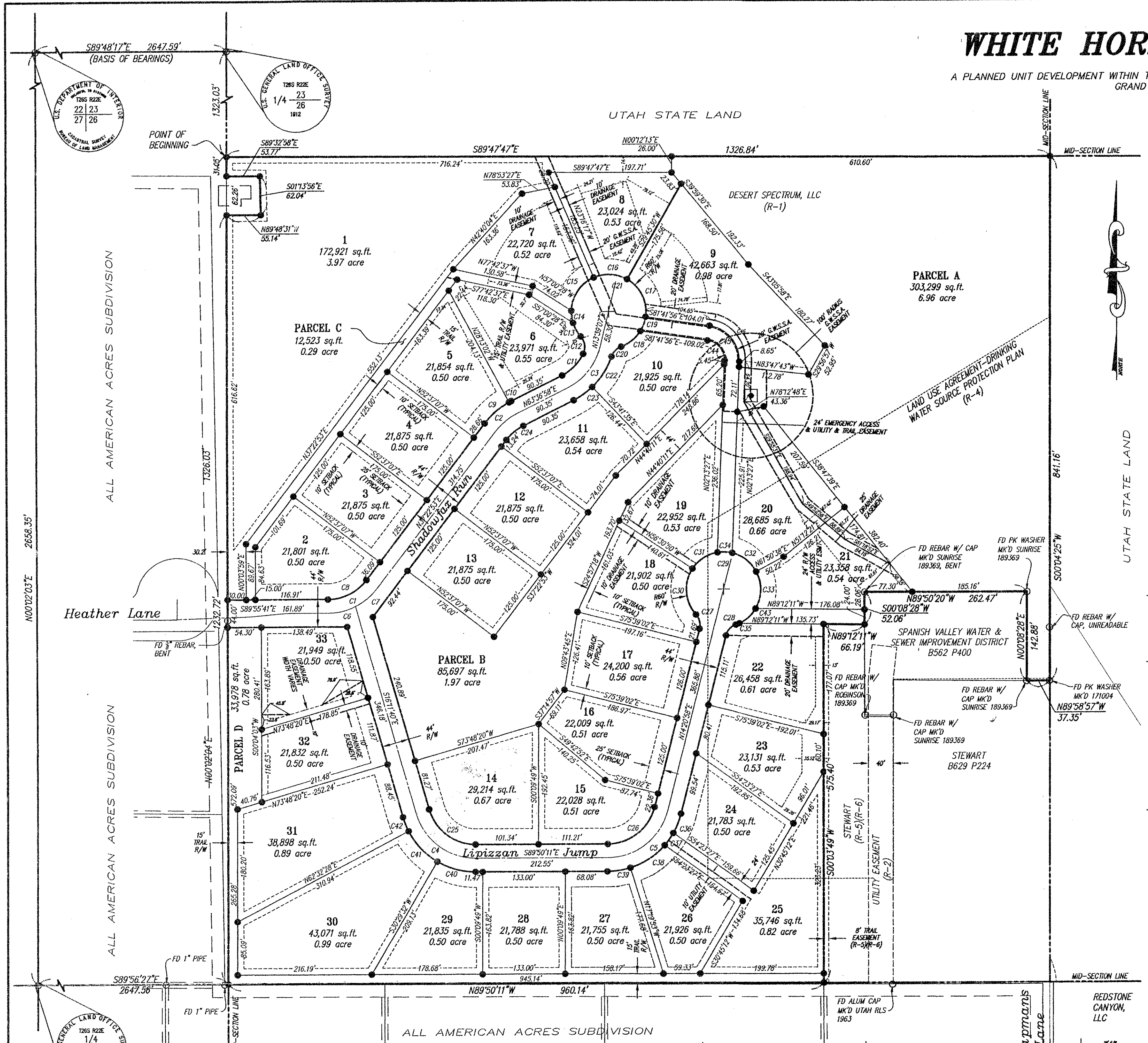


# WHITE HORSE SUBDIVISION

A PLANNED UNIT DEVELOPMENT WITHIN THE SW/4NE/4 OF SECTION 26, T26S, R22E, SLM GRAND COUNTY, UTAH



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	91.96'	100.00'	88.76'	N63°43'36"W	52°41'26"
C2	45.73'	100.00'	45.39'	S50°22'56"W	26°14'05"
C3	86.98'	100.00'	84.27'	N38°41'52"E	49°50'15"
C4	178.53'	100.00'	178.06'	S31°09'55"E	73°48'31"
C5	123.03'	100.00'	122.80'	N75°53'57"E	28°48'31"
C6	45.98'	100.00'	45.58'	N75°53'57"E	26°20'43"
C7	45.98'	100.00'	45.58'	N50°31'57"E	26°20'43"
C8	71.73'	78.00'	69.25'	N63°43'36"W	52°41'26"
C9	51.96'	122.00'	51.57'	S49°34'56"W	24°24'05"
C10	3.90'	122.00'	3.90'	S62°41'58"W	15°00'00"
C11	50.45'	78.00'	49.50'	N45°08'10"E	37°03'57"
C12	28.78'	25.00'	28.05'	N07°34'01"W	88°14'41"
C13	25.34'	60.00'	25.15'	S28°35'24"E	24°15'56"
C14	19.95'	60.00'	19.85'	S07°57'48"E	19°03'16"
C15	68.24'	60.00'	64.62'	S44°08'46"W	65°29'53"
C16	55.53'	60.00'	53.57'	N85°45'24"W	53°01'47"
C17	71.78'	60.00'	67.57'	N25°58'13"W	68°32'34"
C18	40.50'	60.00'	39.74'	N01°13'05"E	89°46'39"
C19	24.69'	60.00'	24.52'	N02°52'24"E	23°34'31"
C20	22.58'	25.00'	21.83'	S44°39'58"W	51°56'51"
C21	306.04'	60.00'	66.89'	N75°33'59"W	29°24'46"
C22	58.62'	122.00'	58.06'	N32°32'29"E	27°31'52"
C23	36.86'	122.00'	36.72'	N54°51'41"E	17°18'54"
C24	35.71'	78.00'	35.40'	S50°29'58"W	26°14'05"
C25	100.25'	78.00'	83.49'	S51°09'55"E	73°48'31"
C26	101.01'	78.00'	94.82'	N02°52'24"E	23°34'31"
C27	24.62'	25.00'	23.64'	N13°15'27"W	56°25'52"
C28	24.62'	25.00'	23.64'	S42°33'54"W	56°25'52"
C29	306.68'	60.00'	66.35'	N75°39'02"W	29°25'43"
C30	78.13'	60.00'	73.52'	S04°17'52"E	75°34'03"
C31	49.43'	60.00'	48.04'	S57°05'12"W	47°12'04"
C32	50.35'	60.00'	48.89'	N02°11'51"W	89°46'39"
C33	61.55'	60.00'	58.89'	N01°42'02"E	87°12'49"
C34	24.68'	60.00'	24.00'	N87°46'33"W	23°34'26"
C35	6.48'	60.00'	6.46'	N67°41'45"E	67°10'10"
C36	33.25'	122.00'	33.15'	N22°29'24"E	15°36'54"
C37	24.04'	122.00'	24.00'	N35°36'31"E	11°17'23"
C38	66.89'	122.00'	66.06'	N56°37'47"E	31°24'53"
C39	37.25'	122.00'	37.11'	N01°24'36"E	17°28'49"
C40	64.58'	122.00'	63.83'	N74°02'18"E	30°11'01"
C41	68.24'	122.00'	67.36'	S43°28'59"E	48°22'59"
C42	23.98'	121.99'	23.95'	S21°49'36"E	11°55'51"
C43	35.59'	60.00'	35.07'	N47°37'01"E	33°59'17"
C44	46.87'	32.00'	42.79'	N39°44'15"W	83°55'24"
C45	82.03'	56.00'	74.89'	N39°44'15"W	83°55'24"
C46	96.67'	68.00'	88.26'	N39°44'15"W	83°55'24"

**BASIS OF BEARINGS**  
BEARINGS ARE BASED THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-TWO (22) EAST, S.L.B.&M., BEING SOUTH 89°48'17" EAST.

**SURVEYOR'S CERTIFICATE**  
I, HERBY L. BLAIR, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 340290 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, HEREAFTER TO BE KNOWN AS WHITEHORSE SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

7-28-09  
DATE  
HERBY L. BLAIR  
No. 340290  
HERBY L. BLAIR  
STATE OF UTAH

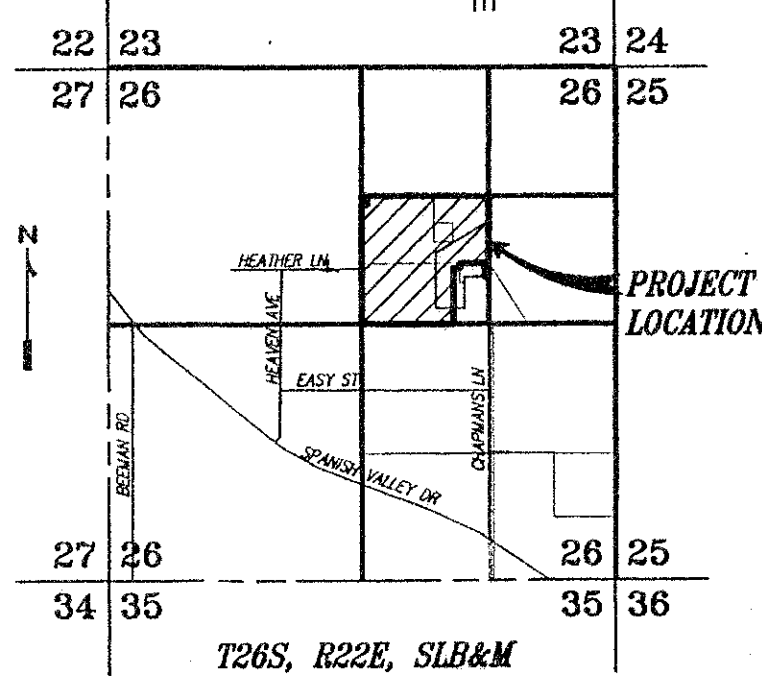
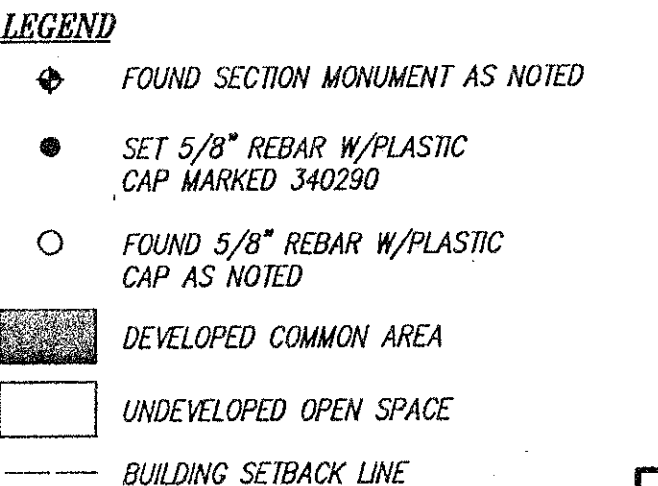
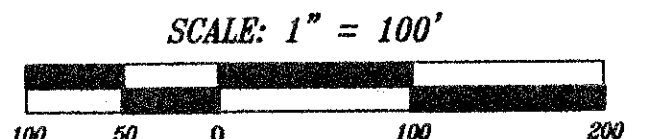
**STANDARD NOTES**  
THE OWNER(S), DEVELOPER(S) AND/OR THE SUBDIVIDER(S) OF WHITEHORSE SUBDIVISION, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES AND COMMON AREAS. 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 WHITEHORSE SUBDIVISION 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.
- CERTAIN COVENANTS AND RESTRICTIONS FOR THIS PROPERTY WILL BE FILED IN THE OFFICE OF THE GRAND COUNTY RECORDS. 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.
- A HOMEOWNERS' ASSOCIATION OR OTHER ENTITY WITH ASSESSMENT AUTHORITY SHALL BE ESTABLISHED THAT BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL COMMON ELEMENTS, WHICH WILL INCLUDE THE DRIVEWAYS TO EACH UNIT. DOCUMENTS CREATING THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE THAT THOSE PORTIONS OF SUCH DOCUMENTS PERTAINING TO MAINTENANCE OF COMMON ELEMENTS MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY COUNCIL.
- MAINTAIN A TWENTY-FIVE (25) FOOT BUILDING SETBACK FROM ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. MAINTAIN A TEN (10) FOOT BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES.
- NO UNCONTROLLED POTENTIAL CONTAMINATION SOURCES OR POLLUTION SOURCES MAY BE LOCATED IN ALL OR PART OF LOTS 19, 20, 21, 22, 23, 24, 25, AND 26 ACCORDING TO R309-600-6(U)(w) OF THE UTAH ADMINISTRATIVE CODE FOR THE LAND USE AGREEMENT RECORDED IN BOOK 562, PAGE 401 IN THE OFFICE OF THE COUNTY CLERK, GRAND COUNTY, UTAH. THIS ENTIRE PROJECT SHALL BE DESIGNED TO MEET THE ENGINEERING CONDITIONS FOR ZONE 2 WATER SOURCE PROTECTION.

SOUDER, MILLER & ASSOCIATES, P.O. BOX 1174, 233 S. MAIN STREET  
MONTICELLO, UTAH 84535 TELE: 435-587-3549  
Albuquerque - Las Cruces - Santa Fe, NM  
Cortez, CO - Farmington, NM

DATE 2/02/09 DRAWN MEW  
CHECKED JMW  
SCALE 1" = 100' APPROVED HLB

COUNTY COUNCIL APPROVAL  
PRESENTED TO THE GRAND COUNTY COUNCIL  
THIS 4th DAY OF August, A.D. 2008.  
SUBDIVISION APPROVED.  
ATTEST: Danna Caudill COUNTY CLERK  
Chairman, GRAND COUNTY COUNCIL



**CURRENT ZONING**  
RR, RURAL RESIDENTIAL

COUNTY ENGINEER APPROVAL  
APPROVED THIS 3rd DAY OF August, 2008.  
ATTEST: Chaney County Engineer

COUNTY RECORDER NO. 492292  
STATE OF UTAH, COUNTY OF GRAND, RECORDED AT THE REQUEST OF Mark Griffith, White Horse Development Company, LLC  
DATE 8-05-09 TIME 3:00 PM BOOK 750 PAGE 943 FEE 63.92  
ATTEST: Melvane M. Dalton COUNTY RECORDER

**REFERENCES**  
R-1 WARRANTY DEED TO DESERT SPECTRUM, LLC FILED FOR RECORD APRIL 14, 2005 IN BOOK 643, PAGES 568-569.  
R-2 RIGHT-OF-WAY EASEMENT NO. 1 TO SPANISH VALLEY WATER & SEWER IMPROVEMENTS DISTRICT FILED FOR RECORD AUGUST 21, 2000 IN BOOK 551, PAGES 281-282.  
R-3 PATENT NO. 18308 TO BILL R. CHAPMAN AND DOROTHY F. CHAPMAN FILED FOR RECORD JUNE 15, 1967 IN BOOK 148, PAGE 116.  
R-4 LAND USE AGREEMENT BETWEEN ANDREA CASTELLANOS AND THE GRAND WATER AND SEWER SERVICE AGENCY WATER SYSTEM FILED FOR RECORD MAY 25, 2001 IN BOOK 562, PAGE 401.  
R-5 WARRANTY DEED TO TIM STEWART AND JANE STEWART FILED FOR RECORD MAY 30, 2006 IN BOOK 670, PAGE 415-421.  
R-6 DEED OF TRUST WITH ASSIGNMENT OF RENTS TO DESERT SPECTRUM, LLC FILED FOR RECORD MAY 30, 2006 IN BOOK 670, PAGE 422-426.  
DATE 2/02/09 BY HLB REVISION ADDED ADJOINER BOUNDS CALLS TO DESCRIPTION MOVED 10' DRAINAGE ESMT TO LOT LINE OF LOTS 32 & 33, REMOVED SHADING FROM STREETS  
DATE 6/10/09 BY HLB REVISION REVISED NOTES & LINWORK FOR CLARITY PER COUNTY COMMENTS  
DATE 7/23/09 BY HLB REVISION REVISED DRAINAGE ESMT BETWEEN LOTS 32 & 33

**LEGAL DESCRIPTION**  
A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE TWENTY-TWO (22) EAST, S.L.B.&M., GRAND COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS-CAPPED MONUMENT SET IN 1912 BY THE US GLO FOR THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, TOWNSHIP 26 SOUTH, RANGE 22 EAST, S.L.B.&M.; THENCE ALONG THE QUARTER SECTION LINE FOR SAID SECTION 26 SOUTH 00°02'04" WEST, 1323.03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290 ON THE NORTH LINE OF SAID SW/4NE/4 AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID NORTHERLY MID-SECTION LINE SOUTH 89°47'47" EAST, 1326.84 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290 ON THE EAST LINE OF SAID SW/4NE/4;  
THENCE ALONG SAID EASTERLY MID-SECTION LINE SOUTH 00°04'25" WEST, 841.16 FEET TO A PK WASHER MARKED 171004;  
THENCE ALONG THE PROPERTY LINE OF THE LANDS DESCRIBED IN BOOK 629, PAGE 224, NORTH 89°58'57" WEST, 37.35 FEET TO A REBAR WITH CAP MARKED SUNRISE 189369;  
THENCE ALONG THE PROPERTY LINES OF THE LANDS DESCRIBED IN BOOK 562, PAGE 400 THE FOLLOWING COURSES:  
1) NORTH 00°08'28" EAST, 142.88 FEET TO A PK WASHER MARKED SUNRISE 189369;  
2) NORTH 89°50'20" WEST, 262.47 FEET TO A REBAR WITH CAP MARKED SUNRISE 189369;  
3) SOUTH 00°08'28" WEST, 52.06 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290;  
THENCE ALONG THE LANDS DESCRIBED IN BOOK 670, PAGES 415 TO 421 THE FOLLOWING COURSES:  
1) NORTH 89°12'11" WEST, 66.19 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290;  
2) SOUTH 00°03'49" WEST, 575.40 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290 SET ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 26;  
THENCE ALONG SAID MID-SECTION LINE NORTH 89°50'11" WEST, 960.14 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290 SET ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 26;  
THENCE ALONG SAID MID-SECTION LINE NORTH 00°02'04" EAST, 1232.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290;  
THENCE SOUTH 89°48'31" EAST 55.14 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290;  
THENCE NORTH 01°13'56" WEST, 62.04 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290;  
THENCE NORTH 89°32'58" WEST, 53.77 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290 ON SAID WESTERLY MID-SECTION LINE;  
THENCE ALONG SAID WESTERLY MID-SECTION LINE NORTH 00°02'04" EAST, 31.05 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 35.22 ACRES, MORE OR LESS.

DEVELOPMENT STIPULATIONS		
PRIMARY USES	RESIDENTIAL	
ACCESSORY USES	NORMAL AND CUSTOMARY	
GROSS ACREAGE	35.22 ACRES	
MINIMUM LOT SIZE	0.50 ACRE	
MINIMUM SETBACKS	FRONT	25 FEET
	SIDE	10 FEET
	REAR	10 FEET
COMMON AREA - ROADS	2.81 ACRES	
OPEN SPACE	10.00 ACRES	
BUILDING HEIGHT	35 FEET	
PARKING	2 PER DWELLING UNIT	

**UTILITY REVIEW**  
GRAND WATER AND SEWER AGENCY

**OWNER'S & 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

**WHITEHORSE SUBDIVISION**  
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 HANDS THIS 5th DAY OF August, A.D., 2009.

Mark Griffith, Manager  
White Horse Development Company, LLC  
Mark Griffith, Manager

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF GRAND ) S.S.  
ON THE 5th DAY OF August, A.D., 2009 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, I IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES 9-12-11  
Notary Public  
RESIDING IN GRAND COUNTY

MARK G. GRIFFITH, MANAGER  
WHITE HORSE DEVELOPMENT COMPANY, LLC  
PLAT SHEET 1 OF 1  
C-2



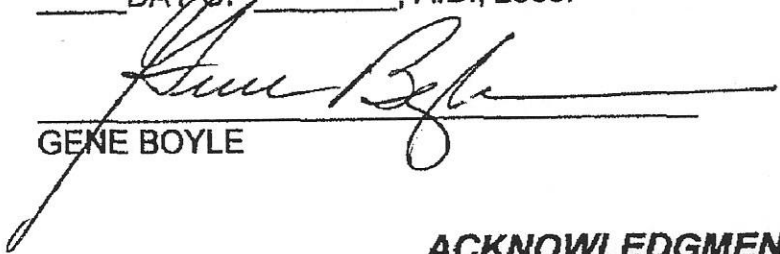
**OWNER'S & MORTGAGEE'S  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, 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

**WHITEHORSE SUBDIVISION**

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 HANDS THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009.

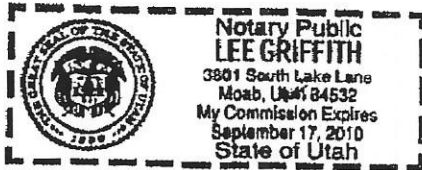
  
\_\_\_\_\_  
GENE BOYLE

**ACKNOWLEDGMENT**

STATE OF UTAH     )  
                          )     S.S.  
COUNTY OF GRAND )

ON THE 10<sup>th</sup> DAY OF August A.D., 2009 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, 1 IN NUMBER, WHO DULY  
ACKNOWLEDGED TO ME THAT Gene Boyle SIGNED IT  
FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES  
THEREIN MENTIONED.

MY COMMISSION EXPIRES 9/17/2010 Lee Griffith  
NOTARY PUBLIC  
RESIDING IN Grand COUNTY

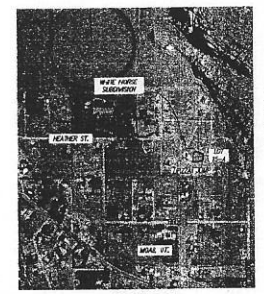
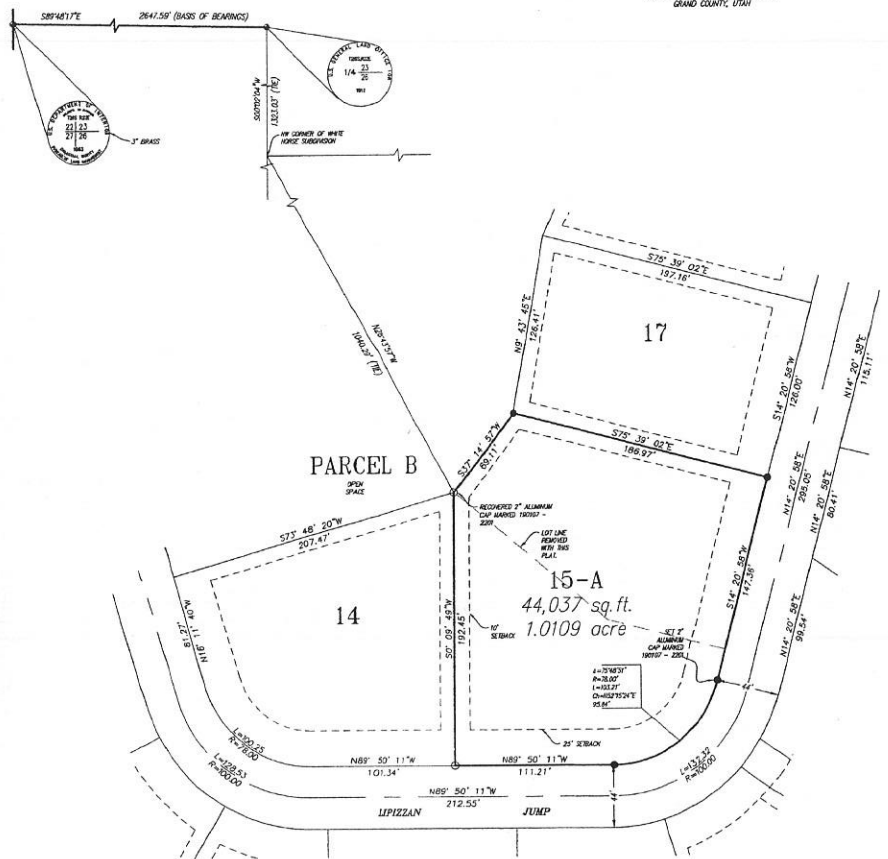


Ent 492339 Bk 751 Pg 150-151  
Date: 12-AUG-2009 3:19PM  
Fee: \$43.00 Check  
Filed By: PL  
MERLENE MOSHER DALTON, Recorder  
GRAND COUNTY CORPORATION  
For: WHITE HORSE DEVELOPMENT

BOOK 804, PAGE 53  
 SUBDIVISION PLAT FOR  
 LOTS 15 AND 16, WHITE HORSE  
 SUBDIVISION, GRAND COUNTY,  
 UTAH, FILED BY THE  
 COUNTY ENGINEER, GRAND COUNTY,  
 UTAH, ON 11/21/13 AT 10:57 AM.  
 FROM WHITE HORSE DEVELOPMENT CO. LLC

# LOTS 15 AND 16, WHITE HORSE SUBDIVISION

A REPLAT OF  
 WITHIN SECTION 26, T20S, R22E, S14M  
 GRAND COUNTY, UTAH



**CURRENT ZONING**

RR	MURAL RESIDENTIAL
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- STANDARD NOTES**
- THE PURPOSE OF THIS PLAT IS TO CLARIFY THE LOT LINE BETWEEN SAID LOTS 15 AND 16, WHITE HORSE SUBDIVISION TO CREATE A NEW LOT KNOWN AS LOT 15-A.
  - ALL DISTANCES ARE ON THE GROUND.
  - THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES AND PARKING AREAS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED RETENTION/RETENTION FRAMES, THE GULLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY THE FLOODS. 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 WHITE HORSE SUBDIVISION 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.
  - CERTAIN COVENANTS AND RESTRICTIONS FOR THIS PROPERTY WILL BE FILED IN THE OFFICE OF THE GRAND COUNTY RECORDS. 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 STANDARDS THAN THOSE INCLUDED ON THIS PLAT OR OTHER COUNTY LAND USE REGULATION IS NULL AND VOID.
  - A HOMEOWNERS' ASSOCIATION OR OTHER ENTITY WITH ASSASSMENT AUTHORITY SHALL BE ESTABLISHED THAT WILL BE RESPONSIBLE FOR THE FORTYFIVE PERCENT MAINTENANCE OF ALL COMMON ELEMENTS, WHICH WILL INCLUDE THE DRIVEWAYS TO EACH UNIT. DOCUMENTS CREATING THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE THAT THOSE PORTIONS OF SUCH DOCUMENTS PERTAINING TO MAINTENANCE OF COMMON ELEMENTS MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY ENGINEER.
  - A TWENTY-FIVE (25) FOOT BUILDING SETBACK FROM ALL FRONT LOT LINES AND A TEN (10) FOOT BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES SHALL BE MAINTAINED.
  - NO UNCONTROLLED POTENTIAL CONTAMINATED SOURCES OR POLLUTION SOURCES MAY BE LOCATED IN ALL OR PART OF LOTS 12, 20, 21, 22, 24, 25 AND 26 ACCORDING TO 8300-600-60(1)(V) OF THE UTAH ADMINISTRATIVE CODE FOR THE LAND USE ASSESSMENT RECORDED BOOK 502, PAGE 401 IN THE OFFICE OF THE COUNTY CLERK GRAND COUNTY UTAH. THIS DIVERS PROJECT SHALL BE DESIGNED TO MEET THE ENGINEERING CONDITIONS FOR ZONE 2 WATER SOURCE PROTECTION.
  - NEAREST INTERSECTION HEATHER STREET AND LIPIZZAN AVE.

**LEGAL DESCRIPTIONS**

A PARCELS OF LAND LIES WITHIN THE 20S, 21S, 22S, SECTION TWENTY-SIX (26) SOUTH, RANGE TWENTY-TWO (22) EAST, S14M, GRAND COUNTY, UTAH AND BEING FURTHER DESCRIBED AS FOLLOWS:  
 LOT 15 AND LOT 16 OF THE WHITE HORSE SUBDIVISION, GRAND COUNTY, UTAH. THE SAID 44,037 SQ. FT. LOTS ARE SHOWN ON THE PLAT FILED WITH THE GRAND COUNTY RECORDS # 5322 ON 08-05-2009 IN BOOK 750, PAGE 54-55. CONTAINING 1.0109 ACRES MORE OR LESS.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-SIX (26)S, RANGE TWENTY-TWO (22) EAST, S14M & W BEING SOUTH 89°07'17" EAST.

**SURVYOR'S CERTIFICATE**

I, WILLIAM F. BREKSTER, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR AND THAT I HAVE CONDUCTED THIS SURVEY AS PROVIDED 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, HEREINAFTER TO BE KNOWN AS WHITE HORSE SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

11-21-13  
 WILLIAM F. BREKSTER  
 UTAH LAND SURVEYOR

**OWNERS & MORTGAGEE'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets hereinafter to be known as:

**LOT 15-A, WHITE HORSE SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PIECES OF LAND AND ALL UTILITY EASEMENTS AS WITHIN FOR PUBLIC USE. ALL COMMON AREAS, IMPROVED AND UNIMPROVED, IS RESERVED AS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TO SERVE WHITE HORSE SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND SEAL OF OFFICE ON THIS 21st DAY OF NOVEMBER, A.D. 2013.

WILLIAM F. BREKSTER  
 WILLIAM F. BREKSTER LLC  
 WILLIAM F. BREKSTER

ALISON D. LING  
 ALISON D. LING

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 COUNTY OF GRAND ) S.S.

ON THE 21st DAY OF NOVEMBER, A.D. 2013, I, ALISON D. LING, 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 AND IN PRESENCE OF WILLIAM F. BREKSTER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

BY COMMISSION EXPIRES 9-12-15  
 NOTARY PUBLIC  
 RESIDING IN GRAND COUNTY

GOV. ELLEN TAYLOR  
 UTAH Notary Public  
 Commission Expires on September 12, 2015  
 www.ellen-taylor.com, Member #18759

- LEGEND**
- FOUND SECTION MONUMENT AS NOTED
  - SET 5/8" REBAR 3" ALUMINUM CAP MARKED "TOP - 200"
  - RECORDED 2" ALUMINUM CAP SOUDER MILLER & ASSOCIATES 11-20-11

BOOK 804, PAGE 53  
 SUBDIVISION PLAT FOR  
 LOTS 15 AND 16, WHITE HORSE  
 SUBDIVISION, GRAND COUNTY,  
 UTAH, FILED BY THE  
 COUNTY ENGINEER, GRAND COUNTY,  
 UTAH, ON 11/21/13 AT 10:57 AM.  
 FROM WHITE HORSE DEVELOPMENT CO. LLC

DATE \_\_\_\_\_ BY \_\_\_\_\_  
 DATE \_\_\_\_\_ BY \_\_\_\_\_

COUNTY RECORDER NO. 505454  
 STATE OF UTAH, COUNTY OF GRAND, RECORDED AT THE REQUEST OF  
 Mack GRIFFIN  
 DATE 1-23-14 TIME 10:57 AM BOOK 804, PAGE 53, FEE \$22.00  
 ATTEST: John A. Costen  
 COUNTY RECORDER

COUNTY ENGINEER APPROVAL  
 APPROVED THIS 15th DAY OF JANUARY, 2014  
 [Signature]  
 COUNTY ENGINEER

SOUDER, MILLER & ASSOCIATES, 11. N. MAIN STREET  
 MOAB, UTAH 84455 TEL: 970-200-4174  
 Albuquerque - Las Cruces - Santa Fe, NM  
 Cortez, CO - Farmington, NM

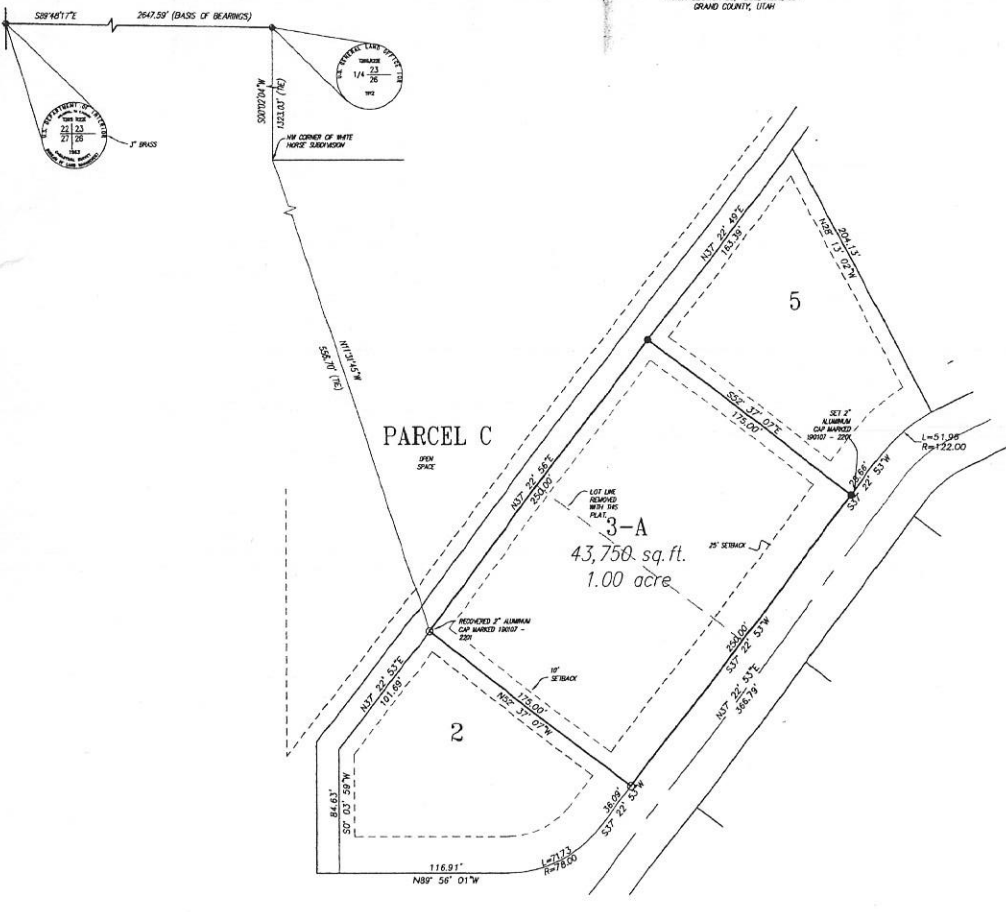
DATE 11/19/2013 DRAW LP  
 SCALE 1" = 40' CHECKED MFB  
 APPROVED MFB

COUNTY COUNCIL APPROVAL  
 PRESENTED TO THE GRAND COUNTY COUNCIL  
 THIS 19th DAY OF JANUARY, A.D. 2014  
 SUBDIVISION APPROVED  
 ATTEST: Diana Garcia  
 COUNTY CLERK

CHAIRMAN GRAND COUNTY COUNCIL

A REPLAT OF  
**LOTS 3 AND 4, WHITE HORSE SUBDIVISION**

WITHIN SECTION 26, T20S, R22E, S4M  
GRAND COUNTY, UTAH



**LEGEND**

- ◆ FOUND SECTION MONUMENT AS NOTED
- SET 5/8" REBAR 2" ALUMINUM CAP MARKED 190107 - 2201
- RECOVERED 2" ALUMINUM CAP SOLDER MILLER & ASSOC. 190107 - 2201

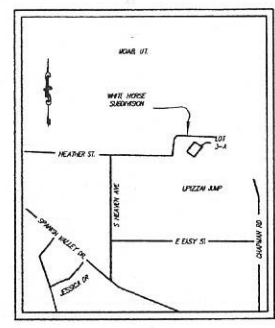
SCALE: 1" = 40'

DATE \_\_\_\_\_ BY \_\_\_\_\_ REVISION \_\_\_\_\_  
DATE \_\_\_\_\_ BY \_\_\_\_\_ REVISION \_\_\_\_\_

COUNTY RECORDER NO. 508731  
STATE OF UTAH, COUNTY OF GRAND, RECORDED AT THE REQUEST OF William E. Bruester  
DATE 7/15 TIME 1:58 PM BOOK 818 PAGE 717 FEE 31.85  
ATTEST: Jean D. Carter by Wanda Randall  
COUNTY RECORDER

COUNTY ENGINEER APPROVAL  
APPROVED THIS 7<sup>th</sup> DAY OF January, 2015  
Dan Bellon  
COUNTY ENGINEER

COUNTY COUNCIL APPROVAL  
PRESENTED TO THE COUNTY COUNCIL  
THIS 16 DAY OF January, A.D. 2015  
SUBMISSION APPROVED AD 2014-2015  
ATTEST: Dawn Coult Emmett O'Neale  
COUNTY CLERK CHAIRMAN, GRAND COUNTY COUNCIL



**LOCATION MAP**  
**MOVAL UTILITY**  
SCALE: NOT TO SCALE  
**CURRENT ZONING**  
FOR RURAL RESIDENTIAL

- STANDARD NOTES**
- THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINE BETWEEN SAID LOTS 3 AND 4, WHITE HORSE SUBDIVISION TO CREATE A NEW LOT KNOWN AS LOT 3-A.
  - ALL DISTANCES ARE ON THE GROUND.
  - THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES AND PARKING AREAS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SERVICES OF SEWER/RETENTION POUNDS, THE OUTLET STRUCTURE, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY THE FLOWS. GRAND COUNTY SHALL HAVE THE RIGHT TO COVER 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 WHITE HORSE SUBDIVISION 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.
  - 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.
  - A HOMEOWNERS' ASSOCIATION OR OTHER ENTITY WITH ASSESSMENT AUTHORITY SHALL BE ESTABLISHED THAT WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL COMMON ELEMENTS, WHICH WILL INCLUDE THE OBLIGATIONS TO EACH UNIT. DOCUMENTS CREATING THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE THAT THOSE ELEMENTS MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY COUNCIL.
  - A TWENTY-FIVE (25) FOOT BUILDING SETBACK FROM ALL FRONT LOT LINES AND A TEN (10) FOOT BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES SHALL BE MAINTAINED.
  - NO UNCONTROLLED POTENTIAL CONTAMINATED SOURCES OR POLLUTION SOURCES MAY BE LOCATED IN ALL OR PART OF LOTS 19, 20, 21, 22, 23, 24, 25, AND 26 ACCORDING TO THE 300-300-401.110 OF THE UTAH ADMINISTRATIVE CODE FOR THE LAND USE AGREEMENT RECORDED BOOK 562, PAGE 401 IN THE OFFICE OF THE COUNTY CLERK, GRAND COUNTY, UTAH. THIS ENTIRE PROJECT SHALL BE DESIGNED TO MEET THE CHECKING CONDITIONS FOR ZONE 2 WATER SOURCE PROTECTION.
  - NEAREST INTERSECTION HEATHER STREET AND UPTOWN AMP.

**LEGAL DESCRIPTIONS**

A PARCELS OF LAND LING WITHIN THE SW/4, NE1/4 SECTION TWENTY-THREE (23) TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE TWENTY-TWO (22) EAST, S4M, GRAND COUNTY, UTAH, AND BEING PARTS RECORDED AS FOLLOWS:

LOT 3 AND LOT 4 OF WHITE HORSE SUBDIVISION, GRAND COUNTY, UTAH, THE SAME AS SAID LOTS ARE SHOWN ON THE PLAT FILED WITH THE GRAND COUNTY RECORDER # 42820 ON 08-28-2008 IN BOOK 704 PAGE 944 CONTAINING 1.00 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE TWENTY-TWO (22) EAST, S4M & W BEING SOUTH EAST-WEST (EAST).

**NOTARIAL CERTIFICATE**

I, WILLIAM E. BRUESTER, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 50500 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, HEREAFTER TO BE KNOWN AS WHITE HORSE SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

12-16-14  
DATE

William E. Bruester  
WILLIAM E. BRUESTER  
UTAH LAND SURVEYOR  
No. 50500

IN 508731 A B18 IN 717  
DATE 11-19-2015 10:50:15 AM  
FILE 11120 CHECK  
FILE 700  
FILE 800  
FILE 900  
FILE 1000  
FILE 1100  
FILE 1200  
FILE 1300  
FILE 1400  
FILE 1500  
FILE 1600  
FILE 1700  
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FILE 9600  
FILE 9700  
FILE 9800  
FILE 9900  
FILE 10000

**OWNERS & MORTGAGEE'S DECLARATION**

Virginia Ann Usher  
Virginia Ann Usher

WE, 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:

**LOT 3-A, WHITE HORSE SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ALL UTILITY EASEMENTS AS INTENDED FOR PUBLIC USE, ALL COMMON AREAS, IMPROVED AND UNIMPROVED, IS RECEIVED AS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TO SERVICE WHITE HORSE SUBDIVISION.

IN WITNESS WHEREOF, I, HAVE HEREIN SET MY HANDS THIS 16<sup>th</sup> DAY OF January, A.D. 2015.

Virginia Ann Usher 2015  
MANAGER, DESERT SPRING-HO-  
V. Usher  
V. Usher  
V. Usher

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF GRAND ) S.S.

ON THE 16 DAY OF January, A.D. 2015, I, Willam E. Bruester, A DULY 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 DECLARATION, IN MY PRESENCE, WHO DULY ACKNOWLEDGED TO ME THAT Willam E. Bruester SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES July 22, 2015 Willam E. Bruester  
NOTARY PUBLIC  
RESIDING IN Utah COUNTY

