Kent Setterbag

SIGNED

H-31-24 Turk 2000 DATE PLANNING & DEVELOPMENT DIRECTOR

MAGNA METRO TOWNSHIP ATTORNEY

MAGNA METRO TOWNSHIP MAYOR

MIDVALE, UT. 84047

PHONE # (801)352-0075

1/30/2024 Lade Womene

DATE SIGNED

NGINEERING AND SURVEYING, LLC

6949 S. HIGH TECH DRIVE SUITE 200

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners FOCUS has completed surveys of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as GABLER'S GROVE TOWNHOMES PHASE 5, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.



11/17/23

BOUNDARY DESCRIPTION

Professional Land Surveyo

21.84

9.70

21.21

21.21

20.49

A parcel of land being part of an entire tract described in that Special Warranty Deed recorded October 09, 2020 as Entry No. 13423030 in Book 11036, at Page 3812 in the Office of the Salt Lake County Recorder. Said parcel of land is in the SW1/4 of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point S89°54'03"W 1045.98 feet along the Section line and N00°05'57"W 881.21 feet from the South Quarter Corner of Section 21. Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence along the arc of a curve to the right 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"W 21.21 feet; thence West 50.00 feet; thence North 162.00 feet; thence East 60.62 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: N70°07'23"W) a distance of 6.43 feet through a central angle of 07°22'03" Chord: N16°11'36"E 6.42 feet; thence East 158.09 feet; thence North 209.01 feet to the northerly boundary line of said deed; thence along said northerly line S54°53'20"E 320.89 feet; thence South 207.62 feet; thence West 418.00 feet to the point of beginning.

> Containing 2.71 acres +/-3 Parcels 30 Units

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.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D)(1), THE OWNER HEREBY CONVEYS COMMON AREAS, LIMITED COMMON AREAS, AND PRIVATE STREETS AS DEPICTED HEREON, TO THE GABLER'S GROVE HOMEOWNER'S ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 2820 S SINBAD WAY, MAGNA, SALT LAKE CITY, UT 84117.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16 th DAY OF DANK 4 cy A.D. 2024

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE

ON THE ADAY OF LANDARY

A.D. 20 ZY PERSONALLY APPEARED BEFORM
ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF

SALT CALE
, IN SAID STATE OF UTAH, KENN ANGLESEY
, WHO
AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE

MANAGEL OF VANTAGGIE GARGERULC, A UTAH LLC. AND THAT HESHE IGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN

MY COMMISSION EXPIRES: FEB 01 2027

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT CARE COUNTY

MY COMMISSION No. 728907

STEVE OLDKNOW
PRINTED FULL NAME OF NOTARY

GABLER'S GROVE

LOCATED IN THE SW 1/4 OF SECTION 21, T1S, R2W, SALT LAKE BASE & MERIDIAN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED# 14199586

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

Van taggio Geblers Towns, LLC DATE: 1/31/2024

TIME: 10:07 AMBOOK: 2024P PAGE: 018

Mike Zeiger SALT LAKE COUNTY DEPUTY RECORDER

SEAL