



Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpsd.slco.org

Geological Hazards Disclosure and Acknowledgement

Disclosure and Acknowledgement

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

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

File/Permit Number: PUD2020-000105
Street Address: 2660 South 7835 West
Parcel Number (required): 14-21-376-005, 14-21-376-009
Legal Description (Must Be Attached)
(For PUD's or Subdivision Only: PUD or Subdivision Name and Lot # are Sufficient)
Subdivision Name: GABLER'S GROVE PHASE 3
Lot #:

\* CORRECTIVE DOCUMENT
CORRECTING ENTRY # 13643348

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.

- Surface Fault Rupture
High Liquefaction Potential
Moderate Liquefaction Potential
Landslide
Debris Flow
Rock-Fall Path
Avalanche Path

2. This file in accordance with the Geological Hazards Ordinance (Chapter 19.75)
requires: [X], 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 Salt Lake County
Office of Township Services which is available for public inspection.

File #000105

13706351
07/01/2021 01:23 PM #40-00
Book - 11200 Pg - 3427-3430
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
PETER GAMMOURAS
978 E WOODDARK LN
SALT LAKE CITY, UT 84117
BY: ZHA, DEPUTY - 01 4 P.



**LEGAL DESCRIPTION**  
**PREPARED FOR**  
**GABLERS GROVE PHASE 3**  
**MAGNA, UTAH**  
(November 13, 2020)  
20-0513

**BOUNDARY DESCRIPTION**

A parcel of land being part of an entire tract described in that Warranty Deed recorded April 29, 2019 as Entry No. 12977489 in Book 10775, at Page 967 in the Office of the Salt Lake County Recorder and that Warranty Deed recorded \_\_\_\_\_ as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_, at Page \_\_\_\_\_ 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 the northeast corner of GABLER'S GROVE PHASE 1, according to the Official Plat thereof recorded July 8, 2020 as Entry No. 13322298 in Book 2020 of Plats, at Page 169 in the Office of said Recorder, located N00°05'12"E along the 1/4 Section line 391.37 feet and N89°54'48"W 16.52 feet from the South 1/4 Corner of said Section 21, T1S, R2W, SLB&M (Basis of Bearing: S89°54'03"W along the Section line from the South 1/4 Corner to the Southwest Corner of said Section 21); thence along the north line of said plat the following three (3) courses: 1) West 1,536.57 feet; 2) South 10.13 feet; 3) West 106.01 feet to the east line of ENSIGN MEADOWS, according to the Official Plat thereof on file in the office of said Recorder as Entry No. 7978172 in Book 2001P at Page 233; thence N00°07'17"E (Plat=N0°08'44"E) along said plat 256.00 feet; thence East 105.47 feet; thence North 13.13 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 360.00 feet; thence along the arc of a curve to the left 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"E 21.21 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 468.00 feet; thence along the arc of a curve to the left 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"E 21.21 feet; thence East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 457.73 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 6.20 feet through a central angle of 23°41'59" Chord: N78°09'00"E 6.16 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 50.00 feet a distance of 20.76 feet through a central angle of 23°47'18" Chord: N78°11'40"E 20.61 feet to the west line of COLONY FARMS SUBDIVISION, according to the Official Plat thereof recorded January 3, 2019 as Entry No. 12912961 in Book 2019P of Plats, at Page 2 in the Office of said Recorder; thence along said plat the following five (5) courses: 1) S00°04'58"W 115.92 feet; 2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°55'02" Chord: S45°02'29"W 21.20 feet; 3) S00°08'06"W 50.00 feet; 4) Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South) a distance of 23.58 feet through a central angle of 90°04'58" Chord: S44°57'31"E 21.23 feet; 5) S00°04'58"W 53.56 feet to the point of beginning.

Contains: 403,766 square feet or 9.27 acres+/-

SL COUNTY PARCEL NUMBER
-------------------------

14-21-376-005
---------------

14-21-376-009
---------------