

| 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**

- 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.
- 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.
- 3. 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 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.
- 4. THIS SUBDIVISION WAS CREATED FOR COMMERCIAL LOTS ONLY.

### 0.61 AC. 0.76 AC. FRANCIS CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPATION OF BUILDINGS WITHIN THIS 74.00' P.U.E. DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE 25' INGRESS/EGRESS & PUBLIC 25' INGRESS/EGRESS & PUBLIC BUILDING INSPECTOR. UTILITY EASEMENT UTILITY EASEMENT /N89° 29' 02"E 245.10'/ N89° 29' 02"E[214.90' 10' PUBLIC UTILITY EASEMENTS ON FRONT LOT LINES, /////214.90'*-*//// 10' PUBLIC UTILITY EASEMENTS ON REAR LOT LINES S89° 29' 02"W 450.00' RECORD OF SURVEY, FILE NUMBER <u>S-11008</u> AND DATED <u>08/18/2022</u>, IS ON FILE AND OF RECORD - SET REBAR AND CAP IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. MARKED "RIMROCK ENG" PREMIER STORAGE INC 8. 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. **SOUTH KAMAS IRRIGATION WASHINGTON IRRIGATION** SOUTHWEST CORNER SECTION 28, T2S,R6E SLB&M. APPROVED AND ACCEPTED THIS \_ APPROVED AND ACCEPTED THIS DAY OF DAY OF BRASS CAP MONUMENT IN \_, A.D. 2024. , A.D. 2024. RING & LID **ROCKY MOUNTAIN POWER DOMINION ENERGY COMPANY** OMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC TILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY CILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN. I'HIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATION PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. IS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT R LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROV R ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FOURTH IN THE OWNER SOUTH KAMAS REPRESENTATIVE WASHINGTON REPRESENTATIVE NTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BU EDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GA ES NOT WARRANT THEIR PRECISE LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN RDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN PO FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-323-5517 RECORDED EASEMENT OR RIGHT-OF-WAY, **PUBLIC SAFETY ANSWERING POINT APPROVAL** SOUTH SUMMIT SCHOOL DISTRICT **ALL WEST COMMUNICATION** BEAVER SHINGLE CREEK IRRIGATION THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS ITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR, APPROVED THIS\_\_\_\_\_ DAY OF \_\_\_\_\_ APPROVED THIS\_\_\_\_\_ DAY OF \_\_\_\_\_ APPROVED AND ACCEPTED THIS \_, A.D. 2024. APPROVED THIS\_\_\_\_\_ DAY OF \_\_\_\_\_ \_, A.D. 2024. DAY OF \_\_, A.D. 2024. APPROVED AND ACCEPTED THIS APPROVED AND ACCEPTED THIS \_ \_, A.D. 2024. \_, A.D. 2024. , A.D. 2024. BY: JEFF WARD, GIS DIRECTOR ALL WEST COMMUNICATION REPRESENTATIVE ROCKY MOUNTAIN POWER REPRESENTATIVE DOMINION ENERGY REPRESENTATIVE BY: CHAIR BEAVER SHINGLE CREEK REPRESENTATIVE SOUTH SUMMIT FIRE PROTECTION DISTRICT PLANNING COMMISSION FRANCIS CITY ENGINEER APPROVAL AND ACCEPTANCE FRANCIS CITY ATTORNEY RECORDED ENTRY NUMBER STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED A PRESENTED TO THE FRANCIS CITY COUNCIL THIS HAVE EXAMINED THE PROPOSED PLAT OF THIS THE REQUEST OF: SUBDIVISION, AND IN MY OPINION IT CONFORMS WITH \_, 2024 AT WHICH TIME THIS SUBDIVISION APPROVED AND ACCEPTED THIS APPROVED AND ACCEPTED THIS \_ DAY OF APPROVED AND ACCEPTED THIS THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE WAS APPROVED AND ACCEPTED. , A.D. 2024. , A.D. 2024. \_, A.D. 2024. \_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_ PAGE: \_\_ DATE: AND EFFECT. APPROVED THIS \_\_\_\_\_ DAY OF \_ A.D. 2024. SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE PLANNING COMMISSION CHAIR SUMMIT COUNTY RECORDER CITY ENGINEER FRANCIS CITY ATTORNEY ATTEST: CITY RECORDER

**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

N89° 27' 34"E 450.00'

N89° 27' 34"E 2687.12

PAGE LANE (1200 SOUTH)

(PUBLIC RIGHT OF WAY)

<u>\_175.10'</u>

LOT:8

28167 S.F.

0.65 AC.

175.10

S89° 45' 52"W

LOT : 7

28016 S.F.

0.64 AC.

N89° 45' 52"E

175.10

LOT:6

28016 S.F.

0.64 AC.

175.10

S89° 45' 52"W

LOT:5

26646 S.F.

43.00

43.00

30' ACCESS

EASEMENT

NORTHWEST CORNER

SECTION 28, T2S,R6E, SLB&M. FOUND PK NAIL IN ASHPALT

WETLANDS

214.89

S89° 45' 52"W

N89° 45' 52"E

214.89

214.89

S89° 45' 52"W

10' PUE

LOT:1

34276 S.F.

0.79 AC.

LOT:2

34383 S.F.

LOT:3

34383 S.F.

0.79 AC.

LOT:4

32970 S.F.

45.00

DOMINION ENERGY

GAS EASEMENT

0.79 AC.

### 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:\_\_\_\_\_ WES HARWOOD, DATE
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

NORTH QUARTER
1 CORNER SECTION 28,

T2S,R6E, SLB&M.

FOUND MAG NAIL

**UNDER ASPHALT** 

R. KENT SIMISTER & PATSEY K, SIMISTER

SIMISTER 1980 TRUST

10' PUE

(TYP)

FT-28-A

MY COMMISSION EXPIRES: \_

## LEGAL DESCRIPTION

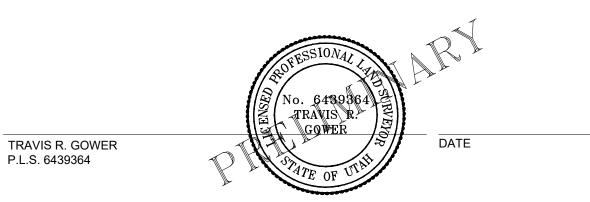
A PARCEL OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 28 TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

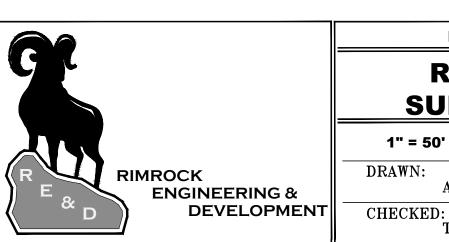
# SURVEYOR'S CERTIFICATE

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.



# **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' PROJECT # WHH2203-01-01 DRAWN: DATE: AP 2/02/2024

SHEET NO: 1 OF 1