

**SAWMILL CROSSING SUBDIVISION  
CITY COUNCIL MEETING  
AUGUST 6, 2015  
FINAL PLAT  
1000 EAST & HYRUM BOULEVARD**

**ZONING-** R-2 & C-1: Allows Residential

**UTILITIES-** Currently stubbed at 1000 East & Hyrum Boulevard. They will be required to bring the 14" culinary water line down the Boulevard and stub to the end. Also they will be required to route this 14" line back down 1000 East to tie into the existing 14' line.

**CURB, GUTTER, AND SIDEWALKS-** Curb & gutter will be installed on all streets with sidewalks running in front of all homes. Four foot sidewalks allowed on 1000 East but city staff is recommending five foot on the Boulevard.

**ROADS-** Fifty foot ROW on 1000 East and Sixty-eight foot ROW on the Boulevard.  
(This matches existing)

**STORM WATER-** They are proposing a sump at the intersection of 1000 East and the Boulevard.

**NOTES-** This is a fairly simple subdivision. It will be a good addition to this area and will help complete the road and utility infrastructure in this location. The city staff recommends approval with the condition of final approval of the construction drawings by the city engineer.

# SAWMILL CROSSING SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 3  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HYRUM, UTAH  
FINAL PLAT



SCALE 1"=50'

LEGEND

	SUBDIVISION BOUNDARY LINE
	ROAD
	EASEMENT
	FOUND EXISTING REBAR
	STREET MONUMENT
	ADDRESS BLOCK

- NOTES:
- OWNER: DAN LARSEN  
601 WEST 1700 SOUTH SUITE A  
LOGAN, UTAH  
435-755-7080
  - ZONING: R-2 SINGLE FAMILY RESIDENTIAL
  - TOTAL ACRES - 5.19  
NUMBER OF LOTS - 13  
MIN. LOT SIZE: 10,923 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
  - THE BASIS OF BEARING IS N 89°34'00" E BETWEEN THE WEST QUARTER CORNER 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, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND CUTTERS, 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.

REVISIONS:	DATE	SCALE	DRAWING
	7-2015	1"=50'	FINALP5V6.DWG
			DRAWN BY BGL

### BOUNDARY DESCRIPTION

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

Commencing at the West Quarter Corner of Section 3, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike; thence N 89°34'00" E 1319.22 feet along the north line of the South Half of said Section 3; thence S 00°20'37" E 622.72 feet to the POINT OF BEGINNING at the Southwest Corner of Lot 5, Blacksmith Acres Subdivision Phase 1 recorded under Entry No. 418963 on September 18, 1978 monumented with an existing 3/4" rebar and running thence along said Blacksmith Acres Subdivision Phase 1 the next two courses:

- thence S 85°22'34" E 302.66 feet (S 85°24'55" W 302.66 feet, By Record);
- thence S 00°24'57" E 78.71 feet (S 00°27'18" E 78.71 feet, By Record);
- thence S 19°41'11" W 89.67 feet (S 20°04'46" W 90.93 feet, By Record) along the west line of Lot 1, Southridge Acres, Phase 1 to a Crow Rebar;
- thence S 44°05'33" E 9.60 feet (S 44°28'12" E 9.60 feet, By Record) to a Crow Rebar;
- thence S 79°13'54" E 123.32 feet (S 79°04'35" E 123.28 feet, By Record) along the south line of Lot 1, Southridge Acres, Phase 1;
- thence along the west right of way line of 1030 East Street the next four courses:
  - thence S 11°05'08" W 97.11 feet;
  - thence 43.32 feet along a curve to the left with a radius of 225.00 feet, a central angle of 11°01'56" and a chord that bears S 05°34'10" W 43.25 feet;
  - thence S 00°03'12" W 60.10 feet;
  - thence 23.56 feet along a curve to the right with a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S 45°03'12" W 21.21 feet;
- thence N 89°56'48" W 27.91 feet along the north right of way line of Hyrum Boulevard;
- thence S 20°33'45" W 85.60 feet;
- thence S 12°09'02" W 85.65 feet to a Crow Rebar;
- thence S 00°09'06" E 133.72 feet to a Crow Rebar;
- thence N 89°54'31" W 289.05 feet;
- thence N 00°20'37" W 709.30 feet to the point of beginning, containing 5.19 acres.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.09	250.00	2°46'18"	12.09	S03°14'21"W
C2	7.03	150.00	2°41'10"	7.03	S01°36'33"W
C3	10.88	225.00	2°46'18"	10.88	S03°14'21"W
C4	13.30	275.00	2°46'17"	13.30	S03°14'21"W
C5	24.25	15.00	92°37'30"	21.69	S43°21'37"E
C6	22.86	15.00	87°18'50"	20.71	N46°36'33"E
C7	43.32	225.00	11°01'56"	43.26	S05°34'10"E
C8	23.56	15.00	90°00'00"	21.21	N45°03'12"E

**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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as SAWMILL CROSSING SUBDIVISION, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

**ENGINEER'S CERTIFICATE**

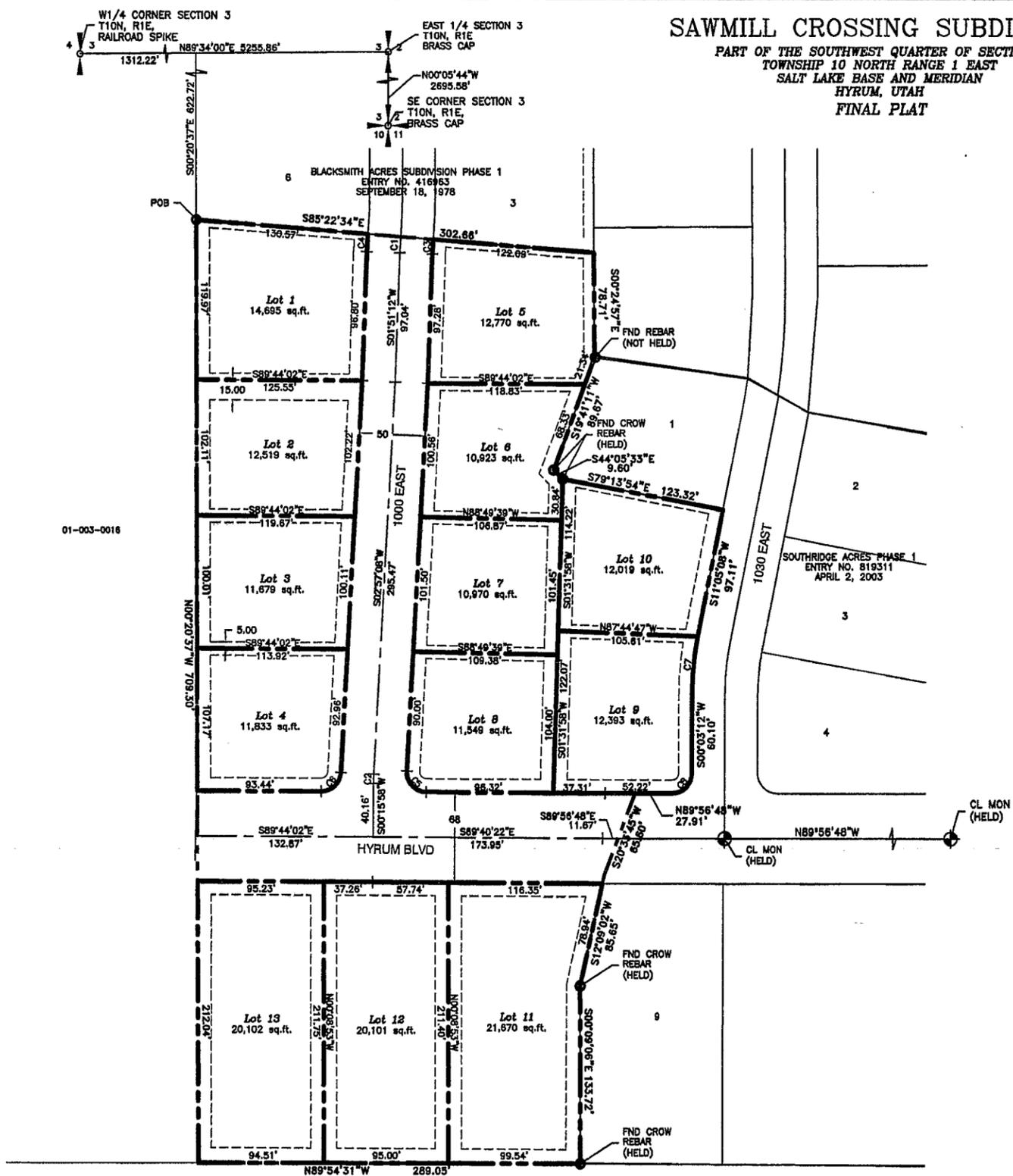
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date \_\_\_\_\_ City Engineer \_\_\_\_\_

**APPROVAL AS TO FORM**

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

City Attorney \_\_\_\_\_



PROJECT: SAWMILL CROSSING SUBDIVISION  
 PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, HYRUM, UTAH  
 FINAL PLAT

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

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 \_\_\_\_\_

**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 \_\_\_\_\_

**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, who duly acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

Residing at: \_\_\_\_\_

**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 SAWMILL CROSSING SUBDIVISION, 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\_\_\_\_.