

STANDARD LEGEND

	CLEAN OUT
	SEWER MANHOLE
	CABLE BOX
	CABLE PEDESTAL
	STOP SIGN
	SKIN
	WATER VALVE
	WATER METER
	WATER MANHOLE
	HYDRANT
	TELEPHONE PEDESTAL
	GAS METER
	GAS PEDESTAL
	FENCE
	ASPHALT
	POWER POLE
	CITY WIRE
	LIGHT POLE
	ELECTRIC METER
	GENERATOR
	PROP. CORNER FOUND
	PROP. NAIL FOUND
	BLOCK CORNER
	CENTERLINE MONUMENT
	BUILDING SETBACKS
	EASEMENTS
	PROPERTY ADJOINING
	(R) RECORD DATA
	(M) MEASURED DATA
	(C) CALCULATED DATA

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
3058 SPANISH VALLEY DRIVE
Moab, Utah 84532

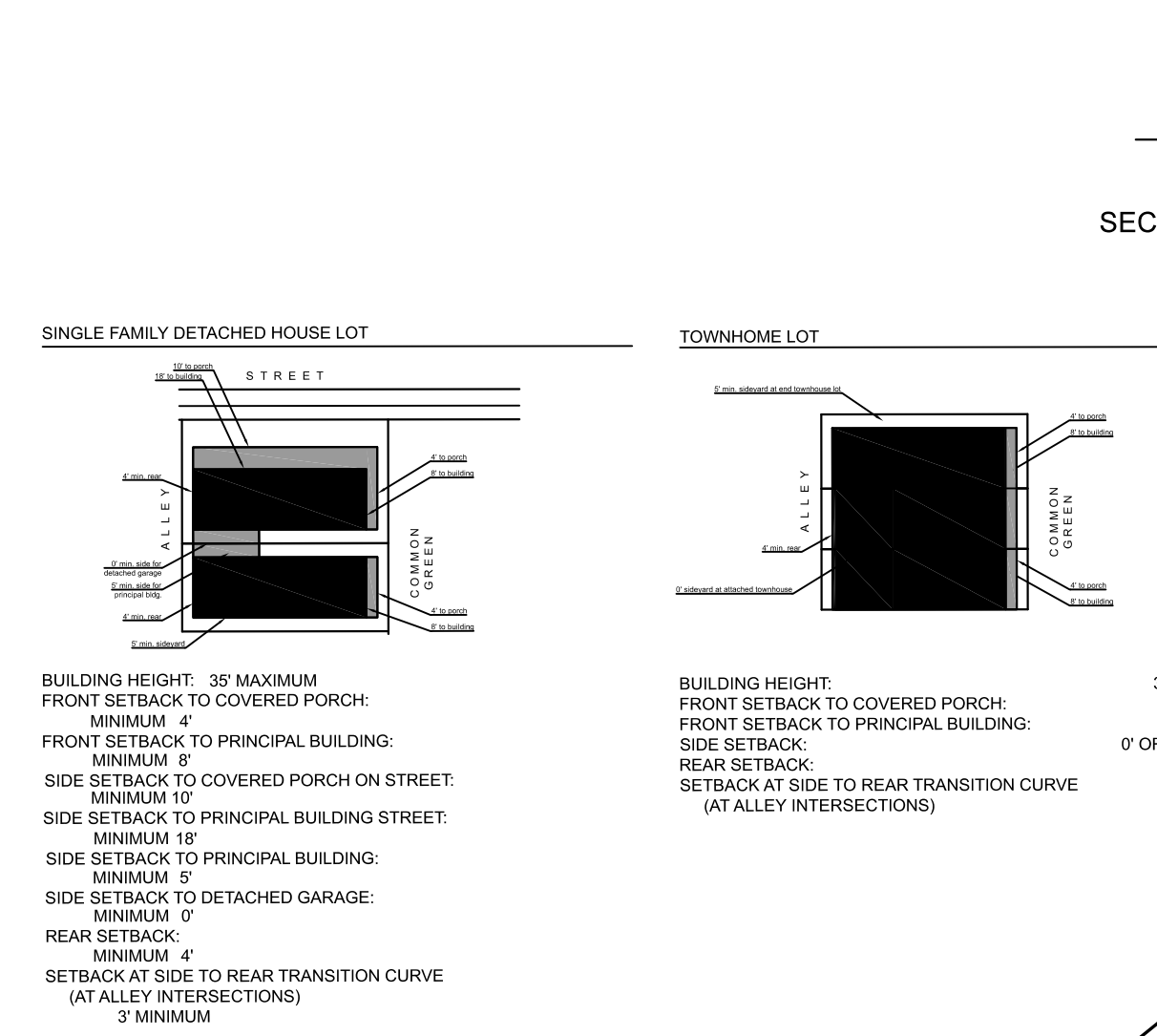
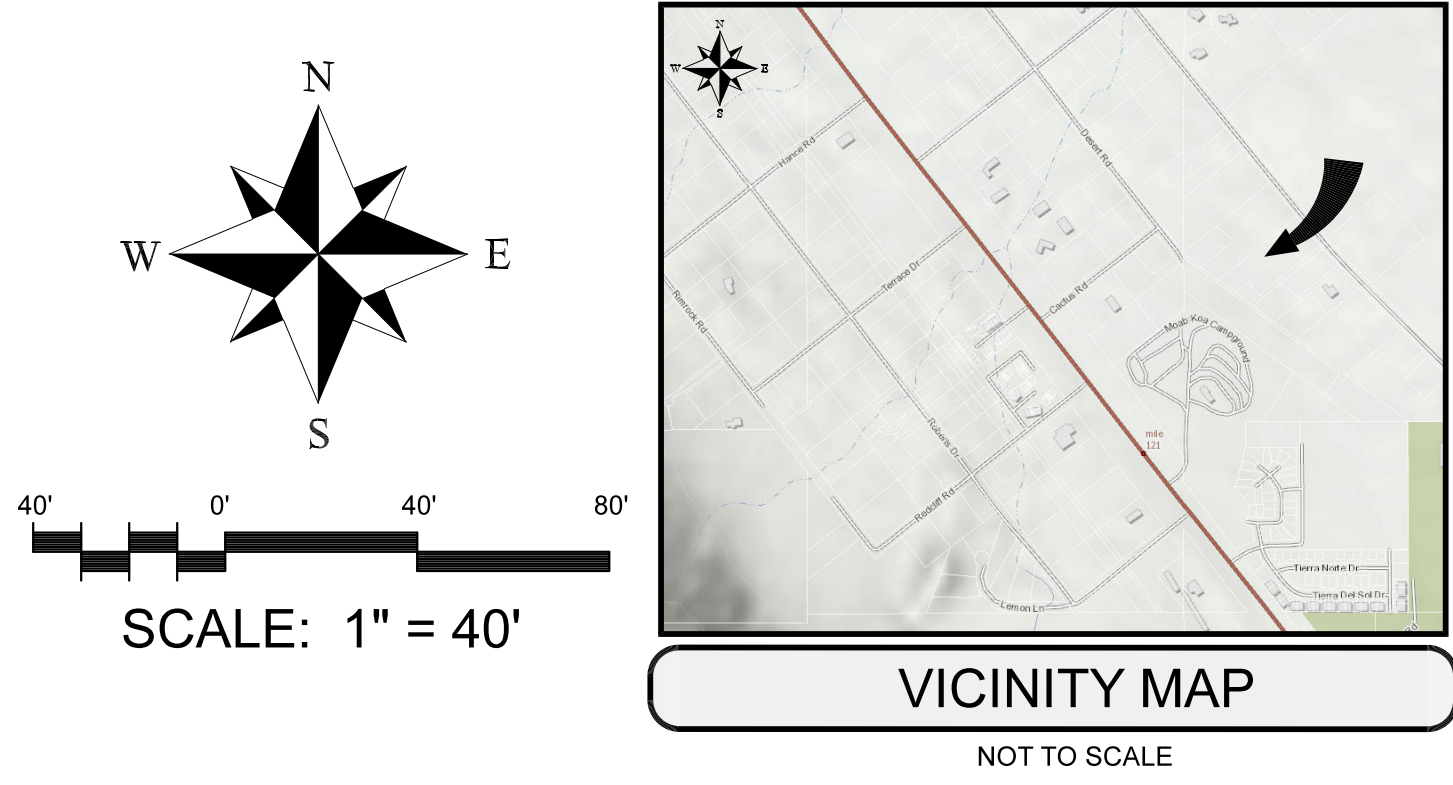
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
ALPINE DEVELOPMENT

DATE:
03/10/2022

JOB NUMBER:
010-19

SHEET 1 OF 1



BULK REGULATIONS AND LOT TYPES

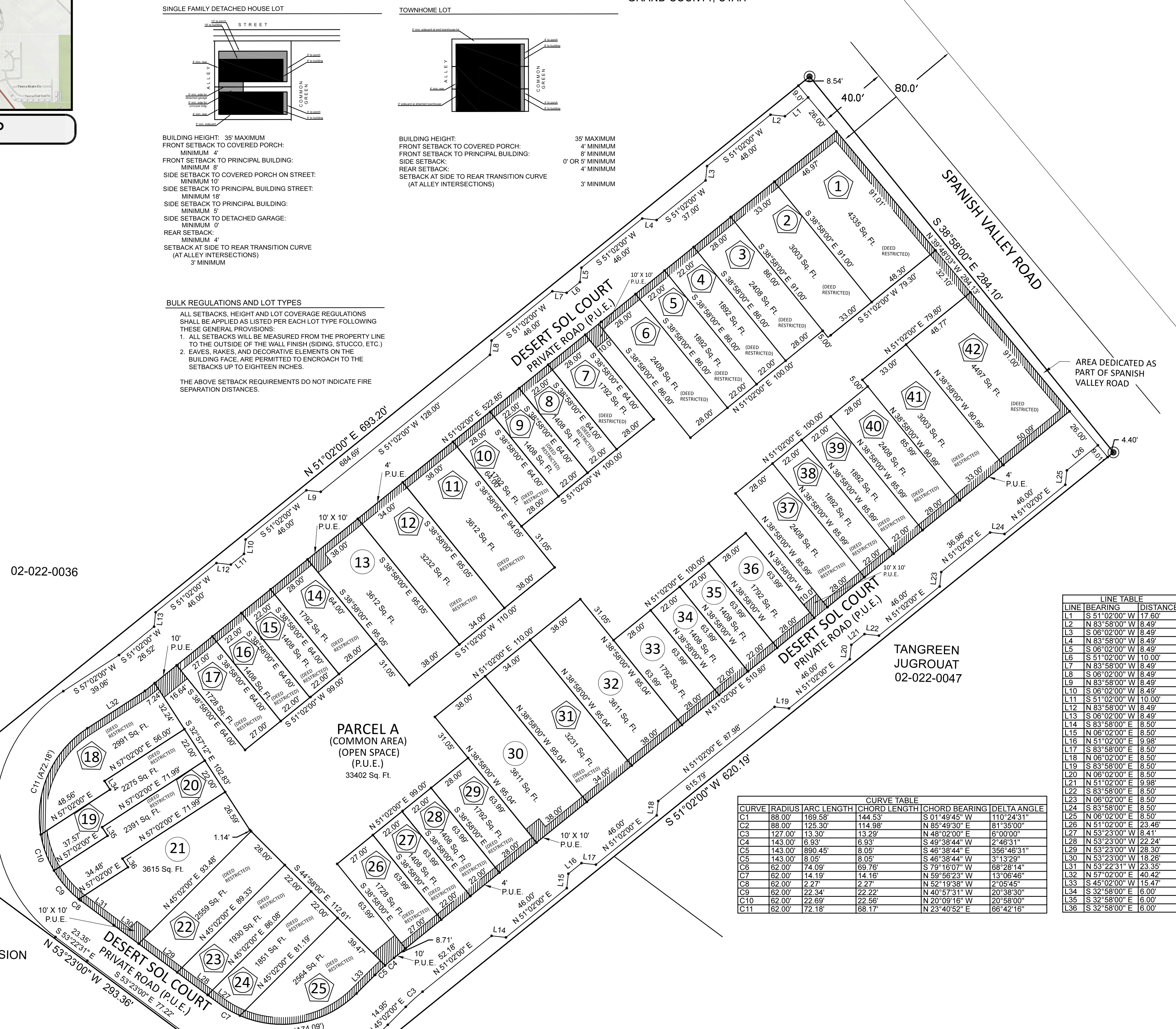
ALL SETBACKS, HEIGHT AND LOT COVERAGE REGULATIONS SHALL BE APPLIED AS LISTED PER EACH LOT TYPE FOLLOWING THESE GENERAL PROVISIONS:

1. ALL SETBACKS WILL BE MEASURED FROM THE PROPERTY LINE TO THE OUTSIDE OF THE WALL FINISH (SIDING, STUCCO, ETC.)
2. EAVES, RAKES, AND DECORATIVE ELEMENTS ON THE BUILDING FACE, ARE PERMITTED TO ENCRoUGH TO THE SETBACKS UP TO EIGHTEEN INCHES.

THE ABOVE SETBACK REQUIREMENTS DO NOT INDICATE FIRE SEPARATION DISTANCES.

**MASTER PLAN
DESERT SOL**

AN HDHO SUBDIVISION LOCATED WITHIN
SECTION 22, TOWNSHIP 26 SOUTH, RANGE 22 EAST,
SALT LAKE BASE AND MERIDIAN
GRAND COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00	169.58	144.52	S 01°49'45" E	110°24'31"
C2	88.00	125.30	114.88	N 89°49'30" E	81°35'00"
C3	122.00	115.30	113.28	N 44°02'00" E	67°00'00"
C4	143.00	8.93	6.83	S 49°38'44" W	2°46'31"
C5	143.00	890.45	8.05	S 46°38'44" E	356°46'31"
C6	62.00	74.09	69.76	S 79°10'07" W	86°28'14"
C7	62.00	14.19	14.16	N 59°56'23" W	13°06'46"
C8	62.00	2.27	2.25	N 45°19'38" W	2°09'42"
C9	62.00	22.34	22.22	N 40°57'31" W	20°38'30"
C10	62.00	22.69	22.56	N 20°09'16" W	20°58'00"
C11	62.00	12.18	68.17	N 23°40'52" E	66°42'16"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°02'00" W	11.69
L2	N 83°58'00" W	8.49
L3	S 06°02'00" W	8.49
L4	N 83°58'00" W	8.49
L5	S 06°02'00" W	8.49
L6	S 51°02'00" W	10.00
L7	N 83°58'00" W	8.49
L8	S 06°02'00" W	8.49
L9	N 83°58'00" W	8.49
L10	S 06°02'00" W	8.49
L11	S 51°02'00" W	10.00
L12	N 83°58'00" W	8.49
L13	S 06°02'00" W	8.49
L14	N 83°58'00" E	6.50
L15	S 06°02'00" E	8.50
L16	N 51°02'00" E	9.98
L17	N 83°58'00" E	8.50
L18	S 06°02'00" E	8.50
L19	N 83°58'00" E	8.50
L20	S 06°02'00" E	8.50
L21	N 51°02'00" E	9.98
L22	N 83°58'00" E	8.50
L23	S 06°02'00" E	8.50
L24	N 83°58'00" E	8.50
L25	S 06°02'00" E	8.50
L26	N 51°02'00" E	123.46
L27	N 53°23'00" W	6.41
L28	N 53°23'00" W	22.24
L29	N 53°23'00" W	28.30
L30	N 53°23'00" W	18.28
L31	N 53°23'11" W	23.33
L32	N 57°02'00" E	40.42
L33	S 45°02'00" W	15.47
L34	S 32°58'00" E	6.00
L35	S 32°58'00" E	6.00
L36	S 32°58'00" E	6.00

STANDARD NOTES

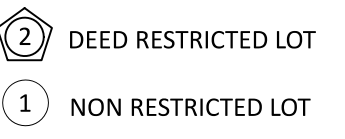
The Owner(s), Developer(s), and or the Subdivider(s) of the HDH OVERLAY DEVELOPMENT known as DESERT SOL, their respective successors, heirs, and or assigns agree to the following notes:

1. The Homeowners Association (H.O.A) shall be responsible for the maintenance of all drainage facilities, common open space, parking areas, easements, private roads and any other facility within the development requirements include, but are not limited to, maintaining the specified detention/retention ponds, the outlet structure, flow restriction devices and facilities needed to convey the flows. Grand County shall have the right to enter the property and inspect these facilities. If the facilities are not properly maintained, the County may provide the necessary maintenance and assess the costs to the owner of the property.
2. The Homeowners Association or an organization other than Grand County shall have legal ownership of the common open space and shall be responsible for the maintenance of the common open space. Said common space is to be deeded to the H.O.A.
3. Emergency access is granted herewith over and across all roads and parking areas for all official emergency vehicles.
4. Certain Covenants and Restrictions for this property will be filed in the office of the Grand County Recorder. It is hereby acknowledged that the County has no responsibility for enforcement of same. Furthermore, any of said Covenants and Restrictions that would have the effect of creating a less restrictive development standard than those included on this plan or other County land use regulation is null and void.
5. All private roads subject to a drainage, gas & utility easement.
6. Open space designated on this plat shall be preserved from development for a period of at least 40 years, any change in the use of such open space shall require the written approval of all property owners in the development, and approval of a zoning map amendment pursuant to the requirements of Sec. 6.2 of the Grand County Land Use Code.
7. Local Deed Restricted - 34 Units

FULLMER
02-022-0069

MASTER PLAN HDHO NOTES:
The lots shown as "deed restricted" in this Plat are HDHO Lots and shall be subject to the following restrictions:

- A. An HDHO Lot or Unit may not be sold or rented to a household not qualified under Section 4.7 (High Density Overlay Districts Overlay) of the Grand County Land Use Code ("LUC").
- B. The Property shall be used for Primary Residential Housing for Actively Employed Households as required by LUC Grand County Land Use Code, Section 4.7, High Density Overlay Districts Overlay, in perpetuity.
- C. The Property is further subject to a Development Agreement and Master Plan recorded against the Property in the real property records of Grand County, Utah and HDHO Rules and Regulations on file with Grand County.
- D. Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Deed Restriction by a record owner of any HDHO Lot or Unit.



SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **DESERT SOL MASTER PLAN** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

MASTER PLAN BOUNDARY LEGAL DESCRIPTION

Commencing at the West 1/4 corner of Section 22, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence South 00°05'22" East 381.93 feet along the section line and East 245.42 feet to the point of beginning, and running thence North 51°02'00" East 693.20 feet to a point on the westerly right of way line of Spanish Valley Road; thence South 38°58'00" East 284.10 feet along said right of way line; thence South 51°02'00" West 620.19 feet; thence North 53°23'00" West 293.36 feet to the point of beginning.

Contains 4.28 acres, more or less.

AREA (AC)	LAND USE	UNITS
1.02 ACRES	ROADWAY	
2.25 ACRES	RESIDENTIAL LOTS	42
1.01 ACRES	OPEN SPACE	2
TOTAL	4.28 ACRES	
	*MINIMUM LOT SIZE 1408 SQ. FT.	

A SUBDIVISION LOCATED WITHIN
THE NORTHEAST QUARTER OF SECTION 1, T26S, R21E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS S 89°47' E ALONG THE CENTERLINE OF 100 NORTH STREET.
THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL.