

88 East Center Street  
Moab, UT 84532  
435.259.8171

**STANDARD LEGEND**

PROPERTY LINES  
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)  
PROPERTY ADJOINING

PROP. CORNER FOUND  
PROP. CORNER SET  
MAG NAIL FOUND  
MAG NAIL SET  
BLOCK CORNER  
SECTION CORNER MONUMENT

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
ARROYO CROSSING  
Moab, Utah 84532

PROJECT LOCATION:  
GRAND COUNTY, STATE OF UTAH

DEVELOPER:  
MACLT

DATE:  
08/31/2022

JOB NUMBER:  
030-22B

SHEET 1 OF 2



**VICINITY MAP**  
NOT TO SCALE

# ARROYO CROSSING, PHASE I CORRECTED, TRACT J, AMENDED

FINAL PLAT OF  
A PLANNED UNIT DEVELOPMENT  
AMENDING BY SUBDIVISION TRACT J, ARROYO CROSSING, PHASE I, CORRECTED  
A SUBDIVISION LOCATED WITHIN THE  
NE QUARTER OF SECTION 17, T26S, R22E, SLB&M

**ORIGINAL PLAT, PHASE I NOTES:  
STANDARD NOTES**

The Owner(s), Developer(s), and or the Subdivider(s) of the Planned Unit Development known as ARROYO CROSSING, PHASE I their respective successors, heirs, and or assigns agree to the following notes:

- The MACLT and its successors/assigns, shall be responsible for the maintenance of all drainage facilities, common open space, parking areas, easements, private roads and any other facility within the P.U.D. 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.
- The MACLT and its successors/assigns, Owner/Developer 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 Owner/Developer
- Emergency access is granted herewith over and across all roads and parking areas for all official emergency vehicles.
- Neighborhood Covenants for this property filed in B. 918, Pg. 719-728, Ent. No. 541292 in Grand County Recorder's office. It is hereby acknowledged that the County has no responsibility for enforcement of same. Furthermore, any of said Neighborhood Covenants 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.
- All individual lots are subject to a 10 foot wide front, back, and side utility easement. Where said rear and side lot lines are common with another lot, the 10 foot easement shall be 5 feet on each side of said common lot line.
- All private roads subject to a drainage, gas & utility easement.
- Open space designated on this plat shall be preseved 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 P.U.D. and approval of a zoning map amendment pursuant to the requirements of Sec. 6.2 of the Grand County Land Use Code.
- DELETED. Original plat note does not effect this amended plat.
- DELETED. Original plat note does not effect this amended plat.
- Easements for utilities and drainage that serve this phase and future phases are recorded with the Grand County Recorders office.
- DELETED. Original plat note does not effect this amended plat.
- DELETED. Original plat note does not effect this amended plat.
- Plat is subject to requirements recorded in the "Amended and Restated Development Agreement Established an Affordable Housing Set-aside Within A Parcel of Real Property Located in Grand County" filed in B. 890, Pg. 997-1015, Ent. No. 536168 in Grand County Recorder's office.

**PLAT NOTE:**  
1. ALL LOTS ON THIS FINAL PLAT OF TRACT J, AMENDED ARE RESTRICTED TO CONSTRUCTION OF TOWNHOMES PER THE APPROVED ARROYO CROSSING MASTER PLAN AND AS DEFINED IN GRAND COUNTY LAND USE CODE ARTICLE 10, DEFINITIONS.

A SUBDIVISION LOCATED WITHIN  
THE NORTHEAST QUARTER OF SECTION 17, T26S, R21E, SLB&M

**SURVEYOR NOTES**

THE PROPERTY HAS BEEN ACCURATELY SURVEYED WITH THE INTENT TO SUBDIVIDE LAND. THE BASIS OF BEARING IS S 00°02'00" W BETWEEN THE E 1/4 CORNER OF SECTION 17 AND W 1/4 CORNER OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. "OFF-SET" PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

**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  
**ARROYO CROSSING, PHASE I, CORRECTED TRACT J, AMENDED**  
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 the public utility easements (and private roads) 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 hereon.

SHERI GRIFFITH  
CHAIR, BOARD OF DIRECTORS, MOAB AREA COMMUNITY LAND TRUST (MACLT)

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } s.s.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2022, PERSONALLY APPEARED BEFORE ME,  
SHERI GRIFFITH, CHAIR, BOARD OF DIRECTORS, MOAB AREA COMMUNITY LAND TRUST (MACLT), 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: \_\_\_\_\_

**DOMINION ENERGY UTAH – NOTE:**

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 of guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8 QUESTAR GAS COMPANY Dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By \_\_\_\_\_  
Title \_\_\_\_\_

COUNTY ENGINEERS APPROVAL  
APPROVED BY THE GRAND COUNTY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
COUNTY ENGINEER

GRAND COUNTY COMMISSION  
PRESENTED TO THE GRAND COUNTY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. SUBDIVISION APPROVED.  
\_\_\_\_\_  
COUNTY CLERK

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

**SURVEYOR'S CERTIFICATE**

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey 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 and streets, together with easements, hereafter to be known as **ARROYO CROSSING, PHASE I, CORRECTED TRACT J, AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake  
License No. 7540504

DATE

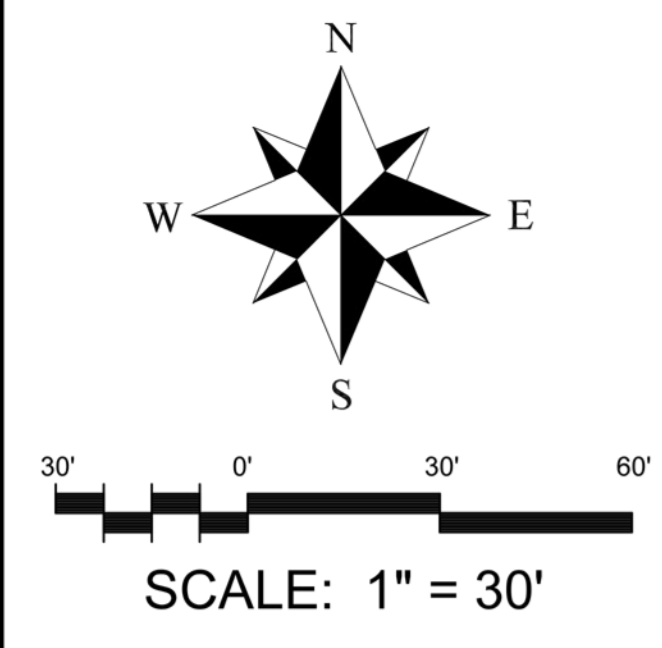
**TRACT J BOUNDARY LEGAL DESCRIPTION**

Beginning at a point being South 41°39'46" West 1426.86 feet from the East Quarter corner of Section 17, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 30°51'16" East 68.99 feet; thence with a curve having a radius of 15.00 feet, to the right with an arc length of 23.59 feet, (a chord bearing of South 14°01'52" West 21.23 feet); thence South 59°04'43" West 207.76 feet; thence with a curve having a radius of 222.00 feet, to the right with an arc length of 57.71 feet, (a chord bearing of South 66°31'33" West 57.55 feet); thence with a compound curve having a radius of 15.00 feet, to the right with an arc length of 27.84 feet, (a chord bearing of North 52°51'00" West 24.01 feet); thence North 00°19'37" East 62.90 feet; thence North 59°04'01" East 256.00 feet to the point of beginning, having an area of 23,099 square feet, 0.53 acres.

**UTILITY NOTE**

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

Rocky Mountain Power approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights obligations or liabilities provided by Law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service



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 PROPERTY ADJOINING

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 MAG NAIL SET  
 BLOCK CORNER  
 SECTION CORNER MONUMENT

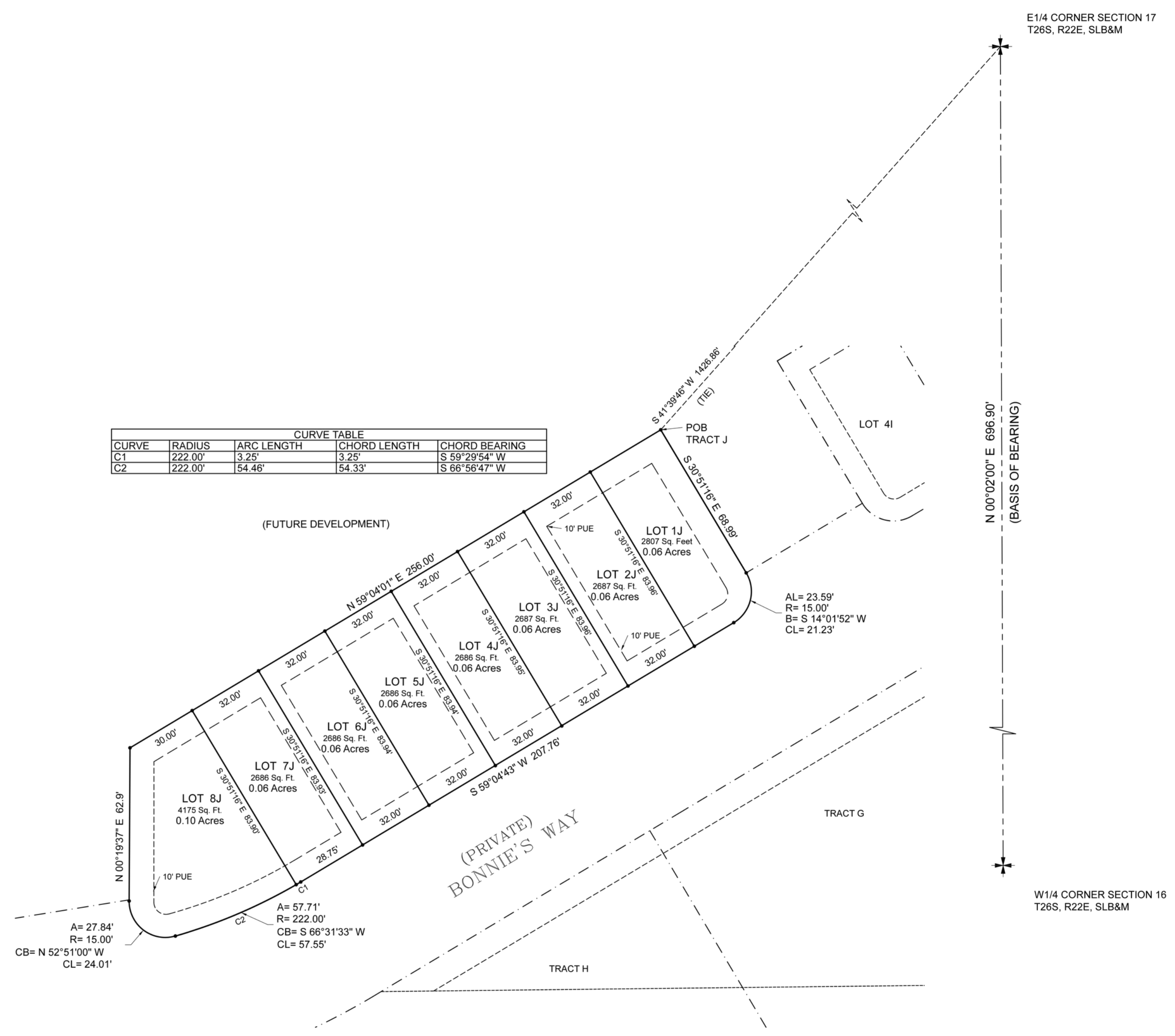
PROJECT TYPE:  
 SUBDIVISION

PROJECT LOCATION:  
 GRAND COUNTY, STATE OF UTAH

DATE:  
 08/31/2022

JOB NUMBER:  
 030-22B

SHEET 2 OF 2



**PLAT NOTE:**  
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**LOT SETBACKS:**  
 Min. Front & Street Side Yard = 20'  
 Min. Interior Side Yard = 10'  
 Min. Rear Yard = 10'