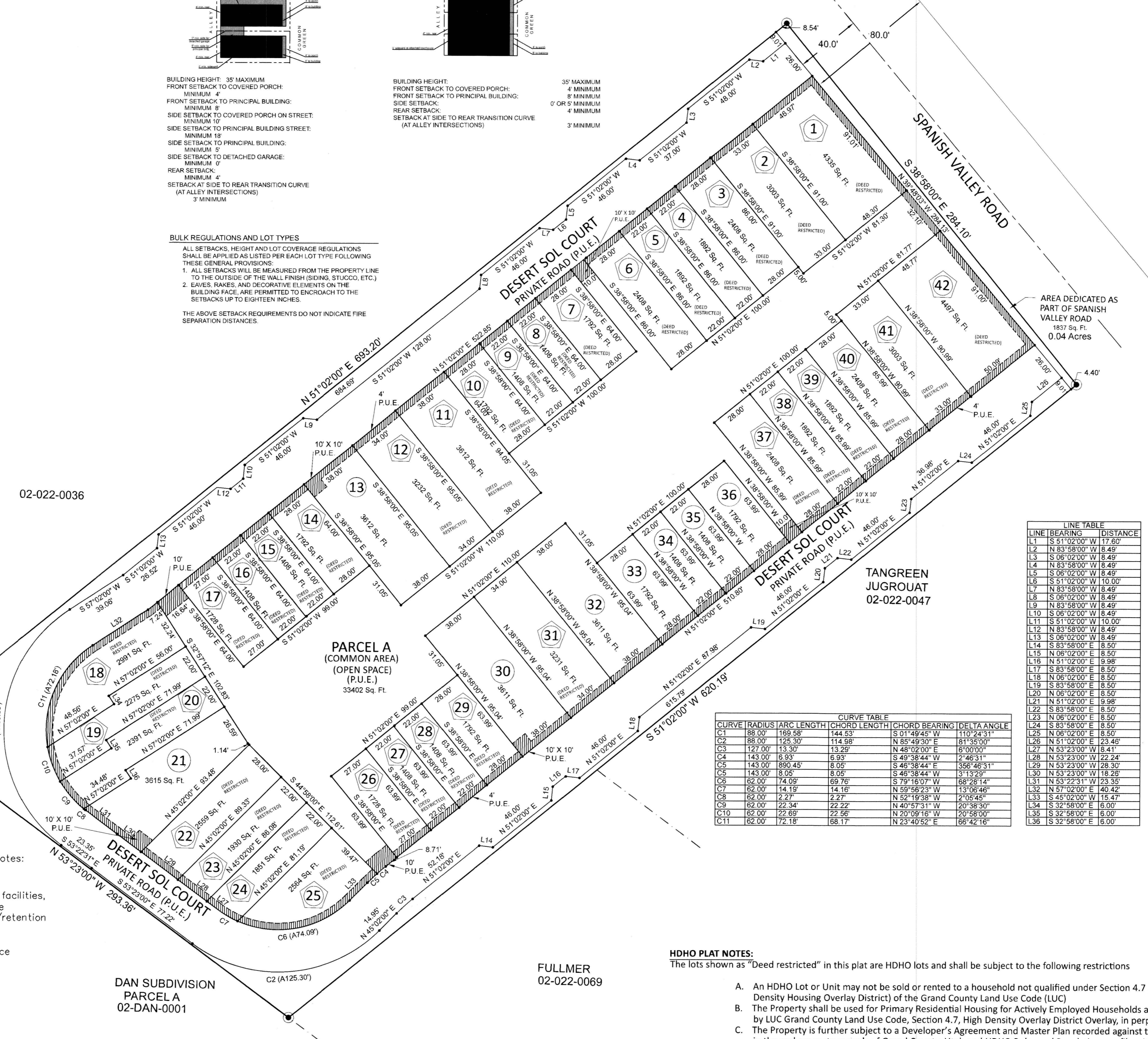


BUILDING HEIGHT: 30' MAXIMUM
FRONT SETBACK TO COVERED PORCH: MINIMUM 4'
FRONT SETBACK TO PRINCIPAL BUILDING: MINIMUM 8'
FRONT SETBACK TO COVERED PORCH ON STREET: MINIMUM 10'
FRONT SETBACK TO PRINCIPAL BUILDING STREET: MINIMUM 10'
FRONT SETBACK TO DETACHED GARAGE: MINIMUM 0'
FRONT SETBACK AT SIDE TO REAR TRANSITION CURVE (AT ALLEY INTERSECTIONS): 3' MINIMUM

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



LINE	BEARING	DISTANCE
L1	S 51°02'00" W	17.60'
L2	N 83°58'00" W	18.49'
L3	S 06°02'00" W	18.49'
L4	N 83°58'00" W	18.49'
L5	S 06°02'00" W	18.49'
L6	S 51°02'00" W	10.00'
L7	N 83°58'00" W	18.49'
L8	S 06°02'00" W	18.49'
L9	N 83°58'00" W	18.49'
L10	S 06°02'00" W	18.49'
L11	S 51°02'00" W	10.00'
L12	N 83°58'00" W	18.49'
L13	S 06°02'00" W	18.49'
L14	N 83°58'00" W	18.50'
L15	N 06°02'00" E	18.50'
L16	N 51°02'00" E	18.98'
L17	S 83°58'00" E	18.50'
L18	N 06°02'00" E	18.50'
L19	S 83°58'00" E	18.50'
L20	N 06°02'00" E	18.50'
L21	N 51°02'00" E	18.98'
L22	S 83°58'00" E	18.50'
L23	N 06°02'00" E	18.50'
L24	S 83°58'00" E	18.50'
L25	N 06°02'00" E	18.50'
L26	N 51°02'00" E	23.49'
L27	N 53°23'00" W	18.41'
L28	N 53°23'00" W	22.24'
L29	N 53°23'00" W	28.30'
L30	N 53°23'00" W	18.25'
L31	N 53°23'00" W	23.35'
L32	N 53°23'00" W	18.25'
L33	S 45°02'00" W	15.47'
L34	S 32°58'00" W	16.00'
L35	S 32°58'00" W	16.00'
L36	S 32°58'00" W	16.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00'	169.58'	144.53'	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'	113.30'	113.25'	N 48°02'00" E	87°00'00"
C4	143.00'	8.93'	8.93'	S 49°38'44" W	2°46'31"
C5	143.00'	169.45'	8.05'	S 46°38'44" E	368°46'31"
C6	143.00'	8.05'	8.05'	S 49°38'44" W	3°13'52"
C7	82.00'	74.09'	69.76'	S 79°18'07" W	68°28'14"
C8	82.00'	14.19'	14.16'	N 59°58'23" W	13°08'46"
C9	82.00'	2.27'	2.27'	N 52°19'38" W	2°38'48"
C10	82.00'	22.34'	22.22'	N 49°57'31" W	20°38'30"
C11	82.00'	72.18'	68.17'	N 23°40'52" E	66°42'16"

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
 License No. 7540504
 Date: 7/11/22

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

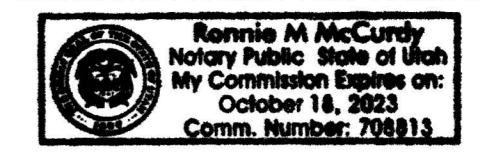
and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over Sundance Court and the public utility easements 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 hereon.

STEVE BROADBENT
 MANAGING MEMBER OF
 SANDSTONE COTTAGES, LLC

ACKNOWLEDGMENT

STATE OF Utah } s.s.
 COUNTY OF Garland

ON THE 28th DAY OF June, 2022, I, RONNIE M. MCCURDY, 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: Ronnie M. McCurdy
 COMMISSION NUMBER: 718913
 MY COMMISSION EXPIRES: 10/18/2023

Est 550646 & 952 P 95
 Date: 28-JUN-2023 11:57:24AM
 Fee: \$124.00 Check Filed By: JAC
 JOHN ALAN CORTES, Recorder
 GRAND COUNTY CORPORATION
 For: SANDSTONE COTTAGES LLC

SURVEYOR NOTES

THE BASIS OF BEARING IS SOUTH 0°05'22" EAST BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE PURPOSE OF SURVEY IS FOR SUBDIVISION OF LAND.

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:

- 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.
- 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.
- Emergency access is granted herewith over and across all roads and parking areas for all official emergency vehicles.
- 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.
- All private roads subject to a drainage, gas & utility easement.
- 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.
- 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 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 21st day of July, 2022.
 By: Calice Whitney
 Title: Business Office Support

HDHO PLAT NOTES:

The lots shown as "Deed restricted" in this plat are HDHO lots and shall be subject to the following restrictions

- 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)
- 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.
- 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.
- 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.

COUNTY ENGINEERS APPROVAL
 APPROVED BY THE GRAND COUNTY ENGINEER THIS

14th DAY OF July, 2022

Paul Deller
 COUNTY ENGINEER

COUNTY COMMISSION APPROVAL
 PRESENTED TO THE GRAND COUNTY COMMISSION THIS

21st DAY OF July, 2022 SUBDIVISION APPROVED.

John Alan Cortes
 COUNTY CLERK

GRAND COUNTY RECORDER 550646

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF

Sandstone Cottages LLC
 DATE 6-28-23 11:57 AM BOOK 952 PAGE 95 FEE 124.00

John Alan Cortes
 COUNTY RECORDER

Project	010-19
Date	07/11/2022
Sheet	1 of 1