

**ROCKY MOUNTAIN POWER**

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

2. PURSUANT TO UTAH CODE ANN. 17-20-1001(3) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- a. A RECORDED EASEMENT OR RIGHT-OF-WAY
- b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- c. TITLE 84, CHAPTER 16, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- d. ANY OTHER PROVISION OF LAW

Approved this 17th day of Feb 2022  
*Roger Soper*  
ROCKY MOUNTAIN POWER

**DOMINION ENERGY QUESTAR CORPORATION**

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT.

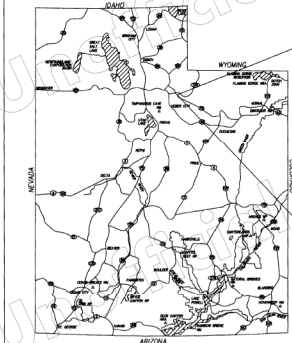
THIS APPROVAL MAY BE REVOKED OR LIMITED BY PROVISIONS ALLOCATED ON WAIVER OF ANY OTHER EXISTING RIGHTS. OBLIGATIONS OF UTILITIES PROVIDE BY ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A QUANTIFICATION OF PARTICULAR TERMS OF NATURAL GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-966-8822.

Approved this 16 day of Feb  
By: *WBS*  
QUESTAR GAS COMPANY  
Title: *Area Control Super*

# STEWART RANCHES SUBDIVISION PHASE 4

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

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**



**WASHINGTON IRRIGATION**

APPROVED AND ACCEPTED BY THE WASHINGTON IRRIGATION BOARD

THIS 2nd DAY OF March 2022  
By: *David He* 3-2-2022 DATE

**SOUTH KAMAS IRRIGATION**

APPROVED AND ACCEPTED BY THE SOUTH KAMAS IRRIGATION BOARD

THIS 2nd DAY OF March 2022  
By: *David He* 3-2-2022 DATE

**ALL WEST COMMUNICATIONS**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT THERE ARE SUFFICIENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES.

APPROVAL AS TO FORM

APPROVED AS TO FORM this 9th DAY OF Feb 2022  
By: *Franklin Williams*

CITY ATTORNEY

**NOTICE TO PURCHASERS:**

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.

1. OWNER OF THE PROJECT 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 MANHOLE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREIN, 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 OR REQUEST OF ANY PUBLIC UTILITY ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OF THE ENTIREY REQUIRING OR REQUESTING THE SAME.

2. THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY RESIDENTIAL LOTS ONLY.

3. SHALLOW GROUND WATER ENCOUNTERED; REQUIREMENTS SUBJECT TO GEOTECHNICAL REPORTS AND CITY REGULATIONS. SEE SEES REPORT 02058-158 AND EARTHTEC REPORT #19867.

4. NO BUILDINGS SHALL BE CONSTRUCTED ON ACTIVE FAULT LINES, COLLAPSIBLE SOILS, LANDSLIDE AREAS, ALLUVIAL FAN, FLOOD DEBRIS, FLOWS, ON STEEPER SLOPES THAN NATURAL 30% GRADE, OR OTHER GEOLOGICAL HAZARDS, UNLESS APPROVED BY THE CITY.

5. NO BUILDING SHALL BE CONSTRUCTED ON ANY UTILITY EASEMENT OF RECORD.

6. SUBJECT TO ANY RESTRICTIONS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, ENTRY/ISSUE BOOK PAGE 2182 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

7. SUBJECT TO ANY REGULATIONS PER DEVELOPMENT AGREEMENT, ENTRY/ISSUE BOOK PAGE 2182 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

8. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS ARTICLES OF INCORPORATION.

9. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS BYLAWS, ENTRY/ISSUE BOOK PAGE 2182 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

10. SUBJECT TO ANY REGULATIONS PER ANNEXATION AGREEMENT, ENTRY/ISSUE BOOK 2516 PAGE 1482 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

**SOUTH SUMMIT FIRE DISTRICT**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.

APPROVED AS TO FORM this 9th DAY OF Feb 2022  
By: *Franklin Williams*

CITY ATTORNEY

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 (INCLUDING GRASSED AND DISTURBED AREAS):

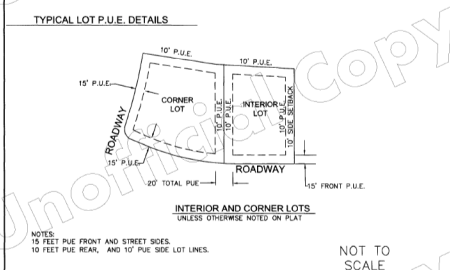
- A) THE DEVELOPER UNTIL SUCH TIME THE INDIVIDUAL UNITS ARE SOLD
- B) HOME OWNERS ASSOCIATION AFTER EACH UNIT IS PURCHASED AND OPEN SPACE AREA
- C) SURFACE DRAINAGE DITCHES SHOWN ON THE PROJECT IMPROVEMENT PLANS, AND EXISTING SURFACE DRAINAGE DITCHES SHALL BE MAINTAINED IN OPEN CONDITIONS AT ALL TIMES FOR FLOOD CONTROL PURPOSES.
- 14. ALL ROAD DRAINAGE FACILITIES, INCLUDING STORM WATER PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE HOA IN ACCORDANCE WITH THE UTAH QUALITY CONTROL DIVISION.
- 15. ALL DRIVEWAY AND LOT DRAINAGE FACILITIES, PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE UNIT OWNER IN ACCORDANCE WITH THE UTAH QUALITY CONTROL DIVISION.
- 16. REBAR & CAP HAS BEEN SET AT ALL BOUNDARY CORNERS PER #22992.
- 17. THERE IS A 15' PUBLIC UTILITY EASEMENT NEXT TO AND ADJACENT TO ALL PUBLIC ROADS AND 10' ON ALL OTHER LOT AND PARCEL LINES.
- 18. PARCELS "H" HAVE A BLANKET PUBLIC UTILITY EASEMENT "H" 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 AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN THE PARCEL "H" AS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR OF ANY UNPLANTED OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE PARCEL OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES "H" FACILITIES IN THE PUE."
- 19. SEE RECORDED COVENANTS REGULATING "NIGHTLY RENTAL"
- 20. OPEN SPACES ARE HEREBY DEDICATED TO STEWART RANCH HOA MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA.
- 21. STEWART RANCH HAS BEEN APPROVED AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17-20-1001(3) NO FURTHER DEVELOPMENT OR SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED, REQUIRED OPEN SPACE FOR THIS DEVELOPMENT IS 2.262 ACRES, INCLUDING OPEN SPACE AREAS "H" (3.53 AC). THE OPEN SPACE CONSERVATION EASEMENTS IS DEDICATED IN PERPETUITY TO THE STEWART RANCH HOA MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA.
- 22. ALL HOA MAINTAINED TRAILS IN OPEN SPACE PARCELS ARE FOR PUBLIC USE, ALL TRAILS ARE FOR NON-MOTORIZED USE ONLY.
- 23. ALL OPEN SPACE PARCELS ARE PRIVATELY OWNED BY THE HOA AND FOR PUBLIC USE. OPEN SPACE PARCELS ARE COVERED BY AN "AGRICULTURE CONSERVATION EASEMENT" GRANTED TO FRANCIS CITY.
- 24. OPEN SPACE PARCELS ARE COVERED BY AN "AGRICULTURE CONSERVATION EASEMENT" GRANTED TO FRANCIS CITY.
- 25. OPEN SPACE PARCELS ARE COVERED BY AN "AGRICULTURE CONSERVATION EASEMENT" GRANTED TO FRANCIS CITY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF S.S.

On the 16th 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 *Stewart Fields LLC*, a Limited Liability Company (LLC), that she 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  
*Genevieve Lampbell*  
NOTARY PUBLIC  
RESIDING IN Salt Lake County



**SUMMIT COUNTY RECORDER**

NO 01165493 BOOK PAGE DATE 3/22/22  
STATE OF UTAH, COUNTY OF SUMMIT TIME 2:16 PM FEE \$116.00  
RECORDED AND FILED AT THE REQUEST OF *Dee Campbell*

*William Rosselle Deery*  
COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPC CONSULTING, LLC AND THAT I HOLD LICENSE NO. 8979668 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTIONS 17-20-17 AND 17-20-19 AND THE PLAT OF STEWART RANCHES SUBDIVISION PHASE 4 IN FRANCIS CITY, SUMMIT COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN 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.

*Robert Law*  
STATE OF UTAH

SIGNATURE: DATE: 02/15/2022

**BOUNDARY DESCRIPTION**

Beginning at a point that is N 89°35'44" E 2,671.04 feet along the section line (said point being the South } Corner) and N 00°29'25" W 1,177.17 feet from the Southwest Quarter Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian (Point of Beginning is S 89°35'44" E between South } and Southwest Corner of Section 34), and running thence N 00°29'25" W 124.98 feet, thence N 59°50'41" E 393.28 feet to a non-tangent 105.00 foot radius curve to the left; thence along arc of said curve 57.20 feet through a delta of 3°12'26" (chord bears S 50°08'58" E 56.49 feet), thence S 71°42'18" E 39.49 feet to a point on a 10.00' radius curve to the right, thence along arc of said curve 44.10 feet through a delta of 80°49'00" (chord bears S 31°21'16" E 12.96 feet), thence S 09°02'44" W 73.76 feet to a point on a 98.00' radius curve to the right, thence along arc of said curve 11.18 feet, through a delta of 41°56'54" (chord bears S 29°51'11" W 69.63 feet), thence S 50°39'38" W 30.12 feet to a point on a 198.00' radius curve to the right; thence along arc of said curve 132.38 feet through a delta of 38°18'28" (chord bears S 69°48'52" W 129.93 feet), thence S 88°58'00" W 160.97 feet to a point on a 230.00' radius curve to the left, thence along arc of said curve 37.09 feet through a delta of 12°17'09" (chord bears S 84°20'55" W 37.05 feet) to the point of beginning. Parcel contains 2.92 AC and 8 lots.

**OWNER'S DEDICATION**

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

**STEWART RANCHES SUBDIVISION PHASE 4**

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat or intended 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.

*Dee Campbell*  
STEWART FIELDS LLC

MY COMMISSION EXPIRES: 7-10-25  
*Genevieve Lampbell*  
RESIDING IN SALT LAKE COUNTY

**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**

**PEPC CONSULTING L.L.C.**

9270 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX (801) 562-2551

**STEWART RANCHES SUBDIVISION PHASE 4**

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

**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.

*Scott Baird* 3/16/22  
CITY ENGINEER

**SOUTH SUMMIT FIRE DISTRICT**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.

APPROVED AS TO FORM this 9th DAY OF Feb 2022  
By: *Franklin Williams*

CITY ATTORNEY

**SOUTH SUMMIT SCHOOL DISTRICT**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.

APPROVED AS TO FORM this 22nd DAY OF March 2022  
By: *William Rosselle Deery*

CITY ATTORNEY

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# STEWART RANCHES SUBDIVISION PHASE 4

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

LONE ROCK RANCHES LLC  
LONERR-1

EX PHASE 1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG. DELTA
C1	27.43'	230.00'	27.41'	S83°08'44"W 6°49'59"
C2	9.66'	230.00'	9.66'	S87°45'55"W 32°42'37"
C3	1.04'	108.00'	1.04'	S88°49'04"W 0°18'08"
C4	103.84'	198.00'	102.85'	S73°38'36"W 30°02'50"
C5	27.51'	198.00'	27.48'	S54°38'25"W 7°57'33"
C6	48.24'	98.00'	47.75'	S36°33'35"W 28°12'06"
C7	22.84'	98.00'	22.89'	S15°45'08"W 13°24'48"

LAZENBY  
CD 2121

12300 SOUTH III LLC  
LONERR-2

FUTURE PHASE

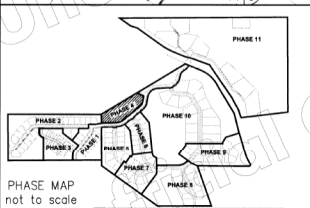
PROJECT BOUNDARY

EX PHASE 2

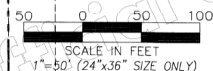
EX PHASE 1

STEWART FIELDS LLC  
FT-2123

FUTURE PHASE



PHASE MAP  
not to scale



LOT	ADDRESS
401	1539 Rocky Mountain Way
402	1561 Rocky Mountain Way
403	1579 Rocky Mountain Way
404	1601 Rocky Mountain Way
405	1619 Rocky Mountain Way
406	1633 Rocky Mountain Way
407	1659 Rocky Mountain Way
408	1683 Rocky Mountain Way

- LEGEND**
- PHASE BOUNDARY LINE
  - - - SECTION LINE
  - CENTER LINE
  - - - 10.0' P.U.E. LINE
  - - - LOT SETBACK
  - ⊙ SET REBAR AND PEPP. 9679988
  - ⊙ CAP SURVEY MONUMENT TO BE SET AT ALL LOT CORNERS.
  - CT CURVE (SEE CURVE TABLE)
  - ⊕ MONUMENT

## STEWART RANCHES SUBDIVISION PHASE 4

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

SURVEYOR OF RECORD:

**PEPP CONSULTING L.L.C.**

9770 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2327 • 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

SHEET NO.

2  
2

ENTRY NO. 01185693

83/22/2022 02:18:18 PM B: 2758 P: 0736  
PLAN: 1925-174  
FILE: 118 00 BY: WES CORRELL