

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.

DOMINION ENERGY QUESTAR CORPORATION

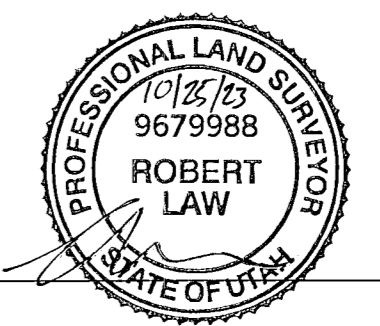
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT.

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

SURVEYOR'S CERTIFICATE

I, 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.



SIGNATURE:

DATE: 10/25/23

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;

OWNER'S DEDICATION

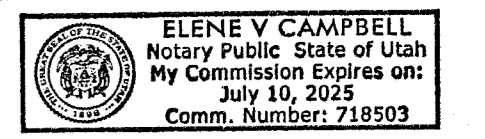
Know all men by these presents that \_\_\_\_\_, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

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.

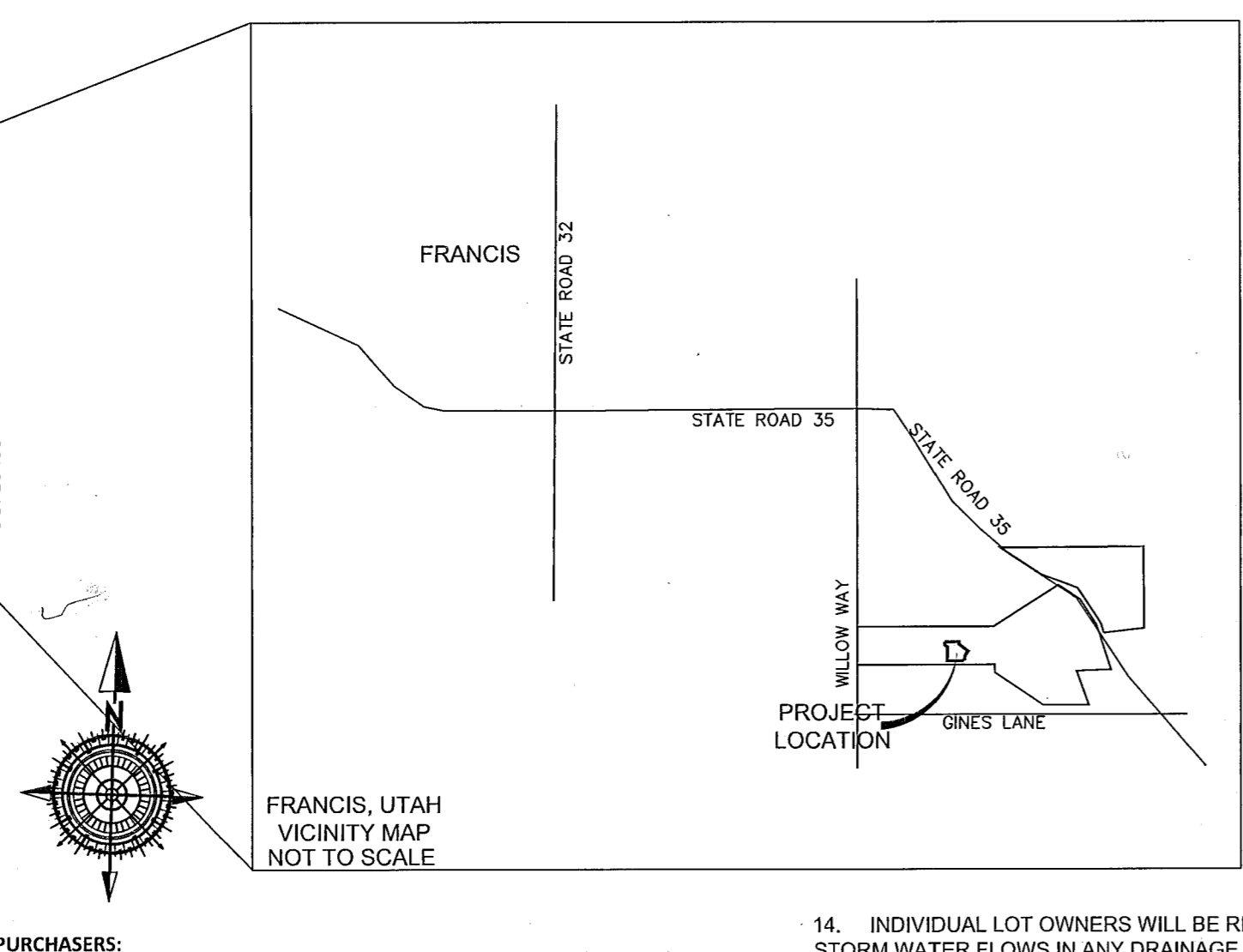
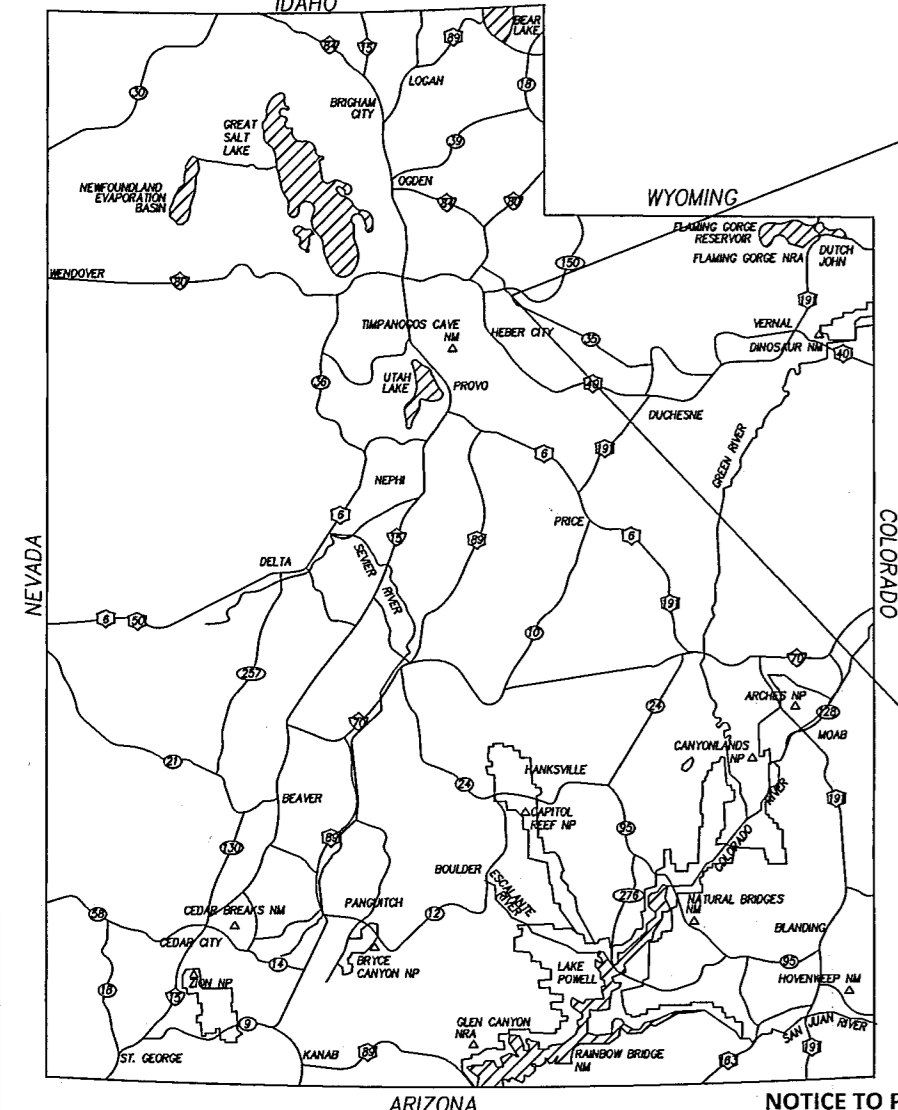
In witness whereof the undersigned has executed this Owner's Dedication this 25th day of October A.D., 2023.

Signature of Elene V. Campbell



MY COMMISSION EXPIRES: 7-10-25

Signature of Elene V. Campbell, Notary Public, Residing in Salt Lake County



NOTICE TO PURCHASERS: 1. 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.

14. 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.

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 INSPECTOR.

RIGHT TO FARM

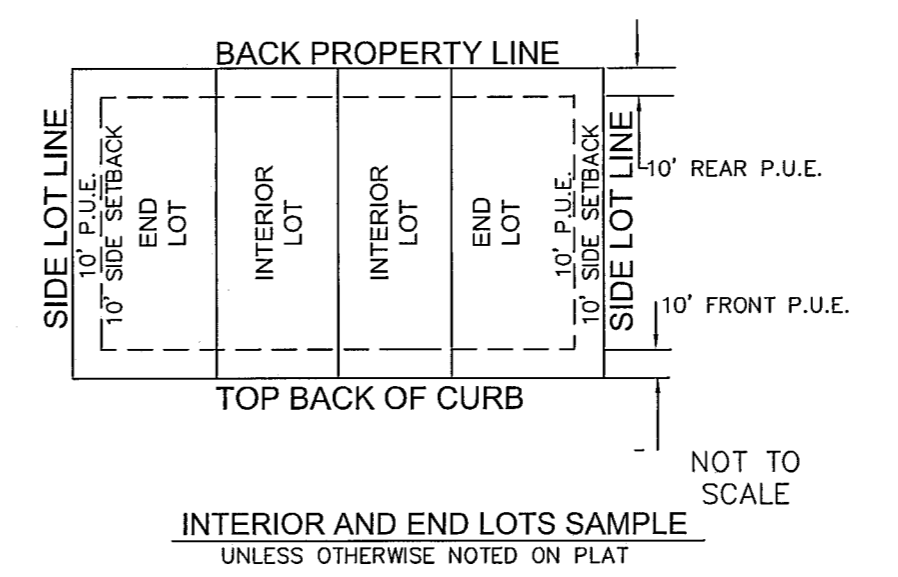
PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT AS A MATTER OF POLICY, THE CITY OF FRANCIS HAS DETERMINED TO PROTECT AND PRESERVE AGRICULTURAL USES AND WILL PROTECT THE RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY OWNERS.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S. On the 25th day of October A.D., 2023, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, Dr. Mas K. Anderson who after being duly sworn acknowledged to me that Elene V. Campbell is the owner of 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.

PROJECT ENGINEER: GATEWAY CONSULTING, inc. CIVIL ENGINEERING • CONSULTING • LAND PLANNING CONSTRUCTION MANAGEMENT. SURVEYOR OF RECORD: CMT TECHNICAL SERVICES. 9270 SOUTH 300 WEST • SANDY, UT 84070. PHONE: (801) 562-2521 • FAX: (801) 562-2551.

TYPICAL LOT P.U.E. DETAILS



NOTES: 10 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR, AND 0' PUE SIDE LOT LINES.

WASHINGTON IRRIGATION APPROVED AND ACCEPTED BY THE WASHINGTON IRRIGATION BOARD THIS 14 DAY OF JULY, 2023.

SOUTH KAMAS IRRIGATION APPROVED AND ACCEPTED BY THE SOUTH KAMAS IRRIGATION BOARD THIS 14th DAY OF NOVEMBER, 2023.

ALL WEST COMMUNITATIONS HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT THERE ARE SUFFICIENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES. DATE: 11/1/23

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 15th DAY OF MARCH, 2024.

SOUTH SUMMIT FIRE PROTECTION DISTRICT I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT. DATE: 11-2-23

APPROVAL AND ACCEPTANCE PRESENTED TO THE BOARD OF CITY OF FRANCIS COMMISSION THIS DAY OF MARCH, 2024.

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

PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS 15th DAY OF April 2024.

APPROVED THIS 15th DAY OF April 2024.

Summit County Recorder RECORDING INFORMATION: NO. 1218170 BOOK - PAGE - DATE 4/15/2024. STATE OF UTAH, COUNTY OF SUMMIT, TIME 1:05 PM, FEE \$150.00.

SHEET NO. 1/2

LOT	ADDRESS
301	1389 ELECTRIC AVENUE
302	1381 ELECTRIC AVENUE
303	1375 ELECTRIC AVENUE
304	1386 ELECTRIC AVENUE
305	1394 ELECTRIC AVENUE
306	1400 ELECTRIC AVENUE
307	3044 CLOVER COURT
308	3054 CLOVER COURT
309	3062 CLOVER COURT
310	3068 CLOVER COURT
311	3063 CLOVER COURT
312	3055 CLOVER COURT
313	3043 CLOVER COURT
314	1451 ELECTRIC AVENUE
315	1443 ELECTRIC AVENUE
316	1437 ELECTRIC AVENUE
317	1433 ELECTRIC AVENUE
318	1429 ELECTRIC AVENUE
319	1425 ELECTRIC AVENUE
320	1419 ELECTRIC AVENUE
321	1413 ELECTRIC AVENUE
322	1409 ELECTRIC AVENUE
323	1401 ELECTRIC AVENUE

# 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

## EXISTING STEWART RANCHES PHASE 2 SUBDIVISION

## EXISTING STEWART RANCHES PHASE 2 SUBDIVISION

## EXISTING STEWART RANCHES PHASE 1 SUBDIVISION

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	57.91'	50.00'	54.73'	S33°08'50"E	66°21'48"
C2	11.74'	50.00'	11.71'	S59°36'14"E	13°27'00"
C3	14.20'	65.00'	14.17'	N60°04'18"W	12°30'53"
C5	57.31'	200.00'	57.11'	S61°05'14"E	16°25'01"
C8	0.70'	5.00'	0.70'	S70°29'52"E	8°01'45"
C9	65.38'	177.00'	65.01'	S10°17'25"W	21°09'50"
C10	53.54'	177.00'	53.34'	S29°32'17"W	17°19'56"
C11	45.30'	150.00'	45.12'	S29°33'13"W	17°18'08"
C12	55.49'	150.00'	55.17'	S10°18'19"W	21°11'40"
C13	66.62'	100.00'	65.39'	N19°07'10"E	38°10'12"
C14	40.54'	35.00'	38.31'	S33°08'50"E	66°21'48"
C15	75.29'	65.00'	71.15'	N33°08'50"W	66°21'48"
C16	7.04'	4.98'	6.47'	N16°59'40"W	81°01'20"
C17	7.86'	4.99'	7.07'	S68°31'00"W	90°18'31"
C18	4.24'	35.00'	4.24'	N62°51'33"W	6°56'21"
C19	8.42'	5.00'	7.46'	N11°08'03"W	96°30'39"
C20	7.85'	5.00'	7.07'	S82°07'16"W	90°00'00"
C21	55.02'	185.00'	54.81'	S61°23'54"E	17°02'21"
C22	63.00'	215.00'	62.77'	N61°16'24"W	16°47'20"
C23	10.03'	23.00'	9.95'	S82°24'34"E	24°58'58"
C24	17.34'	176.98'	17.33'	S18°03'57"W	5°36'49"
C25	10.57'	23.00'	10.48'	N56°30'04"W	26°20'00"
C26	17.30'	176.76'	17.29'	S23°38'24"W	5°36'25"
C50	41.64'	185.00'	41.56'	S59°26'07"E	12°53'50"

- LEGEND**
- PHASE BOUNDARY LINE
  - - - SECTION LINE
  - - - CENTER LINE
  - - - 10.0' P.U.E. LINE
  - - - LOT SETBACK
  - LINE INTERSECT CORNER. SET REBAR WITH CAP MARKED PEPG 9679988 CAP. SURVEY MONUMENT TO BE SET AT ALL LOT CORNERS.
  - C1 CURVE (SEE CURVE TABLE)
  - ⊕ MONUMENT
  - ▨ COMMON AREA
  - OPEN SPACE

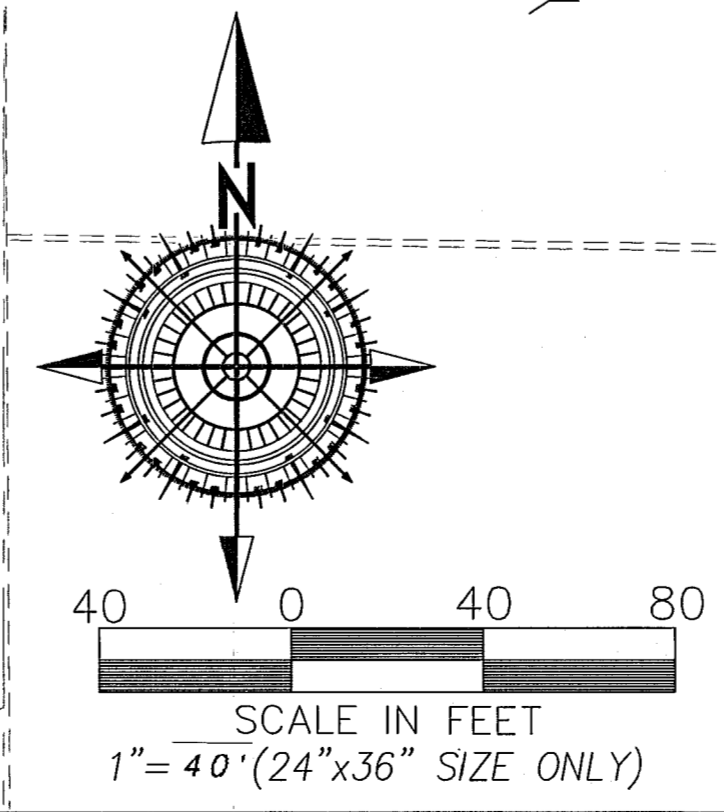
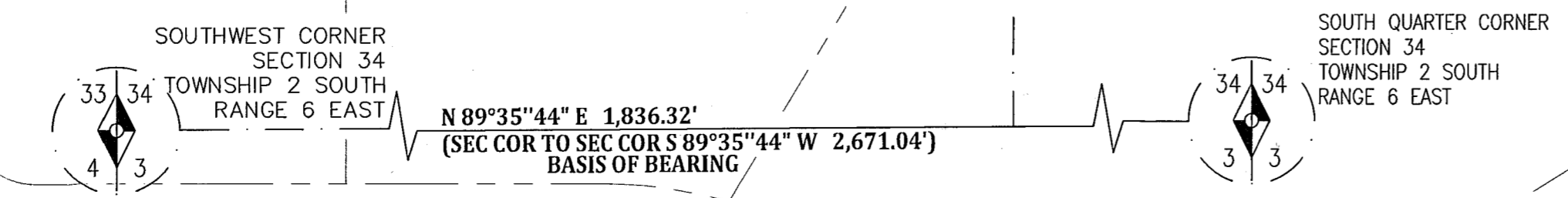
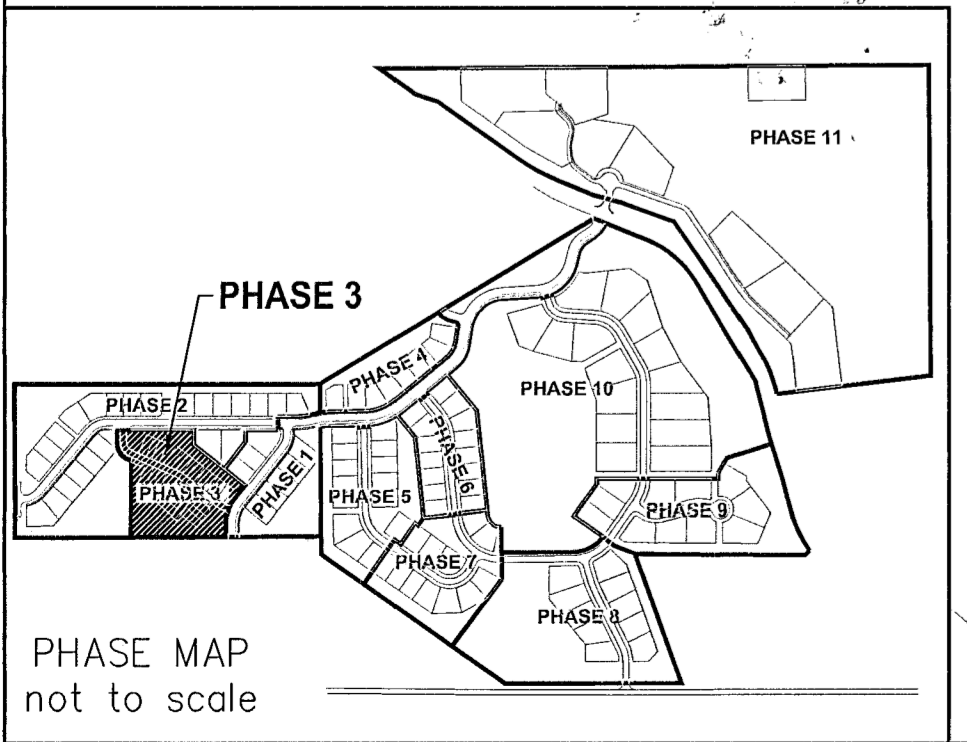
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TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
SALT LAKE BASE AND MERIDIAN.  
FRANCIS CITY, SUMMIT COUNTY, UTAH

SURVEYOR OF RECORD:  
**CMT TECHNICAL SERVICES**  
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

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  
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