

# 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	45.79'	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'	119.86'	S31°09'55"E	73°48'31"
C5	123.03'	100.00'	122.80'	N75°53'58"E	28°48'31"
C6	45.98'	100.00'	45.98'	N75°53'58"E	26°20'43"
C7	45.98'	100.00'	45.98'	N50°31'51"E	26°20'43"
C8	71.73'	78.00'	69.25'	N63°43'36"W	52°41'26"
C9	51.96'	122.00'	51.97'	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'	N49°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°09'53"
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°44'41"
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°57'41"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'	S01°03'57"E	73°48'31"
C26	101.21'	78.00'	98.89'	N01°42'02"E	23°44'41"
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'	S07°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	23°44'41"
C34	24.68'	60.00'	24.00'	N87°46'33"W	23°44'41"
C35	6.46'	60.00'	6.46'	N67°41'45"E	67°10'10"
C36	33.29'	122.00'	33.15'	N22°09'24"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°15'51"
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

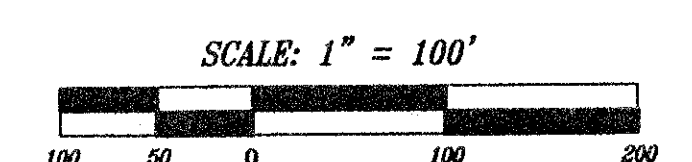
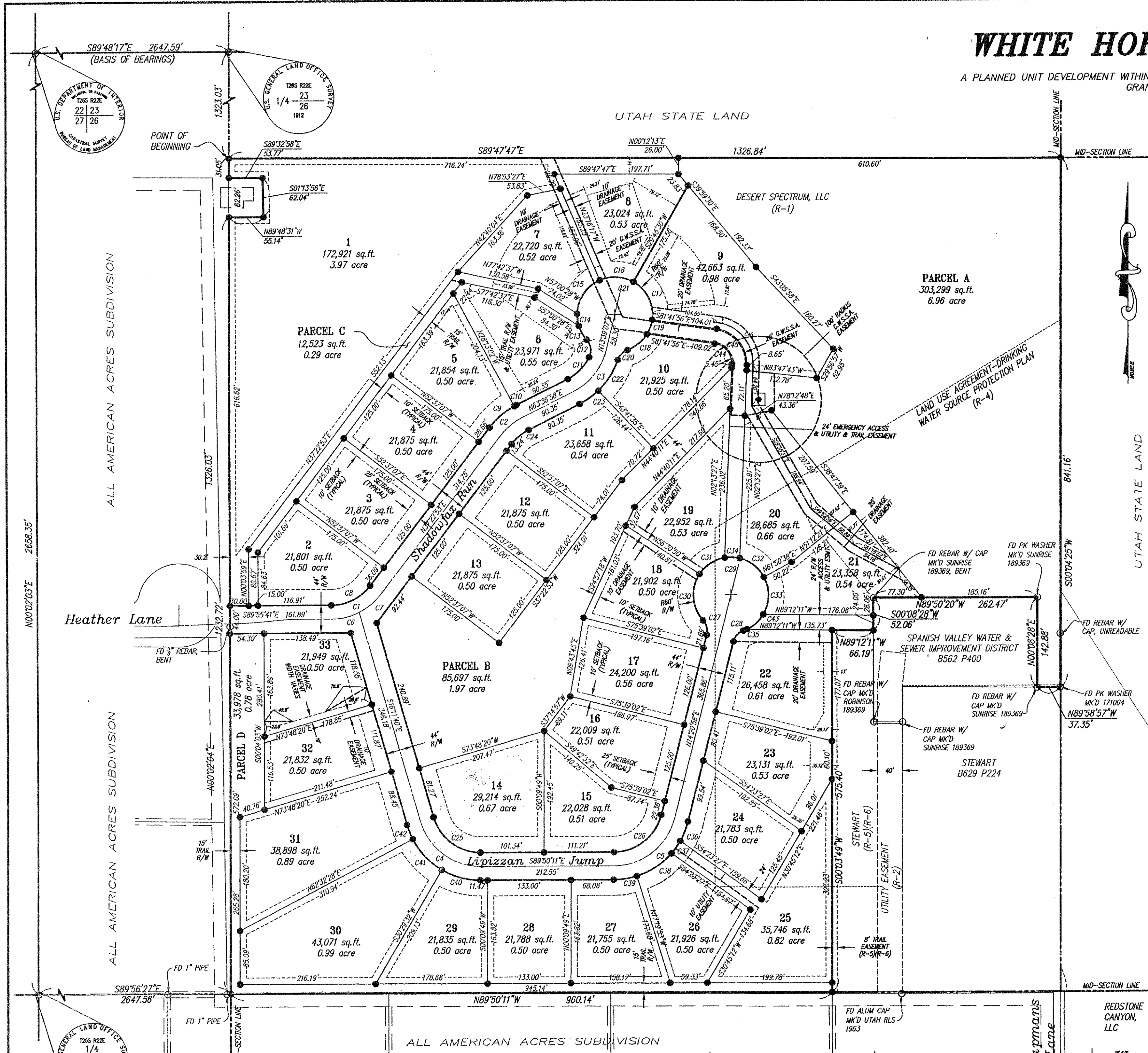
**STANDARD NOTES**  
THE OWNER(S), DEVELOPER(S) AND/OR THE SUBDIVIDER(S) OF WHITEHORSE SUBDIVISION, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- 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.

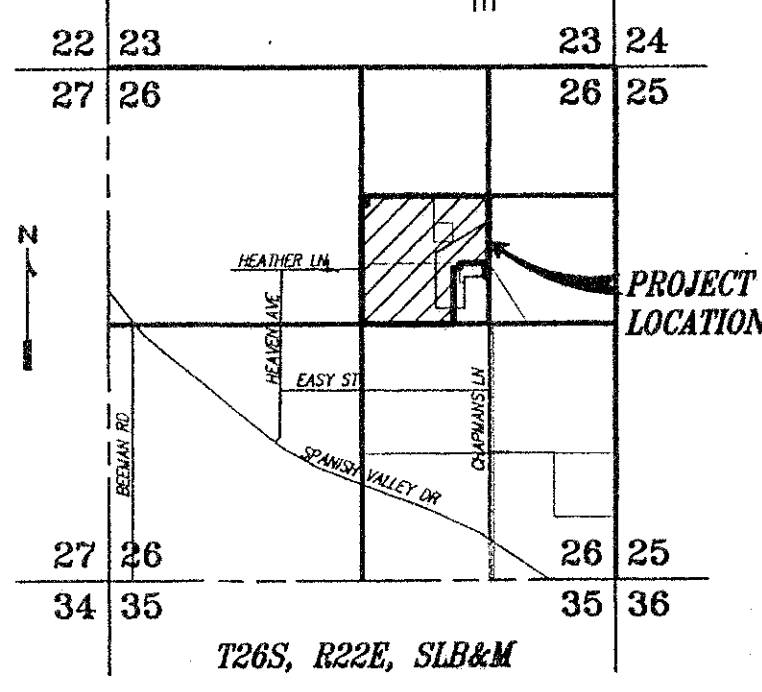
SOUDER, MILLER & ASSOCIATES, P.O. BOX 1174, 233 S. MAIN STREET  
MONTICELLO, UTAH 84535 TELE: 435-587-3549  
Albuquerque - Las Cruces - Santa Fe, NM  
Cortez, CO - Farmington, NM

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: *Drana Caudill* COUNTY CLERK  
*Mark Griffith* CHAIRMAN, GRAND COUNTY COUNCIL



- LEGEND**
- ◆ FOUND SECTION MONUMENT AS NOTED
  - SET 5/8" REBAR W/PLASTIC CAP MARKED 340290
  - FOUND 5/8" REBAR W/PLASTIC CAP AS NOTED
  - DEVELOPED COMMON AREA
  - UNDEVELOPED OPEN SPACE
  - BUILDING SETBACK LINE



**CURRENT ZONING**  
RR, RURAL RESIDENTIAL

**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

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: *Melaine M. Dalton* COUNTY RECORDER

COUNTY ENGINEER APPROVAL  
APPROVED THIS 3rd DAY OF August, 2009.  
*Chantel* COUNTY ENGINEER

**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:

- NORTH 00°08'28" EAST, 142.88 FEET TO A PK WASHER MARKED SUNRISE 189369;
- NORTH 89°50'20" WEST, 262.47 FEET TO A REBAR WITH CAP MARKED SUNRISE 189369;
- 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:

- NORTH 89°12'11" WEST, 66.19 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED 340290;
- 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  
*Signe Tamba* 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.

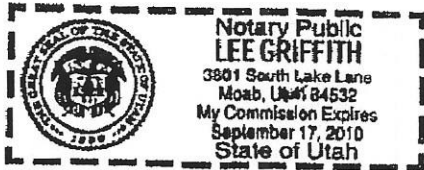
Gene Boyle  
\_\_\_\_\_  
GENE BOYLE

**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 150-15/  
Date: 12-AUG-2009 3:19PM  
Fee: \$43.00 Check  
Filed By: PL  
MERLENE MOSHER DALTON, Recorder  
GRAND COUNTY CORPORATION  
For: WHITE HORSE DEVELOPMENT







