

When Recorded Mail To:  
Ivory Development LLC  
C/O Peter Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117

14187968 B: 11462 P: 9859 Total Pages: 3  
12/21/2023 12:12 PM By: ctafoya Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

22-25-352-030  
22-25-352-030

## **NOTICE OF GEOLOGIC HAZARD STUDY AREA AND GEOLOGIC HAZARDS REPORT**

**THIS NOTICE OF GEOLOGIC HAZARD** (this “*Notice*”) is made by the undersigned owner (“*Owner*”) of the Property (defined below) in compliance with the requirements of the city of **COTTONWOOD HEIGHTS**, a Utah municipality whose address is 2277 East Bengal Blvd., Cottonwood Heights, UT 84121 (“*City*”).

By acquiring this Lot the “*Owner*” hereby acknowledges, the following property in the Cottonwood Canyon Cove Phase 2 Subdivision (Subdivision) is located within a geologic hazards study area as shown on the geologic hazards study area map. Owner acknowledges that a geologic hazards report was prepared for the Subdivision and is available for public inspection in the city’s files.

A Surface Fault Rupture Hazard Study report was prepared by Intermountain GeoEnvironmental Services (IGES) for the property titled “Surface-Fault Rupture Hazard Study-Rev. 1 Cottonwood Heights Chapel Site 3625 East Doverhill Drive Cottonwood Heights, Utah” (IGES Project No. 02058-188) and dated April 11, 2022. IGES submitted a July 12, 2023, addendum to Surface-fault-rupture hazard study letter to address review comments.

GeoStrata Engineering & Geosciences (Geostrata) reviewed the IGES reports to assess if the project is in accordance with reasonable standards of practice and in accordance with Cottonwood Heights City’s Sensitive Lands Evaluation & Development Standards (SLEDS) (Title 19 Chapter.72 of Cottonwood Heights City Municipal Code).

GeoStrata produced a review letter dated July 28, 2023 titled “Review of: “Review Comment Response #2 Surface-Fault Rupture Hazard Study Cottonwood Heights Chapel Site (Cottonwood Canyon Cove) 3625 East Doverhill Drive Cottonwood Heights, Utah” (IGES Project No. 02058-188). In this letter Geostrata recommended that Cottonwood Heights City consider that all review comments were addressed or acknowledged.

Copies of the IGES report and the Geostrata review letter are available for public inspection in the city’s files per Cottonwood Heights City Municipal Code 19.72.120.2

Per the IGES report and Geostrata review letter certain areas of the Subdivision are encumbered by Fault Setbacks. Cottonwood Heights City Municipal Code 19.72.040 states that “*No habitable structure, essential facility or critical facility shall be located over a fault...setback distance from*

*the fault shall be made using data obtained in the geological report by the person or firm who prepared the geological report, but in no case shall this distance be less than 20 feet."*

Locations of the Fault Setbacks are delineated on the Subdivision Plat as recorded in the Office of Recorder of Salt Lake County.

Section 2. **Duration.** This Notice shall remain in effect until such time as it is terminated in a subsequent writing recorded in the official records of the Recorder of Salt Lake County, Utah that was duly authorized by the legislative body of City (or any successor governmental entity) following recommendation of its land use authority.

THIS NOTICE IS MADE AND EXECUTED THIS 20<sup>th</sup> DAY OF DECEMBER, 2023.

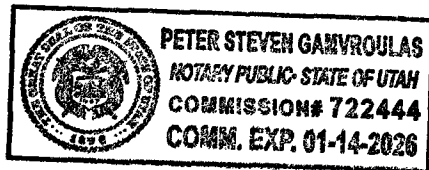
IVORY DEVELOPMENT LLC

*[Handwritten signature]*

By: KEVIN ANGLESEY  
Its: SECRETARY

STATE OF UTAH )  
  :SS  
COUNTY OF SALT LAKE )

ON THE 20<sup>th</sup> DAY OF DECEMBER A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, KEVIN ANGLESEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE SECRETARY OF IVORY DEVELOPMENT L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THIS ADDITIONAL NOTICE TO PURCHASERS FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.



*[Handwritten signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**COTTONWOOD CANYON COVE PHASE 2**

**BOUNDARY DESCRIPTION**

A part of the Southwest Quarter of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Cottonwood Heights City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of 3635 EAST STREET as established by BRIGHTON POINT NO. 3 SUBDIVISION according to the official plat thereof recorded as Entry No. 2494728 in Book MM, Page 74 in the Salt Lake County Recorder's Office, said point being N00°03'40"W 1366.90 feet along the Section line and N89°56'20"E 956.16 feet from the Southwest Corner of Section 25, Township 2, Range 1 East, Salt Lake Base and Meridian; running thence along said right-of-way N34°00'00"E 73.17 feet to the southwesterly corner of Lot 544 of OAKVIEW ESTATES NO. Subdivision, according to the official plat thereof recorded as Entry No. 2614857, in Book 74-4, at Page 66 in the Salt Lake County Recorder's Office; thence along said plat to and along the southerly boundary line of BRIGHTON POINT SUBDIVISION NO. 4 according to the official plat thereof recorded April 25, 1973 as Entry No. 2534853, in Book NN, at Page 83 in the Salt Lake County Recorder's office; thence along said boundary line S82°36'50"E 717.61 feet to the northwesterly right-of-way line of Wasatch Boulevard (SR-210); thence along said right-of-way line S26°57'20"W 348.58 feet to the northeasterly corner of that Special Warranty Deed thereof recorded July 16, 2013 as Entry No. 11684831, in Book 10159, at Page 6913 in the Salt Lake County Recorder's Office; thence along said Deed the following two (2) courses: (1) N89°27'39"W 110.02 feet; thence (2) S75°52'25"W 84.23 feet to the northeasterly right-of-way line of 7650 South Street; thence along said right-of-way line the following three (3) courses: (1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 70.00 feet (radius bears: S50°50'10"W) a distance of 29.33 feet through a central angle of 24°00'12" Chord: N51°09'56"W 29.11 feet; thence (2) N63°10'02"W 207.67 feet; thence (3) along the arc of a curve to the left with a radius of 70.00 feet a distance of 68.89 feet through a central angle of 56°23'28" Chord: S88°38'14"W 66.15 feet; thence N29°33'30"W 151.37 feet; thence N34°00'00"E 69.03 feet; thence N56°00'00"W 111.79 feet to the point of beginning.

Containing 4.59 acres +/-