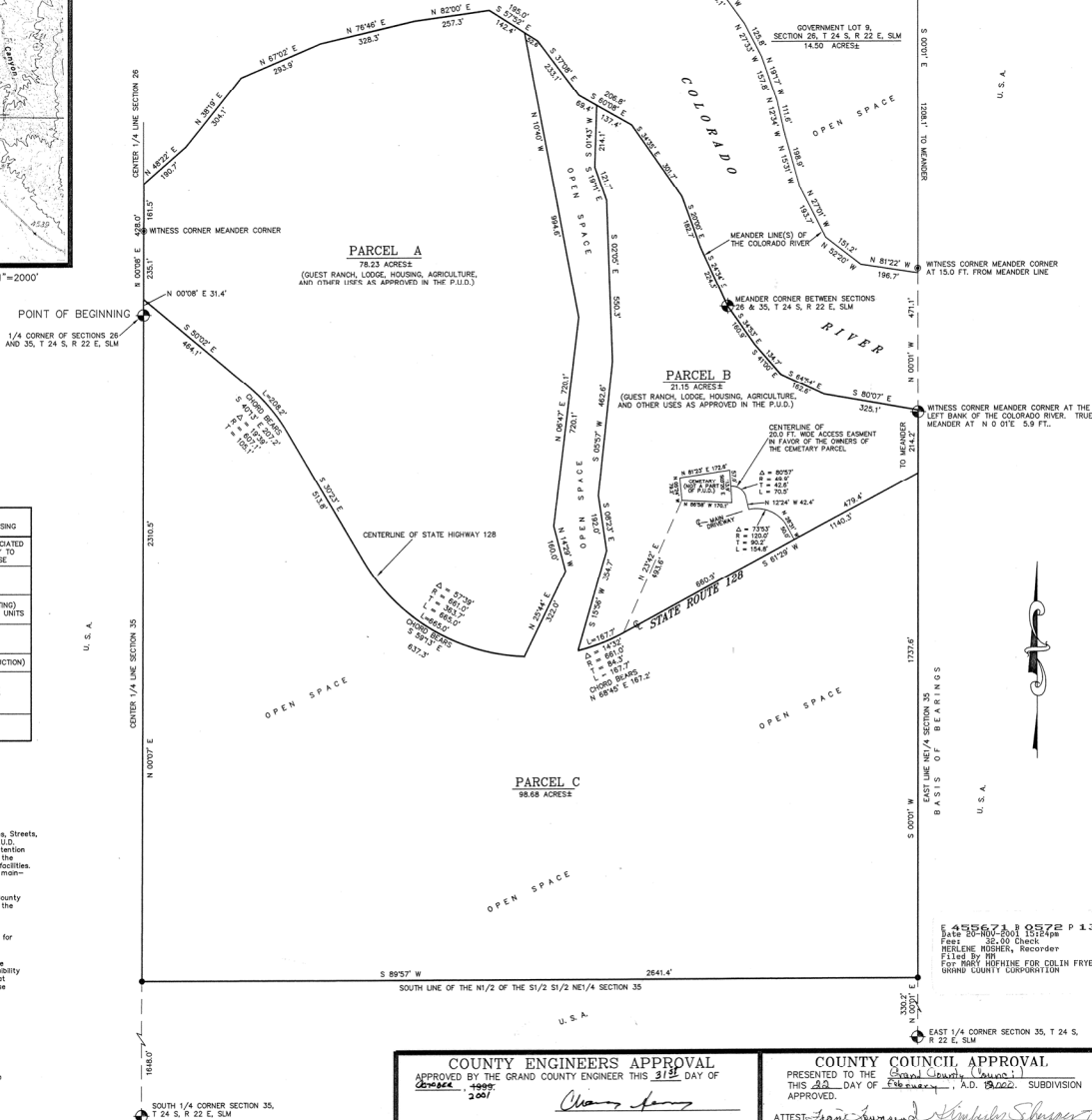


VICINITY MAP SCALE 1"=2000'

A FINAL PLAT OF  
**RED CLIFFS RANCH**  
 A PLANNED UNIT DEVELOPMENT WITHIN SECTIONS  
 26 & 35, T 24 S, R 22 E, SLM, GRAND COUNTY, UTAH



**LEGEND**

- FOUND G.L.O. BRASS CAP MONUMENT
- 5/8" REDAR WITH PLASTIC CAP SET BY THIS SURVEYOR
- FOUND 3/4" REDAR WITH PLASTIC CAP SET BY THIS SURVEYOR (7-89)

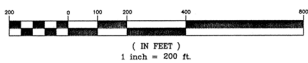
DEVELOPMENT STIPULATIONS

PRIMARY USE	GUEST LODGING	SINGLE FAMILY AND EMPLOYEE HOUSING
ACCESSORY USE	DINING, RECREATION, AND GROUP MEETINGS	USES NORMALLY ASSOCIATED WITH AND ACCESSORY TO THE PERMITTED USE.
ACREAGE OF RED CLIFFS RANCH	184.57 ACRES	
NUMBER OF UNITS	100 LODGING UNITS 100 SEAT RESTAURANT	3 RESIDENCES (EXISTING) 20 EMPLOYEE HOUSING UNITS
OPEN SPACE	• 113.18 ACRES 0.6% (PARCEL C & GOVT LOT 9)	
BUILDING HEIGHT	22 FT.	22 FT. (NEW CONSTRUCTION)
PARKING OFF STREET (MINIMUM)	1 SPACE PER LODGING UNIT 1 SPACE PER 4 SEATS OF RESTAURANT	2 SPACES PER DWELLING UNIT
SETBACKS	AVERAGE OF 100 FT. FROM RIVER	25 FT. FRONT 10 FT. SIDE 15 FT. REAR

STANDARD NOTES

- The Owner(s), Developer(s), and/or the Subdivide(s) of the Planned Unit Development known as RED CLIFF RANCH P.U.D., their respective successors, heirs, and/or assigns agree to the following notes:
- The property owner shall be responsible for the maintenance of all drainage facilities, streets, common open space, parking areas, easements, 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 property owner, condominium 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.
  - 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 areas designated as "Agricultural Areas" shall be used solely for agricultural and open space purposes.

GRAPHIC SCALE



**SURVEYOR'S CERTIFICATE**

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 171004 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HERE-AFTER TO BE KNOWN AS RED CLIFFS RANCH, GRAND COUNTY, UTAH, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

DESCRIPTION OF LANDS WITHIN SECTIONS 26 & 35, T 24 S, R 22 E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTH 1/4 CORNER SECTION 26, T 24 S, R 22 E, SLM, AND PROCEEDING THENCE WITH THE CENTER 1/4 LINE SAID SECTION 26, N 0° 06' 42.0" E, 426.0 FT. TO THE MEASURER LINE OF THE COLORADO RIVER, THENCE WITH SAID MEASURER LINE THE FOLLOWING 15 COURSES:  
 N 45° 2' 19.0" E, 193.0 FT.; THENCE N 80° 00' 0" E, 209.0 FT.; THENCE S 57° 52' 19.0" E, 195.0 FT.; THENCE S 37° 06' 23.0" E, 233.0 FT.; THENCE S 60° 00' 0" E, 209.0 FT.; THENCE S 24° 30' 30.0" E, 351.0 FT.; THENCE S 20° 00' 0" E, 182.0 FT.; THENCE S 24° 34' 24.0" E, 224.0 FT.; THENCE S 34° 53' 16.0" E, 169.0 FT.; THENCE S 41° 00' 0" E, 134.0 FT.; THENCE S 64° 54' 0" E, 162.0 FT.; THENCE S 80° 07' 35.0" E, 351.0 FT. TO THE EAST LINE OF SECTION 35, THENCE WITH SAID LINE S 0° 01' W, 195.0 FT. TO A CORNER, THENCE WITH THE SOUTH LINE OF THE N 1/2 S 1/2 S 1/2 NE 1/4 SECTION 35, S 89° 57' 34.0" E, 264.4 FT. TO A CORNER ON THE CENTER 1/4 LINE SECTION 35, THENCE WITH SAID CENTER 1/4 LINE, N 0° 07' E, 220.0 FT. TO THE POINT OF BEGINNING.  
 ALSO: GOVERNMENT LOT 9 SECTION 26, T 24 S, R 22 E, SLM.  
 LESS: BEGINNING AT A POINT WHICH BEARS N 17° 51' W, 2065.2 FT. FROM THE EAST 1/4 CORNER SECTION 26, T 24 S, R 22 E, SLM, AND PROCEEDING THENCE N 86° 56' W, 170.1 FT.; THENCE N 8° 24' W, 70.2 FT.; THENCE N 81° 23' E, 172.0 FT.; THENCE S 3° 20' E, 113.9 FT. TO THE POINT OF BEGINNING.

Oct. 26-01  
 DATE

Timothy M. Keogh  
 TIMOTHY M. KEOGH



**OWNERS & MORTGAGEE'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

**RED CLIFFS RANCH**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ALL UTILITY EASEMENTS AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 26 DAY OF OCT. A.D., 19201

Colin Don Fryer  
 Colin Don Fryer

**ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF Grand  
 ON the 24 DAY OF Oct. A.D. 2001 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Grand in said State of Utah, the SIGNER(S) OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 12-12-2001  
 Jackson G. Davis  
 RESIDING IN Grand COUNTY

PREPARED BY  
**KEOGH LAND SURVEYING**  
 45 EAST CENTER STREET  
 MOAB, UTAH 84532

DATE: 12-27-99 PLOTTED: 10K-10-28-01 REDCLIFF.DWG  
 DRAWN BY: TKM CHECKED BY: TKM

**COUNTY ENGINEERS APPROVAL**  
 APPROVED BY THE GRAND COUNTY ENGINEER THIS 31st DAY OF October, 1997  
 [Signature]

**COUNTY COUNCIL APPROVAL**  
 PRESENTED TO THE Grand County Council on this 28 DAY OF February, A.D. 192022, SUBDIVISION APPROVED.  
 ATTEST: [Signature] COUNTY CLERK  
 [Signature] CHAIRMAN, GRAND COUNTY COUNCIL

**COUNTY RECORDER NO.**  
 STATE OF UTAH, CO. Grand RECORDED AT THE REQUEST OF  
 Colin Don Fryer E.O. 455671  
 DATE 12-28-2001 3:24 P.M. BOOK 572 PAGE 135 FEE \$30.00  
 [Signature] COUNTY RECORDER