

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

APPROVED THIS 17th DAY OF FEB 2022

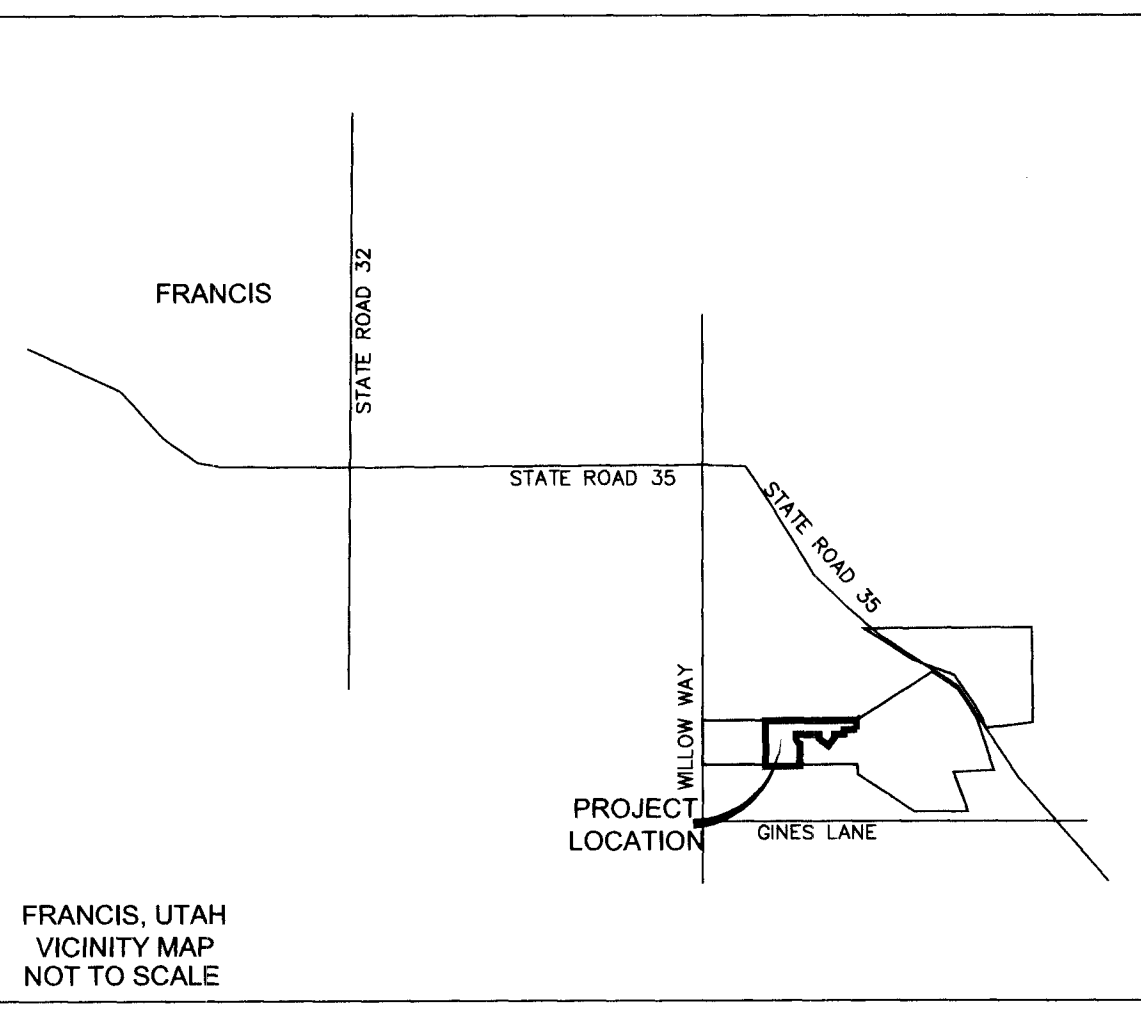
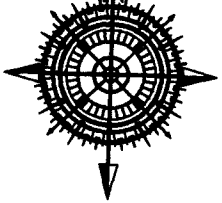
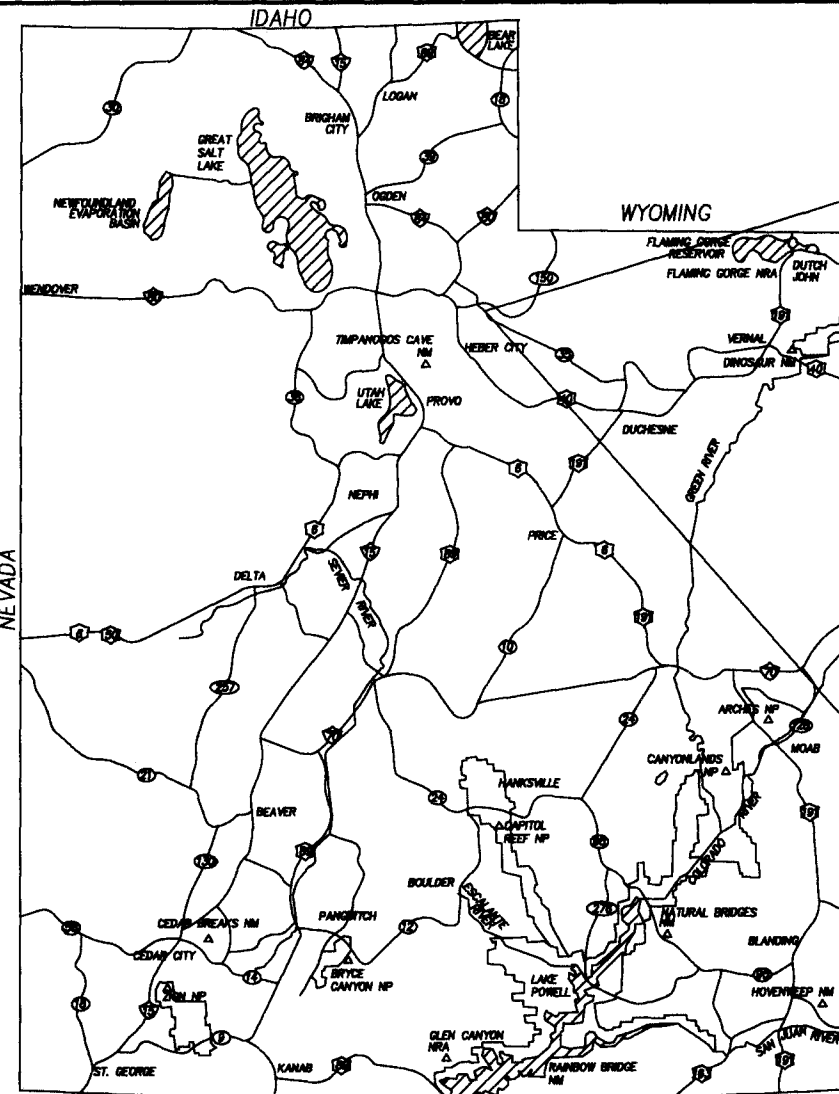
DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS.

APPROVED THIS 18th DAY OF FEB 2022

STEWART RANCHES SUBDIVISION PHASE 2

LOCATED IN SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.



- 12. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER FLOWS IN ANY DRAINAGE DEVICES AND CHANNELS WHICH HAVE BEEN CROSSED OR MODIFIED.
13. THE FOLLOWING PARTIES SHALL BE RESPONSIBLE FOR THE CONTROL AND ERADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY...
14. SURFACE DRAINAGE DITCHES SHOWN ON THE PROJECT IMPROVEMENT PLANS...
15. ALL ROAD DRAINAGE FACILITIES, INCLUDING STORM WATER PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE HOA...
16. ALL DRIVEWAY AND UNIT DRAINAGE FACILITIES, PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE UNIT OWNER...
17. REBAR & CAP HAS BEEN SET AT ALL BOUNDARY CORNERS (PLS # 9679988)
18. THERE IS A 15' PUBLIC UTILITY EASEMENT NEXT TO AND ADJACENT TO ALL PUBLIC ROADS AND 10' ON ALL OTHER LOT AND PARCEL LINES.
19. PARCELS 'C,D AND E' HAVE A BLANKET PUBLIC UTILITY EASEMENT (PUE). UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND AT ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP...
20. SEE RECORDED COAR'S REGULATING "NIGHTLY RENTALS"
21. OPEN SPACES ARE HEREBY DEDICATED TO STEWART RANCH HOA AND MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA.
22. STEWART RANCH HAS BEEN APPROVED AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER DEVELOPMENT OR SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS DEVELOPMENT IS 70.89 ACRES, INCLUDING OPEN SPACE PARCEL "C" (1.96 AC), OPEN SPACE PARCEL "D" (2.34 AC), OPEN SPACE PARCEL "E" (0.71 AC)...
23. ALL HOA MAINTAINED TRAILS IN OPEN SPACE PARCELS ARE FOR PUBLIC USE. ALL TRAILS ARE FOR NON MOTORIZED USE ONLY.
24. ALL OPEN SPACE PARCELS ARE PRIVATELY OWNED BY THE HOA AND FOR PUBLIC USE.
25. OPEN SPACE PARCELS ARE COVERED BY AN "AGRICULTURE CONSERVATION EASEMENT" GRANTED TO FRANCIS CITY.

- NOTICE TO PURCHASERS:
1. ALL LOTS WITHIN THE PROPOSED SUBDIVISION AREA BUILDABLE, ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, BEQUEST DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE.
2. OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS ALL PUBLIC UTILITY EASEMENTS, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUESTING THE SAME.
3. THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY RESIDENTIAL LOTS ONLY.
4. SHALLOW GROUND WATER ENCOUNTERED: BASEMENTS SUBJECT TO GEOTECHNICAL REPORTS AND CITY REGULATIONS. SEE IGES REPORT 02058-158 AND EARTHTEC REPORT #198637.
5. NO BUILDINGS SHALL BE CONSTRUCTED ON ACTIVE FAULT LINES, COLLAPSIBLE SOILS, LANDSLIDE AREAS, ALLUVIA FAN, FLOOD DEBRIS, FLOWS, ON STEEPER SLOPES THAN NATURAL, 30% GRADE, OR OTHER GEOLOGICAL HAZARDS, UNLESS APPROVED BY FRANCIS TOWN.
6. NO BUILDING SHALL BE CONSTRUCTED ON ANY UTILITY EASEMENT OF RECORD.
7. SUBJECT TO ANY RESTRICTIONS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, ENTRY# 115687 BOOK 2770 PAGE 686 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
8. SUBJECT TO ANY REGULATIONS PER DEVELOPMENT AGREEMENT, ENTRY# 01155806 BOOK 2642 PAGE 1-26, AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
9. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS ARTICLES OF INCORPORATION.
10. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS BY LAWS, ENTRY# BOOK PAGE AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
11. SUBJECT TO ANY REGULATIONS PER ANNEXATION AGREEMENT, ENTRY# 0113821 BOOK 2516 PAGE 1406, AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

WASHINGTON IRRIGATION

APPROVED AND ACCEPTED BY THE WASHINGTON IRRIGATION BOARD
THIS 2 DAY OF March, 2022

SOUTH KAMAS IRRIGATION

APPROVED AND ACCEPTED BY THE SOUTH KAMAS IRRIGATION BOARD
THIS 2nd DAY OF March, 2022

ALL WEST COMMUNICATIONS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT THERE ARE SUFFICIENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES.
DATE 2/17/22

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 1st DAY OF March, 2022

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 2/17/22

SOUTH SUMMIT FIRE DISTRICT

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.
DATE Feb 17, 2022

PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY OF FRANCIS COUNTY PLANNING COMMISSION
THIS 16th DAY OF March, 2022

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BOARD OF CITY OF FRANCIS COMMISSION THIS DAY OF March, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
DATE 3/22/22

SOUTH SUMMIT SCHOOL DISTRICT

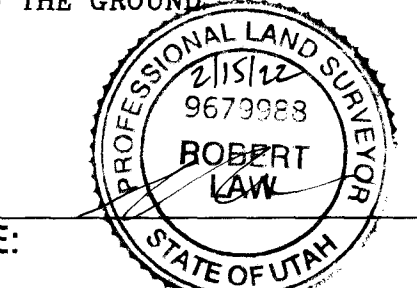
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.
DATE 3/22/22

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS 22nd DAY OF March, 2022

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THE PLAT IS STEWART RANCHES SUBDIVISION PHASE 2 IN FRANCIS CITY, SUMMIT COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SUMMIT COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.



SIGNATURE:

DATE: 02/18/2022

BOUNDARY DESCRIPTION

Beginning at a point that is N 89°35'44" E 1,836.32 feet along the section line and North 643.82 feet from the Southwest Quarter Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence S 89°42'37" W 500.63 feet, thence N 00°25'19" W 661.11 feet to the an existing fence corner and boundary line agreement, thence along an existing boundary line agreement (entry # 01155806 book 2770 page 686) the following 2 calls, 1) thence N 89°12'30" E 468.73 feet, 2) thence S 89°13'56" E 129.39 feet, thence S 89°29'54" E 70.33 feet, thence S 89°57'45" E 657.46 feet, thence N 59°00'41" E 3.73 feet, thence S 00°29'23" E 124.98 feet to a non-tangent 230.00' radius curve to the left, thence along arc of said curve 12.23 feet through a delta 03°02'48" (chord bears S 78°12'21" W 12.23 feet); thence S 76°40'57" W 40.90 feet to a point on a 173.00' radius curve to the right, thence along arc of said curve 40.32 feet through a delta of 13°21'07" (chord bears S 83°21'31" W 40.22 feet); thence N 89°57'56" W 90.76 feet; thence S 00°02'04" W 60.00 feet; thence N 89°57'56" W 140.14 feet; thence S 00°02'04" W 50.50 feet; thence S 38°12'16" W 150.00 feet; thence N 51°47'44" W 168.25 feet; thence N 00°02'04" E 64.45 feet; thence N 89°57'56" W 338.31 feet, thence S 00°02'04" W 54.17 feet to a point on a 80.00' radius curve to the left; thence along arc of said curve 92.66 feet through a delta of 66°21'48" (chord bears S 33°08'50" E 87.57 feet; thence S 66°19'44" E 14.70 feet; thence South 329.72 feet to the point of beginning. Parcel contains 11.61 AC and 23 lots.

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

STEWART RANCHES SUBDIVISION PHASE 2

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof I have hereunto set my hand this 15th day of February, A.D., 2022

Stewart Fields LLC and Estates Managers LC

MY COMMISSION EXPIRES: 7-10-25

MY COMMISSION EXPIRES: 7-10-25

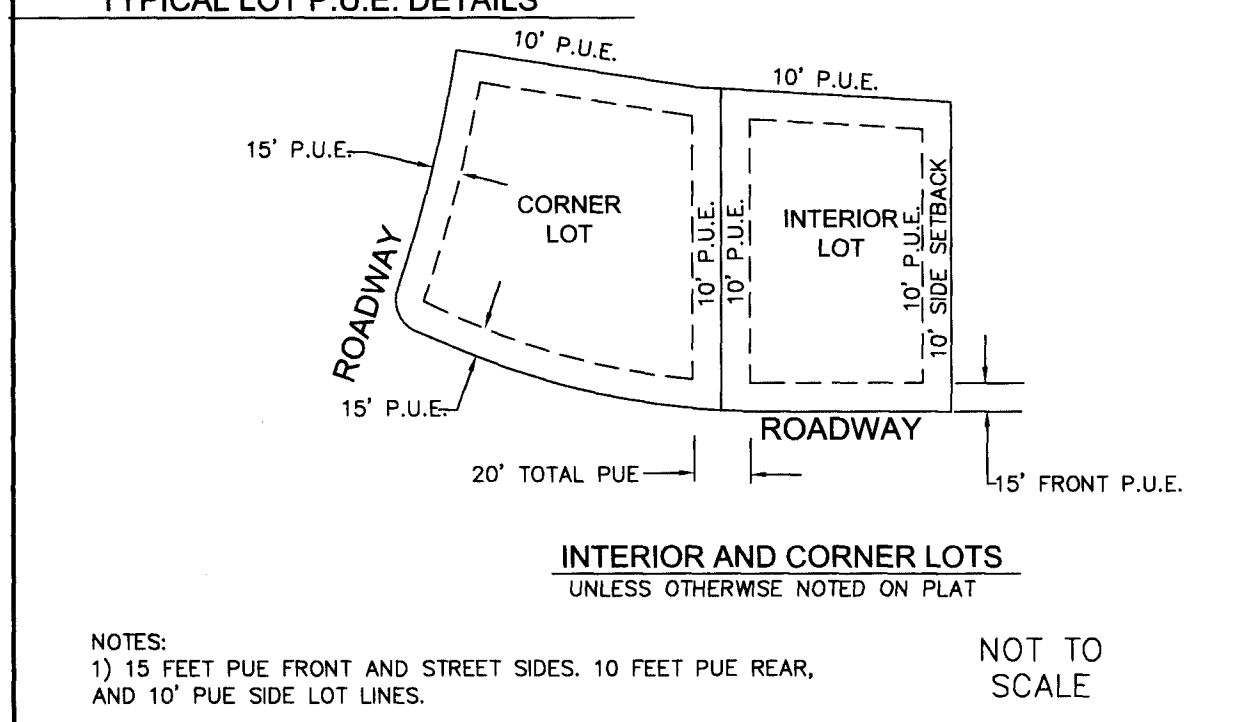
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S. On the 15th day of February, A.D., 2022, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, Douglas K. Anderson, who after being duly sworn acknowledged to me that he is the owner of Stewart Fields, LLC a Limited Liability Company (), that he signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein. MY COMMISSION EXPIRES: 7-10-25

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S. On the 15th day of February, A.D., 2022, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, Douglas K. Anderson, who after being duly sworn acknowledged to me that he is the owner of Estates Managers, LLC a Limited Liability Company (), that he signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein. MY COMMISSION EXPIRES: 7-10-25

TYPICAL LOT P.U.E. DETAILS



NOTES: 1) 15 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR, AND 10' PUE SIDE LOT LINES. NOT TO SCALE

GATEWAY CONSULTING, inc. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 paul@gatewayconsultingllc.com CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT

PEPG CONSULTING L.L.C. 9270 SOUTH 300 WEST • SANDY, UT 84070 PHONE: (801) 562-2521 • FAX: (801) 562-2551

STEWART RANCHES SUBDIVISION PHASE 2 LOCATED IN SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

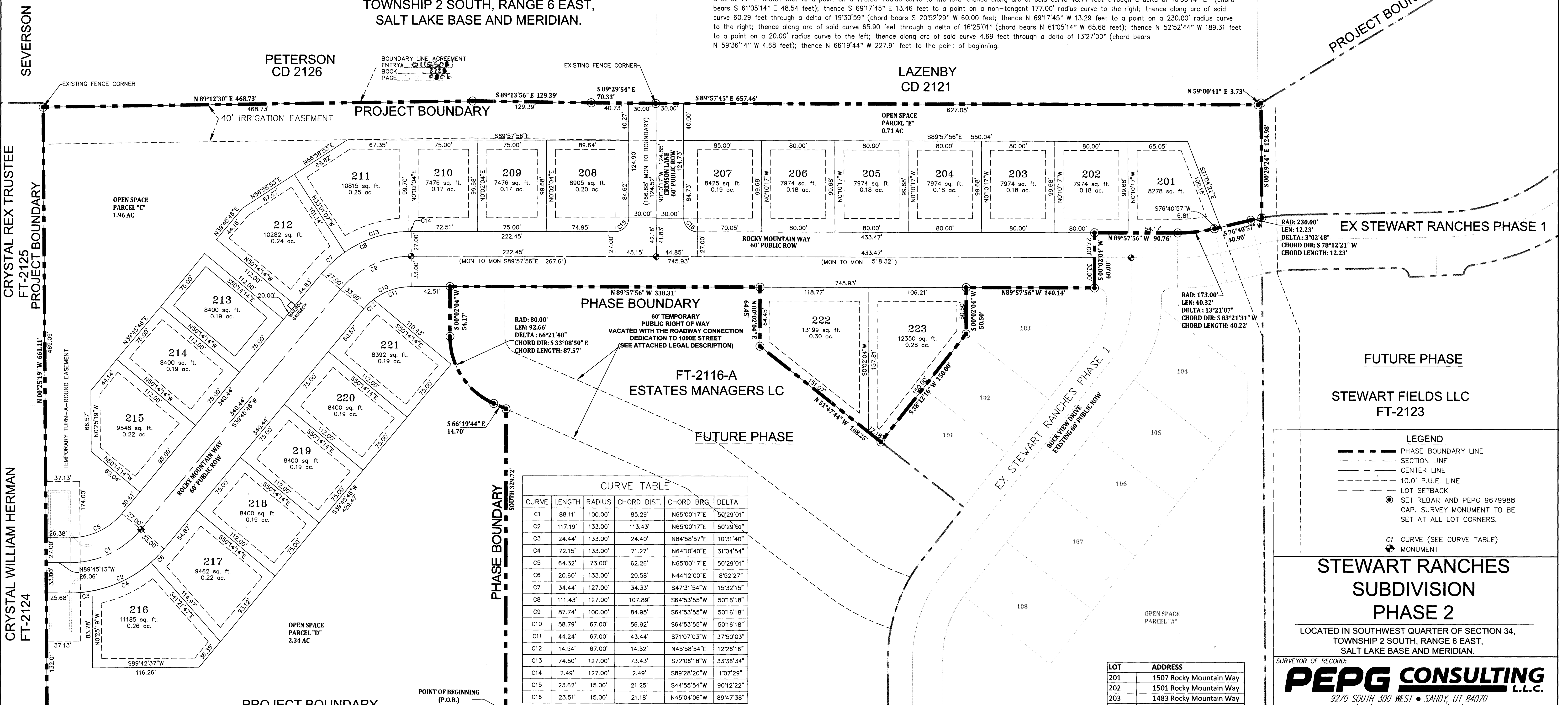
SUMMIT COUNTY RECORDER NO. 01155492 BOOK PAGE DATE 3/22/22 STATE OF UTAH, COUNTY OF SUMMIT, TIME 2:18 pm FEE \$152.00 RECORDED AND FILED AT THE REQUEST OF Rex Campbell

SHEET NO 1/2

STEWART RANCHES SUBDIVISION PHASE 2

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

60' temporary public access easement
Beginning at a point that is N 89°35'44" E 1,836.32 feet along the section line, and North 329.72 feet from the Southwest Quarter Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence N 66°16'44" W 14.70 feet to a point on a 80.00' radius curve to the right, thence along arc of said curve 92.66 feet through a delta of 66°21'48" (chord bears N 33°08'50" W 87.57 feet); thence N 00°02'04" E 54.17 feet; thence S 89°57'56" E 60.00 feet; thence S 00°02'04" W 54.17 feet to a point on a 20.00' radius curve to the left; thence along arc of said curve 23.17 feet through a delta of 66°21'48" (chord bears S 33°08'50" E 21.89 feet); thence S 66°19'44" E 227.91 feet to a point on a 80.00' radius curve to the right; thence along arc of said curve 18.78 feet through a delta of 13°27'00" (chord bears S 59°36'14" E 18.74 feet); thence S 52°52'44" E 189.31 feet to a point on a 170.00' radius curve to the left; thence along arc of said curve 48.71 feet through a delta of 16°05'14" E (chord bears S 61°05'14" E 48.54 feet); thence S 69°17'45" E 13.46 feet to a point on a non-tangent 177.00' radius curve to the right; thence along arc of said curve 60.29 feet through a delta of 19°30'59" (chord bears S 20°52'29" W 60.00 feet; thence N 69°17'45" W 13.29 feet to a point on a 230.00' radius curve to the right; thence along arc of said curve 65.90 feet through a delta of 16°25'01" (chord bears N 61°05'14" W 65.68 feet); thence N 52°52'44" W 189.31 feet to a point on a 20.00' radius curve to the left; thence along arc of said curve 4.69 feet through a delta of 13°27'00" (chord bears N 59°36'14" W 4.68 feet); thence N 66°19'44" W 227.91 feet to the point of beginning.



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	88.11'	100.00'	85.29'	N65°00'17"E	50°29'01"
C2	117.19'	133.00'	113.43'	N65°00'17"E	50°29'01"
C3	24.44'	133.00'	24.40'	N84°58'57"E	10°31'40"
C4	72.15'	133.00'	71.27'	N64°10'40"E	31°04'54"
C5	64.32'	73.00'	62.26'	N65°00'17"E	50°29'01"
C6	20.60'	133.00'	20.58'	N44°12'00"E	8°52'27"
C7	34.44'	127.00'	34.33'	S47°31'54"W	15°32'15"
C8	111.43'	127.00'	107.89'	S64°53'55"W	50°16'18"
C9	87.74'	100.00'	84.95'	S64°53'55"W	50°16'18"
C10	58.79'	67.00'	56.92'	S64°53'55"W	50°16'18"
C11	44.24'	67.00'	43.44'	S71°07'03"W	37°50'03"
C12	14.54'	67.00'	14.52'	N45°58'54"E	12°26'16"
C13	74.50'	127.00'	73.43'	S72°06'18"W	33°36'34"
C14	2.49'	127.00'	2.49'	S89°28'20"W	1°07'29"
C15	23.62'	15.00'	21.25'	S44°55'54"W	90°12'22"
C16	23.51'	15.00'	21.18'	N45°04'06"W	89°47'38"

LOT	ADDRESS
201	1507 Rocky Mountain Way
202	1501 Rocky Mountain Way
203	1483 Rocky Mountain Way
204	1465 Rocky Mountain Way
205	1449 Rocky Mountain Way
206	1431 Rocky Mountain Way
207	1415 Rocky Mountain Way
208	1393 Rocky Mountain Way
209	1377 Rocky Mountain Way
210	1363 Rocky Mountain Way
211	1349 Rocky Mountain Way
212	1335 Rocky Mountain Way
213	1315 Rocky Mountain Way
214	1301 Rocky Mountain Way
215	1283 Rocky Mountain Way
216	1260 Rocky Mountain Way
217	1272 Rocky Mountain Way
218	1288 Rocky Mountain Way
219	1304 Rocky Mountain Way
220	1318 Rocky Mountain Way
221	1334 Rocky Mountain Way
222	1436 Rocky Mountain Way
223	1460 Rocky Mountain Way

LEGEND

- PHASE BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - 10.0' P.U.E. LINE
- LOT SETBACK
- SET REBAR AND PEPG 9679988 CAP. SURVEY MONUMENT TO BE SET AT ALL LOT CORNERS.
- C1 CURVE (SEE CURVE TABLE)
- MONUMENT

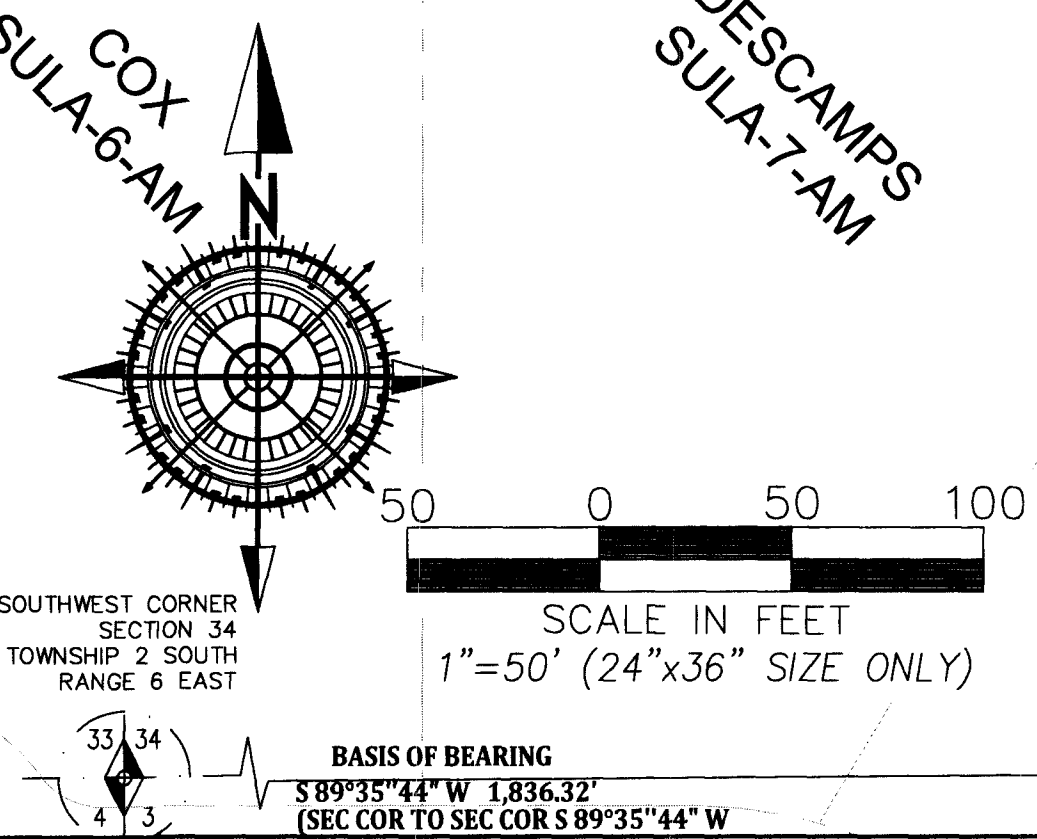
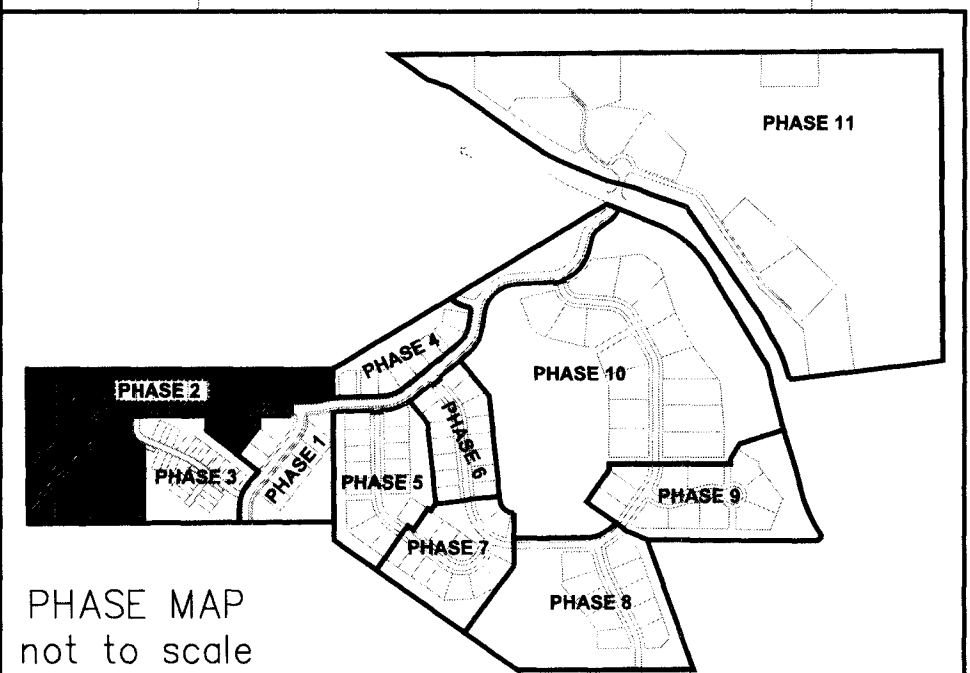
STEWART RANCHES SUBDIVISION PHASE 2

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD:
PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



ENTRY NO. 01185692
03/22/2022 02:18:19 PM B: 2730 P: 0735
P14, PAGE 14
RICHARD FERGUSON, SUTRI COUNTY RECORDER
FEE: 152.00 BY REY CORRELL

SHEET NO
2 / 2