

CANYON ESTATES SUBDIVISION
FINAL PLAT- PHASE 1
700 EAST & 6600 SOUTH
CITY COUNCIL MEETING
APRIL 4, 2019

1. ZONING

R-2 OK-

2. SEWER

The sewer will need to be brought to the property from 440 South.

3. CULINARY WATER

A main will need to be extended from 6600 south. The city has a 10" line partially down 6600 South, about 1500 feet to the west of this development. A 10" line will also be brought down Highway 165.

4. PRESSURIZED IRRIGATION

Available at 6200 South

5. ELECTRICAL

Available at 6200 South- Easements will need to be worked out.

6. FRONTAGE & AREA

Annexation agreement requires minimum 14,520 square foot lots with at least a 99-foot frontage. This phase contains 14 lots.

7. STORM WATER

Swales are planned for this area. As per calculations they will be providing additional cobble windows under the swales. The City Engineer is recommending that at least portions of the swales not be topsoil so that there will be better percolation. There are some irrigation ditches on this property. The developer has initially visited with the canal company. Ground water can be an issue and we are requiring that an engineering recommendation be required for any homes with basements.

8. ROADS

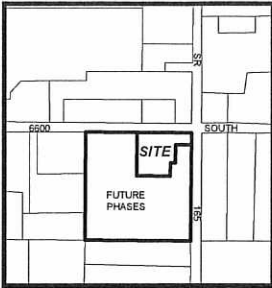
6600 South will be the main access road for this development. The developer is still working out the final approvals from UDOT for the

intersection improvements. The right turn lane will be required with this phase.

9. FENCING

The developer will need to build a non-flammable fence along the backs of the homes along the highway.

NOTES: This is property that was part of the recent large annexation to the city. (Wilkinson property) This development will be located off of Highway 165 and will use 6600 South for access on the west side. The developer is still working on some of the UDOT easements for the road lane addition and utilities. A pioneering agreement for the utilities is in the process of being worked out.



VICINITY MAP

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	20.00	90°01'57"	31.43	S44°37'31"E 28.29
C2	20.00	90°10'47"	31.48	N45°28'51"E 28.33
C3	20.00	89°49'13"	31.35	S44°31'09"E 28.24
C4	20.00	89°58'03"	31.40	S45°22'29"W 28.28

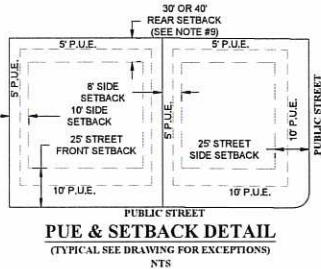
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S0°23'28"W	35.00
L2	N89°38'29"W	25.00
L3	S0°23'28"W	35.00
L4	S89°38'29"E	25.00

NOTES:

- TOTAL PHASE 1 AREA: 6.77 ACRES
- LOT AREA: 5.01 ACRES
- LOTS: 15
- DEDICATED ROAD AREA: 1.76 ACRES
- TOTAL LANE MILES OF ROAD: 0.29 MILES
- PARCEL A IS A NON-BUILDABLE LOT HEREBY DEDICATED TO THE HYRUM CITY SEWER DISTRICT FOR USE AS A SANITARY SEWER LIFT STATION
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES
- CENTERLINE MONUMENT TO BE SET AT INTERSECTION OF 1150 SOUTH AND 740 EAST
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER
- ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:
FRONT: 25'
REAR: 30'
40'
SIDE: 5' & 10' (SEE DETAIL)
25' (IF SIDEYARD FRONTS A STREET)
- 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 RISK INHERENT WITH LIVESTOCK
- ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION
- IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY.

LEGEND

- LOT ADDRESSES
 SECTION MONUMENT
 CENTERLINE MONUMENT



UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ HYRUM POWER _____ DATE _____
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING 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 EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS 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.

COUNTY SURVEYOR'S APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR _____ DATE _____

CULINARY WATER AND SANITARY SEWER
APPROVED THIS _____ DAY OF _____, 20____, BY HYRUM CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY _____

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

CITY ATTORNEY _____ DATE _____

CITY COUNCIL APPROVAL
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HYRUM CITY MAYOR _____ DATE _____
HYRUM CITY RECORDER _____ DATE _____

PLANNING COMMISSION APPROVAL
PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ DATE _____

ENGINEER'S APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER _____ DATE _____

FINAL PLAT
OF
CANYON ESTATES SUBDIVISION
PHASE 1
LOCATED IN THE NE1/4 OF SECTION 16,
T10N, R1E, SLB&M
HYRUM, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ CACHE COUNTY RECORDER

FINAL PLAT
OF
CANYON ESTATES SUBDIVISION
PHASE 1
LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M
HYRUM, UTAH

DARVIN B. NIELSEN LIVING TRUST
ZOE M. NIELSEN LIVING TRUST
1419/740

KYLE M. RICHARDSON
1964/1974

1885/1139



SOUTHEAST CORNER
OF SECTION 16,
T10N, R1E, S.L.B.&M.
3.5" CACHE COUNTY
ALUMINUM CAP

BASIS OF BEARING: S9°46'42"W 5326.44

NORTH EAST CORNER
OF SECTION 16,
T10N, R1E, S.L.B.&M.
PK NAIL

SOUTH 1/4 CORNER
OF SECTION 10,
T10N, R1E, S.L.B.&M.
2" CACHE COUNTY
ALUMINUM CAP

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of State Road 165 located N89°38'29"W along the Section line 38.00 feet from the Northeast Corner of Section 16, T10N, R1E, S.L.B. & M.; thence S0°27'00"W parallel with, and 38.00 feet westerly of the east line of said Section 199.04 feet; thence N89°25'45"W 237.63 feet; thence S0°23'28"W 212.69 feet; thence N89°25'45"W 60.00 feet; thence S0°23'28"W 153.68 feet; thence N89°25'45"W 396.00 feet; thence N0°23'28"E 562.85 feet to the north line of said Section 16; thence S89°38'29"E along the Section line 693.83 feet to the point of beginning.

Contains: 6.77+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

CANYON ESTATES SUBDIVISION
PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

ROSEHILL HOLDINGS, LLC _____ (SIGNATURE)

BY: _____ (PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ OF, ROSEHILL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY