

FINAL PLAT OF
RED CLIFFS RANCH AMENDED
A PLANNED UNIT DEVELOPMENT, AMENDING PARCELS A, B, & C,
RED CLIFFS RANCH, LOCATED IN
SECTIONS 26 & 35, TOWNSHIP 24 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN
GRAND COUNTY, UTAH



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°22' E	130.70
L2	S 41° E	134.70
L3	S 84°54' E	162.80
L4	N 31°11' W	108.60
L5	N 12°34' W	111.60
L6	N 10°17' W	157.60
L7	N 27°33' W	126.80
L8	N 60°51'47" E	14.54
L9	N 49°10'39" E	98.25
L10	N 59°24'02" E	80.15
L11	N 53°55'35" E	75.49
L12	N 71°14' W	62.74
L13	N 72°17'19" E	54.71
L14	N 1°24'41" E	50.00
L15	S 61°08'21" E	96.31
L16	S 10°12'13" E	89.88
L17	S 37°00'48" E	214.87
L18	S 50°46'06" E	44.86
L19	S 22°24' W	147.86
L20	S 16°12'59" W	69.38
L21	S 25°25'10" W	86.65
L22	S 17°40'51" W	189.25
L23	S 13°48'15" E	22.82
L24	S 33°23'39" E	103.80
L25	S 10°16'08" W	187.74
L26	S 18°06'28" W	160.22
L27	S 18°22'18" W	130.87
L28	S 17°40'19" E	265.08
L29	S 15°36' W	268.04
L30	N 8°27'19" E	184.48
L31	N 25°56'43" E	113.07
L32	N 11°54'19" E	241.64
L33	N 2°21'16" E	696.42
L34	N 7°12'42" W	684.29
L35	N 3°20' W	113.07
L36	S 81°23' W	172.60
L37	S 57°24' E	79.20
L38	S 86°58' E	170.10
L39	N 26°31' W	25.31
L40	N 67°46'38" W	53.41
L41	N 12°24' W	36.15
L42	N 67°46'38" W	219.84
L43	S 1°24' W	91.21
L44	N 4°01'25" E	261.30
L45	N 13°25'35" W	437.40
L46	N 29°44'03" W	183.08
L47	N 60°46'06" E	61.48
L48	N 10°40' W	214.15
L49	S 3°23'56" W	203.51
L50	S 12°14' W	141.00
L51	N 68°32'25" E	100.00
L52	S 48°24'24" E	100.00
L53	S 48°24'24" E	110.44
L54	S 83°10'09" W	130.93
L55	S 53°15'09" W	148.84
L56	N 64°08'46" W	99.81

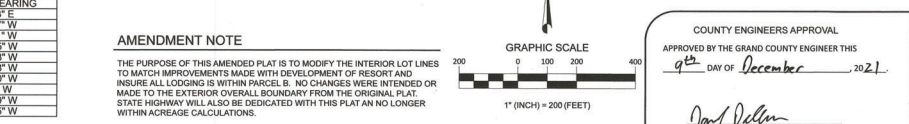
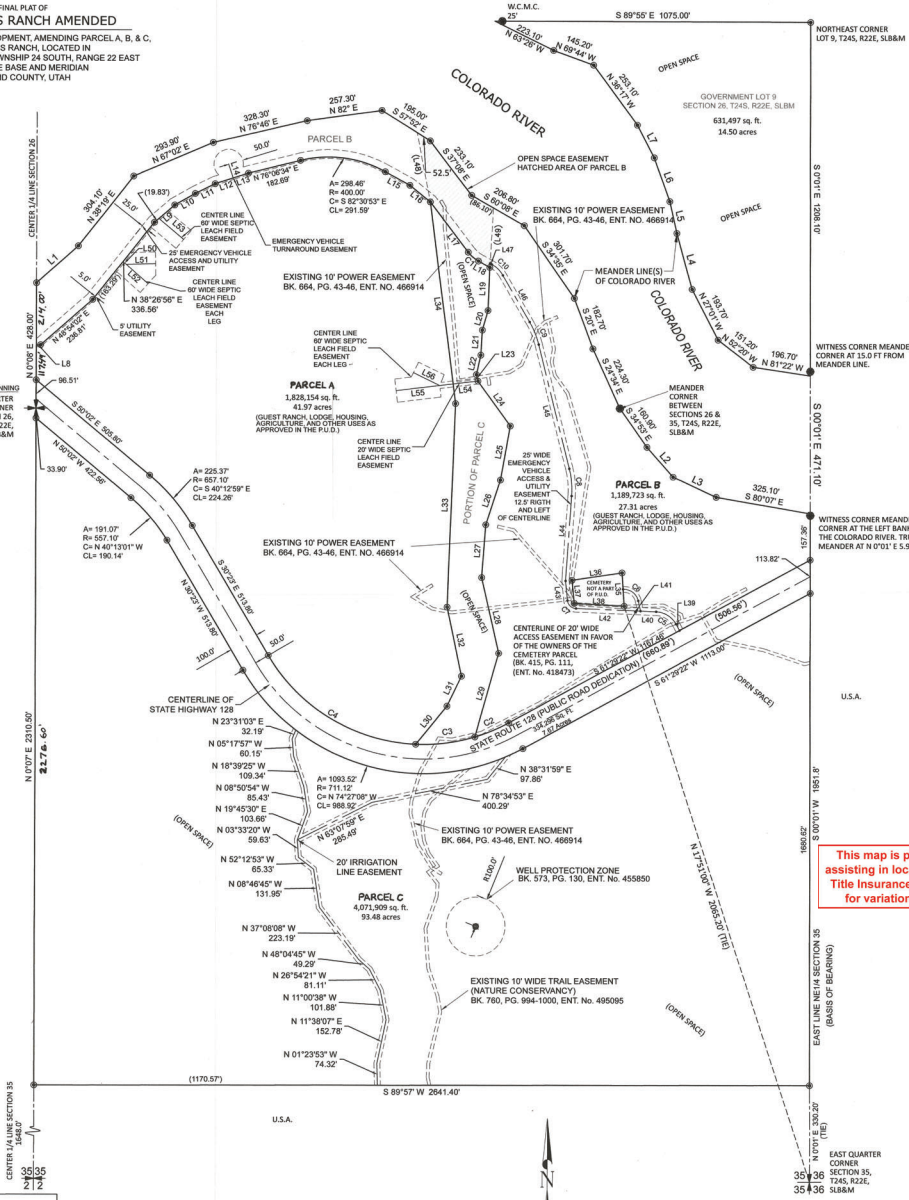
- Standard Notes**
- The Owner(s), Developer(s), and/or the Subdivider(s) of the Planned Unit Development knows as RED CLIFFS RANCH AMENDED P.U.D., their respective successors, heirs and/or assigns agree to the following notes:
- The property owner shall be responsible for the maintenance of all drainage 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 knowledge 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 plat 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.
 - Irrigation line easement within Parcel C serves Parcels A & B, and owners of Parcels A & B have rights for access and maintenance of said easements.
 - Leach field easements located within Parcel A serve Parcel B, and owners of Parcel B have rights for access and maintenance of said easements.
 - This property is subject to a master plan approved via Resolution 2000-2472, as amended by Resolution 2003-2606, each recorded against the Property in the real property records of Grand County, Utah.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	112.50	45.00	45.00	S 48°57'22" E
C2	611.11	125.66	125.44	S 67°23'07" W
C3	611.11	204.12	203.94	S 82°50'41" W
C4	611.11	604.95	584.94	N 58°59'35" W
C5	80.00	82.74	79.10	N 58°08'48" W
C6	48.90	70.50	64.78	N 52°52'28" W
C7	30.00	43.82	39.88	N 47°03'10" W
C8	300.00	93.84	93.46	N 4°56'15" W
C9	300.00	82.97	82.65	N 21°48'59" W
C10	100.00	54.16	53.51	N 49°15'05" W

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY THE INTERIOR LOT LINES TO MATCH IMPROVEMENTS MADE WITH DEVELOPMENT OF RESORT AND INSURE ALL LODGING IS WITHIN PARCEL B. NO CHANGES WERE INTENDED OR MADE TO THE EXTERIOR OVERALL BOUNDARY FROM THE ORIGINAL PLAT. STATE HIGHWAY WILL ALSO BE DEDICATED WITH THIS PLAT AND NO LONGER WITHIN ACREAGE CALCULATIONS.



SURVEYOR'S CERTIFICATE

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504 as prescribed under the laws of the state of Utah, and I further certify that under the authority of the owners, I have made a survey of those lands as shown here on and described below, and that I have subdivided said tract of land into lots and streets, hereafter to be known as:

RED CLIFFS RANCH AMENDED
and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucas Blake Date 12/1/21
License No. 7540504



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 01° E 428.0 FT. TO THE MEANDER LINE OF THE COLORADO RIVER; THENCE WITH SAID MEANDER LINE THE FOLLOWING 15 COURSES: N 48°22' E 180.7 FT.; THENCE N 38°19' E 304.1 FT.; THENCE N 67°02' E 293.9 FT.; THENCE N 78°46' E 328.3 FT.; THENCE N 82°00' E 257.3 FT.; THENCE S 57°52' E 195.0 FT.; THENCE S 37°08' E 233.1 FT.; THENCE S 8°07' E 208.8 FT.; THENCE S 34°30' E 301.7 FT.; THENCE S 20°00' E 192.7 FT.; THENCE S 24°34' E 224.3 FT.; THENCE S 34°53' E 160.9 FT.; THENCE S 41°00' E 134.7 FT.; THENCE S 64°54' E 162.6 FT.; THENCE S 80°07' E 325.1 FT. TO THE EAST LINE OF SECTION 35; THENCE WITH SAID LINE S 01°11' W 195.8 FT. TO A CORNER; THENCE WITH THE SOUTH LINE OF THE N1/2 S1/2 NE1/4 SECTION 35 S 88°57' W 261.4 FT. TO A CORNER ON THE CENTER 1/4 LINE SECTION 35; THENCE WITH SAID CENTER 1/4 LINE N 07° E 231.0 FT. TO THE POINT OF BEGINNING.

ALSO: GOVERNMENT LOT 9 SECTION 26, T 24 S, R 22 E, SLM.

BEGINNING AT A POINT WHICH BEARS N 17°51' W 206.2 FT. FROM THE EAST 1/4 CORNER SECTION 35, T 24 S, R 22 E, SLM, AND PROCEEDING THENCE N 89°58' W 170.1 FT.; THENCE N 5°24' W 79.2 FT.; THENCE N 81°23' E 172.6 FT.; THENCE S 3°20' E 113.9 FT. 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 hereinafter known as:

RED CLIFFS RANCH AMENDED

and do hereby dedicate for the perpetual use of the public all roads and other installations 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.

Colin Don Fryer
COLIN DON FRYER

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF Wasatch

ON THE 3 DAY OF December, 2021, PERSONALLY APPEARED BEFORE ME,

Colin Don Fryer WHOM I ACKNOWLEDGE TO ME THAT HE SIGNED THE FOREGOING OWNERS' DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

My Commission Expires: 12/3/2025

DEVELOPMENT STIPULATIONS

PRIMARY USES	GUEST LODGING	SINGLE FAMILY AND EMPLOYEE HOUSING
ACCESSORY USES	DINING, RECREATION, AND GROUP MEETINGS	USES NORMALLY ASSOCIATED WITH AND ACCESSORY TO THE PERMITTED USE
ACREAGE OF RED CLIFFS RANCH	184.63 ACRES - 7.67 ACRES (STATE HIGHWAY DEDICATION)	TOTAL ACRES = 177.26 ACRES
PARKING OFF STREET	1 SPACE PER LODGING UNIT 1 SPACE PER RESTAURANT	2 SPACES PER DWELLING UNIT
BUILDING HEIGHT	22 FT.	22 FT. (NEW CONSTRUCTION)
NUMBER OF UNITS	100 LODGING UNITS 100 SEAT RESTAURANT	3 RESIDENCES (EXISTING) 20 EMPLOYEE HOUSING UNITS
OPEN SPACE	*109.09 ACRES, 0.01% (PARCEL C, A PORTION OF PARCELS B & C, & GOVT LOT 9)	
SETBACKS	AVERAGE OF 100 FT. FROM RIVER	25 FT. FRONT TO 15 FT. REAR TO 15 FT. FRONT

* 4.09 ACRES OF ORIGINAL PLAT OPEN SPACE WITHIN STATE HIGHWAY DEDICATION.

RED DESERT Land Surveying
88 East Center Street
Moab, UT 84033
435.259.8171

A PLANNED UNIT DEVELOPMENT LOCATED IN SECTIONS 26 & 35, TOWNSHIP 24 SOUTH, RANGE 22 EAST SALT LAKE BASE AND MERIDIAN GRAND COUNTY, UTAH

COUNTY ENGINEERS APPROVAL
APPROVED BY THE GRAND COUNTY ENGINEER THIS 9th DAY OF December, 2021.

COUNTY COUNCIL APPROVAL
PRESENTED TO THE GRAND COUNTY COMMISSION THIS 10th DAY OF December, 2021. SUBDIVISION APPROVED.

COUNTY RECORDER NO. 543324
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF COLIN DON FRYER
DATE 12-10-2021 BOOK 927 PAGE 790 FEE 56.00