

FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS 301-306 & 311-314 AMENDED

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN FRANCIS CITY, SUMMIT COUNTY, UTAH

BASIS OF BEARING:

NORTH 00°00'00" EAST, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

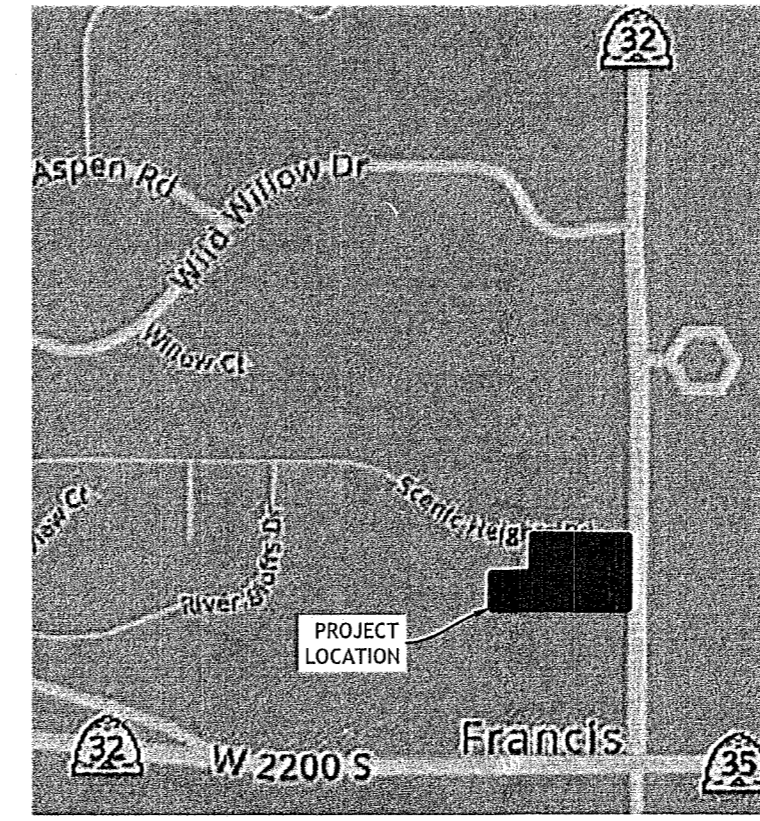
NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF INCREASING THE SIZES OF LOTS 301, 302, & 314, BY DECREASING THE SIZES OF LOTS 303-306, & 311-313, AS SHOWN HEREON. RECORD OF SURVEY FILING NO. 50011186

NOTES:

- 5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.
- THERE IS A 10' PUBLIC UTILITY EASEMENT BEHIND THE RIGHT OF WAY LINE ON EACH ROADWAY.
- ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE BUILDBLE, ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, REQUEST DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDBLE 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 AGRICULTURAL 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. (OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT) HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES 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 BUSINESS.
- THE OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS ALL PUBLIC UTILITY AGENCIES, 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 REQUIRING OR REQUESTING THE SAME.
- THIS SUBDIVISION WAS CREATED FOR VARIOUS LOT TYPES: LOT 301 ALLOWS FOR RESIDENTIAL AND COMMERCIAL MIXED-USE WITH UP TO 12 RESIDENTIAL DWELLING UNITS, LOTS 302-306 & 311-314 WERE CREATED FOR TOWNHOMES ONLY.
- FRANCIS CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPATION 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 INSPECTOR.
- ALL PUBLIC UTILITY EASEMENTS IN LOTS ARE 10' ALONG PUBLIC STREETS.
- ALL AREAS OUTSIDE OF THE BUILDING FOOTPRINTS ARE SUBJECT TO A STORM DRAINAGE EASEMENT.
- THE ACCESS AND UTILITY EASEMENT SHOWN ON THIS PLAT IS IN FAVOR OF THE OWNERS OF LOTS 301-306 & 311-314 AND THE PUBLIC AND PRIVATE UTILITY COMPANIES SIGNING THIS PLAT.

LOT	House No.	Street Name	Full Address
301	23	Scenic Heights Road	23 Scenic Heights Road
302	43	Scenic Heights Road	43 Scenic Heights Road
303	47	Scenic Heights Road	47 Scenic Heights Road
304	51	Scenic Heights Road	51 Scenic Heights Road
305	55	Scenic Heights Road	55 Scenic Heights Road
306	59	Scenic Heights Road	59 Scenic Heights Road
311	2059	Elk Vista Drive	2059 Elk Vista Drive
312	2063	Elk Vista Drive	2063 Elk Vista Drive
313	2067	Elk Vista Drive	2067 Elk Vista Drive
314	2071	Elk Vista Drive	2071 Elk Vista Drive



LEGEND

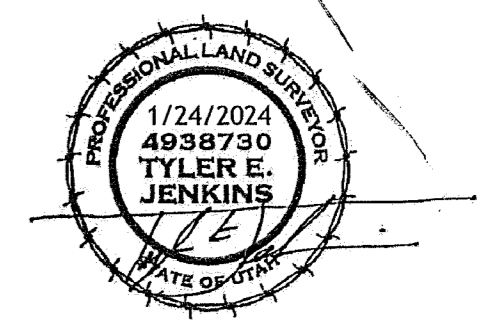
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- CALCULATED SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- MONUMENT TO BE SET
- ACCESS AND UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**FRANCIS COMMONS SUBDIVISION PHASE 3
LOTS 301-306 & 311-314 AMENDED**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. LOTS 301 THROUGH 306 AND LOTS 311 THROUGH 314, FRANCIS COMMONS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 32, SAID POINT OF BEGINNING BEING N00°00'00" E 681.09 FEET AND N90°00'00" W 51.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°58'59" W 398.06 FEET; THENCE N00°20'29" E 96.94 FEET; THENCE S89°39'31" E 119.49 FEET; THENCE N00°20'29" E 113.00 FEET; THENCE S89°39'31" E 277.33 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE 500°00'00" E 207.46 FEET TO THE POINT OF BEGINNING. CONTAINS 1.59 ACRES IN AREA AND 10 LOTS.

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

**FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS
301-306 & 311-314 AMENDED**

AND DO HEREBY DEDICATE FOR PERPETUAL USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON INCLUDING THE PRIVATE ROADWAY TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

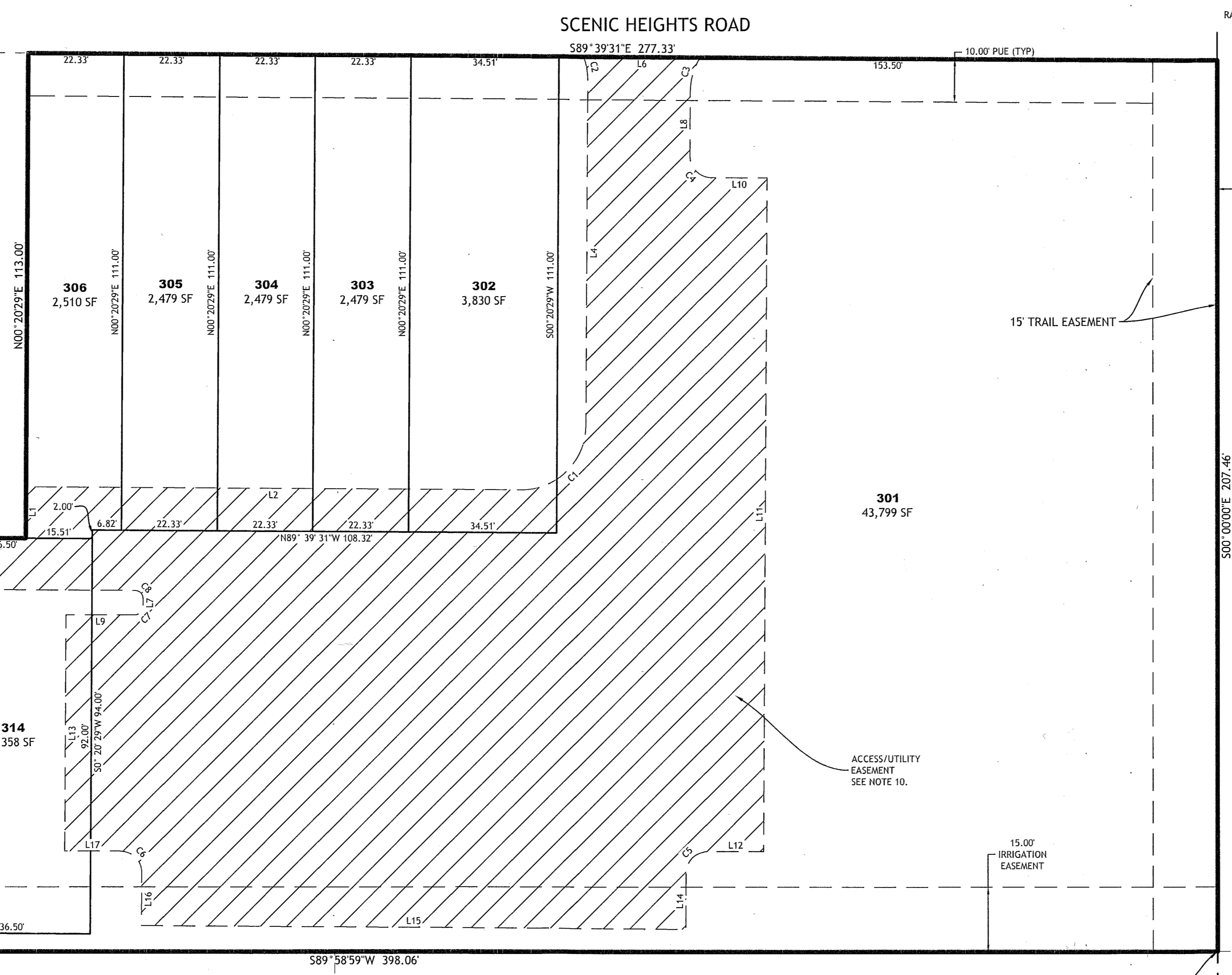
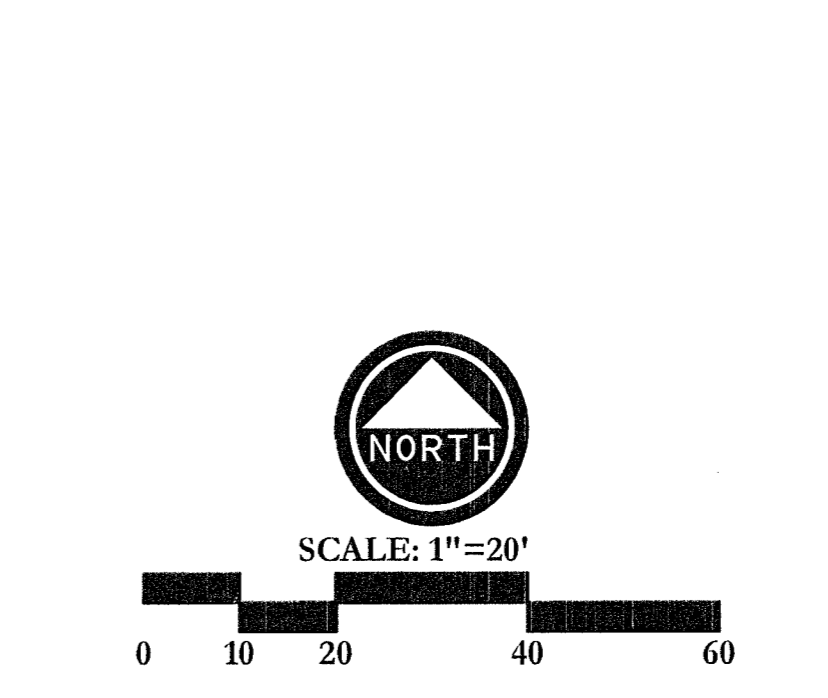
STATE OF UTAH)
COUNTY OF SALT LAKE)

ON THIS 6TH DAY OF FEBRUARY, 2024, KEVIN ANGESEY, 4254⁴ PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE MANAGER OF VALUE INNOVATION FRANCIS COMMONS AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC BY AUTHORITY OF ITS MANAGER, AND THEY ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

Peter Steves Gamvroulas
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-14-2026
MY COMMISSION NUMBER: #722444
RESIDING IN SALT LAKE COUNTY, UTAH

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT, LLC

NAME: KEVIN ANGESEY
TITLE: MANAGER OF VALUE INNOVATION FRANCIS COMMONS, LLC



LINE TABLE

LINE	LENGTH	BEARING
L1	12.00	N00°20'29"E
L2	115.51	S89°39'31"E
L3	12.00	N00°20'29"E
L4	80.60	N00°20'29"E
L5	145.00	N89°39'31"W
L6	27.32	S89°39'31"E
L7	1.71	N00°20'29"E
L8	15.00	S00°20'29"W
L9	16.01	N90°00'00"E

LINE TABLE

LINE	LENGTH	BEARING
L10	13.00	S89°39'31"E
L11	156.84	S00°20'29"W
L12	13.03	N90°00'00"W
L13	55.00	N00°20'29"E
L14	13.09	S00°20'29"W
L15	127.00	N89°39'31"W
L16	12.27	N00°20'29"E
L17	12.97	N90°00'00"W

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.56	15.00	N45°20'29"E	21.21
C2	5.52	15.00	N10°12'20"W	5.49
C3	8.44	15.00	S16°27'25"W	8.33
C4	7.85	5.00	S44°39'31"E	7.07
C5	7.82	5.00	S45°10'15"W	7.05
C6	7.88	5.00	N44°49'45"W	7.09
C7	3.13	2.00	N45°10'15"E	2.82
C8	3.14	2.00	N44°39'31"W	2.83

THE MAXIMUM IRRIGATED AREA FROM THE CULINARY WATER SUPPLY FOR PHASE 3 IS 0.68 ACRES (29,440 SF). BASED ON WATERWISE LANDSCAPING, WATER IS ALLOCATED TO THIS AREA BASED ON A USAGE OF 1.50 AC-FT PER ACRE. IF THE HOMEOWNERS ASSOCIATION WANTS TO IRRIGATE ADDITIONAL AREA USING THE CULINARY WATER SYSTEM, ADDITIONAL WATER SHARES WOULD NEED TO BE TURNED IN TO FRANCIS CITY BY THE HOMEOWNERS ASSOCIATION.

PLANNING COMMISSION

APPROVED AND ACCEPTED THIS 15TH DAY OF FEBRUARY, 2024

[Signature] 2.15.24
CHAIR DATE

CITY ENGINEER

APPROVED AND ACCEPTED BY THE FRANCIS CITY ENGINEERING DEPARTMENT THIS 15TH DAY OF FEBRUARY, 2024

[Signature] 2/15/2024
FRANCIS CITY ENGINEER DATE

APPROVAL AS TO FORM

APPROVED AND ACCEPTED THIS 16TH DAY OF FEBRUARY, 2024

[Signature] 2.16.24
FRANCIS CITY ATTORNEY DATE

FRANCIS CITY MAYOR

APPROVED AND ACCEPTED THIS 27TH DAY OF FEBRUARY, 2024 BY THE FRANCIS CITY MAYOR.

[Signature] 02/27/2024
MAYOR FOR FRANCIS CITY DATE

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS 28TH DAY OF FEBRUARY, 2024

[Signature]
BY: JEFF WARD, GIS COORDINATOR SUMMIT COUNTY
PUBLIC SAFETY ANSWERING POINT

OWNER / DEVELOPER

IVORY DEVELOPMENT, LLC
978 EAST WOODDAK LANE
SALT LAKE CITY, UTAH 84117

2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS 301-306 & 311-314 AMENDED

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN FRANCIS CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

SUMMIT COUNTY RECORDER

RECORDED # 12110620

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: IVORY DEVELOPMENT

DATE: 3/8/24 TIME: 9:50AM BOOK: _____ PAGE: _____

DEPUTY: [Signature]
SUMMIT COUNTY RECORDER

SEE 70.00