

FRANCIS COMMONS SUBDIVISION PHASE 4

PARCEL FT-53-A-6, 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:

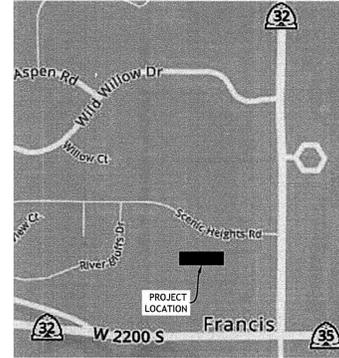
NORTH 00°00'00" EAST, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.



SCALE: 1"=20'

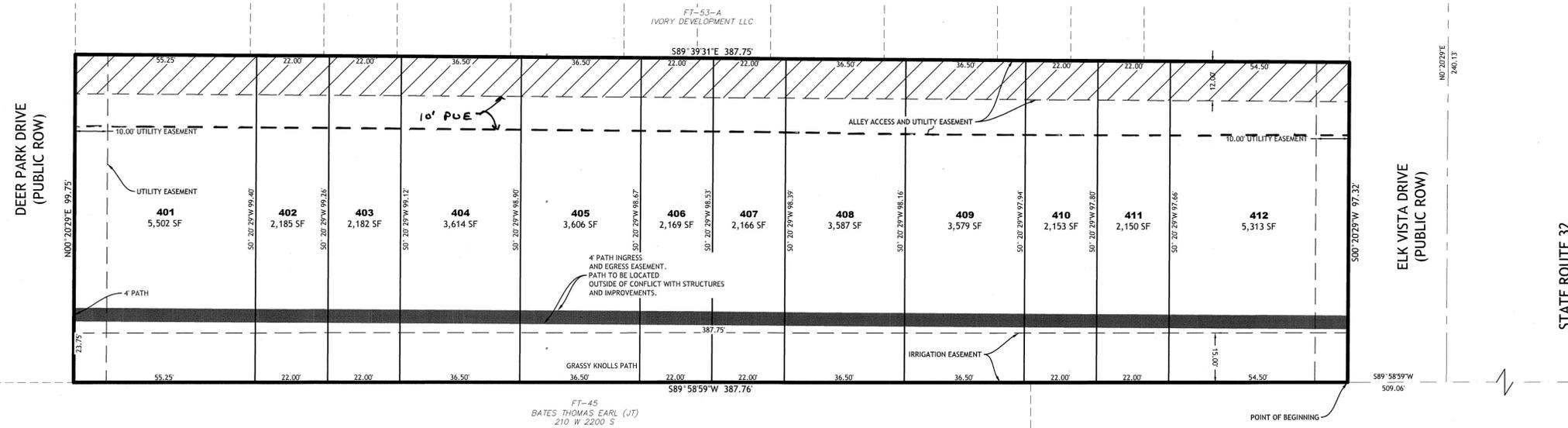


LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION CORNER (FOUND)
	CALCULATED SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	MONUMENT TO BE SET
	ACCESS AND UTILITY EASEMENT



Lot Number	House Number	Path Name	Full Address
401	186	Grassy Knolls Path	186 Grassy Knolls Path
402	180	Grassy Knolls Path	180 Grassy Knolls Path
403	176	Grassy Knolls Path	176 Grassy Knolls Path
404	170	Grassy Knolls Path	170 Grassy Knolls Path
405	160	Grassy Knolls Path	160 Grassy Knolls Path
406	154	Grassy Knolls Path	154 Grassy Knolls Path
407	150	Grassy Knolls Path	150 Grassy Knolls Path
408	144	Grassy Knolls Path	144 Grassy Knolls Path
409	134	Grassy Knolls Path	134 Grassy Knolls Path
410	128	Grassy Knolls Path	128 Grassy Knolls Path
411	124	Grassy Knolls Path	124 Grassy Knolls Path
412	118	Grassy Knolls Path	118 Grassy Knolls Path

FOUND NAIL & WASHER IN ASPHALT NORTHEAST QUARTER CORNER SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN



NARRATIVE:
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING LAND KNOWN BY THE SUMMIT COUNTY ASSESSOR AS PARCEL NUMBER FT-53-A INTO LOTS AS SHOWN HEREON.

- 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, BEQUEST 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 ACKNOWLEDGES(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 REQUESTING OR REQUESTING THE SAME.
 - THIS SUBDIVISION WAS 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 UTILITY EASEMENT.
 - THE ACCESS AND UTILITY EASEMENT SHOWN ON THIS PLAT IS IN FAVOR OF THE OWNERS OF LOTS 401-412 AND THE PUBLIC AND PRIVATE UTILITY COMPANIES SIGNING THIS PLAT.

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this 26th day of Sept, 2024
By: [Signature]
Title: Pa Const Spec

FOUND BRASS CAP IN WELL SOUTHEAST QUARTER CORNER SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN

THE MAXIMUM IRRIGATED AREA FROM THE CULINARY WATER SUPPLY FOR PHASE 4 IS 0.42 ACRES (18,184 SF). BASED ON WATERWISE LANDSCAPING, WATER IS ALLOCATED TO THIS AREA BASED ON A USAGE OF 1.50 AC-FT PER ACRE. IF THE TOWN HOME OWNERS 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.

<p>SOUTH SUMMIT FIRE DISTRICT APPROVED AND ACCEPTED THIS <u>5th</u> DAY OF <u>Sept</u>, 2024, BY <u>[Signature]</u> SOUTH SUMMIT FIRE DISTRICT FIRE MARSHALL DATE</p>	<p>SOUTH SUMMIT SCHOOL DISTRICT APPROVED AND ACCEPTED BY THE SOUTH SUMMIT SCHOOL DISTRICT THIS <u>5th</u> DAY OF <u>September</u>, 2024 DIRECTOR DATE</p>	<p>WASHINGTON IRRIGATION COMPANY APPROVED AND ACCEPTED BY <u>[Signature]</u> THIS <u>10th</u> DAY OF <u>Sept</u>, 2024 DIRECTOR DATE</p>	<p>IRRIGATION COMPANY APPROVED AND ACCEPTED BY <u>[Signature]</u> THIS <u>10th</u> DAY OF <u>SEPTEMBER</u>, 2024 DIRECTOR DATE</p>	<p>ALLWEST COMMUNICATIONS APPROVED AND ACCEPTED BY THE ALLWEST THIS <u>17th</u> DAY OF <u>Sept</u>, 2024 NAME POSITION DATE</p>	<p>ENBRIDGE GAS UTAH APPROVED AND ACCEPTED THIS <u>12th</u> DAY OF <u>Sept</u>, 2024, BY ENBRIDGE GAS UTAH. BY: <u>[Signature]</u> TITLE: <u>Pa Const Spec</u></p>	<p>ROCKY MOUNTAIN POWER APPROVED AND ACCEPTED THIS <u>12th</u> DAY OF <u>September</u>, 2024, BY ROCKY MOUNTAIN. BY: <u>[Signature]</u> TITLE: <u>Estimator</u></p>	<p>PLANNING COMMISSION APPROVED AND ACCEPTED THIS <u>30th</u> DAY OF <u>September</u>, 2024. CHAIR DATE</p>	<p>FRANCIS CITY MAYOR APPROVED AND ACCEPTED THIS <u>2nd</u> DAY OF <u>October</u>, 2024, BY THE FRANCIS CITY MAYOR. FRANCIS CITY MAYOR DATE</p>	<p>PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS <u>12th</u> DAY OF <u>October</u>, 2024, BY NORTH SUMMIT FIRE DISTRICT BY: <u>[Signature]</u> GIS COORDINATOR SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT</p>	<p>CITY ENGINEER APPROVED AND ACCEPTED BY THE FRANCIS CITY ENGINEERING DEPARTMENT THIS <u>26th</u> DAY OF <u>Sept</u>, 2024 FRANCIS CITY ENGINEER DATE</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>26th</u> DAY OF <u>September</u>, 2024. ATTORNEY FOR FRANCIS CITY DATE</p>	<p>OWNER / DEVELOPER IVORY DEVELOPMENT, LLC 978 EAST WOODOAK LANE SALT LAKE CITY, UTAH 84117</p>
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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 4
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:
BEGINNING AT A POINT N00°00'00"E 681.11 FEET AND S89°58'59"W 509.06 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 387.76 FEET; THENCE N00°20'29"E 99.75 FEET; THENCE S89°39'31"E 387.75 FEET; THENCE S00°20'29"W 97.32 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.88 ACRES IN AREA AND 12 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 4
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.
[Signature]
NAME: KEVIN ANGLESEY
TITLE: MANAGER OF VALUE INNOVATION FRANCIS COMMONS, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE) SS
ON THIS 26th DAY OF August, 2024, KEVIN ANGLESEY PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE MANAGER OF VALUE INNOVATION FRANCIS COMMONS, LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS PRESIDENT, AND THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-14-2026
MY COMMISSION NUMBER: # 722444
RESIDING IN SALT LAKE COUNTY, UTAH

FRANCIS COMMONS SUBDIVISION PHASE 4
PARCEL FT-53-A-6
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 # 1226397
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: VALUE INNOVATION FRANCIS COMMONS, LLC.
DATE: 10/17/24 TIME: 10:56AM BOOK: _____ PAGE: _____
974 00 Stacey Ross - DEPUTY
FEE _____ SUMMIT COUNTY RECORDER

