

**MT. STERLING FARMS PUD PHASE 2
CITY COUNCIL MEETING
MAY 17, 2018
FINAL PLAT
~775 WEST 50 NORTH**

ZONING- R-2 PUD Permitted

UTILITIES- Available on 50 North. A lift station will be added to this phase for the sewer.

CURB AND SIDEWALKS- In front of all lots.

ROADS- 60-foot ROW.

STORM WATER- Swales in front of lots & working with the City, Savage Family, Sierra to create a regional storm water pond below the canal. This regional pond will be the best and most permanent solution to storm water in this area. We need to encourage them to participate in this plan. They have installed land drains in phase one, after the fact, that have done a great job in drying this area out and carrying the water away from the homes. They deserve a lot of credit in seeing a problem and taking care of it without being forced.

FENCING- None proposed.

CANAL- None in this phase.

OPEN SPACE LOT- More detail needed. Grass, Trees?

NOTES-

This is a simple straightforward next phase for this subdivision. The City Staff and Engineer have reviewed and recommend approval.

GENERAL NOTES:

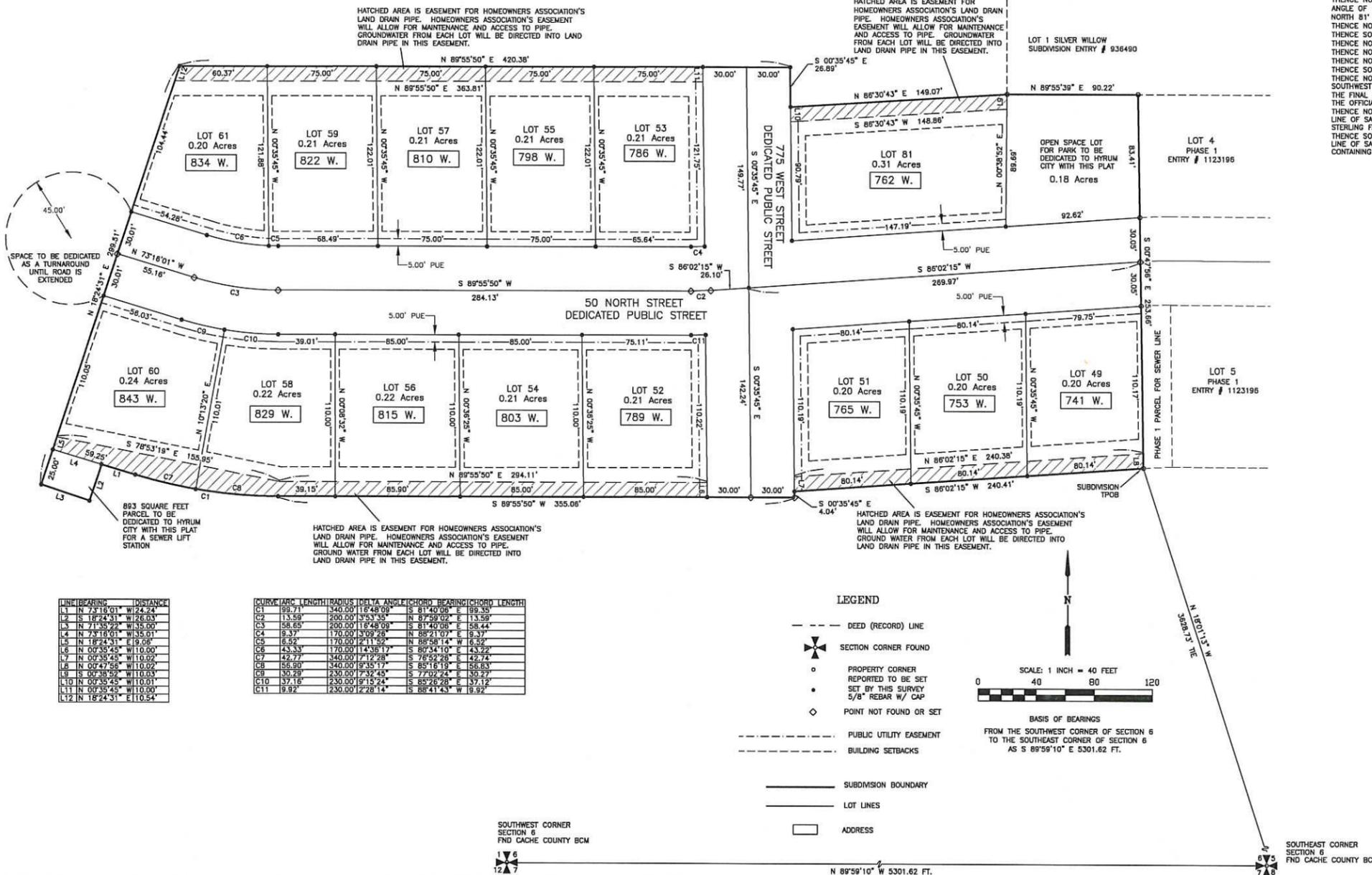
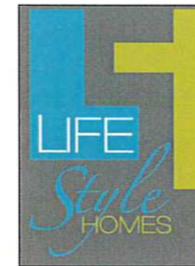
- CURRENT ZONE: R-2, RESIDENTIAL OVERLAID WITH A PLANNED UNIT DEVELOPMENT.
- SETBACKS:
ALL LOTS FRONT=10' REAR=10' SIDES=3'.
- ON ALL LOTS THE REAR BUILDING SET BACK WILL BE FROM THE EDGE OF THE LAND DRAIN PIPE EASEMENT.
- THERE ARE 14 LOTS OCCUPYING 3.1 ACRES
- THERE ARE 1.3 ACRES OCCUPIED BY ROADS THAT WILL BE DEDICATED TO HYRUM CITY WITH THIS PLAT.
- THERE IS OPEN SPACE FOR A CITY PARK OCCUPYING 0.2 ACRES THAT WILL BE DEDICATED TO HYRUM CITY WITH THIS PLAT.
- THERE IS AN 893 SQUARE FEET SPACE FOR A SEWER LIFT STATION THAT WILL BE DEDICATED TO HYRUM CITY WITH THIS PLAT.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- PUBLIC UTILITY EASEMENTS ARE 5' WIDE.

MT. STERLING FARMS P.U.D. PHASE 2 FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
HYRUM CITY, CACHE COUNTY, UTAH
MARCH 2018

LEGAL DESCRIPTION FOR MT. STERLING FARMS P.U.D. PHASE 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, FROM WHICH THE SOUTHWEST CORNER OF SECTION 6 BEARS NORTH 89° 59' 10" WEST 5301.62 FEET;
THENCE NORTH 18° 01' 13" WEST 3628.73 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SILVER WILLOW SUBDIVISION;
THENCE SOUTH 86° 02' 15" WEST 240.41 FEET;
THENCE SOUTH 00° 35' 45" EAST 4.04 FEET;
THENCE SOUTH 89° 55' 50" WEST 355.06 FEET TO THE BEGINNING OF A 340.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 48' 06" A DISTANCE OF 99.71 FEET (CHORD = NORTH 81° 40' 00" WEST 99.35 FEET);
THENCE NORTH 73° 16' 01" WEST 24.24 FEET;
THENCE SOUTH 18° 24' 31" WEST 26.03 FEET;
THENCE NORTH 71° 35' 22" WEST 35.00 FEET;
THENCE NORTH 18° 24' 31" EAST 299.51 FEET;
THENCE NORTH 89° 55' 50" EAST 420.38 FEET;
THENCE SOUTH 00° 35' 45" EAST 26.89 FEET;
THENCE NORTH 86° 30' 43" EAST 149.07 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SILVER WILLOW SUBDIVISION;
THE FINAL PLAT FOR WHICH IS RECORDED AS ENTRY # 939951 IN THE OFFICIAL RECORDS OF CACHE COUNTY;
THENCE NORTH 89° 55' 39" EAST 90.22 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID MT. STERLING FARMS P.U.D. PHASE 1;
THENCE SOUTH 00° 47' 58" EAST 253.66 FEET ALONG THE WEST LINE OF SAID PHASE 1 TO THE TRUE POINT OF BEGINNING.
CONTAINING 4.6 ACRES OF LAND.



SURVEYOR'S CERTIFICATE
I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS MT. STERLING FARMS P.U.D., PHASE 2 IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE: _____ TIMOTHY LYNN CHRISTENSEN

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERINAFTER KNOWN AS MT. STERLING FARMS P.U.D., PHASE 2 DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF HYRUM HARMLESS AGAINST ANY EASEMENTS OR OTHER 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, THE PARK SPACE, AND THE SEWER LIFT STATION PARCEL TO THE CITY OF HYRUM.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____ 2018.

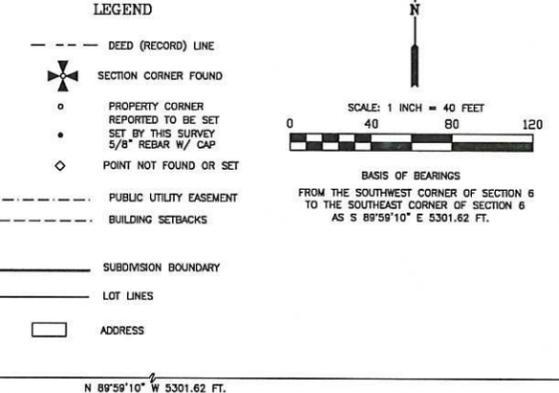
LSH DEVELOPMENT
TRENT CRAGUN, PRESIDENT

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____ 2018, TRENT CRAGUN PRESIDENT OF LSH DEVELOPMENT PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNER OF THE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC FOR _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

LINE BEARING	DISTANCE
L1 N 73°16'01" W	24.24
L2 S 18°24'31" W	26.03
L3 N 71°35'22" W	35.00
L4 N 73°16'01" W	35.01
L5 N 18°24'31" E	19.06
L6 N 00°35'45" W	10.00
L7 N 00°35'45" W	11.00
L8 N 00°47'58" W	10.02
L9 S 00°35'45" W	10.03
L10 N 00°35'45" W	11.01
L11 N 00°35'45" W	10.00
L12 N 18°24'31" E	110.54

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	99.71	340.00	118°48'09"	S 81°40'06" E	99.35
C2	13.59	200.00	3°53'35"	N 87°59'02" E	13.59
C3	58.65	200.00	18°48'09"	S 81°40'06" E	58.44
C4	9.37	170.00	3°09'26"	N 88°21'07" E	9.37
C5	6.52	170.00	2°11'52"	N 88°58'14" W	6.52
C6	43.33	170.00	14°38'17"	S 89°54'10" E	43.22
C7	42.77	340.00	17°2'28"	S 78°59'28" E	42.74
C8	56.90	340.00	19°35'17"	S 85°16'19" E	56.83
C9	30.29	230.00	7°32'45"	S 77°02'24" E	30.27
C10	137.15	230.00	61°12'24"	S 85°28'28" E	137.12
C11	9.92	230.00	2°28'14"	S 88°41'43" W	9.92



PROPERTY OWNER/SUBDIVIDER:
LSH DEVELOPMENT PRESIDENT
45 NORTH MAIN ST. 101
LOGAN, UTAH 84321
435-363-0100

FINAL PLAT
MT. STERLING FARMS P.U.D. PHASE 2
SECTION 6, T. 10 N. R. 1 E. S.L. BASE & MERIDIAN
HYRUM CITY, CACHE COUNTY, UTAH

REVISIONS

1	OFFICE WORK BY: TC, LM
2	FIELD BOOK NO.
1	COMPLETE DATE: MAR 2018

LAND SURVEYORS
A.A. HUDSON
AND
ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83203
(200)852-1155

ciulsolutionsgroup inc.
Leaders in sustainable engineering and planning

ENGINEER'S CERTIFICATE
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.

DATE: _____ CITY ENGINEER: _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2018

CITY ATTORNEY

UTILITY COMPANIES APPROVAL
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

COMCAST CABLE _____ DATE _____
QUESTAR GAS _____ DATE _____
CENTURYLINK COMMUNICATIONS _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____

MAYOR'S APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2018, AS THIS WAS APPROVED AND ACCEPTED.

MAYOR

HYRUM CITY CULINARY WATER APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY CULINARY WATER DEPARTMENT THIS _____ DAY OF _____ A.D. 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNTY RECORDER'S NO. _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____ TIME _____ FEE _____
DATE: _____ ABSTRACTED _____
INDEX _____ FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

COUNTY SURVEYOR'S CERTIFICATE
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.

DATE: _____ COUNTY SURVEYOR: _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2018, AS THIS WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

MAYOR'S APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2018, AS THIS WAS APPROVED AND ACCEPTED.

MAYOR

HYRUM CITY SANITARY SEWER APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY SANITARY SEWER DEPARTMENT THIS _____ DAY OF _____ A.D. 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

DRAWING: JDMC