



# STEWART RANCHES SUBDIVISION PHASE 1

LOCATED IN SOUTHWEST AND 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.

LAZENBY  
CD 2121

12300 SOUTH III LLC  
LONERR-2

PROJECT BOUNDARY

FUTURE PHASE

FUTURE PHASE

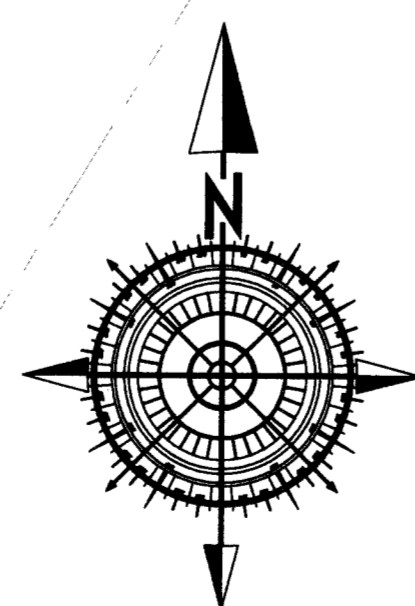
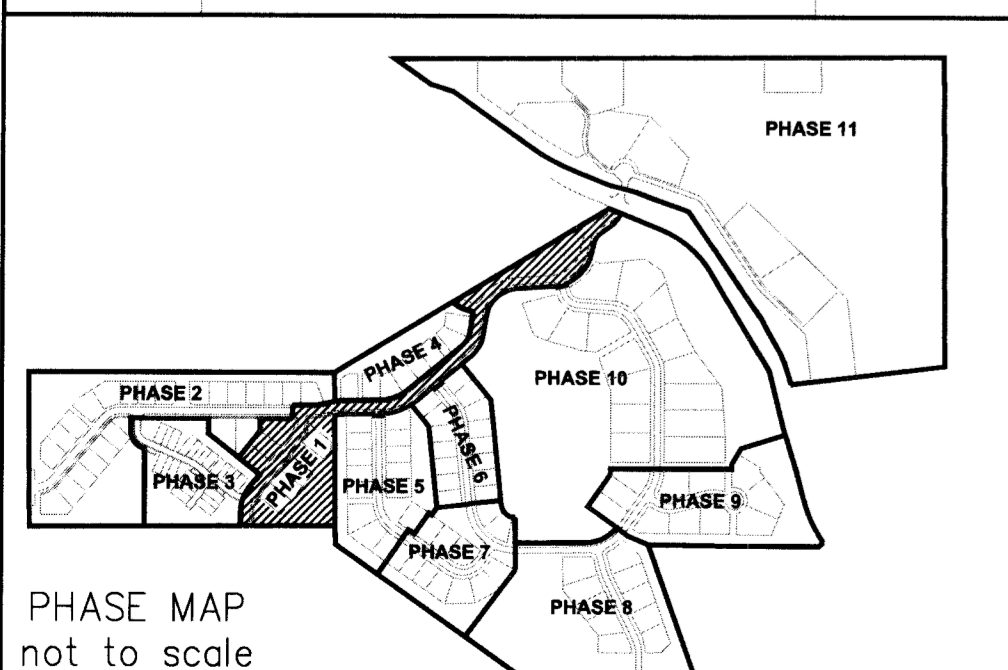
FT-2116-A  
ESTATES MANAGERS LC

FUTURE PHASE  
STEWART FIELDS LLC  
FT-2123

LOT	ADDRESS
101	3022 Rock View Drive
102	3004 Rock View Drive
103	2982 Rock View Drive
104	2975 Rock View Drive
105	2989 Rock View Drive
106	3005 Rock View Drive
107	3019 Rock View Drive
108	3035 Rock View Drive

PROJECT BOUNDARY

PROJECT BOUNDARY



SCALE IN FEET  
1"=50' (24"x36" SIZE ONLY)

SOUTHFIELD 104

TEAKWOOD  
ENTERPRISES  
INC  
SOUTHFIELD 105

SOUTHFIELD 106

SOUTHWEST CORNER  
SECTION 34  
TOWNSHIP 2 SOUTH  
RANGE 6 EAST

BASIS OF BEARING  
S89°35'44" W 2,671.04'

SOUTH QUARTER CORNER  
SECTION 34  
TOWNSHIP 2 SOUTH  
RANGE 6 EAST

- 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

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LOCATED IN SOUTHWEST AND SOUTHEAST  
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. 01185691

03/22/2022 02:18:19 PM B: 2730 P: 0734  
PLAT PAGE 1/1  
RECORD FRENCH COUNTY RECORDER  
FEE \$170.00 BY REX CAMPBELL

SHEET NO

2  
3

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LOCATED IN SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 34,  
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SALT LAKE BASE AND MERIDIAN.

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	100.78'	150.00'	98.90'	S18°57'23"W	38°29'47"
C2	78.61'	117.00'	77.14'	N18°57'23"E	38°29'47"
C3	3.30'	117.00'	3.30'	N37°23'47"E	1°37'00"
C4	48.63'	73.00'	47.74'	S19°07'10"W	38°10'12"
C5	66.62'	100.00'	65.39'	N19°07'10"E	38°10'12"
C6	88.60'	133.00'	86.97'	N19°07'10"E	38°10'12"
C7	83.43'	133.00'	82.07'	N20°14'01"E	35°56'31"
C8	15.71'	10.00'	14.14'	S44°57'56"E	90°00'00"
C9	15.71'	10.00'	14.14'	N45°02'04"E	90°00'00"
C10	54.30'	233.00'	54.17'	N83°21'31"E	13°21'07"
C11	46.61'	200.00'	46.50'	N83°21'31"E	13°21'07"
C12	43.53'	203.00'	43.45'	S82°49'32"W	12°17'09"
C13	26.74'	225.00'	26.72'	N85°33'51"E	6°48'31"
C14	132.38'	198.00'	129.93'	N69°48'52"E	38°18'28"
C15	150.43'	225.00'	147.65'	N69°48'52"E	38°18'28"
C16	123.70'	225.00'	122.15'	N66°24'37"E	31°29'58"
C17	90.79'	125.00'	88.81'	N29°51'11"E	41°36'54"
C18	14.10'	10.00'	12.96'	N31°21'16"W	80°48'00"
C19	35.77'	75.00'	35.43'	S58°05'28"E	27°19'36"
C20	14.12'	45.00'	14.06'	S62°45'59"E	17°58'33"

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	13.84'	10.00'	12.76'	N68°36'24"E	79°16'40"
C22	28.58'	178.00'	28.55'	S13°38'44"W	9°12'00"
C23	33.31'	178.00'	33.26'	S23°36'24"W	10°43'20"
C24	240.40'	178.00'	222.54'	N47°44'09"E	77°22'50"
C25	211.82'	178.00'	199.54'	S52°20'09"W	68°10'50"
C26	178.50'	178.00'	171.12'	S57°41'49"W	57°27'30"
C27	205.58'	205.00'	197.07'	S57°41'49"W	57°27'30"
C28	31.63'	147.00'	31.57'	N80°15'40"E	12°19'49"
C29	184.75'	147.00'	172.83'	N50°25'15"E	72°00'38"
C30	150.82'	120.00'	141.09'	N50°25'15"E	72°00'38"
C31	153.12'	147.00'	146.29'	N44°15'21"E	59°40'49"
C32	91.26'	127.00'	89.31'	S35°00'07"W	41°10'22"
C33	71.86'	100.00'	70.32'	S35°00'07"W	41°10'22"
C34	56.64'	97.00'	55.83'	N38°51'41"E	33°27'13"
C35	30.60'	70.00'	30.36'	N43°03'57"E	25°02'42"

LAZENBY  
CD 2121

12300 SOUTH III LLC  
LONERR-2

LONE ROCK RANCHES LLC  
LONERR-1

STEWART FIELDS LLC  
FT-2123

EXISTING ACCESS EASEMENT

OPEN SPACE  
PARCEL "B"  
0.90 AC

40' IRRIGATION EASEMENT

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

### LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
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- 10.0' P.U.E. LINE
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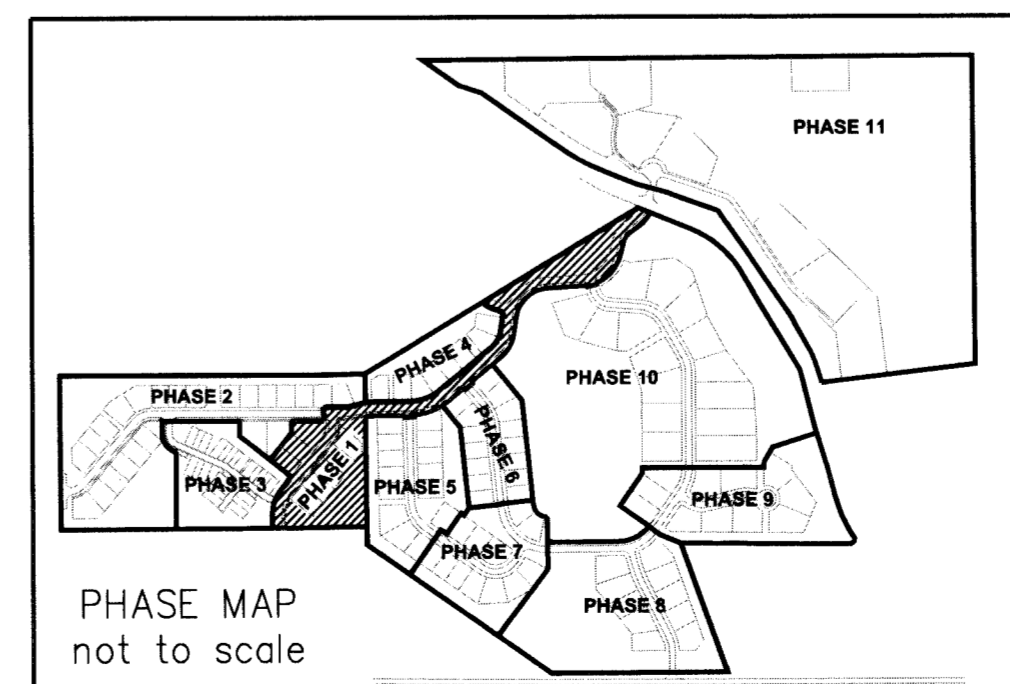
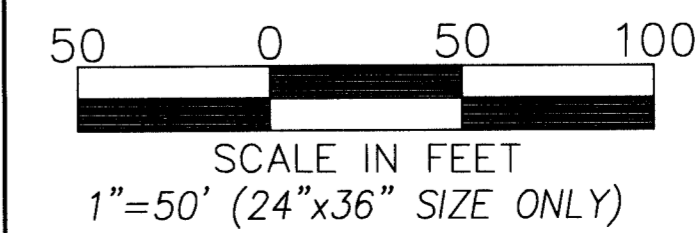
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PLAT PRICE 1/1  
PHONOR FRENCH'S, SUMMIT COUNTY RECORDER  
FEE - 178.88 BY REX CORNELIUS



SHEET NO.  
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