

**HIDDEN VALLEY SUBDIVISION
CITY COUNCIL MEETING
APRIL 4, 2019
FINAL PLAT
30 NORTH 650 WEST**

ZONING- R-2 Allows Residential

UTILITIES- Currently stubbed at 85 South out of the South Cache Subdivision. They will eventually also connect into the Mt. Sterling subdivision. This development will have a sewer lift.

CURB AND SIDEWALKS- Will be installed on all streets with sidewalks running in front of all homes.

ROADS- Sixty-eight-foot ROW on roads throughout subdivision.

STORM WATER- We have a regional storm water pond location on the west side of the canal. The storm water will be conveyed over the canal to this location.

FENCING- As shown on plat. We may want to have a note added about not putting lawn clippings etc. on the other side of the fence.

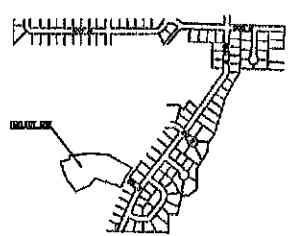
CANAL- The Wellsville Canal Company was notified of this subdivision as per state law. We are working to finalize the requirements to cross the canal

NOTES-

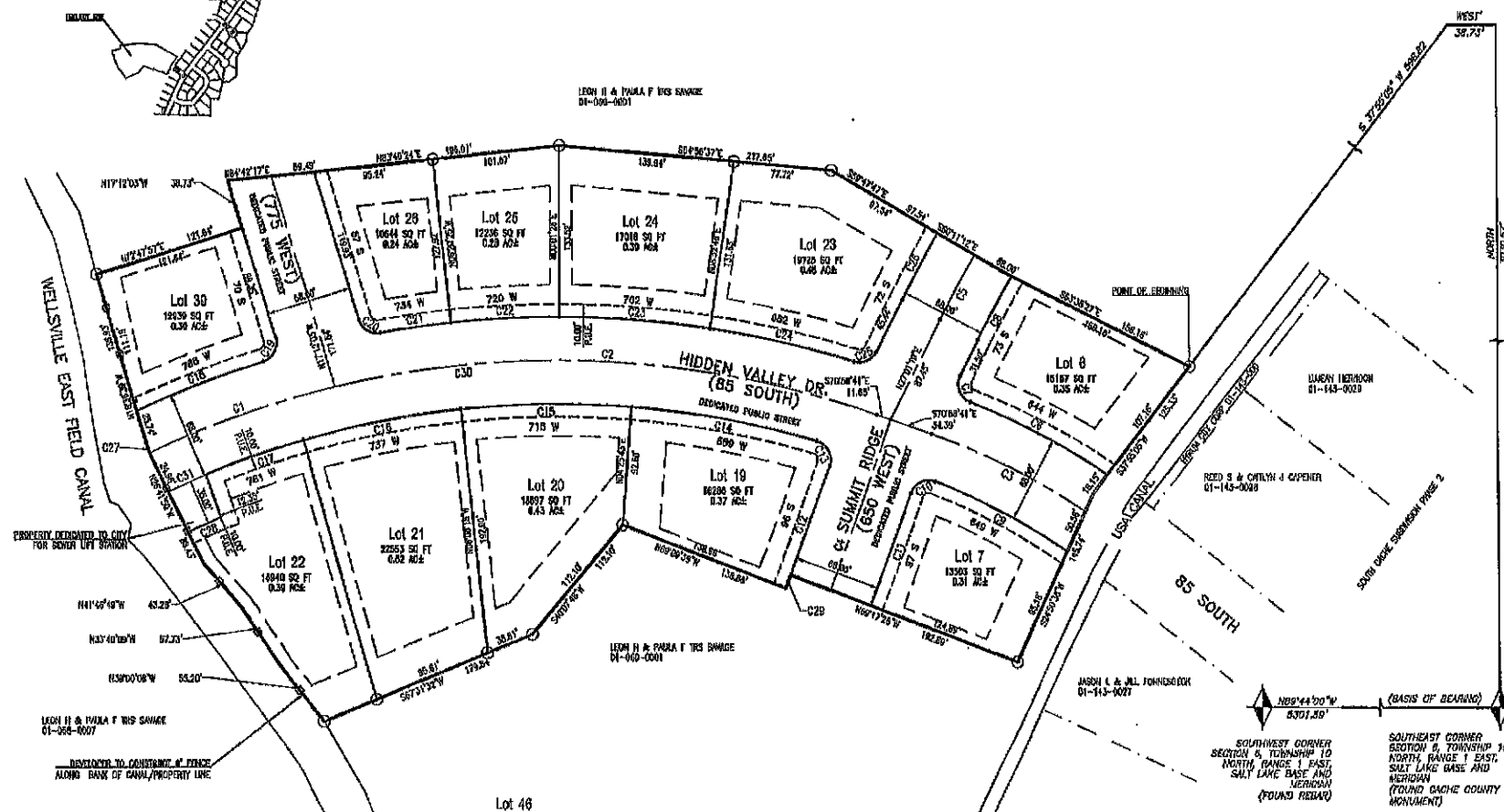
The developer's plan is for this to be a little higher end subdivision. The views are really nice and should be a unique location for a subdivision.

The City Engineer and Staff have reviewed this plat and recommend approval with the conditions that the city engineer approves final drainage plan & sewer lift station details.

VICINITY MAP



HIDDEN VALLEY SUBDIVISION PHASE 1

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, CACHE COUNTY, UTAHHYRUM, UTAH
FINAL PLAT

NOTES:
1. OWNER: LEON H. AND PAULA F. TRS. SARGE 178 N 400 W 178 N 400 W 84214
2. ZONING: R-2 RESIDENTIAL, MULTI-FAMILY
3. TOTAL ACRES: 5.64 ACRES
NUMBER OF LOTS: 30
4. THIS AREA IS SUBJECT TO THE NORMAL EVIDENT SOUND, GROUND, SURFACE, ELEVATION, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL, FORESTAL, FUTURE RESIDENTS SHOULD ALSO RESOLVE THE EROSION INTEREST WITH LIVESTOCK.
5. DEVELOPER SHALL PLANT TWO (2) TREES PER LOT AND FOUR (4) TREES ON CURVES. LOTS, TREES SHALL HAVE MINIMUM DIAMETER OF ONE AND ONE HALF (1 1/2) INCHES.
6. THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTROLLER IS SOLELY RESPONSIBLE FOR DETERMINING HISTORICAL GROUNDWATER DEPTHS AND DETERMINING APPROPRIATE FINISHED FLOOR ELEVATIONS INCLUDING BASEMENTS WHICH ARE SAFE FROM FLOODING PER THE PROFESSIONAL ENGINEER'S REVIEW.

NOTES:

1. ALL ROADWAYS ARE PUBLIC AND ARE DEDICATED TO THE CITY.

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND THENCE NORTH 3030.57 FEET THENCE WEST 38.73 FEET TO THE WEST LINE OF THE USA CANAL RIGHT OF WAY AND THENCE SOUTH 37°56'06" WEST 694.92 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE SOUTH 87°09'08" WEST ALONG THE USA CANAL RIGHT OF WAY, 125.33 FEET; THENCE SOUTH 24°50'38" WEST ALONG THE USA CANAL RIGHT OF WAY, 145.74 FEET; THENCE NORTH 68°17'23" WEST, 192.89 FEET; THENCE 10.80 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 790.87 FEET AND INCLUDED ANGLE OF 00°07'48" AND A LONG CHORD THAT BEARS SOUTH 20°46'28" WEST, 10.90 FEET; THENCE NORTH 68°09'39" WEST, 136.68 FEET; THENCE SOUTH 40°07'40" WEST, 112.10 FEET; THENCE SOUTH 67°34'32" WEST, 179.84 FEET TO THE EAST BANK OF THE WELLSVILLE EAST FIELD CANAL; THENCE ALONG SAID CANAL IN THE FOLLOWING SIX COURSES; 1. NORTH 38°09'05" WEST, 55.20 FEET; 2. NORTH 33°40'08" WEST 57.73 FEET; 3. NORTH 41°46'48" WEST, 43.28 FEET; 4. NORTH 28°41'50" WEST, 68.43 FEET; 5. 17.60 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100 FEET AND INCLUDED ANGLE OF 10°05'10" AND A LONG CHORD THAT BEARS NORTH 25°39'15" WEST, 17.58 FEET; 6. NORTH 16°38'39" WEST, 136.93 FEET; THENCE NORTH 72°47'51" EAST, 121.84 FEET; THENCE NORTH 17°12'03" WEST, 36.73 FEET; THENCE NORTH 84°42'17" EAST, 68.49 FEET; THENCE NORTH 33°46'24" EAST, 186.91 FEET; THENCE SOUTH 84°58'37" EAST, 217.85 FEET; THENCE SOUTH 68°47'47" EAST, 87.64 FEET; THENCE SOUTH 60°11'12" EAST, 68.00 FEET; THENCE SOUTH 63°38'27" EAST, 168.16 FEET TO THE POINT OF BEGINNING

CONTAINS 5.64 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND HAVE SAID TRACT HIDDEN VALLEY SUBDIVISION PHASE 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME,

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (S)HE/IT IS/ARE THE TRUSTEE(S) OF THE ENDO TRUST, AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (S)HE/IT IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SHEET 1 OF 1

HIDDEN VALLEY SUBDIVISION PHASE 1

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, CACHE COUNTY, UTAH

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 IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY THE COUNTY.

DATE _____ COUNTY SURVEYOR _____

UTILITY COMPANY APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

HYRUM CITY POWER
DOMINION ENERGY
COMCAST CABLE

CENTURY LINK COMMUNICATIONS
HYRUM SEWER
HYRUM WATER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND WITH THE CITY ORDINANCE.

DATE _____ CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY _____

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.

ATTEST: CITY RECORDER _____ MAYOR _____

RECORDED

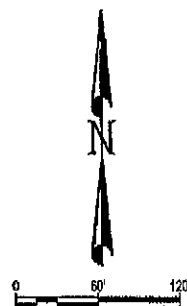
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ CACHE COUNTY RECORDER _____

LEGEND

- PHASE BOUNDARY LINE
ADJACENT PROPERTY LINES
ROAD CENTER LINE
SETBACK LINE PER HYRUM CITY ORDINANCE
UTILITY EASEMENT LINE
CANAL BOUNDARY LINE
PROPOSED FENCE
SECTION CORNER
5/8" REBAR AND PLASTIC CAP FOR BACK CORNERS. SET NAIL IN STREET SIDE CURB EXTENSION OF PROPERTY LINE



SURVEYOR'S CERTIFICATE

I, LAYNE SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334681 AS PRESCRIBED BY 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE HIDDEN VALLEY PHASE 1 SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE OF PLAT OR MAP: _____
LICENSE NO. 334681