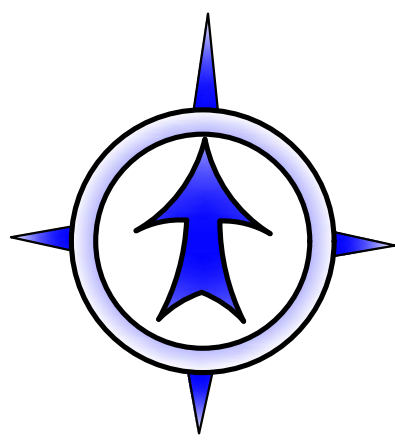




November 22, 2019

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

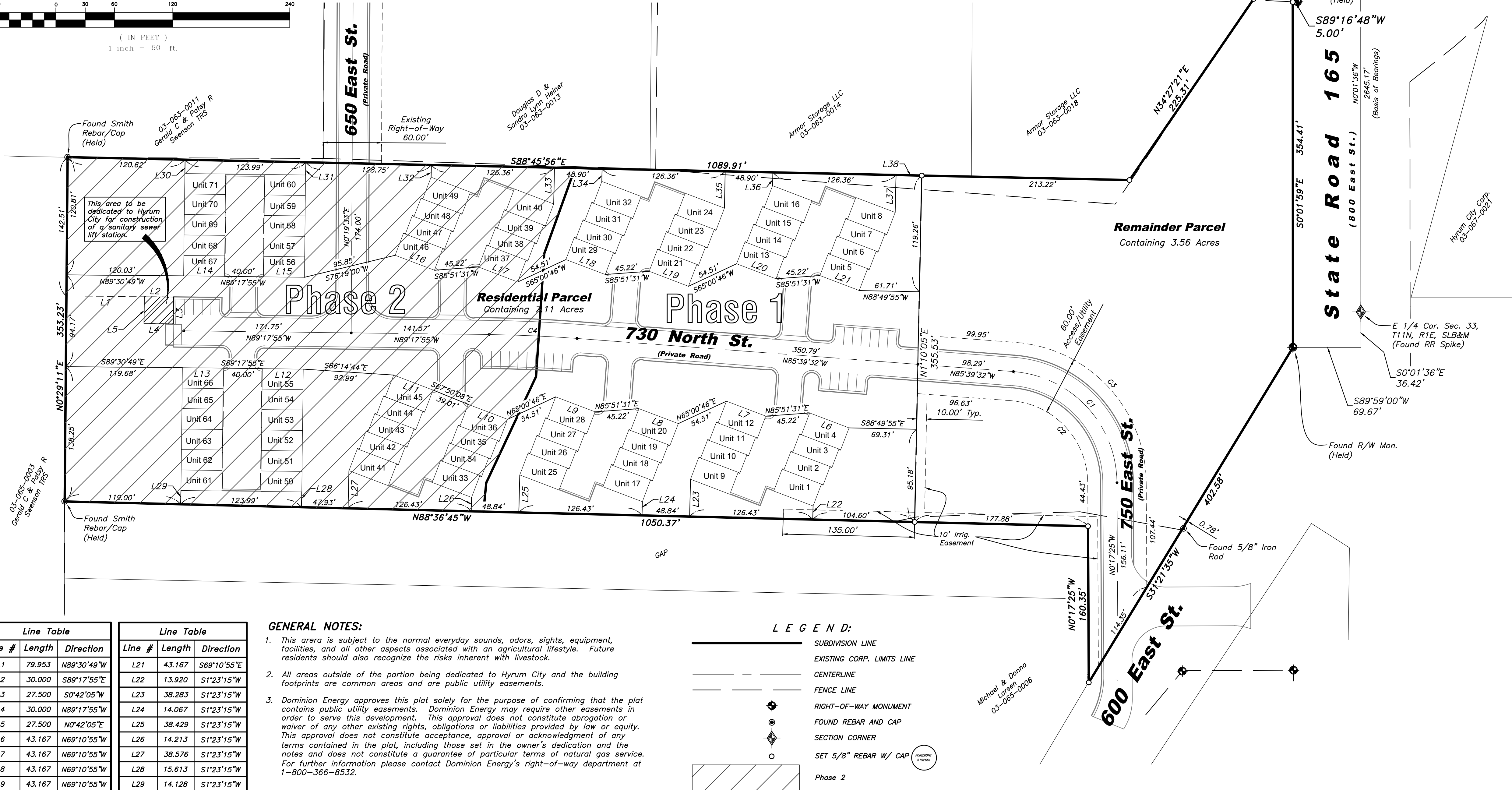
A FINAL PLAT FOR:

Scenic Mountain Subdivision

Multi-Family Residential and Commercial Planned Unit Development

A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF
SECTION 33, T11N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH

Containing 10.67 Acres In a Residential Parcel and a Remainder Parcel



Line #	Length	Direction
L1	79.953	N89°30'49"W
L2	30.000	S89°17'55"E
L3	27.500	S0°42'05"W
L4	30.000	N89°17'55"W
L5	27.500	N0°42'05"E
L6	43.167	N69°10'55"W
L7	43.167	N69°10'55"W
L8	43.167	N69°10'55"W
L9	43.167	N69°10'55"W
L10	43.167	N69°10'55"W
L11	43.167	N69°10'55"W
L12	42.000	N89°17'55"W
L13	42.000	N89°17'55"W
L14	42.000	S89°17'55"E
L15	42.000	S89°17'55"E
L16	43.167	S69°10'55"E
L17	43.167	S69°10'55"E
L18	43.167	S69°10'55"E
L19	43.167	S69°10'55"E
L20	43.167	S69°10'55"E

Line #	Length	Direction
L21	43.167	S69°10'55"E
L22	13.920	S1°23'15"W
L23	38.283	S1°23'15"W
L24	14.067	S1°23'15"W
L25	38.429	S1°23'15"W
L26	14.213	S1°23'15"W
L27	38.576	S1°23'15"W
L28	15.613	S1°23'15"W
L29	14.128	S1°23'15"W
L30	14.232	N1°14'04"E
L31	13.079	N1°14'04"E
L32	12.500	N1°14'04"E
L33	37.200	N1°14'04"E
L34	13.115	N1°14'04"E
L35	37.815	N1°14'04"E
L36	13.729	N1°14'04"E
L37	38.429	N1°14'04"E

GENERAL NOTES:

- This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
- All areas outside of the portion being dedicated to Hyrum City and the building footprints are common areas and are public utility easements.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.

NOTE:
BUILDING SETBACKS WILL BE
THOSE REQUIRED FOR THE ZONE
AT THE TIME THE BUILDING
PERMIT IS APPLIED FOR.

Curve #	Length	Radius	Delta	Chord Brg	Chord
C1	171.35'	115.00'	85°22'07"	N42°58'28"W	155.93'
C2	126.65'	85.00'	85°22'07"	S42°58'28"E	115.25'
C3	216.04'	145.00'	85°22'07"	S42°58'28"E	196.61'
C4	90.27'	1420.97'	3°38'23"	N87°28'43"W	90.25'

LEGEND:

	SUBDIVISION LINE
	EXISTING CORP. LIMITS LINE
	CENTERLINE
	FENCE LINE
	RIGHT-OF-WAY MONUMENT
	FOUND REBAR AND CAP
	SECTION CORNER
	SET 5/8" REBAR W/ CAP (Previous Plat)
	Phase 2

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE CITY ENGINEER

CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS DAY OF , 20

DATE HYRUM CITY ATTORNEY

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY DATE

HYRUM CITY SANITARY SEWER AUTHORITY DATE

HYRUM CITY POWER DATE

COMCAST DATE

DOMINION ENERGY DATE

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: SCENIC MOUNTAIN SUBDIVISION, DO HEREBY DEDICATE THE AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE DAY OF , 20

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 ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF A.D. 20, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: CHAIRPERSON

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: SCENIC MOUNTAIN SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

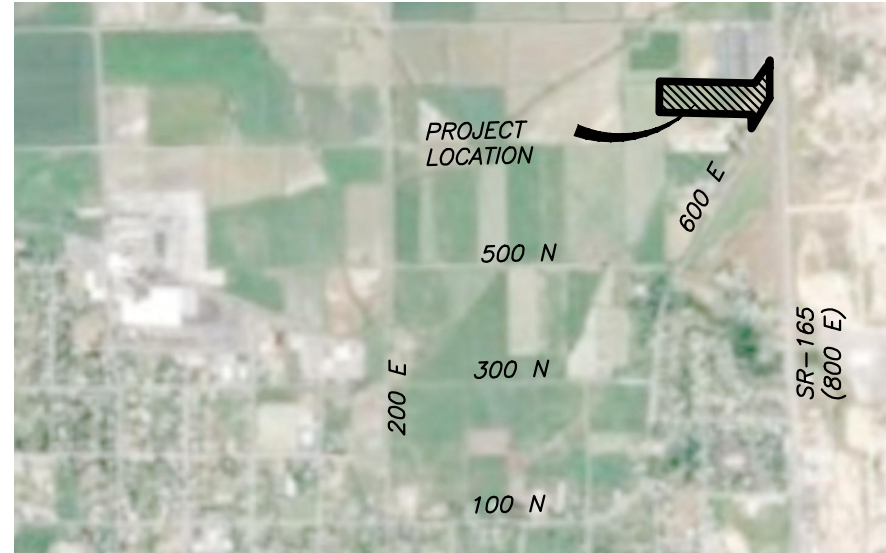
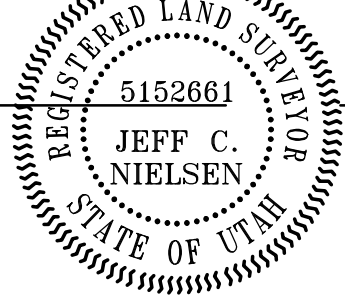
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING A HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF STATE ROAD 165 AND THE NORTHERLY LINE OF 600 EAST STREET AND RUNNING THENCE SOUTH 31°21'35" WEST, A DISTANCE OF 402.58 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°17'25" WEST, A DISTANCE OF 160.35 FEET; THENCE NORTH 88°36'45" WEST, A DISTANCE OF 1,050.37 FEET; THENCE NORTH 00°29'11" EAST, A DISTANCE OF 353.23 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 1,089.91 FEET; THENCE NORTH 34°27'21" EAST, A DISTANCE OF 225.31 FEET; THENCE ALONG THE SOUTHERLY BANK OF A DITCH THE FOLLOWING THREE (3) COURSES: (1) NORTH 52°08'54" EAST, A DISTANCE OF 36.74 FEET; (2) NORTH 02°44'24" EAST, A DISTANCE OF 32.50 FEET; (3) NORTH 30°24'52" EAST, A DISTANCE OF 28.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 165; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°01'00" EAST, A DISTANCE OF 82.70 FEET; (2) SOUTH 89°16'48" WEST, A DISTANCE OF 5.00 FEET; (3) SOUTH 00°01'59" EAST, A DISTANCE OF 354.41 FEET TO THE POINT OF BEGINNING. CONTAINING 10.67 ACRES

WITH A RIGHT-OF-WAY OVER THE WEST 60 FEET OF THE FOLLOWING: BEGINNING AT A POINT 89.25 RODS EAST AND 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST, THENCE EAST 20 RODS; THENCE NORTH 40 RODS; THENCE WEST 20 RODS; THENCE SOUTH 40 RODS TO THE BEGINNING. CONTAINING 5 ACRES (TAX ID 03-063-0013, ENT 1211968).

SIGNATURE

DATE



Vicinity Map: Hyrum, UT

FORESIGHT SURVEYING

2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax

19-058 Final Plat.dwg Nov. 22, 2019

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS DAY OF , 20, BY _____, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____, AND IS SAID PERSON WHOSE NAME IS OF _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
ABSTRACTED _____
INDEX _____
FILED IN: FILE OF PLATS COUNTY RECORDER

SHEET 1 of 2

Record Owners: Atlanta Income & Asset Group Inc.
2524 W Kamas Dr.
Taylorsville, UT 84129