CITY COUNCIL MEETING
OCTOBER 15, 2015
BLACKSMITH FORK VILLAS
RETIREMENT COMMUNITY PUD
FINAL PLAT REVISION- PHASE 3
~650 EAST MAIN STREET

Ryan Reeves is asking for a revision to the final plat that was previously approved. Phase three has not been recorded yet so he would like to revise it to allow some individual homes were some of the multi-family units are. He would like to place four detached homes in the center instead of the triplex and duplex currently shown in Phase three. They would also like to change the west fourplex to a detached home and a triplex. They will have a net loss of one unit in phase three. In phase one they will build two individual homes instead of the duplex. They are experiencing strong demand for both types of housing in this retirement community.

Blacksmith Fork Villas P.U.D. Phase 1 Amended

AN ACTIVE ADULT COMMUNITY FOR PERSONS 55 YEARS AND OLDER

A PART OF LOTS 6 AND 7, BLOCK 25, PLAT "D" OF THE HYRUM CITY SURVEY
ALSO
A PART OF THE SOUTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH

Blacksmith Fork Villas
SCALE 1"=50'

GRAPHIC SCALE

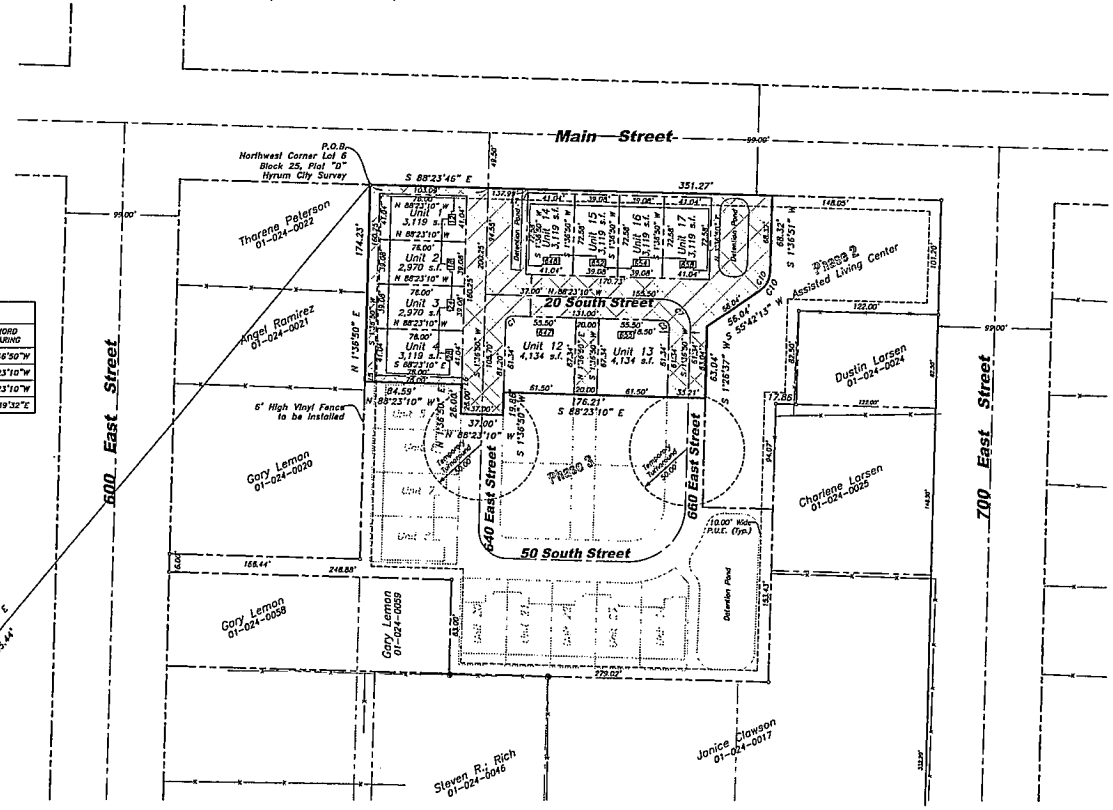
(IN FEET)
1 inch = 50 ft.

LEGEND:

PROPERTY LINE
CENTERLINE
PUBLIC UTILITY EASEMENT (P.U.E.)
EDGE OF PAVEMENT
DITCH
FENCE LINE
Found Rebar and Cap
SET 5/8" REBAR W/ CAP
Address
Common Area

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L5	N01°36'50"E	6.00'
L6	N01°36'50"E	6.00'
L7	N01°36'14"E	3.48'

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	9.42'	6.00'	90°00'00"	8.49'	S48°36'50"W
C2	9.42'	6.00'	90°00'00"	8.49'	N43°23'10"W
C7	38.48'	24.50'	90°00'00"	34.65'	N43°23'10"W
C10	18.88'	20.00'	54°05'22"	18.19'	N28°39'32"E



Notes:
1. Zoning: R2-Residential/Multifamily Zone.
2. Total Acres-3.828
   Phase 1 Acres-1.358 Acres
   Number of Lots-10-0.74 Acres
   Open Space-0.20 Acres
   Road Area-0.42 Acres
3. A 10.00' wide public utility easement exists along the entire perimeter of this P.U.D.

Purpose of this Amendment:

1. Adjusted the south line of Phase 1 along the south line of Units 12 and 13.
2. Adjusted the size and configuration of Units 12 and 13.
3. Adjusted the open space around Units 12 and 13.

Record Owners: HSD LLC
C/O Ryan Reeves
255 South Main Street
Logan, Utah 84321
Phone: (435) 213-9334

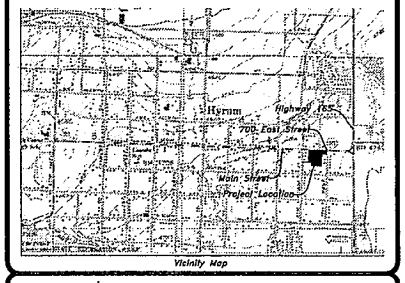
SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE 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: BLACKSMITH FORK VILLAS P.U.D. PHASE 1 AMENDED AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF LOTS 6 AND 7 BLOCK 25, PLAT "D" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE MAIN STREET (HIGHWAY 101) SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE SOUTH 88°23'46" EAST, A DISTANCE OF 351.27 FEET; THENCE SOUTH 01°36'51" WEST, A DISTANCE OF 68.32 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 54°05'22"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 18.88 FEET; THENCE SOUTH 55°42'13" WEST, A DISTANCE OF 56.04 FEET; THENCE SOUTH 01°26'13" WEST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88°23'10" WEST, A DISTANCE OF 176.21 FEET; THENCE SOUTH 01°36'50" WEST, A DISTANCE OF 19.86 FEET; THENCE NORTH 88°23'10" WEST, A DISTANCE OF 37.00 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 88°23'10" WEST, A DISTANCE OF 84.59 FEET TO THE WEST LINE OF SAID LOT 6; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 174.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.358 ACRES.

SIGNATURE — REGISTERED LAND SURVEYOR 5152661 JEFF C. NIELSEN STATE OF UTAH — DATE



Vicinity Map

FORESIGHT SURVEYING
Professional Land Surveyors
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435-755-3213 Fax

14-9 Phase 1 Final.dwg 9/16/2014

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE — CACHE COUNTY SURVEYOR

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — ATTEST

CITY ENGINEERS CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE — CITY ENGINEER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY	DATE
HYRUM CITY SANITARY SEWER AUTHORITY	DATE
HYRUM CITY POWER	DATE
COMCAST	DATE
QUESTAR GAS	DATE
QWEST	DATE

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: BLACKSMITH FORK VILLAS P.U.D. PHASE 1 AND DO HEREBY DEDICATE AND GRANT PERPETUAL EASEMENTS OVER, UNDER AND ACROSS THE AREAS SHOWN ON THIS PLAT AS COMMON AREAS FOR THE PERPETUAL USE OF THE PUBLIC AND TO HYRUM CITY, CACHE COUNTY, UTAH.

_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2015.

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this ____ day of _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

COUNTY RECORDERS NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
BOOK: _____ PAGE: _____

CACHE COUNTY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2014 BY THE HYRUM CITY PLANNING AND ZONING COMMISION.

BY: _____
CHAIRPERSON

CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS _____ DAY OF _____, 2015.

DATE — HYRUM CITY ATTORNEY

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this ____ day of _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

Blacksmith Fork Villas P.U.D. Phase 3

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HYRUM, CACHE COUNTY, UTAH

Blacksmith Fork Villas
SCALE 1"=50'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

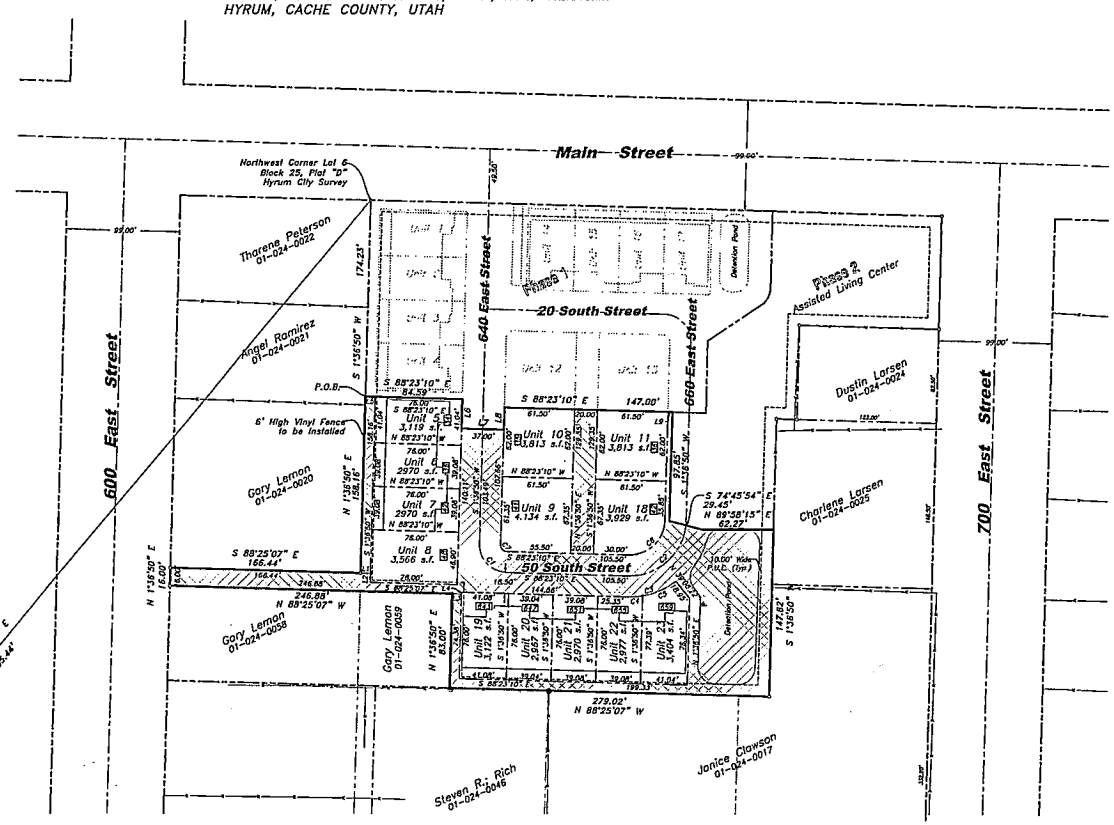
LEGEND:

- PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PULE)
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- Found Rebar and Cap
- SET 5/8" REBAR W/ CAP
- 227 Address
- Common Area

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S88°23'10"E	8.59'
L2	S01°36'50"W	8.00'
L3	S88°23'10"E	8.09'
L4	N01°36'50"E	1.82'
L5	S88°23'10"E	8.59'
L6	N01°36'50"E	26.00'
L7	N88°23'10"W	37.00'
L8	S01°36'50"W	19.86'
L9	N88°23'10"W	4.00'

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	38.48'	24.50'	90°00'00"	34.65'	S43°23'10"E
C2	75.05'	50.00'	86°00'13"	68.20'	N46°38'43"E
C3	45.72'	68.50'	38°14'38"	44.88'	N72°29'32"E
C4	13.83'	68.50'	11°33'50"	13.80'	N83°49'35"E
C5	31.80'	68.50'	26°40'48"	31.51'	N66°42'37"E
C6	48.48'	31.50'	90°00'00"	44.55'	N46°36'50"E
C7	9.42'	6.00'	90°00'00"	8.48'	S43°23'10"E

Notes:
1. Zoning: R2-Residential/Multifamily Zone.
2. Total Acres-3.826
   Phase 3 Acres-1.758 Acres
   Number of Lots-13-1.00 Acres
   Open Space-0.54 Acres
   Road Area-0.22 Acres
3. A 10.00' wide public utility easement exists along the entire perimeter of this P.U.D.



Record Owners: HSD LLC
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Phone: (435) 213-9334

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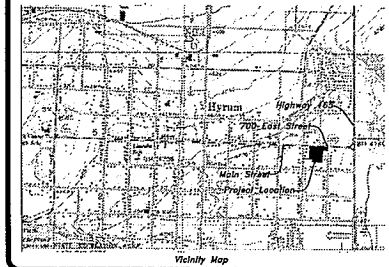
Boundary Descriptions

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF LOTS 2, 3, 4, 6, 7 AND 8 BLOCK 25, PLAT "D" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT LOCATED SOUTH 01°36'50" WEST A DISTANCE OF 174.23 FEET FROM THE NORTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE SOUTH 88°23'10" EAST, A DISTANCE OF 84.59 FEET; THENCE SOUTH 01°36'50" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°23'10" EAST, A DISTANCE OF 37.00 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 19.86 FEET; THENCE SOUTH 88°23'10" EAST, A DISTANCE OF 147.00 FEET; THENCE SOUTH 01°36'50" WEST, A DISTANCE OF 97.85 FEET; THENCE SOUTH 74°45'54" EAST, A DISTANCE OF 29.45 FEET; THENCE NORTH 89°58'15" EAST, A DISTANCE OF 62.27 FEET; THENCE SOUTH 01°36'50" WEST, A DISTANCE OF 147.82 FEET; THENCE NORTH 88°25'07" WEST, A DISTANCE OF 279.02 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 83.00 FEET; THENCE NORTH 88°25'07" WEST, A DISTANCE OF 246.88 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 88°25'07" EAST, A DISTANCE OF 166.44 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 158.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.758 ACRES.

SIGNATURE — REGISTERED LAND SURVEYOR 5152861 JEFF C. NIELSEN STATE OF UTAH — DATE



Vicinity Map

FORESIGHT SURVEYING
Professional Land Surveyors
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435-755-3213 Fax

14-9 Phase 3 Final.dwg 10/13/2015

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DATE — CACHE COUNTY SURVEYOR

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — ATTEST

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_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE_____ DAY OF_____, 2015.

ACKNOWLEDGMENT

state of UTAH
County of CACHE

on this _____ day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication,_____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

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STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF_____
DATE:_____ TIME:_____ FEE:_____
BOOK:_____ PAGE:_____

CACHE COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____A.D. 2015 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY:_____
CHAIRPERSON

CITY ATTORNEY APPROVAL

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NOTARY PUBLIC