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) 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 FASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, 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

WASHINGTON IRRIGATION

APPROVED AND ACCEPTED BY THE

DAY, OF march

SOUTH KAMAS IRRIGATION

APPROVED AND ACCEPTED BY THE SOUTH

ALL WEST COMMUNICATIONS

HEREBY CERTIFY THAT I HAVE REVIEWED

EASEMENTS FOR CONSTRUCTION AND

COUNTY PLANNING COMMISSION

CHAIRMAN

THIS PLAT AND THAT THERE ARE SUFFICIENT

WASHINGTON IRRIGATION BOARD

Approved this 17th day of 2022

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 PROVIDE 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 OWNERS 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

DEPARTMENT AT 800-366-8532. Approved this 18 day of Ful 20<u>**22**</u> QUESTAR GAS COMPANY

By WS Title Pre Const Sque

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.

> > BASIS OF BEARING THE PROJECT BASIS OF BEARINGS IS S89'35'44" W 2,671.04 FEET ALONG THE SECTION LINE BETWEEN THE SOUTH CORNER AND SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE

BASE & MERIDIAN.

CITY OF FRANCIS ORDINANCE THE CITY OF FRANCIS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING

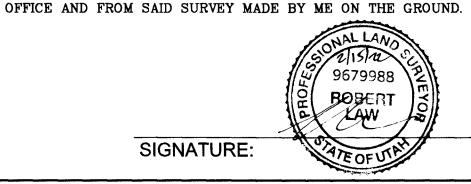
RIGHT TO FARM

PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT AS A MATTER OF POLICY, THE CITY OF FRANCIS HAS DETERMINED TO PROTECT AND PRESERVE AGRICULTURAL USES AND WILL PROTECT THI RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS 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.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT STATE OF UTAH COUNTY OF 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 duly sworn acknowledged to me that 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 Clemi Can bice MY COMMISSION EXPIRES 7.10.25 NOTARY PUBLIC RESIDING IN SALT Lake COUNTY ED LIABILITY COMPANY ACKNOWLEDGMENT COUNTY OF On the 15th day of February A.D., 2022 personally appeared before me, the undersigned Notary Public, in and for said County of ______ in said State of Utah, Doug! Anderson who after being duly sworn acknowledged to me that Estates Managers, LC a Limited Liability Company (), that He signed the owners dedigation freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein Cleve Stampbell NOTARY PUBLIC RESIDING IN SAH LOKE COUNTY TYPICAL LOT P.U.E. DETAILS 10' P.U.E. 15' P.U.E. INTERIOR 👊 ROADWAY

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 SUBIDIVISION PHASE 1 SUBDIVISION 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



2/18/2022 DATE:

BOUNDARY DESCRIPTION

Beginning at a point that is N 00°29'25" W 642.15 feet from the South Quarter Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian (basis of bearing is S 89°35'44" W between South ¼ and Southwest Corner of said Section 34); and running thence S 89°42'37" W 412.08 feet; thence N 00°17'31" W 53.91 feet to a point on a 177.00 foot radius curve to the right; thence along the arc of said curve 118.92 feet through a central angle of 38°29'46" (Chord Bears N 18°57'23" E 116.70 feet); thence N 38°12'16" E 72.39 feet; thence N 51°47'44" W 115.00 feet; thence N 38°12'16" E 150.00 feet; thence N 00°02'04" E 50.50 feet; thence S 89°57'56" E 140.14 feet, thence N 00°02'04" E 60.00 feet, thence S 89°57'56" E 90.76 feet to a point on a 173.00' radius curve to the left, thence along arc of said curve 40.32 feet through a delta of 13°21'07" (chord bears N 83°21'31" E 40.22 feet); thence N 76°40'57" E 40.90 feet to a point on a 230.00' radius curve to the right, thence along arc of said curve 49.32 feet through a delta of 12°17'09" (chord bears N 82°49'32" E 49.22 feet), thence N 88°58'06" E 160.87 feet to a point on a 198.00' radius curve to the left, thence along arc of said curve 132.38 feet through a delta of 38°18'28" (chord bears N 69°48'52" E 129.93 feet); thence N 50°39'38" E 301.12 feet to a point on a 98.00' radius curve to the left, thence along arc of said curve 71.18 feet through a delta of 41°36'54" (chord bears N 29°51'11" E 69.63 feet); thence N 09°02'44" E 73.76 feet to a 10.00' radius curve to the left, thence along arc of said cure 14.10 feet through a delta of 80°48'00" (chord bears N 31°21'16" W 12.96 feet; thence N 71°45'16" W 39.61 feet to a point on a 105.00' radius curve to the right, thence along arc of said curve 57.20 feet through a delta of 31°12'36" (chord bears N 56°08'58" W 56.49 feet); thence N 59°00'41" E 798.44 feet; thence S 67°51'02" E 53.07 feet to a point on a 130.00' radius non-tangential curve to the right; thence along the arc of said curve 75.90 feet through a central angle of 33°26'59" (chord Bears S 38°51'48" W 74.82 feet); thence S 55°35'18" W 49.04 feet to a point on a 67.00' radius curve to the left; thence along the arc of said curve 48.15 feet through a central angle of 41°10'22" (chord bears S 35°00'07" W 47.12 feet); thence S 14°24'56" W 60.71 feet to a point on a 180.00' radius curve to the right; thence along the arc of said curve 150.00 feet through a central angle of 47°44'49" (chord bears S 38°17'20" W 145.70 feet) to a point on a 10.00' radius curve to the left; thence along the arc of said curve 13.44 feet through a central angle of 77°00'25" (chord bears S 23°39'32" W 12.45 feet); thence S 74°02'15" W 60.01 feet to a point on a 10.00'radius non-tangential curve to the left; thence along the arc of said curve 13.74 feet through a central angle of 78°43'46" (chord bears N 54°12'33" W 12.69 feet); thence S 86°25'34" W 155.54 feet to a point on a 145.00' radius curve to the left; thence along the arc of said curve 195.83 feet through a central angle of 77°22'50" (chord bears S 47°44'09" W 181.28 feet); thence S 09°02'44" W 79.46 feet to a point on a 158.00-foot radius curve to the right; thence along the arc of said curve 114.76 feet through a central angle of 41°36'54" (chord bears S 29°51'11" W 112.25 feet); thence S 50°39'38" W 149.66 feet to a point on a 10.00' radius curve to the left; thence along the arc of said curve 15.71 feet through a central angle of 90°00'00" (chord bears S 05°39'38" W 14.14 feet); thence S 50°39'38" W 60.00 feet to a point on a 10.00' radius nontangential curve to the left; thence along the arc of said curve 15.71 feet through a central angle of 90°00'00" (chord bears N 84°20'22" W 14.14 feet); thence S 50°39'38" W 71.47 feet to a point on a 258.00' radius curve to the right; thence along the arc of said curve 141.84 feet through a central angle of 31°29'58" (Chord Bears S 66°24'37" W 140.06 feet) to a point on a 10.00-'radius curve to the left; thence along the arc of said curve 14.52 feet through a central angle of 83°11'29" (chord bears S 40°33'51" W 13.28 feet; thence S 87°09'51" W 60.03 feet to a point on a 10.00' radius nontangential curve to the left; thence along the arc of said curve 15.71 feet through a central angle of 90°00'00" (chord bears N 46°01'54" W 14.14 feet); thence South 88°58'06" W 112.65 feet to a point on a 170.00-foot radius curve to the left; thence along the arc of said curve 36.45 feet through the central angle of 12°17′10" (Chord Bears S 82°49′32" W 36.38 feet); thence S 76°40'58" W 1.47 feet: thence S 00°30'10" E 473.80 feet: to the point of beginning. Parcel contains 7.54 AC and 8 lots

OWNER'S DEDICATION

Know all men by these presents that_ the Marager 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 1

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 ______ have hereunto set My hand this 15th MY COMMISSION EXPIRES: 7. 10 . 25

STEWART RANCHES SUBDIVISION

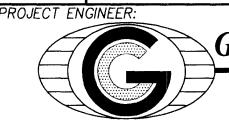
PHASE 1

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

SURVEYOR OF RECORD



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



AND 10' PUE SIDE LOT LINES.

GATEWAY CONSULTING. inc.

P.O. BOX 951005 SOUTH JORDAN. UT 84095 PH: (801) 694-5848 paul@gatewayconsultingllc.com

INTERIOR AND CORNER LOTS

UNLESS OTHERWISE NOTED ON PLAT

45' FRONT P.U.E.

CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT

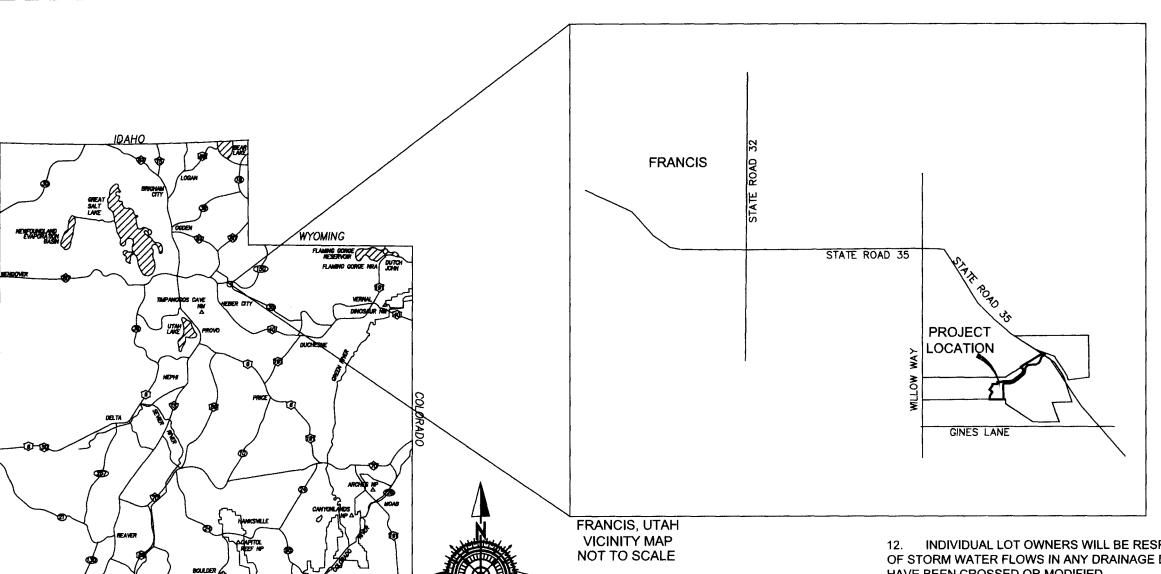
20' TOTAL PUE-

1) 15 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR.

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, TIME 2:18 RECORDED AND FILED AT THE REQUEST OF Rex Campbell

SHEET NO



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. OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS DRIVEWAYS, STREETS OR LANES)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER NECESSARY TO RELOCATE SAID LITILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC

THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY RESIDENTIAL LOTS ONLY. SHALLOW GROUND WATER ENCOUNTERED. BASEMENTS SUBJECT TO GEOTECHNICAL REPORTS AND CITY REGULATIONS. SEE IGES REPORT 02058-158 AND EARTHTEC

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

3 · 2 · 2 ... RECORD. SUBJECT TO ANY RESTRICTIONS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, ENTRY#//85689_BOOK_2730_PAGE_606. 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

> SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS ARTICLES OF INCORPORATION 10. SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS BY

> BOOK ____ PAGE____.AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE. 11. SUBJECT TO ANY REGULATIONS PER ANNEXATION AGREEMENT, ENTRY# 01113821 BOOK 2516 PAGE 1406 . AS RECORDED IN SUMMIT COUNTY RECORDERS

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.

THE FOLLOWING PARTIES SHALL BE RESPONSIBLE FOR THE CONTROL AND ERADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY (INCLUDING 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 14. 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. 15. 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.

16. 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.

REBAR & CAP HAS BEEN SET AT ALL BOUNDARY CORNERS

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 "A AND B" 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 SERVICES WITHIN THE PARCELS "A AND B" 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." 20. SEE RECORDED CC&R'S REGULATING "NIGHTLY RENTALS" OPEN SPACES ARE HEREBY DEDICATED TO STEWART RANCH HOA AND MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH

CITY CODE 17.60. NO FURTHER DEVELOPMENT OR SUBDIVISION THAT CREATES ANY NEW INCLUDING OPEN SPACE PARCEL "A" (1.17 AC), OPEN SPACE PARCEL "B" (0.90 AC),....THE OPEN SPACE CONSERVATION EASEMENT IS DEDICATED IN PERPETUITY TO THE STEWART RANCH HOA. 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"

CITY ATTORNEY/ / // CITY ENGINEER SOUTH SUMMIT FIRE DISTRICT I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT. EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS 2/17/22 1949 CITY ENGINEER

APPROVAL AND ACCEPTANCE PLANNING COMMISSION PRESENTED TO THE BOARD OF CITY OF FRANCIS APPROVED AND ACCEPTED BY THE CITY OF FRANCIS COMMISSION THIS DAY OF AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND DAY OF ACCEPTED.

TTEST: CITY RECORDER

SOUTH SUMMIT SCHOOL DISTRICT

PUBLIC SAFETY ANSWERING POINT APPROVAL

