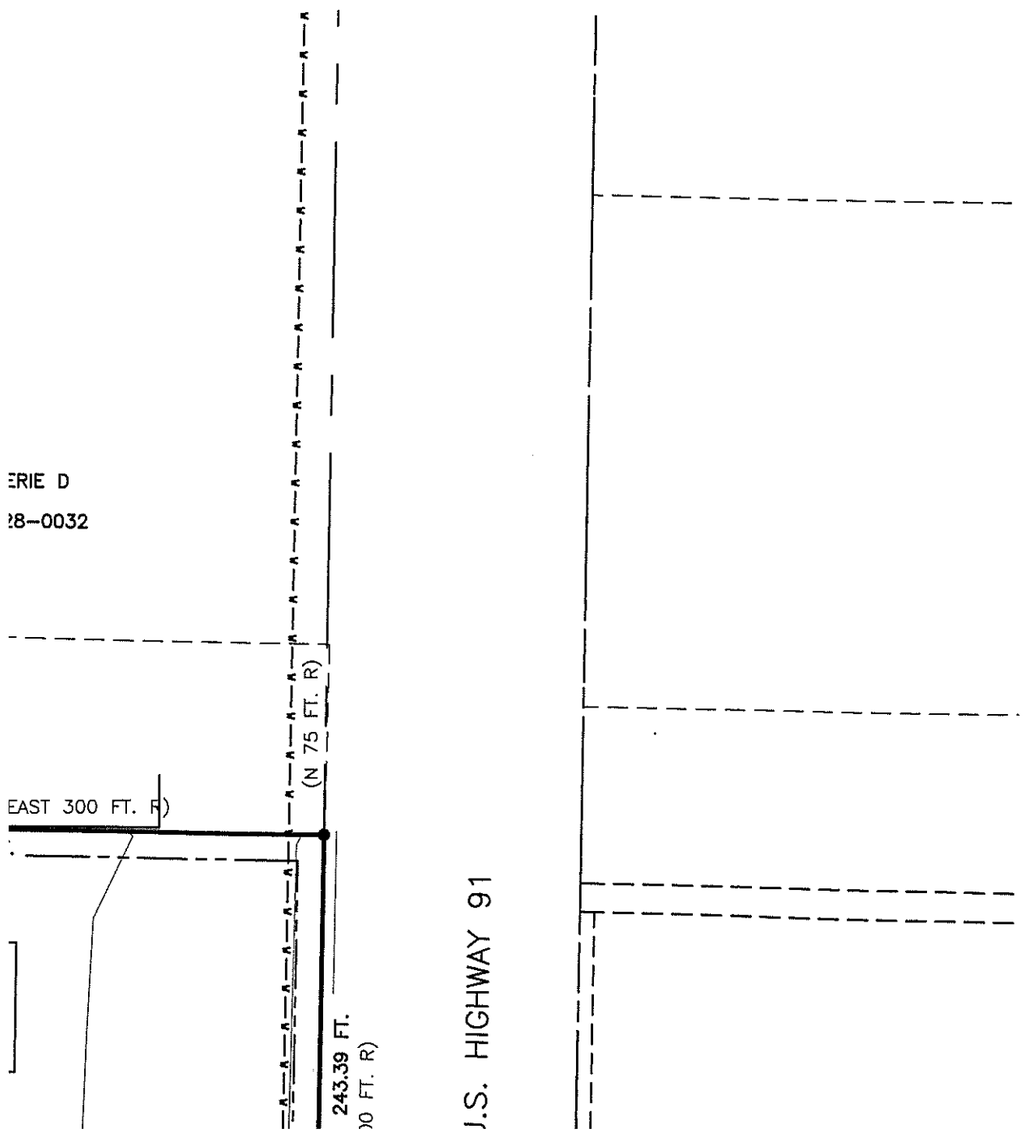
SION

N

## LEGEND

EXISTING FENCE
DEED (RECORD) LINE
SECTION CORNER FOUND
PROPERTY CORNER REPORTED TO BE SET
SET BY THIS SURVEY 5/8" REBAR W/ CAP
SUBDIVISION BOUNDARY/ LOT LINE
PUBLIC UTILITY EASEMENT (PUE)




## GENERAL NOTES:

1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGEINEER. PUBLIC UTILITY EASEMENTS ARE SHOWN ALONG THE FRONT OF THE LOTS, TYPICAL UTILITY EASEMENTS ARE 10.00 FEET.
2. BUILDING SET BACKS ARE 40.00 FEET ON THE SOUTH (3700 NORTH STREET) AND PER FIRE CODE ON THE REAR AND SIDES OF THE LOTS AND 60.00 FEET ALONG HIGHWAY 91.
3. 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, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER OR NEW OWNER AS PER DEVELOPMENT AGREEMENT. 200 WEST ON THE WEST SIDE OF LOT 3 HAS AN 80.00 FOOT RIGHT OF WAY. THE IMPROVEMENTS ON THE EAST HALF OF THE RIGHT OF WAY WILL BE CONSTRUCTED AT THE TIME LOT 3 IS DEVELOPED. 3700 NORTH STREET (CENTER STREET) IS ON THE SOUTH SIDE OF LOTS 1, 2 AND 3. THE IMPROVEMENTS ON THE NORTH HALF OF THE MODIFIED 66.00 FOOT RIGHT OF WAY WILL BE CONSTRUCTED AS PHASED.
4. THE EXISTING WELL ON PARCEL 2 IS TO BE ONLY USED FOR IRRIGATION PURPOSES ONLY. ALL THREE LOTS WILL REQUIRE HOOK UPS TO RECEIVE CULINARY WATER FROM THE CITY OF HYDE PARK.
5. SANITARY SERVICE IS CURRENTLY PROVIDED BY THE CITY OF HYDE PARK FOR LOT 2. LOTS 1 AND 3 WILL REQUIRE A NEW HOOK UP TO SEWER.
6. CURRENT ZONING IS COMMERCIAL.
7. THERE ARE NOT EXISITNG DITCHES OR CANALS ON THE PARCEL OR WITHIN 100.00 FEET OF THE PARCEL.
8. THERE IS A SHARED ACCESS TO HIGHWAY 91 IN THE NORTHEAST CORNER OF LOT 1 WITH THE NORTH ADJOINER.
9. EACH LOT WILL BE RESPONSIBLE FOR IT'S OWN STORM WATER RETENTION ON IT'S LOT. RETENTION PONDS WILL BE SIZED WHEN SITE PLANS FOR LOTS ARE CREATED.
10. THIS SUBDIVSION WILL BE DONE IN PHASES. LOTS 1 AND 2 WILL BE PHASE 1, LOT 3 WILL BE PHASE 2.

LEGAL DESCRIPTION
FOR
MILLARD & TAYLOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYDE PARK CITY, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHWEST CORNER OF SECTION 9 BEARS SOUTH 89° 42' 22" WEST 5359.11 FEET;
THENCE SOUTH 89° 42' 22" WEST 676.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 9;
THENCE NORTH 00° 17' 38" WEST 4399.69 FEET TO THE SOUTHWEST CORNER OF PARCEL NUMBER 04-028-0023 AND BEING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 200 WEST STREET AND THE NORTH RIGHT OF WAY LINE OF 3700 NORTH STREET HOLDING A 66.00 FOOT RIGHT OF WAY;
THENCE NORTH 01° 46' 16" EAST 3.00 FEET ALONG THE WEST LINE OF SAID PARCEL NUMBER 04-028-0023 TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173", THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 46' 16" EAST 242.51 FEET ALONG SAID EAST RIGHT OF WAY LINE OF 200 WEST STREET TO A 230.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 36' 48" A DISTANCE OF 22.53 FEET (CHORD = NORTH 02° 01' 46" WEST 22.52 FEET) ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 88° 56' 44" EAST 779.09 FEET ALONG THE NORTH LINE OF SAID PARCEL NUMBER 04-028-0023 TO A 5/8" REBAR WITH CAP SET ON THE WEST RIGHT OF WAY LINE OF U.S HIGHWAY 91;
THENCE SOUTH 00° 54' 09" WEST 243.39 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 39° 37' 17" WEST 27.64 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 88° 56' 44" WEST 760.10 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 4.73 ACRES OF LAND.

## OWNER'S CERTIFCATE

KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREINAFTER KNOWN AS MILLARD & TAYLOR SUBDIVISION. WE HAVE REVIEWED THIS PLAT AND AGREE TO THE CONTENT.