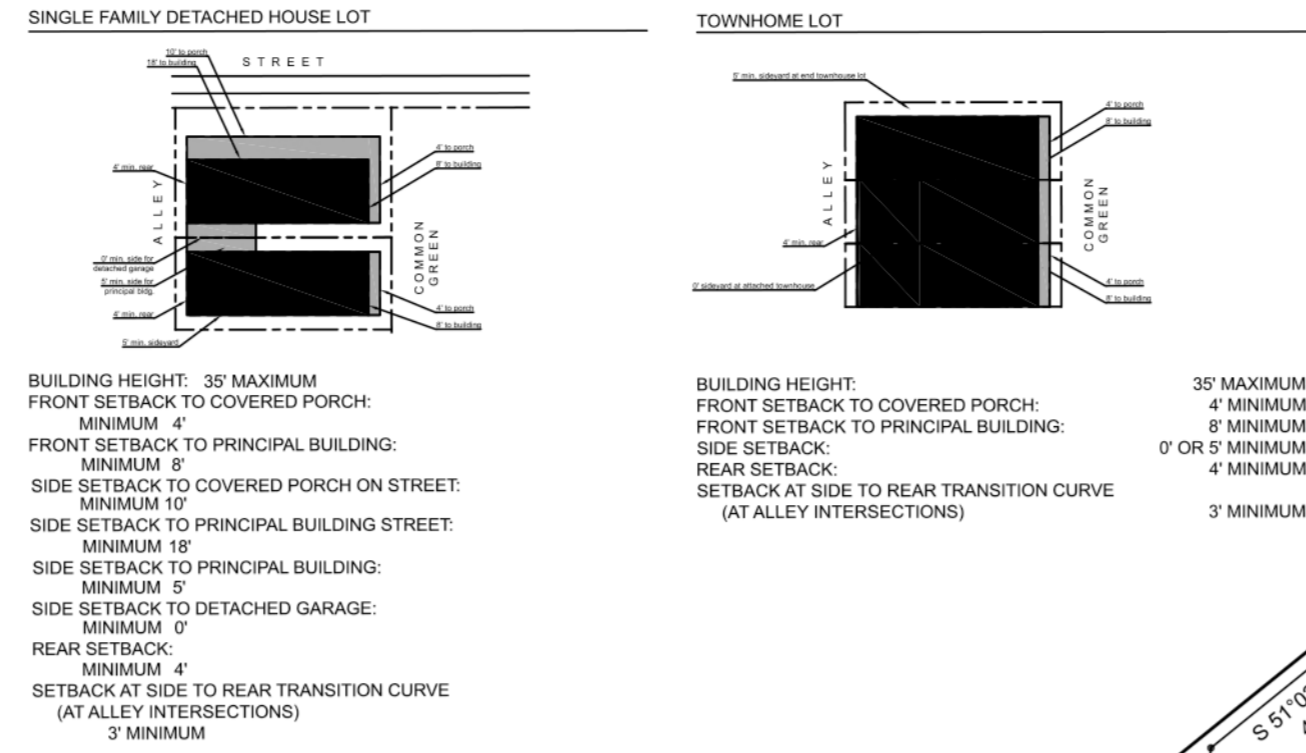


VICINITY MAP
NOT TO SCALE



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 ENCRoACH TO THE SETBACKS UP TO EIGHTEEN INCHES.

THE ABOVE SETBACK REQUIREMENTS DO NOT INDICATE FIRE SEPARATION DISTANCES.

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

SURVEYOR'S CERTIFICATE

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** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake Date
License No. 7540504

BOUNDARY 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.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

DESERT SOL

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over Sundance Court and the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

STEVE BROADBENT
MANAGING MEMBER OF
SANDSTONE COTTAGES, LLC

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____ 2020, PERSONALLY APPEARED BEFORE ME, STEVE BROADBENT, MANAGER OF SANDSTONE COTTAGES, LLC WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

WEST 1/4 CORNER
SECTION 22, T26S, R22E, SLB&M
(CALCULATED FROM RECORD)

S 00°05'22" E 381.93 (M)
(BASIS OF BEARING)
SOUTH 381.9 (R)

02-022-0036

SOUTHWEST CORNER
SECTION 22, T26S, R22E, SLB&M
(FOUND MONUMENT)

EAST 245.42' (TIE)
POINT OF BEGINNING

STANDARD NOTES

The Owner(s), Developer(s), or the Subdivider(s) of the HDH OVERLAY DEVELOPMENT shown on this plat shall be held harmless to their respective successors, heirs, and or assigns.

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 of the requirements of Sec. 6.2 of the Grand County Land Use Code.
7. Local Deed Restricted - 34 Units

LEGEND

- PROP. CORNER SET
- ◆ SECTION MONUMENT
- PUBLIC UTILITY EASEMENT (P.U.E.)

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
Dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____

HDHO NOTE:

THE LOTS SHOWN AS "DEED RESTRICTED" IN THIS PLAT ARE HDHO LOTS AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. AN HDHO LOT OR UNIT MAY NOT BE SOLD OR RENTED TO A HOUSEHOLD NOT QUALIFIED UNDER SECTION 4.7 (HIGH DENSITY HOUSING OVERLAY DISTRICT) OF THE GRAND COUNTY LAND USE CODE (LUC).
2. 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 DISTRICT OVERLAY, IN PERPETUITY.
3. THE PROPERTY IS FURTHER SUBJECT TO A DEVELOPER'S 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.
4. 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.

FULLMER
02-022-0069

TANGREEN
JUGROUAT
02-022-0047

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00	169.58	144.83	S 01°49'45" W	110°24'31"
C2	88.00	125.30	114.88	N 85°49'30" E	81°35'00"
C3	127.00	13.30	13.29	N 48°02'00" E	8°00'00"
C4	143.00	8.93	8.93	S 49°38'44" W	17°49'31"
C5	143.00	890.45	8.05	S 48°38'44" E	356°46'31"
C6	143.00	8.05	8.05	S 48°38'44" W	3°15'29"
C7	62.00	14.09	69.78	S 79°16'07" W	68°28'14"
C8	62.00	14.19	14.18	N 59°56'23" W	13°06'46"
C9	62.00	2.27	2.27	N 52°19'38" W	2°06'45"
C10	62.00	22.34	22.22	N 40°57'31" W	20°38'30"
C11	62.00	22.69	22.56	N 20°09'16" W	20°58'00"
C12	62.00	72.18	68.17	N 23°40'52" E	66°42'16"

LINE TABLE

LINE	BEARINGS	DISTANCE
L1	S 51°02'00" W	17.60
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	S 83°58'00" E	8.50
L15	N 06°02'00" E	8.50
L16	N 51°02'00" E	9.98
L17	S 83°58'00" E	8.50
L18	N 06°02'00" E	8.50
L19	S 83°58'00" E	8.50
L20	N 06°02'00" E	8.50
L21	N 51°02'00" E	9.98
L22	S 83°58'00" E	8.50
L23	N 06°02'00" E	8.50
L24	S 83°58'00" E	8.50
L25	N 06°02'00" E	8.50
L26	N 51°02'00" E	23.46
L27	N 53°23'00" W	8.41
L28	N 53°23'00" W	22.34
L29	N 53°23'00" W	28.30
L30	N 53°23'00" W	18.28
L31	N 53°23'00" W	23.35
L32	N 57°02'00" E	40.42
L33	S 45°02'00" W	15.47
L34	S 51°02'00" E	6.00
L35	S 32°58'00" E	6.00
L36	S 32°58'00" E	16.00

FINAL PLAT OF
DESERT SOL

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



Project	010-19
Date	03/10/2022
Sheet	1 OF 1

COUNTY ENGINEERS APPROVAL
APPROVED BY THE GRAND COUNTY ENGINEER THIS _____ DAY OF _____, 20____

COUNTY ENGINEER

COUNTY COMMISSION APPROVAL
PRESENTED TO THE GRAND COUNTY COMMISSION THIS _____ DAY OF _____, 20____. SUBDIVISION APPROVED.

COUNTY CLERK CHAIRMAN, GRAND COUNTY COMMISSION

GRAND COUNTY RECORDER
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER