

## ROUTE 32 SUBDIVISION

CREATING 8 COMMERCIAL LOTS  
LOCATED IN THE:  
NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST  
SALT LAKE BASE AND MERIDIAN,  
SUMMIT COUNTY, UTAH

NORTHWEST CORNER  
SECTION 28, T2S, R6E, SLB&M.  
FOUND PK NAIL IN ASPHALT

NORTH QUARTER  
CORNER SECTION 28,  
T2S, R6E, SLB&M.  
FOUND MAG NAIL  
UNDER ASPHALT

ADDRESS	
LOT 1	1224 S. HARWOOD WAY
LOT 2	1254 S. HARWOOD WAY
LOT 3	1286 S HARWOOD WAY
LOT 4	1314 S HARWOOD WAY
LOT 5	1313 S HARWOOD WAY
LOT 6	1285 S HARWOOD WAY
LOT 7	1253 S HARWOOD WAY
LOT 8	1223 S HARWOOD WAY

### PLAT NOTES

- 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.
- 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.
- ROUTE 32 PROJECT, LLC., 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 SUBTERANEAN 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 COMMERCIAL LOTS 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.
- 10' PUBLIC UTILITY EASEMENTS ON FRONT LOT LINES ,  
10' PUBLIC UTILITY EASEMENTS ON REAR LOT LINES
- RECORD OF SURVEY, FILE NUMBER S-11008 AND DATED 08/18/2022, IS ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
- NO ACCESS FROM HIGHWAY-32 OR PAGE LANE.
- STORM WATER SYSTEM WILL BE MANAGED AND MAINTAINED BY SITE MAINTENANCE COMPANY SECURED BY OWNER OF PROPERTY IN PERPETUITY.

SOUTHWEST CORNER  
SECTION 28, T2S, R6E SLB&M.  
BRASS CAP MONUMENT IN  
RING & LID

PREMIER STORAGE INC  
FT-14

R. KENT SIMISTER &  
PATSEY K. SIMISTER  
SIMISTER 1980 TRUST  
FT-28-A

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT ROUTE 32 PROJECT, LLC., (OWNER), HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS ROUTE 32 SUBDIVISION AS SHOWN ON THIS PLAT AND INTENDED FOR PRIVATE USE, SUBJECT TO EASEMENTS AND RIGHTS GRANTED HEREUNDER AND ANY MATTERS OF RECORD, RESTRICTIONS AND CONDITIONS CONTAINED ON THIS PLAT. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
WES HARWOOD,  
ROUTE 32 PROJECT, LLC.

### ACKNOWLEDGMENT

STATE OF UTAH )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION \_\_\_\_\_, WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

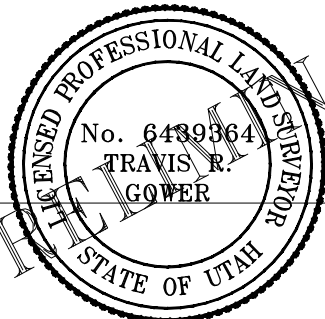
BEGINNING AT A POINT 33.00 SOUTH 0°14'08" EAST ALONG THE SECTION LINE AND 53.00 FEET NORTH 89°27'34" EAST FROM THE NORTHWEST CORNER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°27'34" EAST 450 FEET ALONG A FENCE LINE; THENCE SOUTH 0°14'08" EAST 633.08 FEET TO A FENCE LINE; THENCE SOUTH 89°29'02" WEST 450.00 FEET TO A FENCE AND THE EAST LINE OF HWY-32; THENCE NORTH 0°14'08" WEST 632.88 FEET ALONG SAID FENCE AND EAST LINE TO THE POINT OF BEGINNING.

CONTAINS: 284835 SQ.FEET OR 6.54 AC.

### SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NUMBER 6439364 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THAT PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT OF THE PROPERTY DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS ROUTE 32 SUBDIVISION.

TRAVIS R. GOWER  
P.L.S. 6439364



PROFESSIONAL LAND SURVEYOR  
No. 6439364  
TRAVIS R. GOWER  
STATE OF UTAH

### ROUTE 32 SUBDIVISION

NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST  
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

#### PROJECT NAME

## ROUTE 32 SUBDIVISION

1" = 50'

DRAWN: AP

CHECKED: TG

#### PROJECT #

WHH2203-01-01

DATE: 2/02/2024

SHEET NO: 1 OF 1



RIMROCK  
ENGINEERING &  
DEVELOPMENT

#### SOUTH KAMAS IRRIGATION

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

SOUTH KAMAS REPRESENTATIVE

#### WASHINGTON IRRIGATION

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

WASHINGTON REPRESENTATIVE

#### PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

BY: JEFF WARD, GIS DIRECTOR

#### SOUTH SUMMIT SCHOOL DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

BY: CHAIR

#### ALL WEST COMMUNICATION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

ALL WEST COMMUNICATION REPRESENTATIVE

#### BEAVER SHINGLE CREEK IRRIGATION

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

BEAVER SHINGLE CREEK REPRESENTATIVE

#### SOUTH SUMMIT FIRE PROTECTION DISTRICT

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE

#### PLANNING COMMISSION

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

PLANNING COMMISSION CHAIR

#### FRANCIS CITY ENGINEER

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

CITY ENGINEER

#### APPROVAL AND ACCEPTANCE

PRESENTED TO THE FRANCIS CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: CITY RECORDER

#### FRANCIS CITY ATTORNEY

I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION, AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

FRANCIS CITY ATTORNEY

#### RECORDED ENTRY NUMBER

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$

SUMMIT COUNTY RECORDER