#### **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. 2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCK MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLEL FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY FASEMENTS AND APPROXIMATE THE LOCATION OF THE PUBLIC UTILITY FASEMENTS, BUT 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 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

d. ANY OTHER PROVISION OF LAW

#### DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY 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 DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY

QUESTAR CORPORATION'S RIGHT-OF-WAY

Approved this \_ l \_ day of \_ N 0 \

DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY

LOCATED IN SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASÉ AND MERIDIAN. FRANCIS CITY, SUMMIT COUNTY, UTAH

STEWART RANCHES SUBDIVISION

PHASE 3

# **FRANCIS** STATE ROAD 3 FRANCIS, UTAH VICINITY MAP NOT TO SCALE

ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE 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. THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED WITHIN FRANCIS CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE ROADWAYS FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL

PLAT, HEREBY OFFERS AND CONVEYS ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND PRIVATE DRIVEWAYS STREETS OR LANES)" OR LITHLITY FASEMENTS FOR THE CONSTRUCTION WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT

THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY LOTS ONLY. FRANCIS CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPATION OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR

REPORTS AND CITY REGULATIONS. SEE IGES REPORT 02058-158 AND EARTHTEC REPORT #198637. 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 CITY. 8. NO BUILDING SHALL BE CONSTRUCTED ON ANY UTILITY EASEMENT OF

SUBJECT TO ANY RESTRICTIONS PER THE DECLARATIONS OF COVENANTS. CONDITIONS AND RESTRICTIONS, ENTRY#\_1185689\_BOOK\_2730\_\_\_PAGE\_606\_. AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE. 10. SUBJECT TO ANY REGULATIONS PER DEVELOPMENT AGREEMENT, ENTRY#\_01155806\_BOOK\_2642\_PAGE\_31\_. AS RECORDED IN SUMMIT COUNTY

11. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS ARTICLES OF INCORPORATION. 12. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATION BYLAWS PAGE AS RECORDED IN SUMMIT

COUNTY RECORDERS OFFICE. 13. SUBJECT TO ANY REGULATIONS PER ANNEXATION AGREEMENT, ENTRY#\_01113821\_BOOK\_2516\_PAGE\_1406\_. AS RECORDED IN SUMMIT COUNTY

SOUTH SUMMIT FIRE PROTECTION DISTRICT HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.

APPROVAL AND ACCEPTANCE

EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS 11-2-23 Got legite CITY ENGINEER

PLANNING COMMISSION PRESENTED TO THE BOARD OF CITY OF FRANCIS COMMISSION THIS DAY OF ,

APPROVED AND ACCEPTED BY THE CITY OF FRANCIS THIS 20m DAY OF MARCH 2084

HEREBY CERTIFY THAT I HAVE HAD THIS PLAT

WASHINGTON IRRIGATION

SOUTH KAMAS IRRIGATION

**ALL WEST COMMUNICATIONS** 

HEREBY CERTIFY THAT I HAVE REVIEWED

SEMENTS FOR CONSTRUCTION AND

NTENANCE OF UTILITIES.

IS PLAT AND THAT THERE ARE SUFFICIENT

APPROVAL AS TO FORM

APPROVED AND ACCEPTED BY THE SOUTH

APPROVED AND ACCEPTED BY THE

WASHINGTON IRRIGATION BOARD

KAMAS IRRIGATION BOARD

David The

SOUTH SUMMIT SCHOOL DISTRICT

HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT. DATE Jeff Ward Gla/Coordinator/Addressing Authority

PUBLIC SAFETY ANSWERING POINT APPROVAL

14. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER FLOWS IN ANY DRAINAGE DEVICES AND CHANNELS WHICH HAVE 15. THE FOLLOWING PARTIES SHALL BE RESPONSIBLE FOR THE CONTROL AND

GRADED 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

FRADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY (INCLUDING

16. 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. 17. ALL ROAD DRAINAGE FACILITIES, INCLUDING STORM WATER PONDS, CHANNELS. ETC TO BE MAINTAINED BY THE HOA IN ACCORDANCE WITH THE UTAH WATER QUALITY CONTROL DIVISION.

18. ALL DRIVEWAY AND UNIT DRAINAGE FACILITIES, PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE UNIT OWNER IN ACCORDANCE WITH THE UTAH WATER QUALITY CONTROL DIVISION. 19. REBAR & CAP HAS BEEN SET AT ALL BOUNDARY CORNERS (PLS #\_9679988\_)

THERE IS A 10' PUBLIC UTILITY EASEMENT NEXT TO AND ADJACENT TO ALL PUBLIC ROADS AND 10' ON ALL OTHER REAR LOT AND PARCEL LINES.

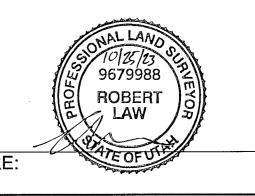
21. PARCELS "F AND G" HAS A BLANKET PUBLIC UTILITY EASEMENT (PUE). "UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND AT ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP, AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN PARCELS "F AND G" AS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY UNPLATTED 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 OWNER'S 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 WITH FACILITIES IN THE PUE."

22. SEE RECORDED CC&R'S REGULATING "NIGHTLY RENTALS" 23. OPEN SPACES ARE HEREBY DEDICATED TO STEWART RANCH HOA AND MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH

24. STEWART RANCH HAS BEEN APPROVED AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER DEVELOPMENT OR SUBDIVISION THAT CREATES ANY NEW INCLUDING OPEN SPACE PARCEL "F" (0.60 AC) AND "G" (1.29 AC),.....THE OPEN SPACE CONSERVATION EASEMENT IS DEDICATED IN PERPETUITY TO THE STEWART RANCH HOA. MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA. 25. ALL HOA MAINTAINED TRAILS IN OPÉN SPACE PARCELS ARE FOR PUBLIC USE. ALL TRAILS 26. ALL OPEN SPACE PARCELS ARE PRIVATELY OWNED BY THE HOA AND FOR PUBLIC USE . 27. OPEN SPACE PARCELS ARE COVERED BY AN "AGRICULTURE CONSERVATION EASEMENT"

## SURVEYOR'S CERTIFICATE

, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH CMT TECHNICAL SERVICES 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 3 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.



1.0/25/23

### **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, said point being on the Stewart Ranches Subdivision phase 2 boundary, and running thence along said boundary the next 6 calls, 1) thence North 329.72 feet, thence 2) N 66°19'44" 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); 3) thence N 00°02'04" E 54.17 feet; 4) thence S 89°57'56" E 338.31 feet; 5) thence S 00°02'04" W 64.45 feet; 6) thence S 51°47'44" E 283.25 feet; to the boundary line of Stewart Ranches phase 1, thence along said boundary the follow 3 calls, 1) thence S 38°12'16" W 72.39 feet to a point on a 177.00' radius curve to the left, 2) thence along arc of said curve 118.92 feet through a delta of 38°29'46" W (chord bears S 18°57'23" W 116.70 feet); 3) thence S 00°17'31" E 53.91 feet; thence S 89°42'37" W 417.13 feet to the point of beginning. Parcel contains 4.37 AC and 23

#### OWNER'S DEDICATION

Know all men by these presents that\_\_\_\_\_, 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 3

does 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 a right of way easement on, over, and across the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof the undersigned has executed this Owner's Dedication this

25th day of October A.D., 20 23

ELENE V CAMPBELL Notary Public State of Utal My Commission Expires on: July 10, 2025 Comm. Number: 718503

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF On the 25th day of October A.D., 2023 personally appeared before me, the undersigned Notary Public, in and for said County of Sart Lake in said State of Utah Douglas K. Anderson who after being in said State of Utah, duly sworn acknowledged to me that\_

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

alene Cemppell

BASIS OF BEARING

BASE & MERIDIAN.

THE PROJECT BASIS OF BEARINGS IS S89'35'44" W 2,671.04 FEET ALONG THE SECTION LINE BETWEEN THE

CITY OF FRANCIS ORDINANCE

THE CITY OF FRANCIS HAS AN ORDINANCE WHICH

DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO

DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING

RIGHT TO FARM

HEREBY ADVISED THAT AS A MATTER OF POLICY, THE

CITY OF FRANCIS HAS DETERMINED TO PROTECT AND

PRESERVE AGRICULTURAL USES AND WILL PROTECT THE

RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY

OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS

PURCHASERS OF LOTS IN THIS SUBDIVISION ARE

RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS ON ADJOINING OR NEARBY PROPERTIES

MAY CREATE NOISES AND ODORS WHICH MAY BE

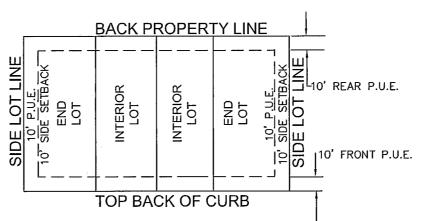
OBJECTIONABLE TO SOME PURCHASERS.

OCCUPY A BUILDING LOCATED WITHIN THIS

RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS

SOUTH CORNER AND SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE

TYPICAL LOT P.U.E. DETAILS



NOT TO INTERIOR AND END LOTS SAMPLE UNLESS OTHERWISE NOTED ON PLAT

NOTES: 10 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR, AND O' PUE SIDE LOT LINES.

## PROJECT ENGINEER:

## GATEWAY CONSULTING, inc.

PH: (801) 694-5848

paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT** 

SURVEYOR OF RECORD:

## TECHNICAL

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

MATERIALS TESTING · INSPECTION SERVICES · LAB TESTING · GEOTECHNICAL ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING SURVEYING · CONSTRUCTION MANAGEMENT · SPECIALTY LAB

## STEWART RANCHES SUBDIVISION PHASE 3

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

SUMMIT COUNTY RECORDER

NO. 1218170 BOOK - PAGE - DATE 4/15/2024 TIME 1:05 PM STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF REXL. CAMPBELL

SHEET NO

