



**AMENDED PLAT  
DESERT SOL, AMENDMENT I**  
AN HMO SUBDIVISION LOCATED WITHIN  
SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST,  
SALT LAKE BASIN AND MESA/DAIRY  
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. 7340004, as provided 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 herein, and have re-established said tract and lot into lots and streets, together with easements, hereunto to be known as **DESERT SOL, AMENDMENT I** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake  
License No. 7340004  
Date: *2/29/2024*

**BOUNDARY DESCRIPTION**  
Commencing at the West 1/4 corner of Section 22, Township 28 South, Range 22 East, Salt Lake Basin and MESA/DAIRY, thence South 0°00'22" East 351.63 feet along the section line and East 245.42 feet to the point of beginning, and running thence North 61°02'00" East 693.20 feet to a point on the westerly right of way line of Spanish Valley Road, thence South 38°54'00" 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 203.36 feet to the point of beginning.

**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 hereunto known as **DESERT SOL, AMENDMENT I**

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 in any and all public utility companies a perpetual, non-exclusive easement over Burdick 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*  
STEVE BROADBENT  
MANAGING MEMBER OF  
DESERT SOL VILLAS, LLC

**ACKNOWLEDGMENT**  
STATE OF UTAH ) s.s.  
COUNTY OF SALT LAKE

ON the 29th DAY OF OCTOBER, 2024, PERSONALLY APPEARED BEFORE ME, STEVE BROADBENT, MANAGING MEMBER OF DESERT SOL VILLAS, LLC, WHOSE DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE PRECEDING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

*Patricia O. Robinson*  
NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: PATRICIA O. ROBINSON  
COMMISSION NUMBER: 713290  
MY COMMISSION EXPIRES: AUG 9, 2025



**SURVEYOR NOTES**  
THE BASIS OF BEARING IS SOUTH 0°02'22" EAST BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST, SALT LAKE BASIN AND MESA/DAIRY.  
THE PURPOSE OF SURVEY IS FOR SUBDIVISION OF LAND.

**STANDARD NOTES**

The Owner(s), Developer(s), and/or the Subdivider(s) of the HMO OVERLAY DEVELOPMENT known as DESERT SOL, AMENDMENT I, 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 devoted to the H.O.A.
- Emergency access is granted here-with 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. Private road owned and maintained by the HOA.
- 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. 8.7 of the Grand County Land Use Code.
- Local Dead Restricted - 34 Units

**DEVELOPER, OWNER AND LOT TYPES**  
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**DOMINION ENERGY UTAH**  
Quarter Gas Company, the Dominion Energy Utah hereby approves this plat solely for purposes of certifying that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute obligation 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 1-800-366-6332.

Quarter Gas Company  
the Dominion Energy Utah  
Approved this 29th day of October, 2024  
By: *Colin Lutz*  
Title: *Subdivision Plat Specialist*

COUNTY ENGINEERS APPROVAL  
APPROVED BY THE GRAND COUNTY ENGINEER THIS  
29th DAY OF October, 2024.  
*D. J. Hill*  
COUNTY ENGINEER

COUNTY COMMISSION APPROVAL  
PRESENTED TO THE GRAND COUNTY COMMISSION THIS  
29th DAY OF October, 2024.  
SUBDIVISION APPROVED.  
*Shirley M. Brown*  
CHAIRMAN, GRAND COUNTY COMMISSION

GRAND COUNTY RECORDER  
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF  
*Steve Broadbent*  
DATE 12-28-2024 BOOK 467 PAGE 116 FEB 198.00  
*Dee J. Hill*  
COUNTY RECORDER

**LEGEND**

● PROP. CORNER 1/4	PROPERTY LINES
● PROP. CORNER PLUNG	EASEMENTS
▬ SECTION BOUNDARY	PROPERTY ADJOINING
▬ PUBLIC UTILITY EASEMENT (P.U.E.)	DEED RESTRICTED LOT
○	NON RESTRICTED LOT