

GANSEN LANE SUBDIVISION

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

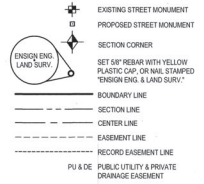
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SPENCER & AMY OLIVE

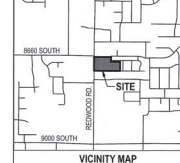
GARY J CANNON

EGGL FARMS SUBDIVISION

LEGEND



- DOVE MEADOWS EMERGENCY ACCESS EASEMENT NOTES
- ACCESS TO BE RESTORED AND MAINTAINED BY DOVE MEADOWS HOA, 9705 SOUTH HONORE PLAZA WAY SUITE A, SANDY, UTAH 84070
- GANSEN LANE HOA TO BE REBURIED BY DOVE MEADOWS HOA FOR ANY DAMAGE CAUSED TO ADJACENT HORSES, LANDSCAPING, IRRIGATION, ETC. DUE TO INSTALLATION OF THIS ACCESS
- EMERGENCY ACCESS SHALL BE CONCRETE
- EMERGENCY ACCESS MUST BE INSTALLED BEFORE LANDSCAPING



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 28882, as provided under laws of the State of Utah. Further, I certify that by authority of the Ordinance, I have made a survey of the tract shown on this plat and described below, and have subdivided said tract into lots and areas, hereinafter to be known as, **GANSEN LANE SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground and shown on this plat. I further certify that this plat complies with and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

Beginning at a point on the Eastern Right of Way Line of Redwood Road, and post bearing South 07°14'43" East 208.44 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 Basin and Meridian; and running

- thence South 47°47'31" East 32.24 feet;
- thence North 89°55'18" East 17.34 feet;
- thence South 87°17'01" East 144.24 feet;
- thence North 89°55'18" East 146.55 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 07°03'39" East 34.75 feet along a westerly boundary line of said Dove Meadows PUD Phase 2 to the northerly boundary line of Miller View Estates Subdivision;
- thence South 89°55'18" West 51.31 feet along a westerly boundary line to the Eastern Right of Way Line of said Redwood Road;
- thence North 07°04'42" West 51.31 feet along the Eastern Right of Way Line of said Redwood Road to the point of beginning.

Covers 215,000 Square Feet of 6.288 Acres and Lots and Parcels

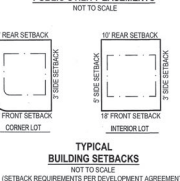


DATE: **Nov 26, 2019**

PATRICK M. HARRIS

- EMERGENCY ACCESS SHALL BE CONCRETE
- EMERGENCY ACCESS MUST BE INSTALLED BEFORE LANDSCAPING
- EMERGENCY ACCESS SHALL NOT BE INSTALLED UNTIL MAY 15, 2022.

PUBLIC UTILITY EASEMENTS



LINE	BEARING	LENGTH
L1	N 82°48'30"E	16.93'
L2	S 53°48'30"E	16.93'
L3	N 89°59'47"E	35.60'
L4	S 89°59'47"E	35.60'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	14.00'	11.16'	40°39'47"	N 02°49'57" W	10.86'
C2	5.00'	4.91'	59°19'37"	S 81°49'19" E	4.72'
C3	14.00'	5.83'	27°50'40"	S 21°44'09" W	5.78'
C4	8.00'	10.36'	69°48'00"	S 25°50'39" E	9.73'
C5	31.00'	65.07'	132°00'00"	N 07°03'00" E	54.50'
C6	8.00'	8.00'	90°00'00"	S 53°00'00" W	8.00'
C7	28.00'	15.10'	30°52'00"	N 05°52'24" E	14.82'
C8	8.00'	2.94'	37°42'40"	S 14°12'28" W	2.90'
C9	14.00'	21.07'	89°55'18"	N 44°57'39" E	19.79'
C10	14.00'	22.32'	91°22'00"	N 44°57'39" E	20.03'
C11	14.00'	21.09'	89°00'00"	N 44°57'39" E	19.82'
C12	14.00'	21.09'	89°00'00"	N 44°57'39" E	19.82'
C13	14.00'	21.09'	89°00'00"	N 44°57'39" E	19.82'
C14	14.00'	21.09'	89°00'00"	N 44°57'39" E	19.82'
C15	14.00'	21.07'	89°55'18"	N 44°57'39" E	19.79'
C16	14.00'	21.07'	89°55'18"	N 44°57'39" E	19.79'

DEVELOPER ALPINE HOMES

10705 SOUTH JORDAN GATEWAY, STE 150
SOUTH JORDAN, UTAH 84095

HORIZONTAL GRAPHIC SCALE



JORDAN VALLEY WATER CONSERVANCY DISTRICT

Please take notice that the Jordan Valley Water Conservancy District is the owner of exclusive, permanent easements and interests in the water rights and appurtenant lands shown on this plat... [Detailed notice text follows]

SHEET 101

PROJECT NUMBER: 4627
MANAGER: LCM
DRAWN BY: KFW
CHECKED BY: PAK
DATE: 11/29/19

CITY OF SALT LAKE COUNTY

CITY ENGINEER: *Randy M. Parnes*
CITY ATTORNEY: *Robert P. Bay*
CERTIFICATION OF FINAL CITY APPROVAL: *Randy M. Parnes*

STATE OF UTAH

CERTIFICATION OF FINAL CITY APPROVAL: I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN ON THE **20** DAY OF **DECEMBER**, 2019.

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 # **13154287**
STATE OF UTAH COUNTY OF **SALT LAKE** BEING FILED IN THE
REQUIRE OF **Alpine Homes LLC**
DATE **12/26/2019** BY **10/14** BOOK **2019** PAGE **355**
FEE **1.50**
DEPUTY SALT LAKE COUNTY RECORDER

NORTH QUARTER CORNER OF SECTION 3, TWP. 3 S., R. 1 W., S. 65 M., FOUND 27" BRASS CAP

REDWOOD ROAD (PUBLIC STREET)

ROCKY MOUNTAIN POWER NOTES:

- FURNISH TO THE CITY OF SALT LAKE COUNTY THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND OBLIGATIONS THEREIN.
- PURSUANT TO UTAH CODE ANK 11-27A, BENEVOLENT ROCKY MOUNTAIN ACCEPTS THE TERMS OF THE PUE AS DESCRIBED IN THIS PLAN AND APPROVES THIS PLAN SOLELY FOR THE PURPOSE OF CONFORMING TO 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 WILL OBTAIN THE RIGHTS TO THESE UTILITY EASEMENTS TO BE PUBLICLY OWNED AND MAINTAINED.
- 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.

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 ONLY THE WESTERMOST PROPERTY LINE ALONG REDWOOD ROAD AND THE NORTHERN PROPERTY LINE AT THE BACK OF LOT 18 ALONG 8660 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 APPROVE OR MAINTAIN PRIVATE STREETS UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADDITIONAL 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.

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: Dominion Gas Company (the Dominion Energy Utah), approves this plat for the purpose of verifying the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to reverse restrictions appearing on the recorded plat of any and all easement grants. Dominion Energy Utah also approves this plat for the purpose of certifying that the plat contains public utility easements, however, Dominion Energy Utah may require additional easements in order to serve the development. This approval does not constitute approval or endorsement of any terms contained in the plat, including those set forth in the Dominion Energy Utah terms and conditions. Dominion Energy Utah does not warrant the accuracy or condition of the information provided hereon. For more information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8502.

EASEMENT APPROVAL: *Paul Beering* 12-4-19

BOARD OF HEALTH APPROVAL: APPROVED THIS **5** DAY OF **December**, 2019 BY THE BOARD OF HEALTH: *Christine Adams*

PLANNING COMMISSION APPROVAL: APPROVED THIS **19** DAY OF **December**, 2019 BY THE WEST JORDAN CITY PLANNING COMMISSION: *[Signature]*

CITY ENGINEER: I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IS CORRECT IN ACCORDANCE WITH INFORMATION FILED IN THE OFFICE AND IS HEREBY APPROVED. *[Signature]* 20 Dec 2019

CITY ATTORNEY: APPROVED THIS **20th** DAY OF **December**, 2019 BY THE WEST JORDAN CITY ATTORNEY: *[Signature]*

CERTIFICATION OF FINAL CITY APPROVAL: I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN ON THE **20** DAY OF **December**, 2019. *[Signature]*