



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: April 15, 2024
Re: Chalk Creek Estates Phase 2 Subdivision Plat Amendment (re-subdivision/lot addition)
Action: Public Hearing and Possible Recommendation

Chalk Creek Estates Phase 2 Subdivision Plat Amendment

REQUEST

Review, discuss, conduct public hearing, and possibly recommend approval of a plat amendment of the Chalk Creek Estates Phase 2 Subdivision to re-subdivide the plat with Parcel CT-317 for an additional lot.

BACKGROUND

The subdivision property is located at approximately 500 East Chalk Creek Run Drive as shown on the aerial map as *Attachment A*. Parcel CT-317 is located adjacent to the subdivision on the east as also shown on the aerial map. The Chalk Creek Estates Phase 2 Subdivision was recorded on June 26, 2023. *Attachment B* includes a copy of the recorded plat.

Attachment C includes the applicants description of the proposed plat amendment.

ANALYSIS

Attachment D includes the proposed amended subdivision plat showing the location of the proposed additional Lot 211. The plat amendment also requires a lot line adjustment of Parcel CT-317 to separate the area of Lot 211 from the parcel.

With the new access connection of Chalk Creek Estates Phase 4 Subdivision with 50 North (currently under construction) the proposed additional lot in Phase 2 will comply with the access requirements of the development code.

The overall property within the Chalk Creek Estates Subdivisions and Parcel CT-317 is zoned Medium Density Residential (R-2) which allows the lot addition to Phase 2. Future development of Parcel CT-317 will account for the land area used for Lot 2 and be reflected on a lot-line adjustment plat.

Required Review Process

According to Chapter 03-030 of the development code, subdivision plat amendments that involve any new lots or streets require review, public hearing, and recommendation by the Planning Commission and a public hearing and approval by the City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, conduct a public hearing, and consider recommending approval of the Chalk Creek Estates Subdivision Phase 2 Plat Amendment to the City Council with the following condition:

1. Any remaining items of the subdivision plat amendment shall be addressed by the applicant and verified by Staff for compliance with the development code prior to City Council review and approval.
2. The applicant shall prepare and submit a lot-line adjustment application for Parcel CT-317 to account for the land area used for the additional lot in the plat amendment.

As an alternative action, the Planning Commission may provide additional direction to Staff and/or the applicant regarding the proposed plat amendment for continued review and consideration at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Recorded Chalk Creek Estates Phase 2 Subdivision Plat
- C.** Applicant's Description of Plat Amendment
- D.** Proposed Chalk Creek Phase 2 Subdivision Amended Plat



Summit County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

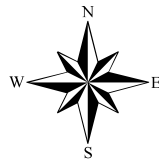


Parcel CT-317

Summit County Parcel Viewer Application

Printed on: 4/10/2024

Imagery courtesy of Google



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

1 in = 188 feet

CHALK CREEK ESTATES PHASE 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

CHALK CREEK ESTATES PHASE 2

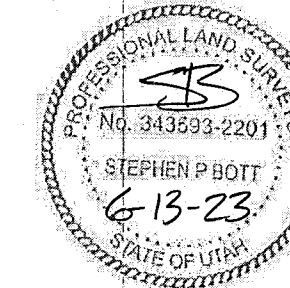
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'18" EAST 5313.89 FEET MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNERS RESPECTIVELY OF SAID SECTION 9), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED ON THAT RECORD OF SURVEY #3809, PREPARED BY RICHARD JOHNSON, RECORDED SEPTEMBER 20, 2000 AT THE SUMMIT COUNTY SURVEYORS OFFICE, SAID POINT BEING LOCATED NORTH 00°11'18" EAST ALONG QUARTER SECTION LINE 1893.22 FEET AND EAST 276.52 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 18°30'00" WEST ALONG THE WEST LINE OF SAID SURVEY 144.13 FEET TO A POINT OF CURVATURE; THENCE SOUTH 83°22'27" EAST 78.03 FEET ALONG SAID STREET TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°16'32" (CHORD BEARS NORTH 85°59'17" EAST 81.22 FEET); THENCE SOUTH 18°30'00" EAST 128.14 FEET; THENCE SOUTH 19°24'16" WEST 64.59 FEET TO THE CENTERLINE OF CHALK CREEK; THENCE WESTERLY ALONG THE CENTER OF SAID CREEK NORTH 65°54'13" WEST 117.61 FEET AND NORTH 82°20'38" WEST 17.59 FEET, AND SOUTH 79°54'46" WEST 7.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 339,273 SQ.FT. (7.79 ACRES)



Stephen P. Bott 6-13-23
STEPHEN P. BOTT DATE
LICENSE NO. 343593-2201

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAN AND NAME SAID TRACT OF LAND

CHALK CREEK ESTATES PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN PARCELS AND STRIPS OF GROUND AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY COALVILLE CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF COALVILLE CITY ORDINANCES.

SIGNED THIS 14 DAY OF June, 2023

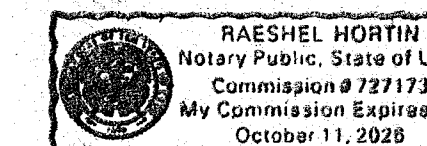
Chris A. Boyer, Manager
CHRIS A. BOYER, MANAGER OF BOYER FAMILY INVESTMENTS LLC.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT)

ON THE 20 DAY OF June, A.D., 2023, CHRIS BOYER, MANAGER OF BOYER FAMILY INVESTMENTS LLC, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 2026 October 11
NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY



CHALK CREEK ESTATES PHASE 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

ENTRY NO. 1206205 FEE PAID 112 FILED FOR RECORD AND RECORDED THIS 26th DAY OF June, 2023 AT 2:15 PM IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
FOR: BOYER FAMILY INVESTMENT
SUMMIT COUNTY RECORDER
BY: Katy Steiner DEPUTY RECORDER

PARCEL A

A PARCEL OF LAND FOR A STORM DRAIN DETENTION POND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'18" EAST 5313.89 FEET MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNERS RESPECTIVELY OF SAID SECTION 9), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED ON THAT RECORD OF SURVEY #3809, PREPARED BY RICHARD JOHNSON, RECORDED SEPTEMBER 20, 2000 AT THE SUMMIT COUNTY SURVEYORS OFFICE, SAID POINT BEING LOCATED NORTH 00°11'18" EAST ALONG QUARTER SECTION LINE 1893.22 FEET AND EAST 276.52 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 18°30'00" WEST ALONG THE WEST LINE OF SAID SURVEY 144.13 FEET TO A POINT OF CURVATURE; THENCE SOUTH 83°22'27" EAST 78.03 FEET ALONG SAID STREET TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°16'32" (CHORD BEARS NORTH 85°59'17" EAST 81.22 FEET); THENCE SOUTH 18°30'00" EAST 128.14 FEET; THENCE SOUTH 19°24'16" WEST 64.59 FEET TO THE CENTERLINE OF CHALK CREEK; THENCE WESTERLY ALONG THE CENTER OF SAID CREEK NORTH 65°54'13" WEST 117.61 FEET AND NORTH 82°20'38" WEST 17.59 FEET, AND SOUTH 79°54'46" WEST 7.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 23,256 SQ.FT. (0.54 ACRES)

FUTURE POSSIBLE TRAIL EASEMENT

A STRIP OF LAND FOR AN EASEMENT 15 FEET WIDE, 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'18" EAST 5313.89 FEET MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNERS RESPECTIVELY OF SAID SECTION 9):

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED ON THAT RECORD OF SURVEY #3809, PREPARED BY RICHARD JOHNSON, RECORDED SEPTEMBER 20, 2000 AT THE SUMMIT COUNTY SURVEYORS OFFICE, SAID POINT BEING LOCATED NORTH 00°11'18" EAST ALONG QUARTER SECTION LINE 1893.22 FEET AND EAST 276.52 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE EASTERLY THE FOLLOWING COURSES: (L1) SOUTH 87°48'49" EAST 44.87 FEET, (L2) SOUTH 72°30'40" EAST 39.86 FEET, (L3) SOUTH 67°53'17" EAST 38.33 FEET, (L4) SOUTH 58°16'19" EAST 41.40 FEET, (L5) SOUTH 54°49'14" EAST 37.77 FEET, (L6) SOUTH 40°30'36" EAST 66.34 FEET, (L7) SOUTH 38°13'31" EAST 15.88 FEET, (L8) SOUTH 33°54'28" EAST 26.63 FEET, (L9) SOUTH 29°54'55" EAST 15.93 FEET, (L10) SOUTH 85°02'47" EAST 39.67 FEET, (L11) NORTH 71°31'16" EAST 35.91 FEET, (L12) NORTH 81°46'05" EAST 15.34 FEET, (L13) NORTH 81°46'05" EAST 16.54 FEET, (L14) NORTH 75°54'55" EAST 34.03 FEET, (L15) NORTH 86°17'55" EAST 27.46 FEET, (L16) NORTH 80°20'44" EAST 31.44 FEET, (L17) NORTH 26°26'12" EAST 29.08 FEET, (L18) NORTH 12°53'46" EAST 27.22 FEET, (L19) NORTH 21°48'17" EAST 26.61 FEET, (L20) NORTH 40°02'28" EAST 26.58 FEET, (L21) NORTH 64°08'45" EAST 36.68 FEET, (L22) NORTH 70°43'39" EAST 29.40 FEET, (L23) NORTH 70°51'50" EAST 15.72 FEET, (L24) 75°18'35" EAST 61.20 FEET, (L25) NORTH 87°52'39" EAST 62.21 FEET, AND (L26) SOUTH 85°52'38" EAST 39.05 FEET TO AN EXISTING FENCE.

CONTAINING: 13,217 SQ.FT. (0.3 ACRES)

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 83°22'27" E	85.34	L23	S 54°49'14" E	37.77
L2	S 75°49'54" E	15.00	L24	S 40°30'46" E	66.34
L3	N 71°30'00" E	60.00	L25	S 38°13'31" E	15.88
L4	N 18°30'00" W	50.00	L26	S 33°54'28" E	26.63
L5	S 06°45'24" E	74.22	L27	S 69°37'53" E	15.93
L6	S 11°58'40" E	14.78	L28	S 85°02'47" E	39.67
L7	S 86°49'12" E	50.00	L29	N 71°31'16" E	35.91
L8	S 89°41'38" W	11.62	L30	N 81°46'05" E	15.34
L9	N 76°52'23" W	81.28	L31	N 81°46'05" E	16.54
L10	S 63°24'11" W	104.82	L32	N 75°54'55" E	34.03
L11	S 33°42'43" W	111.67	L33	N 86°17'55" E	27.46
L12	S 76°22'00" W	98.41	L34	N 80°20'44" E	31.44
L13	S 80°45'16" W	100.69	L35	N 26°26'12" E	29.08
L14	N 82°53'48" W	83.46	L36	N 12°53'46" E	27.22
L15	N 36°04'29" W	129.89	L37	N 21°48'17" E	26.61
L16	N 65°54'13" W	117.61	L38	N 40°02'28" E	26.58
L17	N 82°20'38" W	17.59	L39	N 64°08'45" E	36.68
L18	S 79°54'46" W	7.32	L40	N 70°43'39" E	29.40
L19	S 87°48'49" E	44.87	L41	N 70°51'50" E	15.72
L20	S 72°30'40" E	39.86	L42	N 75°18'35" E	61.20
L21	S 67°52'39" E	38.33	L43	S 87°52'39" E	62.21
L22	S 58°16'19" E	41.40	L44	S 85°52'38" E	39.05

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	31.33	20.00	89°45'43"	28.23	S 42°10'37" E
C2	85.51	195.00	25°07'33"	84.83	N 84°03'47" E
C3	39.29	105.00	21°26'31"	39.07	S 82°13'16" W
C4	74.55	170.00	25°07'33"	73.95	N 84°03'47" E
C5	31.42	20.00	90°00'00"	28.28	N 26°30'00" E
C6	31.42	20.00	90°00'00"	28.28	S 63°30'00" E
C7	24.33	130.00	10°43'16"	24.29	S 76°51'38" W
C8	24.33	130.00	10°43'16"	24.29	S 87°34'53" W
C9	31.54	20.00	90°21'25"	28.37	N 47°45'49" E
C10	29.94	80.00	21°26'31"	29.76	S 82°13'16" W
C11	14.78	220.00	3°51'01"	14.78	N 73°25'31" E
C12	81.69	220.00	21°16'32"	81.22	N 85°59'17" E

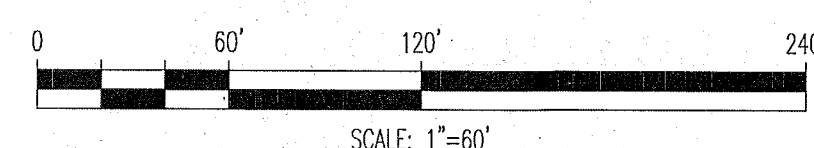
NORTH SUMMIT FIRE DISTRICT

APPROVED THIS 13 DAY OF June, 2023, BY THE NORTH SUMMIT FIRE DISTRICT.

Benjamin Wilcox
MANAGER

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- ◆ NEW CENTERLINE MONUMENT
- ◆ SECTION CORNER
- ◆ POB POINT OF BEGINNING
- ◆ PUR&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPERTY CORNER



FOUND ALUMINUM CAP MONUMENT
NORTH QUARTER CORNER
OF SECTION 9 T2N, R5E, SL&8M

N 00°11'18" E 5313.89 MEASURED
N 00°11'18" E 1893.22

FOUND BRASS CAP MONUMENT
SOUTH QUARTER CORNER
OF SECTION 9 T2N, R5E, SL&8M

PINNACLE
Engineering & Land Surveying, Inc.
327 WEST GORDON AVE. #3 LAYTON, UT 84041
Phone: (801) 773-1918 Fax: (801) 773-1925

NOTES:

- BUILDABLE ENVELOPES:
FRONT SETBACK 20 FT
STREET SIDE YARD SETBACK 20 FT
SIDE YARD SETBACK 12 FT
REAR YARD SETBACK 12 FT
- DEDICATED 15-FT-WIDE EASEMENT FOR FUTURE POSSIBLE CLASS II TRAIL IN FAVOR OF COALVILLE CITY.
- PARCEL A SHALL BE SEEDED AND MAINTAINED IN DROUGHT TOLERANT NATIVE GRASS MIX PART OF THE STORM DRAIN SYSTEM

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS 26th DAY OF June, 2023

Jeff Ward, Coordinator
SUMMIT COUNTY SAFETY ANSWERING POINT

ROCKY MOUNTAIN POWER

APPROVED THIS 14th DAY OF June, 2023, BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

Rocky Mountain Power Representative

DOMINION ENERGY

APPROVED THIS 14th DAY OF June, 2023, BY A REPRESENTATIVE OF DOMINION ENERGY.

Dominion Energy Representative

CITY ATTORNEY'S APPROVAL

APPROVED THIS 22nd DAY OF June, 2023, BY THE COALVILLE CITY ATTORNEY.

Coalville City Attorney

PLANNING COMMISSION APPROVAL

APPROVED THIS 14th DAY OF June, 2023, BY THE COALVILLE CITY PLANNING COMMISSION.

Chairman, Coalville City Planning Commission

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAN AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS 23rd DAY OF June, 2023.

Christina P. Thomson
COALVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS DAY OF June, 2023, BY THE COALVILLE CITY COUNCIL.

Coalville City Recorder

17-0246

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S) STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

Chalk Creek Estates Phase 2 Subdivision – 1st Amendment

February 26, 2024

Amendment overview:

To adopt the piece of property/lot which is located at approximately 500 E. Creek Run Drive into the Chalk Creek Phase 2 Subdivision.

Background:

All the improvements were made for this piece of property/lot when we developed Chalk Creek Estates Phase 2, but we were not able to include it in Phase 2 because we had already met the (30) lot max for a single egress. Now that we're tying 50 North into Phase 2, and a second egress will provide, we'd like to adopt this piece of property/lot into Phase 2.

Use of land:

We are planning to build a single-family home on this property which will be like the other homes that we have built in Phases 1 & 2.

Water rights:

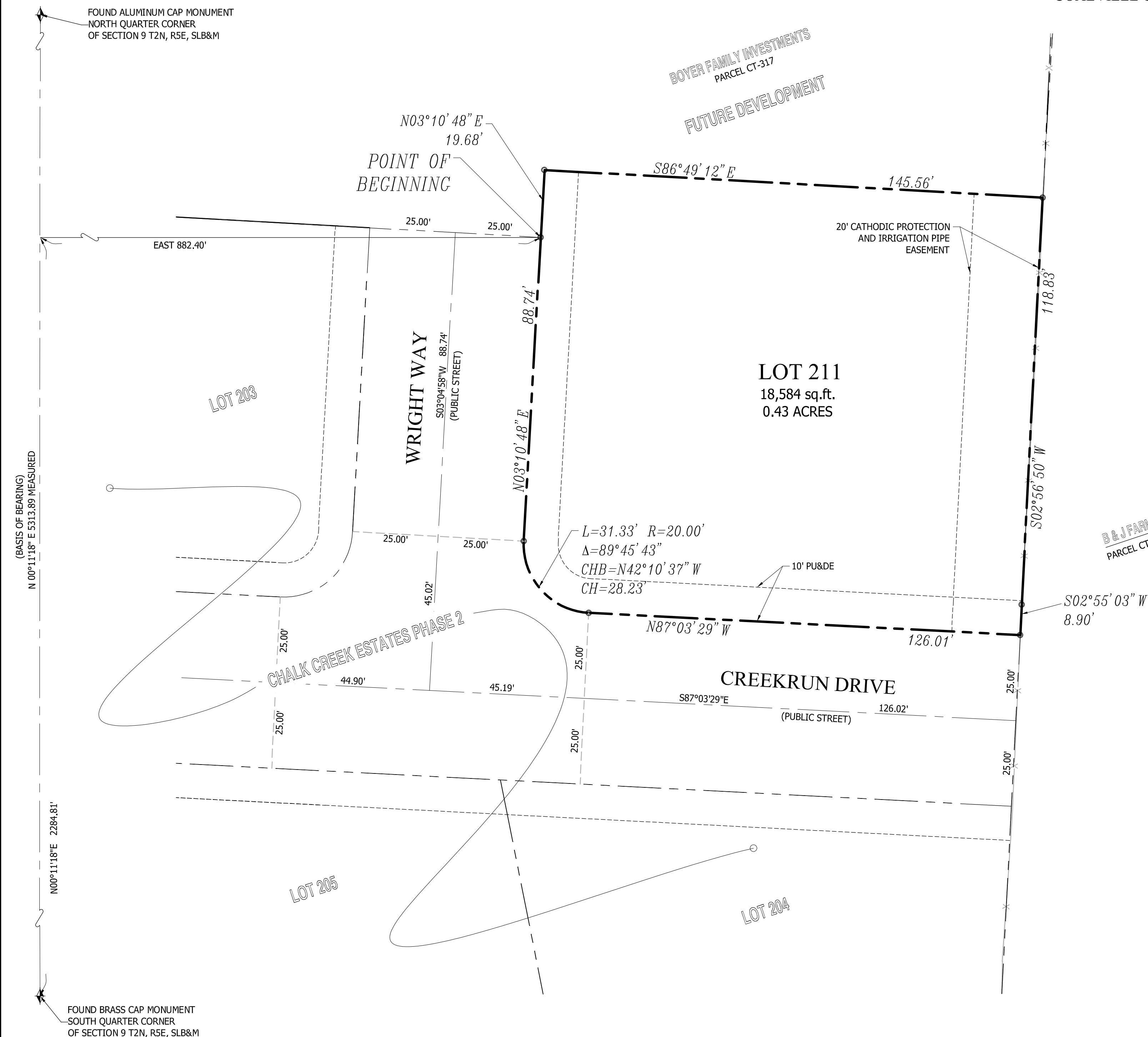
We are planning to turn in water shares to meet the requirements for this piece of property/lot.

Alan Stanford

(801)845-8000

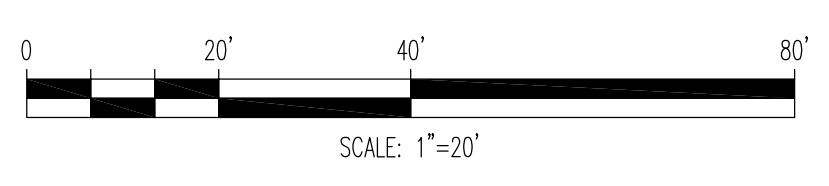
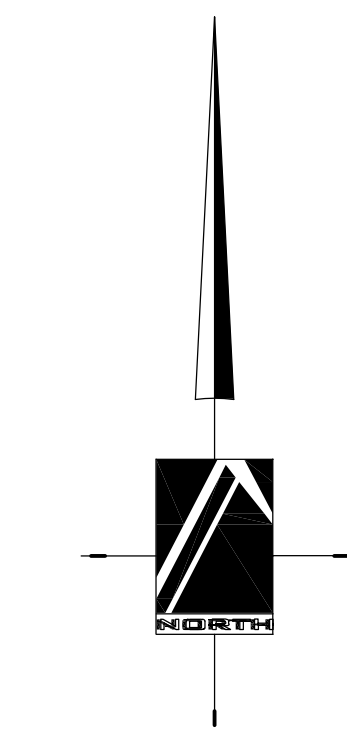
CHALK CREEK ESTATES PHASE 2 - 1ST AMENDMENT

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH



- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTER / SECTION LINE
 - STREET RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - ✚ NEW CENTERLINE MONUMENT
 - ◆ SECTION CORNER
 - POB POINT OF BEGINNING
 - PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
 - PROPERTY CORNER

- NOTES:**
- 1- BUILDABLE ENVELOPES:
- FRONT SETBACK 20 FT
 - STREET SIDE YARD SETBACK 20 FT
 - SIDE YARD SETBACK 12 FT
 - REAR YARD SETBACK 12 FT



NORTH SUMMIT FIRE DISTRICT

APPROVED THIS _____ DAY OF _____, 20____,
BY THE NORTH SUMMIT FIRE DISTRICT.

MANAGER

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER 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 BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

CHALK CREEK ESTATES PHASE 2 - 1ST AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'18" EAST 5313.89 FEET MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNERS RESPECTIVELY OF SAID SECTION 9), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY BOUNDARY OF CHALK CREEK PHASE 2 SUBDIVISION, A PLAT RECORDED AT THE SUMMIT COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 00°11'18" EAST ALONG QUARTER SECTION LINE 2284.81 FEET AND EAST 882.40 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 03°10'48" EAST 19.68 FEET; THENCE SOUTH 86°49'12" EAST 145.56 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 02°56'50" WEST 118.83 FEET AND SOUTH 02°55'03" WEST 8.90 FEET ALONG SAID FENCE LINE TO THE NORTH LINE OF CREEKRUN DRIVE AS DEPICTED ON SAID SUBDIVISION PLAT; THENCE NORTH 87°03'29" WEST ALONG THE NORTH LINE OF SAID STREET 126.01 FEET TO A POINT OF CURVATURE; THENCE 31.33 FEET ALONG THE ARC OF A 20.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°45'43" (CHORD BEARS NORTH 42°10'37" WEST 28.23 FEET) TO A POINT OF TANGENCY AND THE EAST LINE OF WRIGHT WAY AS SHOWN ON SAID SUBDIVISION PLAT; AND THENCE NORTH 03°10'48" EAST ALONG THE EAST LINE OF SAID STREET 88.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 18,584 SQ. FT. (0.43 ACRES)

STEPHEN P. BOTT _____ DATE _____
LICENSE NO. 343593-2201

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT OF LAND

CHALK CREEK ESTATES PHASE 2 - 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN PARCELS AND STRIPS OF GROUND AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY COALVILLE CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF COALVILLE CITY ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20____.

CHRIS A. BOYER, MANAGER OF BOYER FAMILY INVESTMENTS LLC.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNER (

) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME

THAT HE, SHE, OR THEY SIGNED IT FREELY, VOLUNTARILY, AND HAVING AUTHORITY FOR THE

USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CHALK CREEK ESTATES PHASE 2 - 1ST AMENDMENT

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

SUMMIT COUNTY RECORDER
BY: _____ DEPUTY RECORDER

PINNACLE
Engineering & Land Surveying, Inc.
327 WEST GORDON AVE. #3 Phone: (801) 773-1910
LAYTON, UT 84041 Fax: (801) 773-1925

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20____,
BY A REPRESENTATIVE OF DOMINION ENERGY.

DOMINION ENERGY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY ATTORNEY.

COALVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY PLANNING COMMISSION.

CHAIRMAN, COALVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20____.

COALVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

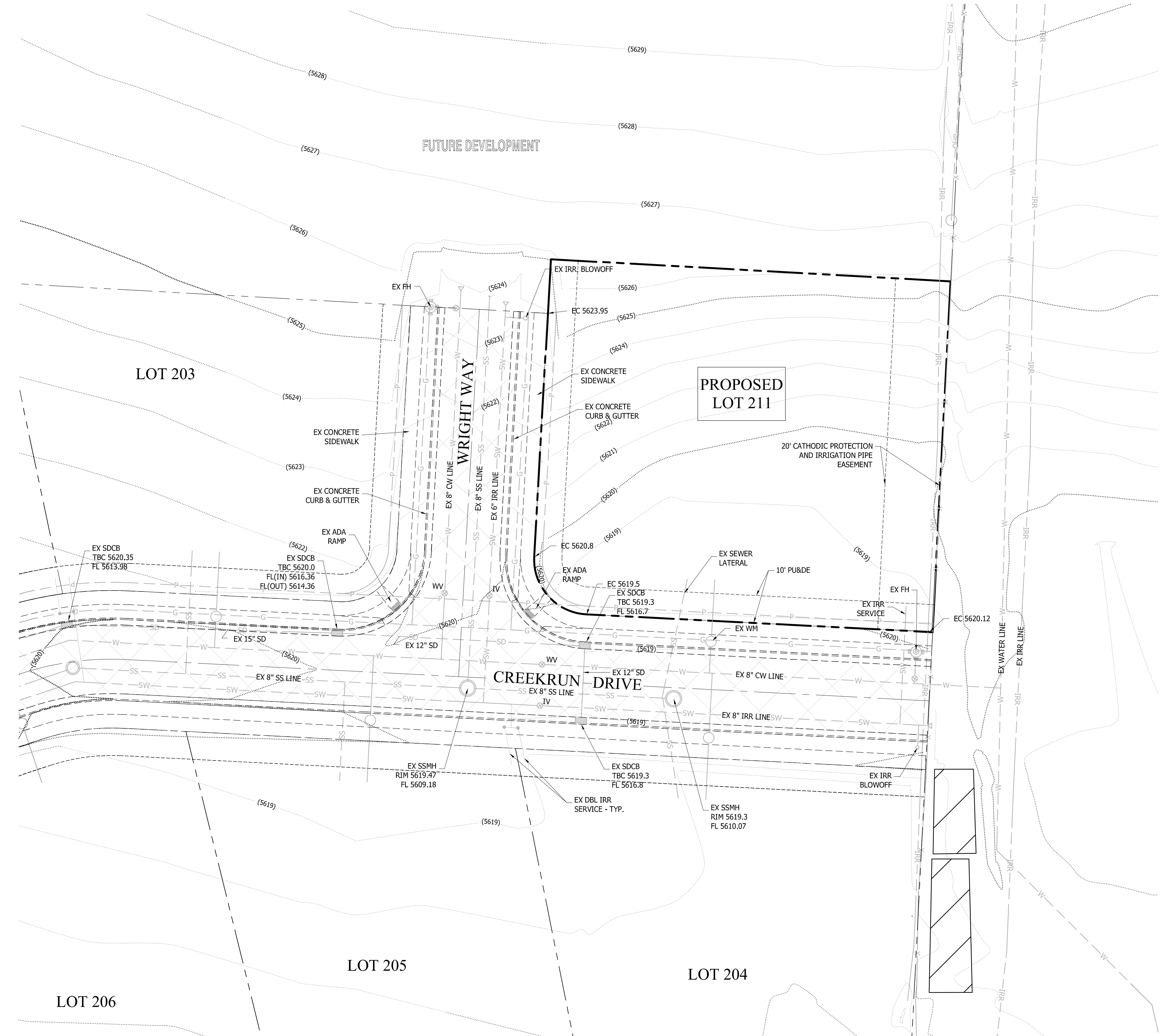
APPROVED THIS _____ DAY OF _____, 20____,
BY THE COALVILLE CITY COUNCIL.

ATTEST:

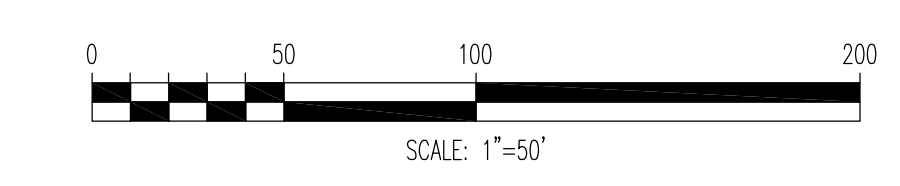
COALVILLE CITY RECORDER COALVILLE CITY MAYOR

17-024G

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SITE & UTILITY PLAN



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MB MAIL BOX
- MH MANHOLE
- MON MONUMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- W/LP WITHOUT LIGHT POLE
- W/O WITHOUT
- ENTR # - OFFICIAL RECORDS
- PH PHONE
- R+C REBAR & CAP
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE (CW)
- EX. SECONDARY WATERLINE (SW)
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
- EXISTING CONCRETE
- EXISTING GRASS
- EXISTING ASPHALT
- NEW CONCRETE
- NEW ASPHALT
- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK

BENCHMARK
BENCHMARK IS:

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 W GORDON AVE., Suite #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738

CHALK CREEK ESTATES PH. 2 - 1ST AMENDMENT
SITE & UTILITY PLAN
CHRIS BOYER
APPROX. 500 EAST CREEKRUN DRIVE
COALVILLE, UTAH
PROJECT #17-024G



REVISION	DATE	BY

SURVEYED BY	SB	12/2023
DESIGNED BY	SPB	
DRAWN BY	SPB	
APPROVED BY	SPB	02/21/24

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
4

P:\2017 Projects\17-024G\PH2\PH2.dwg 2/21/2024 2:11:05 PM