

## ELK MOUNTAIN – PHASE 12

### CITY COUNCIL MEETING

JANUARY 16, 2020

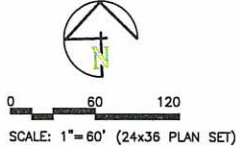
The original preliminary plat for Elk Mountain Phase 12 proposed 23 lots along 1170 East with 12 lots being designated for twin homes. Kartchner is requesting amendment to the plat to allow for a total of 28 lots. The 8 lots along the west side of 1170 East will be changed to 13 lots. Kartchner's proposal will allow for twin homes to be placed along the west side also.

Planning Commission approved the change without condition. The findings of the commission were that:

- This is consistent with the development in the area.
- This will allow for twin homes to be facing twin homes of a similar design, rather than single family detached to be facing twin homes.
- Density and traffic was discussed but it was determined that 5 additional units would not significantly increase congestion.
- The planned units are to be single story.

ELK MOUNTAIN PHASE 12  
PART OF THE NORTHEAST QUARTER OF SECTION 10  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HYRUM, UTAH  
PRELIMINARY PLAT

LEGEND  
SUBDIVISION BOUNDARY LINE  
EASEMENT  
STREET MONUMENT  
ADDRESS BLOCK



- NOTES:
- OWNER: KARTCHNER HOMES  
601 WEST 1700 SOUTH SUITE A  
LOGAN, UTAH  
435-755-7080
  - ZONING: R-2 MULTI FAMILY RESIDENTIAL  
TOTAL ACRES- 6.00  
NUMBER OF LOTS- 28  
MIN. LOT SIZE: 5,088 S.F.
  - SETBACKS PER CURRENT ZONING REQUIREMENTS
  - EASEMENTS  
FRONT AND REAR- 10 FT (WHERE SHOWN)
  - THE BASIS OF BEARING IS S 00°22'22" E BETWEEN THE NORTHWEST CORNER CORNER AND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN. THIS IS A COUNTER CLOCKWISE ROTATION OF 00°08'32" FROM THE ELK MOUNTAIN PHASE 1 PLATS.
  - 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
  - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
  - TWO TREES PER LOT, (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPEC.
  - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENCES SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian (from which the East Quarter Corner of Section 10 monumented with a Brass Cap bears S00°25'22"E); thence N89°59'37"W 2557.22 feet to the Northeast Corner of Lot 310, Elk Mountain Phase 3 recorded June 14, 2018 under Entry No. 1197671 and the POINT OF BEGINNING and running thence along the boundary Lots 310 and 311 of said Elk Mountain Phase 3 the next three courses:

- 1) thence along a curve to the left, of which the radius point lies N 86°30'19" E, a radial distance of 280.00 feet; thence Southerly along the arc, through a central angle of 18°55'27", a distance of 92.48 feet;
- 2) thence S 22°25'08" E 82.86 feet;
- 3) thence Southerly, 44.21 feet along a curve to the right having a radius of 220.00 feet, a central angle of 11°30'47" and a chord that bears S 16°39'44" E 44.13 feet;

thence along the boundary of said Elk Mountain Phase 3 the next six courses:

- 1) thence N 89°58'09" E 60.86 feet;
- 2) thence Northerly, a distance of 17.57 feet along a non tangent curve to the left of which the radius point lies S 81°26'40" W, with a radius of 280.00 feet, having a central angle of 03°35'41" and a chord that bears N 10°21'11" W 17.56 feet;
- 3) thence Northeasterly, a distance of 21.10 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 92°58'41" and a chord that bears N 34°20'19" E 18.86 feet;
- 4) thence N 80°49'40" E 5.63 feet;
- 5) thence Easterly, 27.20 feet along a curve to the right having a radius of 173.00 feet, a central angle of 09°00'35" and a chord that bears N 85°19'57" E 27.18 feet;
- 6) thence N 89°54'35" E 96.97 feet;

thence along the boundary of Elk Mountain Phase 1 Plat 1-B-1 Lot line Adjustment Amendment recorded December 8, 2010 under Entry No. 1034617 the next five courses:

- 1) thence S 00°09'54" E 271.48 feet (S00°01'13"E, By Record);
- 2) thence S 89°50'05" W 19.67 feet (S89°58'47"W, By Record);
- 3) thence S 00°09'54" E 275.00 feet (S00°01'13"E, By Record);
- 4) thence N 89°50'15" E 5.04 feet (N89°58'47"E, 5.05 feet, By Record);
- 5) thence Easterly, a distance of 108.40 feet along a non tangent curve to the right of which the radius point lies S 00°55'29" W, with a radius of 747.00 feet, having a central angle of 08°18'53" and a chord that bears S 84°55'04" E 108.31 feet;

thence Southerly, a distance of 76.96 feet along a non tangent curve to the left of which the radius point lies N 88°59'53" E, with a radius of 737.17 feet, having a central angle of 05°58'53" and a chord that bears S 03°59'34" E 76.92 feet;

thence S 13°48'04" W 8.40 feet;

thence Southerly, a distance of 67.43 feet along a non tangent curve to the right of which the radius point lies S 81°48'15" W, with a radius of 469.90 feet, having a central angle of 08°13'17" and a chord that bears S 04°05'06" E 67.37 feet;

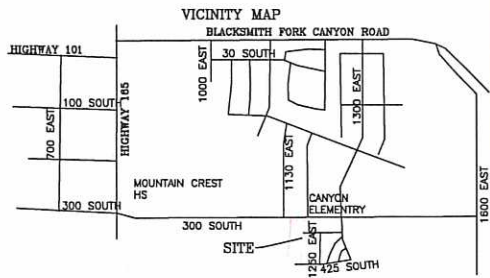
thence S 00°01'31" W 3.63 feet;

thence N 89°58'31" W 435.42 feet;

thence N 00°01'50" W 884.10 feet;

thence S 89°59'37" E 70.06 feet to the point of beginning, containing 5.997 acres, more or less.

| CURVE | LENGTH | RADIUS | BEARING    | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|------------|---------------|--------------|
| C500  | 76.96  | 737.17 | S 58°53' E | S03°59'34"E   | 76.92        |
| C501  | 67.43  | 469.90 | S 13°17' E | N04°05'06"W   | 67.37        |
| C502  | 92.48  | 280.00 | S 22°25' E | S12°57'24"E   | 92.06        |
| C503  | 44.21  | 220.00 | N 11°30' E | N16°39'44"W   | 44.13        |
| C504  | 17.57  | 280.00 | S 35°41' E | N10°21'11"W   | 17.56        |
| C505  | 21.10  | 13.00  | S 92°58' E | S34°20'19"W   | 18.86        |
| C506  | 27.20  | 173.00 | S 00°35' E | S85°19'57"W   | 27.18        |
| C507  | 108.40 | 747.00 | S 18°53' E | N84°55'04"W   | 108.31       |
| C508  | 40.62  | 300.00 | S 74°28' E | S03°54'15"W   | 40.59        |
| C509  | 19.40  | 350.00 | S 10°35' E | N06°11'41"E   | 19.40        |
| C510  | 28.09  | 350.00 | S 43°57' E | N02°18'25"E   | 28.09        |
| C511  | 41.87  | 250.00 | S 35°42' E | N04°47'25"W   | 41.82        |
| C512  | 122.79 | 713.21 | S 51°52' E | N85°01'21"W   | 122.84       |
| C513  | 38.93  | 737.17 | S 25°12' E | S05°32'54"E   | 38.92        |
| C514  | 40.03  | 737.17 | S 06°41' E | S02°33'28"E   | 40.03        |
| C515  | 92.48  | 280.00 | S 22°25' E | S12°57'24"E   | 92.06        |
| C516  | 18.79  | 220.00 | S 43°37' E | N19°58'19"W   | 18.78        |
| C517  | 45.00  | 220.00 | N 11°43' E | N11°39'55"W   | 44.92        |
| C518  | 22.32  | 220.00 | S 48°45' E | N02°53'56"W   | 22.31        |
| C519  | 19.54  | 280.00 | S 59°56' E | N06°33'22"W   | 19.54        |
| C520  | 22.30  | 280.00 | S 43°51' E | N02°16'29"W   | 22.30        |
| C521  | 20.41  | 13.00  | S 89°58' E | N44°59'37"E   | 18.38        |
| C522  | 7.45   | 747.21 | S 34°17' E | N89°40'09"W   | 7.45         |
| C523  | 20.41  | 13.00  | S 89°57' E | S44°58'26"E   | 18.38        |
| C524  | 22.18  | 13.00  | S 74°41' E | N41°08'09"W   | 19.58        |
| C525  | 44.68  | 330.00 | S 74°28' E | S03°54'15"W   | 44.65        |
| C526  | 36.56  | 270.00 | S 74°28' E | S03°54'15"W   | 36.53        |
| C527  | 18.86  | 13.00  | S 74°28' E | S48°54'51"W   | 17.10        |
| C528  | 111.27 | 679.21 | S 23°12' E | N89°04'38"W   | 111.15       |
| C529  | 16.35  | 13.00  | S 72°03' E | N44°21'19"W   | 15.29        |



UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power  
Dominion Energy  
Comcast Cable  
Century Link Communications  
Hyrum Sewer  
Hyrum Water

COUNTY SURVEYOR'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and further ordinance, and state law.

Date \_\_\_\_\_ County Surveyor \_\_\_\_\_

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Council this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, at which time this subdivision was approved and accepted.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

CITY COUNCIL PLANNING COMMISSION

Presented to the Hyrum City Council this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, at which time this subdivision was approved and accepted.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of

Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
Entry \_\_\_\_\_

Index \_\_\_\_\_  
Filed In: File of plats \_\_\_\_\_ County Recorder \_\_\_\_\_

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date \_\_\_\_\_ City Engineer \_\_\_\_\_

APPROVAL AS TO FORM

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

City Attorney \_\_\_\_\_

ELK MOUNTAIN PHASE 12

PROJECT

ALLIANCE CONSULTING ENGINEERS



SHEET

1  
OF  
2 SHEET

150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121

PRELIMINARY PLAT

DRAWN BY

ELKMTN PH7 v0e

REVISIONS:

DATE

SCALE

12-2019

1"=60'

DRAWING

DRAWN BY

ELKMTN PH7 v0e

DRAWING

DRAWN BY

ELKMTN PH7 v0e

DRAWING

DRAWN BY

ELKMTN PH7 v0e

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