

**CITY COUNCIL MEETING
DECEMBER 4, 2014
SOUTHRIDGE SUBDIVISION PHASE 5
FINAL PLAT
1110 EAST 180 SOUTH**

ZONING- OK R-2

UTILITIES- All stubbed to the property

CURB, GUTTER, AND SIDEWALKS- Curb & gutter will be installed on all streets with sidewalks running in front of all homes.

ROADS- Designed at city standards.

NOTES- This is the final phase of this subdivision. Two lots have been added to the total number of lots from the original plat. Everything else has remained the same.

SCALE 1"=50'

SOUTHRIDGE ACRES PHASE 5

PART OF THE SOUTH HALF OF SECTION 3
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

FINAL PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C101	77.18	49.00	90°15'06"	S45°32'51"W	69.45
C102	23.63	15.00	90°15'06"	S45°32'51"W	21.26
C103	45.78	61.00	42°59'47"	S21°55'12"W	44.71
C104	49.95	61.00	48°54'41"	S66°52'24"W	48.56
C105	23.80	15.00	90°54'30"	N45°52'33"E	21.38
C106	70.26	3049.50	1°18'12"	N89°19'48"W	70.26
C107	23.26	15.00	88°49'43"	S43°59'33"E	21.00
C108	37.33	2950.50	0°43'29"	S88°46'10"E	37.33
C109	84.26	3049.50	1°34'59"	N89°11'55"W	84.25

LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	ADJOINER
---	ROAD &
---	SETBACK
---	EASEMENT
○	SET 5/8" REBAR W/ CAP 275617
○	FOUND EXISTING REBAR
+	STREET MONUMENT
□	ADDRESS BLOCK

- NOTES:
- OWNER: KARTCHNER LAND MANAGEMENT, INC.
801 WEST 1700 SOUTH SUITE A
LOGAN, UTAH 84301
 - ZONING: R-2 SINGLE FAMILY RESIDENTIAL
 - TOTAL ACRES: 8.39
NUMBER OF LOTS: 19
MIN. LOT SIZE: 10,374 S.F.
 - SETBACKS:
FRONT AND REAR - 30 FT
SIDE YARD - 8 & 10 FOR INTERIOR LOTS
CORNER LOTS - 30 FT
 - EASEMENTS:
FRONT AND REAR - 10 FT
SIDEYARD - 5 FT
 - A CLOCKWISE ROTATION OF 00°00'08" WOULD BE REQUIRED TO MATCH SOUTHRIDGE ACRES PHASE 2.
 - THE BASIS OF BEARING IS N 00°05'40" W BETWEEN THE SOUTHEAST AND EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN.
 - 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS.
 - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE 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.
 - TWO TREES PER LOT. (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.

BOUNDARY DESCRIPTION

Part of the South Half of Section 3, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at Southeast Corner of Section 3, Township 10 North, Range 1 East, Salt Lake Base and Meridian monumented with a Brass Cap; thence N 00°05'40" W (Basis of Bearing) 1093.06 feet along the east line of the Southeast Quarter of said Section 3; thence West 2981.39 feet to the True point of beginning on the West Corner of Lot 69, Southridge Acres Phase 4 Subdivision and running thence S 89°40'01" W 294.51 feet; thence S 00°10'07" W 985.77 feet to the north right-of-way of 300 South Street; thence along said right-of-way the following four courses: (1) thence S 89°59'24" E 18.87 feet; (2) thence 84.26 feet along a curve to the right having a radius of 3,049.50 feet a central angle of 1°34'59", and a chord which bears S 89°11'55" E 84.25 feet; (3) thence S 88°24'25" E 134.30 feet; (4) thence 37.33 feet along a curve to the left having a radius of 2,950.50 feet, a central angle of 0°43'29", and a chord which bears S 88°46'10" E 37.33 feet to the Southwest Corner of Southridge Acres Phase 4 Subdivision; thence along said subdivision the following four courses: (1) thence N 00°40'24" E 812.31 feet; (2) thence N 00°40'24" E 88.00 feet; (3) thence S 89°18'58" E 17.54 feet; (4) thence N 03°06'59" W 113.32 feet to the point of beginning, containing 8.39 acres.

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 SOUTHRIDGE ACRES SUBDIVISION PHASE 5, and that the same has been surveyed and staked on the ground as shown on this plat.

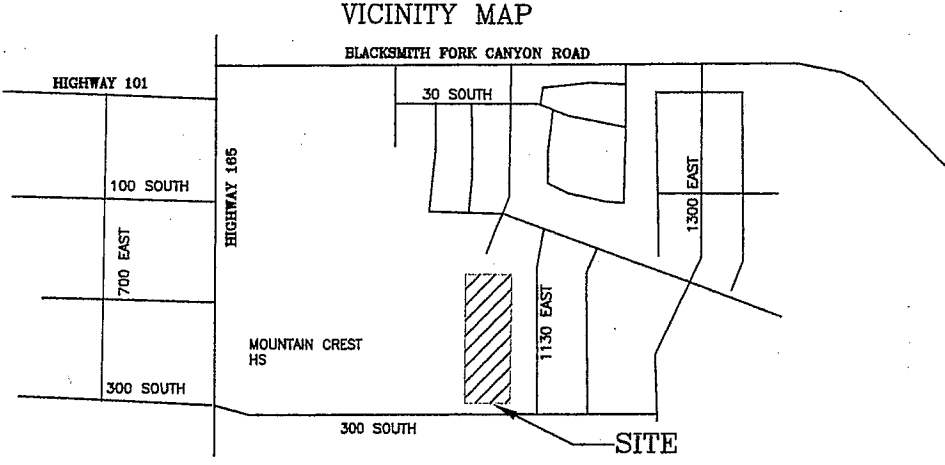
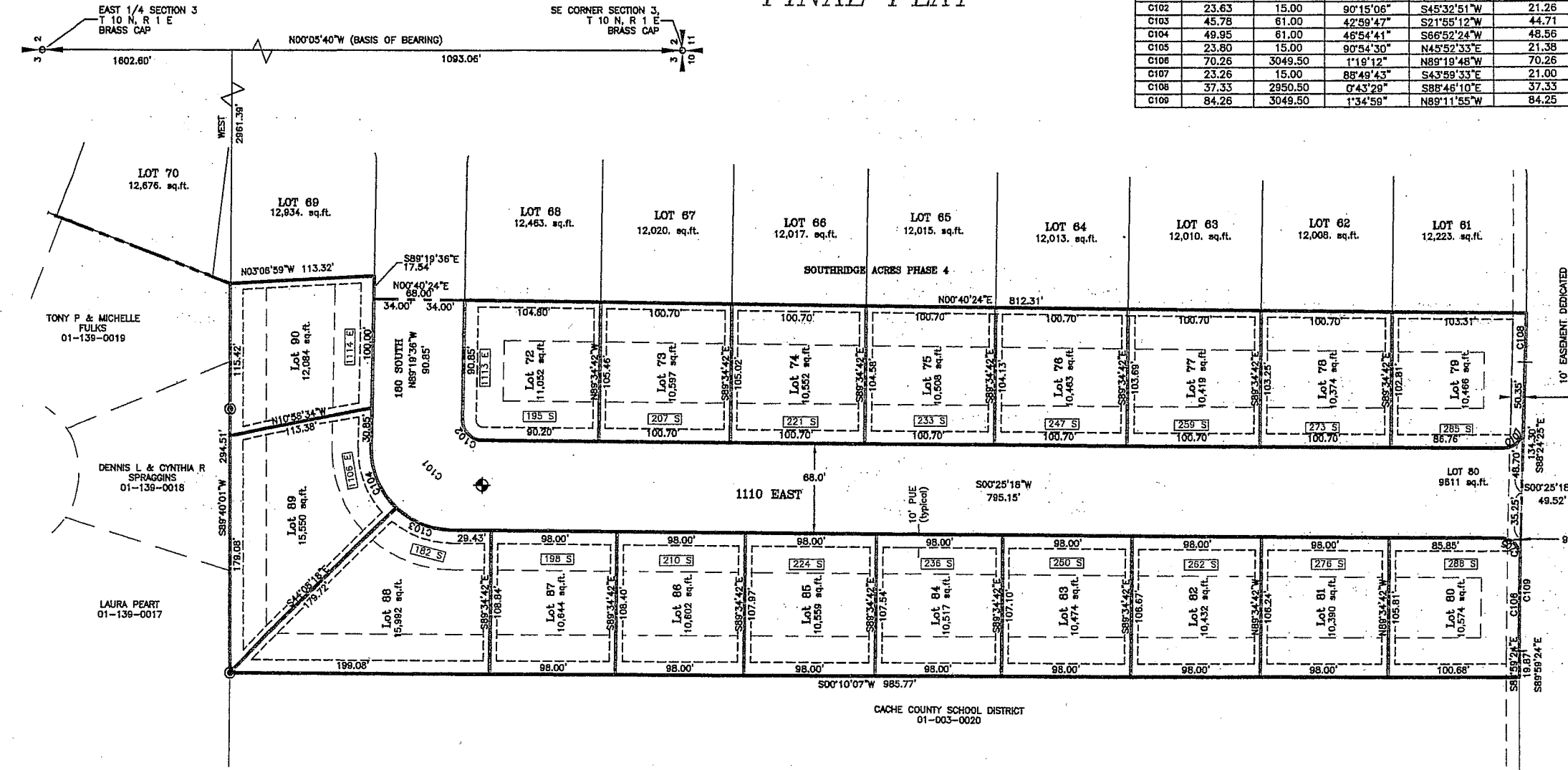
Signed on this _____ day of _____, 20____.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
STATE OF UTAH

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 Southridge Acres Subdivision Phase 5, 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____.



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 _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Questar Gas _____

Comcast Cable _____

Century Link 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 _____

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

On the _____ day of _____, A.D., 20____, personally appeared before me, _____, the signer(s) of the above Owner's Dedication, of Kartchner Land Management, Inc., a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public _____

Residing at: _____

APPROVAL AS TO FORM

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

City Attorney _____

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 _____

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 _____

REVISIONS:

DATE	DATE	DATE
11-2014		

SCALE 1"=60'

DRAWN BY BGL

FINALP5VS.DWG

SOUTHRIDGE ACRES PHASE 5

PART OF THE SOUTH HALF OF SECTION 3
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

PLAT

PROJECT

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

SHEET 1 OF 2 SHEETS