

**MOUNTAIN VIEW ESTATES SUBDIVISION
PHASE 3
CITY COUNCIL MEETING
AUGUST 16, 2018
FINAL PLAT
~500 SOUTH 1250 EAST**

ZONING- R-2 OK

UTILITIES- Currently stubbed to this phase. A sewer lift station is part of this phase. It is located in the northwest corner of this phase. The lift station specifics are still being worked out with the City Engineer. We want to make sure we have uniformity with each system in the city going forward.

CURB AND SIDEWALKS- A ribbon curb will be installed on all streets with sidewalks running in front of all homes.

ROADS- Sixty-foot ROW's.

STORM WATER- They will be installing swales in the planting strips.

FENCING- All homes will have a fenced backyard.

NOTES-

All construction drawings have been approved by staff and the City Engineer.

PHASE 3
FINAL PLAT

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 IN THE ATTACHED AND REFERENCED SECTION 17-23-7 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.

BOUNDARY DESCRIPTION

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

Beginning at the northwest corner of Lot 8, Phase 1, MOUNTAIN VIEW ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, along S0°24'20"E along the Section line 1,322.85 feet and N89°57'56"W 1,356.42 feet from the Northeast Corner of Section 10, T10N, R1E, S1E & R.M., thence along said Phase 1 the following 3 (three) courses and distances: S0°05'52"W 120.56 feet, thence N89°57'21"W 16.80 feet, thence S0°04'47"W 152.38 feet to the southwest corner of lot 9 of said Plat, thence N89°57'21"W 504.62 feet, thence N0°02'04"E 4.93 feet, thence N89°57'21"W 757.92 feet to the west line of the NE1/4 of Section 10, thence N0°04'49"W along the 1/4 Section line 267.69 feet to the northwest corner of the South 1/2 of the NE1/4 of said Section, thence S89°57'56"E along the north line of said South 1/2 of the NE1/4 of said Section 1,279.91 feet to the point of beginning.

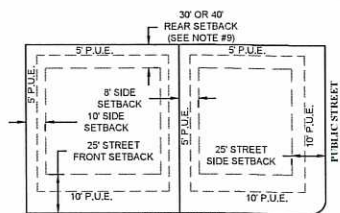
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STRETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

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

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME KIM DATWYLER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT SHE IS THE EXECUTIVE DIRECTOR OF NEIGHBORHOOD NONPROFIT HOUSING CORPORATION AND THAT THIS DOCUMENT WAS SIGNED BY HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF THE LAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID KIM DATWYLER ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____



PUBLIC STREET
PUE & SETBACK DETAIL
(TYPICAL, SEE DRAWING FOR EXCEPTIONS)
NTS

PHASE 3
FINAL PLAT

LOCATED IN THE SOUTH 1/2 OF THE NE1/4 OF
SECTION 10, 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

VICINITY MAP

0 NORTH 1/4 CORNER OF
SECTION 10, T10N, R1E, S.L.B. & M.
FORESIGHT ENG REBAR & CAP

PARCEL "A"
-2240 S.F.
(SEE NOTE #6)

CLAWSON LA
HOLDINGS L
913/521

CENTER 1/4 CORNER OF
SECTION 10, T10N, R1E, S.L.B. & M.
REBAR & CAP (PLS 334561)

NOTES:

1. TOTAL PHASE 3 AREA: 7.87 ACRES
2. LOT AREA: 5.41 ACRES
3. LOTS: 21
4. DEDICATED ROAD AREA: 2.41 ACRES
5. TOTAL LANE MILES OF ROAD: 0.36 MILES
6. PARCEL A IS A NON-BUILDABLE LOT HEREBY DEDICATED TO THE HYRUM CITY SEWER DISTRICT FOR USE AS A SANITARY SEWER LIFT STATION
7. REAR & 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
8. 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
9. ALTHOUGH THE SETBACK LINES SHOWN HEREIN 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: 35'
REAR: 30' (LOTS 53-60)
40' (LOTS 40-52)
SIDE: 8' & 10' (SEE DETAIL)
25' (IF SIDEYARD FRONTS A STREET)
10. 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
11. AN IRRIGATION EASEMENT OF UNKNOWN WIDTH IN FAVOR OF BIG TOM TURKEY FARM AFFECTS THE NORTHERLY BOUNDARY OF THIS PLAT. PER HYRUM CITY, THE REAR BUILDING SETBACK FOR LOTS 40-52 SHALL BE 40' TO AVOID CONFLICT WITH ANY IMPROVEMENTS ASSOCIATED WITH THIS EASEMENT
12. DEVELOPER SHALL PLANT TWO (2) TREES, HAVING A MINIMUM DIAMETER OF ONE AND ONE HALF (1 1/2) INCHES, FOR EACH APPROVED SUBDIVISION LOT. FOUR (4) TREES SHALL BE PLANTED ON CORNER LOTS
13. SECTIONAL DATA AND OTHER SURVEY INFORMATION DISCLOSED ON THIS PLAT IS REFERENCE FROM A SURVEY PREPARED FOR GREGORY NIELSEN BY A. A. HUDSON AND ASSOCIATES AND FILED IN THE OFFICE OF THE CACHE COUNTY SURVEYOR UNDER SURVEY No. 2015-055.

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'35"	23.56	S45°02'22"W	21.22
C2	15.00	89°59'25"	23.56	N44°57'38"W	21.21
C3	15.00	90°00'35"	23.56	S45°02'22"W	21.22
C4	15.00	89°59'25"	23.56	N44°57'38"W	21.21
C5	15.00	90°00'35"	23.56	N45°02'22"E	21.22
C6	15.00	89°59'25"	23.56	N44°57'38"W	21.21
C7	15.00	90°00'35"	23.56	N45°02'22"E	21.22
C8	15.00	89°59'25"	23.56	N44°57'38"W	21.21
C9	15.00	90°00'35"	23.56	N45°02'22"E	21.22
C10	15.00	89°59'25"	23.56	N44°57'38"W	21.21

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°00'49"E	35.00
L2	S89°59'11"W	9.00
L3	S0°00'49"E	85.33
L4	N89°57'21"W	16.00
L5	S89°57'56"E	25.00

ATTORNEY APPROVAL

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

CITY ATTORNEY _____ DATE _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO DTAH CODE ANN. § 17-274-601(4)(c) IN ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUTE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER

- (1) A RECORDED EASEMENT OR RIGHT OF WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 34, CHAPTER 8a, PROVISION TO UNDERGROUND FACILITIES OR
- (4) ANY OTHER DAMAGE TO LAW.

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

UTILITY COMPANIES

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

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN 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 CONTRACT. 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.

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

