake Basin and Meridian and running:  
Thence South 40°19'31" East 32.84 feet;  
Thence South 07°07'04" East 74.14 feet;  
Thence South 07°17'31" East 144.24 feet;  
Thence North 07°19'18" East 148.55 feet to the westerly boundary line of said Dove Meadows PUD Phase 2;  
Thence North 07°19'18" East 225.15 feet along a northerly boundary of said Dove Meadows PUD Phase 2;  
Thence South 07°07'04" East 130.00 feet along a westerly boundary of said Dove Meadows PUD Phase 2 to the northerly boundary line of Willow View Estates Subdivision;  
Thence North 07°44'42" East 141.87 feet along a northerly boundary line to the Eastern Right of Way Line of said Redwood Road;  
Thence North 07°44'42" East 547.31 feet along the Eastern Right of Way Line of said Redwood Road to the point of beginning.

Contains 273,888 Square Feet or 6.288 Acres and 433 Lots and 5 Parcels



DATE: Nov 26, 2019  
PATRICK M. HARRIS  
P.L.S. 26882



## UTILITY DEDICATION

By execution of this plat, the Owner(s) does hereby dedicate to the City of West Jordan and other public utility a permanent easement and right of way to be used and defined as follows: "PUBLIC UTILITY EASEMENT 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) does hereby reserve all open space shown on this plat as "OPEN SPACE" for the common enjoyment of all owners and their heirs and assigns, and for the use of the public.

## OWNER'S DECLARATION

I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided as per tract of land into lots and blocks, hereby declare as follows:

## GANSEN LANE SUBDIVISION

to hereby dedicate for the use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby grants, conveys and dedicates to the City of West Jordan and other public utility a permanent easement and right of way to be used and defined as follows: "PUBLIC UTILITY EASEMENT AND OPEN SPACE" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto. The owner hereby covenants the Open Space and Public Easements to be dedicated to Ganssen Lane Homeowners Association, 10705 South Jordan Parkway, Suite 105, South Jordan, Utah 84095.

In Witness Whereof, I, the undersigned owner(s) have hereunto set my hand and seal on this 4 day of December, 2019, A.D.

Alpine Homes, LLC, Utah Limited Liability Company

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah, COUNTY OF Salt Lake. I, the undersigned, do hereby, as a duly sworn doer of law, certify that the undersigned is the duly authorized officer of the above named limited liability company and that the undersigned is duly qualified to execute the foregoing instrument on behalf of the said limited liability company.

Witness my hand and seal on this 4 day of December, 2019, A.D.

## CORPORATE ACKNOWLEDGMENT

On this 4 day of December, A.D. 2019, I, the undersigned, do hereby, as a duly sworn doer of law, certify that the undersigned is the duly authorized officer of the above named limited liability company and that the undersigned is duly qualified to execute the foregoing instrument on behalf of the said limited liability company.

In Witness Whereof, I, the undersigned, do hereby set my hand and seal on this 4 day of December, 2019, A.D.

Notary Public for the State of Utah  
My Commission Expires 8-5-2023  
My Commission No. 11923  
My Office is in Salt Lake County, Utah

## GANSEN LANE SUBDIVISION

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

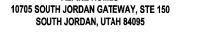
RECORDED IN: 13154287

STATE OF UTAH SALT LAKE COUNTY RECORDER AND FILED THE  
RECORD OF: Revue Haas LLC  
DATE: 12/24/2019 TIME: 10:14 BOOK: 2019 PAGE: 355  
FEE: 1.56  
DEPUTY SALT LAKE COUNTY RECORDER

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	14.00	11.10	49°30'42"	N02°48'59"W	10.89
C2	5.00	4.91	59°15'31"	S01°49'10"W	4.72
C3	14.00	5.82	23°50'40"	S21°44'00"W	5.28
C4	8.00	10.35	69°48'50"	S25°09'30"E	9.73
C5	31.50	65.97	132°10'00"	N07°00'00"E	64.56
C6	8.00	8.00	90°00'00"	S30°00'00"W	8.50
C7	20.00	15.10	39°32'50"	N15°35'56"E	14.62
C8	14.00	2.84	37°42'42"	S14°07'30"W	2.82
C9	14.00	21.97	89°55'19"	N44°57'30"E	19.79
C10	14.00	22.32	91°20'39"	N45°40'57"E	20.03
C11	14.00	21.99	90°00'00"	N45°04'47"W	19.87
C12	14.00	21.99	90°00'00"	N44°51'18"E	19.87
C13	14.00	21.99	90°00'00"	N44°51'18"E	19.87
C14	14.00	21.99	90°00'00"	S45°04'47"W	19.87
C15	14.00	21.97	89°55'19"	N44°57'30"E	19.79
C16	14.00	21.97	89°55'19"	N45°07'47"W	19.78

## HORIZONTAL GRAPHIC SCALE



1" = 80.00'  
HORIZ. 1" = 80.00'

## JORDAN VALLEY WATER CONSERVANCY DISTRICT

Please file with the Jordan Valley Water Conservancy District the Owner's declaration, subdivision map and easement right-of-way as a Public Agency record on July 8, 2009, as Entry No. 15419329, in Book 0003, of Pages 3025-3075, and Entry No. 15419329, in Book 0003, of Pages 3025-3075, in the Salt Lake County Recorder's Office, for the construction, installation, operation, maintenance, repair, inspection, removal, and replacement of pipelines, facilities, water works, and other appurtenances to, 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 public use of the District's easements and right-of-way shown on this Plat and the proposed portions of public use as a street subject, however, to all of the District's terms, and conditions expressed in the recorded easement agreements. The District reserves the right to require any utility, public or private, requiring the relocation of electric (power) lines, water works, or appurtenances within its easements and right-of-way at any cost of construction. The District's easements and right-of-way are not subject to eminent domain, condemnation, or other public use, and no public use, including utility, public or private, may be installed anywhere within its easements and right-of-way without the District's prior written consent. The District does not hereby dedicate or otherwise grant to the Owner, subdivision, beneficiaries of this Plat, or any party, any specific right in the District's easements or right-of-way other than that which is hereby given to the public generally.

Edward P. Bay, General Manager  
Jordan Valley Water Conservancy District

## SHEET 1 OF 1

PROJECT NUMBER: 6627  
MANAGER: LCM  
DRAWN BY: MFW  
CHECKED BY: PMR  
DATE: 1/26/19

## STATE OF UTAH

SALT LAKE COUNTY CLERK  
I, Sarah L. Hays, do hereby certify that this is a true and correct copy of the original as filed in the office of the County Clerk of Salt Lake County, Utah, on this 26 day of December, 2019, at 10:14 AM. My Commission Expires 8-5-2023  
My Commission No. 11923  
My Office is in Salt Lake County, Utah

## CITY ENGINEER

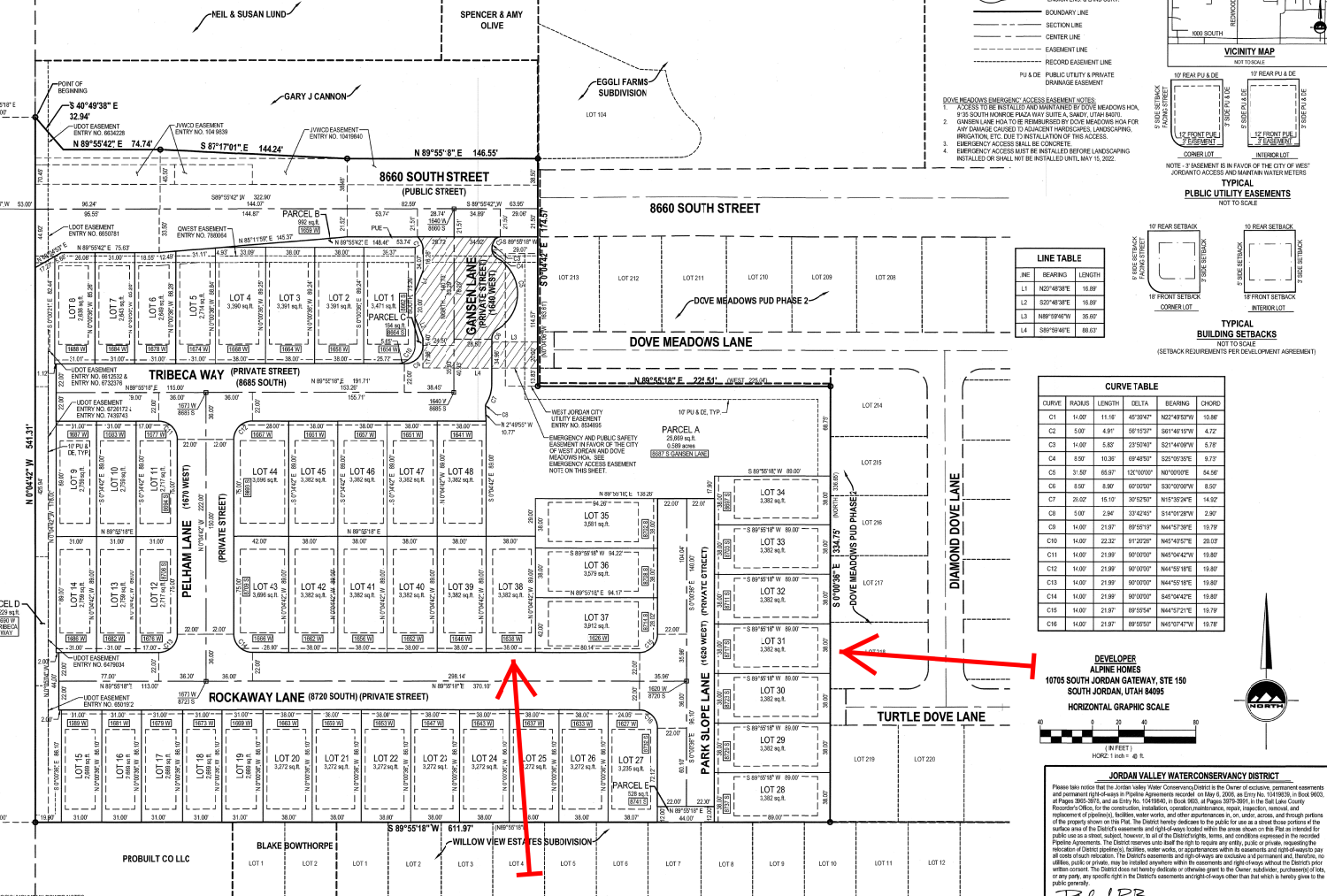
I HEREBY CERTIFY THAT THIS MAP HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH PROVISIONS OF U.C.A. IN THIS OFFICE AND IS HEREBY APPROVED.  
William 20/11/2019  
WEST JORDAN CITY ENGINEER

## CITY ATTORNEY

APPROVED THIS 26 DAY OF December, 2019  
William  
WEST JORDAN CITY ATTORNEY

## CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THE 20 DAY OF December, 2019, AT 10:14 AM.  
William  
WEST JORDAN CITY CLERK



**ROCKY MOUNTAIN POWER NOTES:**

- PUBLIC UTILITY LOT CODE AREA E 14.53 TO THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT IN ALL RIGHTS AND INTERESTS DESCRIBED THEREIN.
- PUBLIC UTILITY LOT CODE AREA E 17.24 TO THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT IN ALL RIGHTS AND INTERESTS DESCRIBED THEREIN.
- PUBLIC UTILITY LOT CODE AREA E 17.24 TO THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT IN ALL RIGHTS AND INTERESTS DESCRIBED THEREIN.
- ANY OTHER PROVISIONS OF LAW.

**NOTES:**

- PARCELS A, B, C, D, AND E 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 THE WESTERLY PROPERTY LINE ALONG REDWOOD ROAD AND THE NORTHERN PROPERTY LINE AT THE BACK OF LOTS 1 ALONG ROCKAWAY STREET WHICH 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.
- A UTILITY EASEMENT UNDER, ACROSS AND THROUGH ALL PRIVATE STREETS IS GRANTED TO THE CITY OF WEST JORDAN.
- THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS UNLESS IT IS DESIGNATED AS PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING OWNERS. APPROPRIATE STREET LIGHTS SHALL BE PROVIDED BY THE CITY ENGINEER, FIRE CHIEF, AND IF FINALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL.
- LANDSCAPING AND PROTECTION OF THE PARK STRIP ON THE SOUTH SIDE OF 8660 SOUTH STREET WILL BE MAINTAINED BY THE HOA.

**EASEMENT APPROVAL**  
Paul Baring 12-4-19  
DATE: 12-4-19

**BOARD OF HEALTH APPROVAL**  
Revue Haas 12-4-19  
DATE: 12-4-19

**PLANNING COMMISSION APPROVAL**  
White 12-5-19  
DATE: 12-5-19

**CITY ENGINEER**  
William 20/11/2019  
DATE: 20-11-2019

**CITY ATTORNEY**  
William 20/11/2019  
DATE: 20-11-2019

**CERTIFICATION OF FINAL CITY APPROVAL**  
William 20/11/2019  
DATE: 20-11-2019