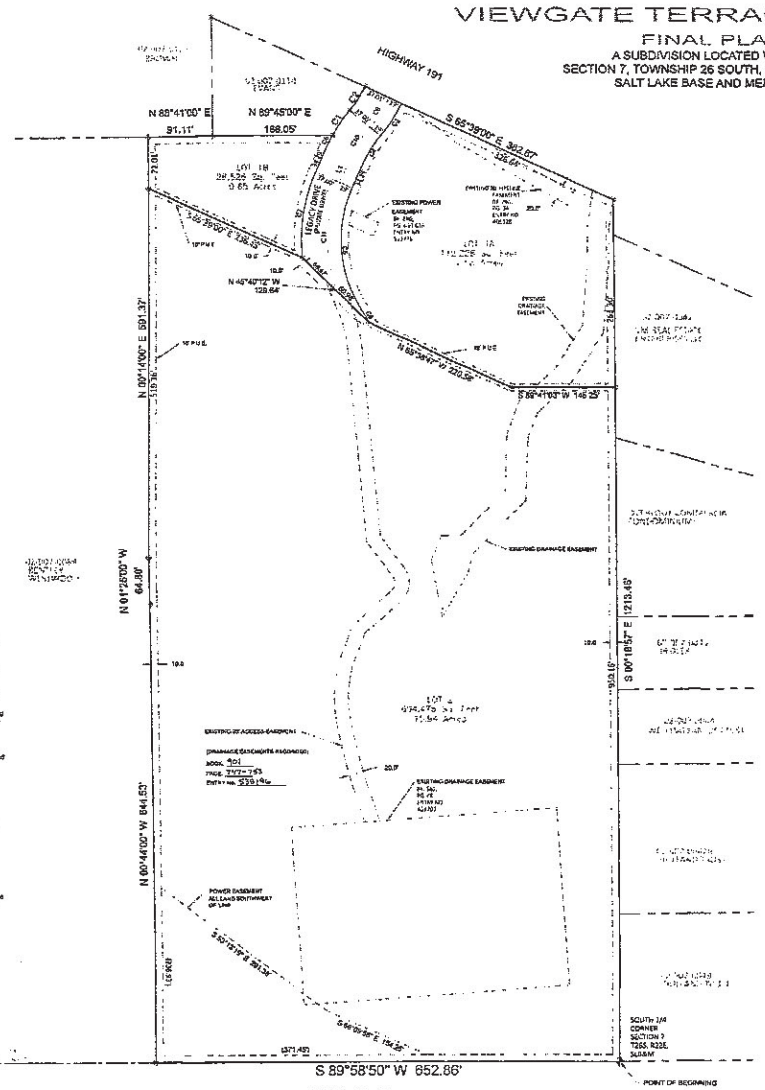
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

VIEWGATE TERRACE PHASE 1

FINAL PLAT

A SUBDIVISION LOCATED WITHIN
SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	238.00'	45.10'	45.05'	N 24°49'26" E
C2	162.00'	39.18'	39.07'	N 33°04'36" E
C3	218.00'	54.48'	54.32'	S 32°50'43" W
C4	182.00'	46.79'	46.66'	S 32°10'41" W
C5	181.00'	182.58'	174.94'	S 04°32'40" E
C6	100.00'	16.68'	16.66'	S 28°38'47" E
C7	237.00'	124.54'	123.11'	N 09°17'57" E
C8	238.00'	21.92'	21.91'	N 25°58'58" E
C9	199.00'	48.27'	48.15'	S 34°54'33" W
C10	201.00'	54.90'	54.75'	S 32°10'41" W
C11	200.00'	158.39'	154.29'	S 01°30'05" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°21'13" W	134.28'

PLAT NOTE:

1. Lot 2 is subject to the HDHO requirements set forth in Ordinance 569, the Master Plan, and the Development Agreement, all recorded against the Property, which includes the following:
   - A. At least eighty percent (80%) of all Lots or Units developed on the Property shall be deed restricted for Primary Residential Occupancy for Actively Employed Households consistent with Section 4.7 of the Code, as amended.
   - B. The Deed Restriction contained in Section 3.2 of the Development Agreement shall be integrated into each amended plat for the subdivision and each deed of conveyance for the lots created herein.
   - C. 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
2. Prior to further subdivision or development of Lot 2 pursuant to the Master Plan recorded against the property in the real property records of Grand County Owner/Developer shall, at its sole cost:
   - A. Construct Legacy Drive pursuant to Type 1 local roadway construction standards in effect at the time of said further subdivision or development, including a cul-de-sac radius of 50-feet.
   - B. Dedicate Legacy Drive (and sufficient ROW) to the County or create an owners' association to own and manage a private roadway.
   - C. Provide 50' of ROW/width for Legacy Drive, which requirement necessitates additional easement width on the northern end of Legacy Drive.
   - D. Remove the existing home and garage that is located in the Legacy Drive ROW.
   - E. Improve the access entrance for Legacy Drive where it intersects Highway 191 as required by the Utah Department of Transportation.
   - F. Submit a plat or drainage plan that shows the location or relocation of the drainage easements throughout the property
3. This final plat is approved for financing purposes only. Nothing contained herein shall be deemed to approve any construction or development on Lot 2 which shall be governed by the Master Plan as well as the Grand County Land Use Code and Construction Standards in effect at the time of future construction or development.

SURVEYOR NOTES

THE BASIS OF BEARING IS SOUTH 89°58'50" WEST BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 7, 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 OR RIGHTS OF WAY. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS

EASEMENTS:

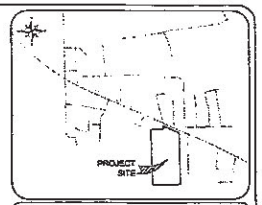
10' UTILITY EASEMENT ALONG RIGHTS-OF-WAY AND LOT LINES
PRIVATE DRIVE ALSO INCLUDES UTILITY EASEMENT

NOTES:

LOT 1B IS LIMITED TO PARKING FOR LOT 1A

A SUBDIVISION LOCATED IN
SECTION 7, T26S, R22E, SLB&M

SCALE: 1" = 80'



VICINITY MAP
NOT TO SCALE

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 VIEWGATE TERRACE PHASE 1 and that the same has been correctly surveyed and monumented on the ground as shown on this plat

Lucas Blake
License No. 7540504

LEGAL DESCRIPTION

Beginning at the South Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 89°58'50" West 652.86 feet (RECORD=660') to a point on the Bentley & Jelsteen tract; along said tract the following three courses: thence North 00°44'00" West 644.53 feet; thence North 01°25'00" West 64.80 feet; thence North 00°14'00" East 591.37 feet to a point on the Brown tract; thence with said tract North 89°41'00" East 91.11 feet; thence North 89°45'00" East 188.05 feet; thence with a curve having a radius of 238.00 feet, to the right with an arc length of 43.02 feet, (a chord bearing of North 34°49'26" East 42.96 feet); thence with a reverse curve having a radius of 162.00 feet, to the left with an arc length of 39.16 feet, (a chord bearing of North 33°04'36" East 39.07 feet) to a point on the south right-of-way of US Highway 191; thence with said right-of-way South 65°39'00" East 382.67 feet to the center section line; thence with said section line South 00°18'57" East 1213.46 feet to the point of beginning, having an area of 852,127 square feet, 19.56 acres.

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

VIEWGATE TERRACE PHASE 1

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 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

DANVIEW HOLDING, LLC
WILLIAM HANSEN, MEMBER

VIEW GATE HOLDING, LLC
ALAN D. MELCHIOR, MEMBER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THE ____ DAY OF _____ 2020, PERSONALLY APPEARED BEFORE ME WILLIAM HANSEN, MEMBER OF DANVIEW HOLDING, 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 _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } ss

ON THE ____ DAY OF _____ 2020, PERSONALLY APPEARED BEFORE ME ALAN D. MELCHIOR, MEMBER OF VIEW GATE HOLDING, 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 _____

COUNTY ENGINEERS APPROVAL

APPROVED BY THE GRAND COUNTY ENGINEER THIS 29th DAY OF July 2020

COUNTY ENGINEER

COUNTY COUNCIL APPROVAL

PRESENTED TO THE GRAND COUNTY COUNCIL THIS 30 DAY OF July 2020. SUBDIVISION APPROVED.

COUNTY CLERK — CHAIRMAN, GRAND COUNTY COUNCIL

COUNTY RECORDER

NO. 538199
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF View Gate Development LLC
DATE 8-4-2020 BOOK 901 PAGE 741 FEE 56.00

COUNTY RECORDER

Ent 538199 B 901 P 741
Date: 04-AUG-2020 2:04:46PM
Fee: $56.00 Check Filed By: JAC
GRAND COUNTY, UTAH, RECORDER
FOR: VIEW GATE DEVELOPMENT LLC

RED DESERT Land Surveying
30 South 100 East #2
Moab, UT 84532
435.259.8171

NOT VALID WITHOUT ORIGINAL SIGNATURE

STANDARD LEGEND
Property Corner
Section Corner Monument
Public Drainage and Utility Easement (PUE)

PROJECT TYPE
TYPE 1 PUD

PROJECT ADDRESS:
145 S HIGHWAY 191
MOAB, UTAH

PROJECT LOCATION:
GRAND COUNTY, UTAH

PREPARED FOR:
VIEWGATE HOMES

SHEET 1 OF 1

DATE:
07/28/2020

JOB NUMBER:
2020-05