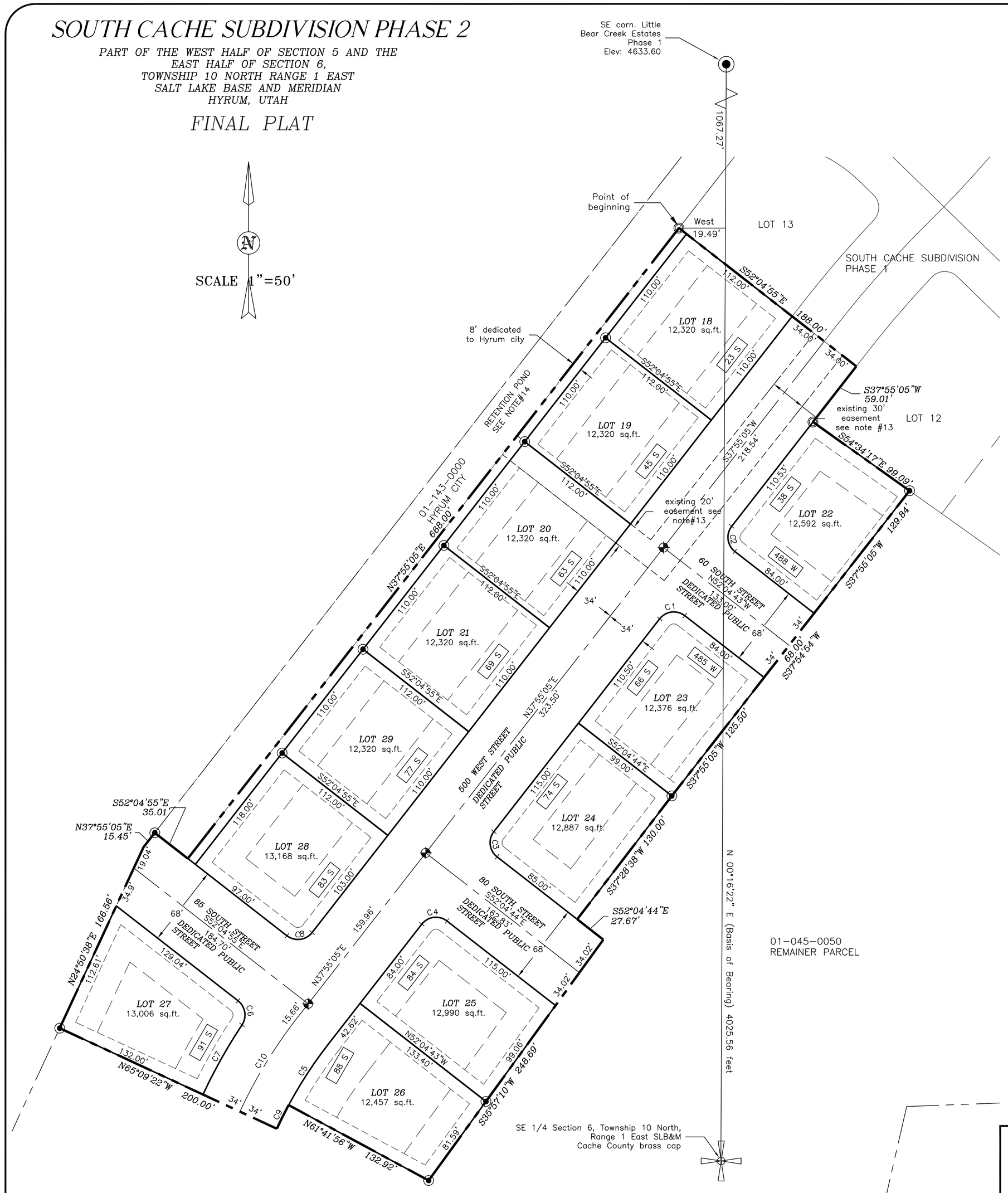
SOUTH CACHE SUBDIVISION PHASE 2

PART OF THE WEST HALF OF SECTION 5 AND THE
EAST HALF OF SECTION 6,
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

FINAL PLAT

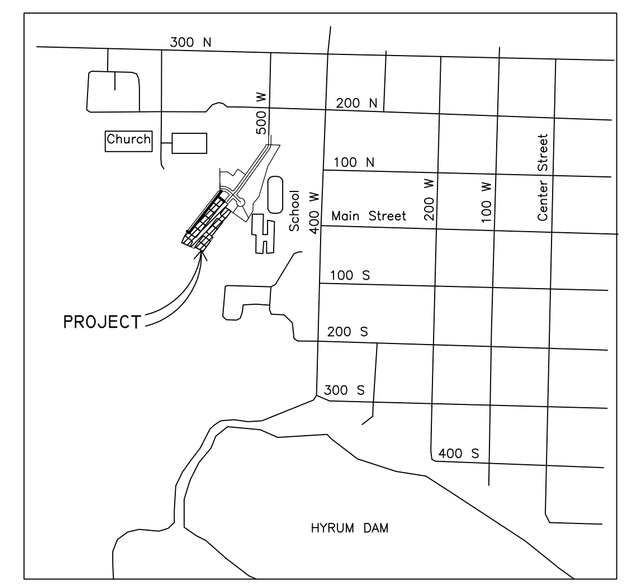
SCALE 1"=50'



NOTES:

1. OWNER:
   SIERRA HOMES
   TREMONTON, UTAH
2. ZONING– R–2 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES– 5.45
   NUMBER OF LOTS– 12 (3.47 acres)
   MIN. LOT SIZE: 12,000 S.F.
   DEDICATED AREA– 0.12 acres
   DEDICATED ROAD AREA– 1.86 acres
4. SETBACKS
   FRONT AND REAR– 30 FT
   CORNER LOTS– 30 FT
5. EASEMENTS–UNLESS OTHERWISE NOTED
   FRONT AND REAR– 10 FT
   SIDEYARD– 5 FT
6. THE BASIS OF BEARING IS N 00°16'22" E BETWEEN THE SOUTHEAST CORNER OF SECTION 6 AND A REEVE REBAR FOUND AT THE SOUTHEAST CORNER OF LITTLE BEAR CREEK ESTATES PHASE 1.
7. 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
8. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
9. TWO TREES PER LOT, (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
10. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
11. THIS SUBDIVISION IS BOUND BY RESTRICTIVE COVENANTS WHICH REQUIRE ALL LOT AND HOME OWNERS TO ABIDE BY CERTAIN GUIDELINES FOR THE BENEFIT OF ALL HOMEOWNERS WITHIN THE SUBDIVISION.
12. AREAS IN HYRUM HAVE GROUNDWATER PROBLEMS DUE TO THE VARYING DEPTHS OF THE WATER TABLE. THE CITY'S APPROVAL OF A BUILDING PERMIT OR CONSTRUCTION PLANS DOES NOT CONSTITUTE A REPRESENTATION BY THE CITY THAT CONSTRUCTION AT ANY SPECIFIED ELEVATION OR LOCATION WILL SOLVE SUBSURFACE OR GROUNDWATER PROBLEMS. RESPONSIBILITY FOR THESE CONCERNS, AND ALL OTHER SUCH CONCERNS RELATED TO A LOT OR OTHER BUILDING SITE, REMAINS SOLELY WITH THE BUILDING PERMIT APPLICANT, PROPERTY OWNER AND/OR CONTRACTOR.
13. THE FOLLOWING EASEMENTS WERE DEDICATED TO HYRUM CITY AS PART OF SOUTH CACHE SUBDIVISION PHASE 1.
14. LOT OWNERS ADJACENT TO THE RETENTION BASIN ARE RESPONSIBLE FOR MAINTAINING ITS OPERATIONAL INTEGRITY AND APPEARANCE. THE BASIN SHALL NOT BE FILLED–IN OR OTHERWISE MODIFIED TO DEVIATE FROM ITS APPROVED CONFIGURATION. ADJACENT LANDOWNERS ARE REQUIRED TO ESTABLISH AND MAINTAIN A TURF LANDSCAPE WITHIN AND AROUND THE BASIN.
15. RESIDENTIAL DWELLINGS PROPOSED TO BE CONSTRUCTED WITH BASEMENTS IN THIS SUBDIVISION SHALL REQUIRE PRIOR APPROVAL BY HYRUM CITY. ANY SUCH APPROVAL SHALL CONSIDER THE FINDINGS AND RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY THE LOT OWNER. THE REPORT SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH. THE REPORT SHALL PROVIDE:
   a) measured groundwater (water table) levels and the expected variation.
   b) proposed lot grading.
   c) types and depths of foundations (e.g., the depth of the planned basement).
   d) specific design recommendations for a foundation drainage system.
   e) potential impacts on adjacent structures (e.g., settlement) due to groundwater level lowering resulting from drainage of the foundation.

   REGARDLESS OF THE CONTENT AND FINDINGS OF THE GEOTECHNICAL INVESTIGATION REPORT, APPROVAL OF BASEMENT CONSTRUCTION SHALL BE AT THE SOLE DISCRETION OF HYRUM CITY. SLAB–ON–GRADE CONSTRUCTION SHALL NOT REQUIRE A GEOTECHNICAL INVESTIGATION REPORT OR SPECIAL APPROVAL BY HYRUM CITY.
16. FOUNDATION DRAINAGE SYSTEMS SHALL BE CONSTRUCTED TO DISCHARGE TO THE STREET OR CONNECT TO A LAND DRAIN OR STORM DRAIN SYSTEM WITHOUT OBSTRUCTING OR IMPAIRING PEDESTRIAN AND VEHICULAR ACCESS. ANY SUCH DISCHARGE OR CONNECTION SYSTEM SHALL BE PERMANENT AND SUBJECT TO APPROVAL BY HYRUM CITY. CONNECTION TO THE HYRUM CITY MUNICIPAL SEWER COLLECTION SYSTEM IS STRICTLY PROHIBITED.
17. AS PART OF THE PUBLIC IMPROVEMENT REQUIREMENT FOR THIS SUBDIVISION AT LEAST ONE MONITORING WELL (PIEZOMETER) SHALL BE INSTALLED FOR EACH FOUR LOTS. THE PIEZOMETER SHALL BE PLACED IN THE LANDSCAPED PARK STRIP WITHIN A PUBLIC STREET RIGHT–OF–WAY AS DIRECTED BY HYRUM CITY.



VICINITY MAP

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.56	15.00	90°00'12"	21.21	S82°55'11"W
C2	23.56	15.00	89°59'48"	21.21	S07°04'49"E
C3	23.56	15.00	89°59'49"	21.21	S07°04'50"E
C4	23.56	15.00	90°00'11"	21.21	S82°55'10"W
C5	61.43	366.00	9°36'58"	61.35	S33°06'36"W
C6	22.45	15.00	85°44'29"	20.41	N09°12'40"W
C7	66.78	434.00	8°48'56"	66.71	S29°15'06"W
C8	23.56	15.00	90°00'00"	21.21	N82°55'05"E
C9	22.09	366.00	3°27'29"	22.09	S26°34'23"W
C10	91.27	400.00	13°04'27"	91.08	S31°22'52"W

LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJOINER
- ROAD ℄
- SETBACK
- EASEMENT
- SET 5/8" REBAR W/ CAP 275617
- FOUND EXISTING REBAR
- STREET MONUMENT
- ADDRESS BLOCK

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as SOUTH CACHE SUBDIVISION PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 20__.

PROFESSIONAL LAND SURVEYOR 275617 BRIAN G. LYON STATE OF UTAH

BOUNDARY DESCRIPTION

Part of the West Half of Section 5 and the East Half of Section 6, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Little Bear Creek Estates Phase 1, monumented with a Reeve rebar and cap; thence S 00°16'22" W (Basis of bearing on a line toward the Southeast corner of Section 6) 1067.27 feet; thence West 19.49 feet to the Point of Beginning at the Southwest corner of South Cache Subdivision Phase 1 monumented with a Smith rebar and cap and running; thence along the south boundary of South Cache Subdivision Phase 1 the next three courses; (1) thence S 52°04'55" E 188.00 feet; (2) thence S 37°55'05" W 59.01 feet; (3) thence S 54°34'17" E 99.09 feet; thence S 37°55'05" W 129.84 feet; thence S 37°54'54" W 68.00 feet; thence S 37°55'05" W 125.50 feet; thence S 37°28'38" W 130.00 feet; thence S 52°04'44" E 27.67 feet; thence S 35°57'10" W 248.69 feet; thence N 61°41'56" W 132.92 feet; thence 22.09 feet along a non–tangential curve to the left having a radius of 366.00 feet, the center bears S 61°41'53" E, a central angle of 03°27'29", and a chord which bears S 26°34'23" W 22.09 feet; thence thence N 65°09'22" W 200.00 feet; thence N 24°50'38" E 166.56 feet; thence N 37°55'05" E 15.45 feet; thence S 52°04'55" E 35.01 feet; thence N 37°55'05" E 668.00 to the point of beginning containing 5.45 acres

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above–described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract South Cache Subdivision Phase 2, 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 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, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this _____ day of _____, 20___.

_____

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH SS
COUNTY OF CACHE

ON THIS _____ DAY OF _____, 20___, _____ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of _____, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____, 20___, PERSONALLY BEFORE ME _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY (HE/SHE) EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____ RESIDING AT_____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

_____ Hyrum City Power

_____ Questar Gas

_____ Comcast Cable

_____ Qwest Communications

_____ Hyrum Sewer

_____ Hyrum Water

ENGINEER'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 the city ordinance.

_____ Date _____ City Engineer

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____

Date _____ Time _____ Fee _____
Entry _____

Index _____ Filed in: File of plats _____ County Recorder

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 _____ Date

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Planning Commission chairman this _____ day of _____ A.D., 20___, at which time this subdivision was recommended to the City Council for approval.

_____ Planning Commission Chairman _____ Date

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 county ordinance, and state law.

_____ Date _____ County Surveyor

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 20___.

_____ City Attorney

REVISIONS:
2–2014

SCALE	DATE	DRAWING
1"=50'	4–2011	sierrahyrum.DWG
	DRAWN BY	
	BGL	

PROJECT
SOUTH CACHE SUBDIVISION PHASE 2
PART OF THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HYRUM, UTAH
FINAL PLAT

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755–5121