

**CITY COUNCIL MEETING  
NOVEMBER 5, 2015  
BLACKSMITH FORK VILLAS  
RETIREMENT COMMUNITY PUD  
FINAL PLAT AMENDMENT- PHASE 1  
~650 EAST MAIN STREET**

Ryan Reeves is asking for an amendment to the final plat that was previously approved and recorded. He would like to revise it to allow two individual homes were a duplex unit was planned. (Unit 12 & 13) They are experiencing strong demand for both types of housing in this retirement community.

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

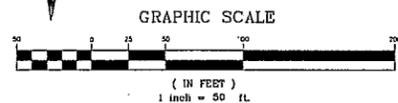
AN ACTIVE ADULT COMMUNITY FOR PERSONS 55 YEARS AND OLDER

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'**



**LEGEND:**

- PROPERTY LINE
- CONDUIT
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EASE OF PAVEMENT
- DRIVE
- FORCE LINE
- Found Hole and Cap
- SET 3/8" REBAR W/ CAP
- Address
- Common Area

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

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	9.42'	6.00'	90°00'00"	8.49'	S46°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:**
- Zoning: R2-Residential/Multifamily Zone.
  - Total Acres-3.826  
Phase 1 Acres-1.358 Acres  
Number of Lots-10-0.74 Acres  
Open Space-0.20 Acres  
Road Area-0.42 Acres
  - A 10.00' wide public utility easement exists along the entire perimeter of this P.U.D.

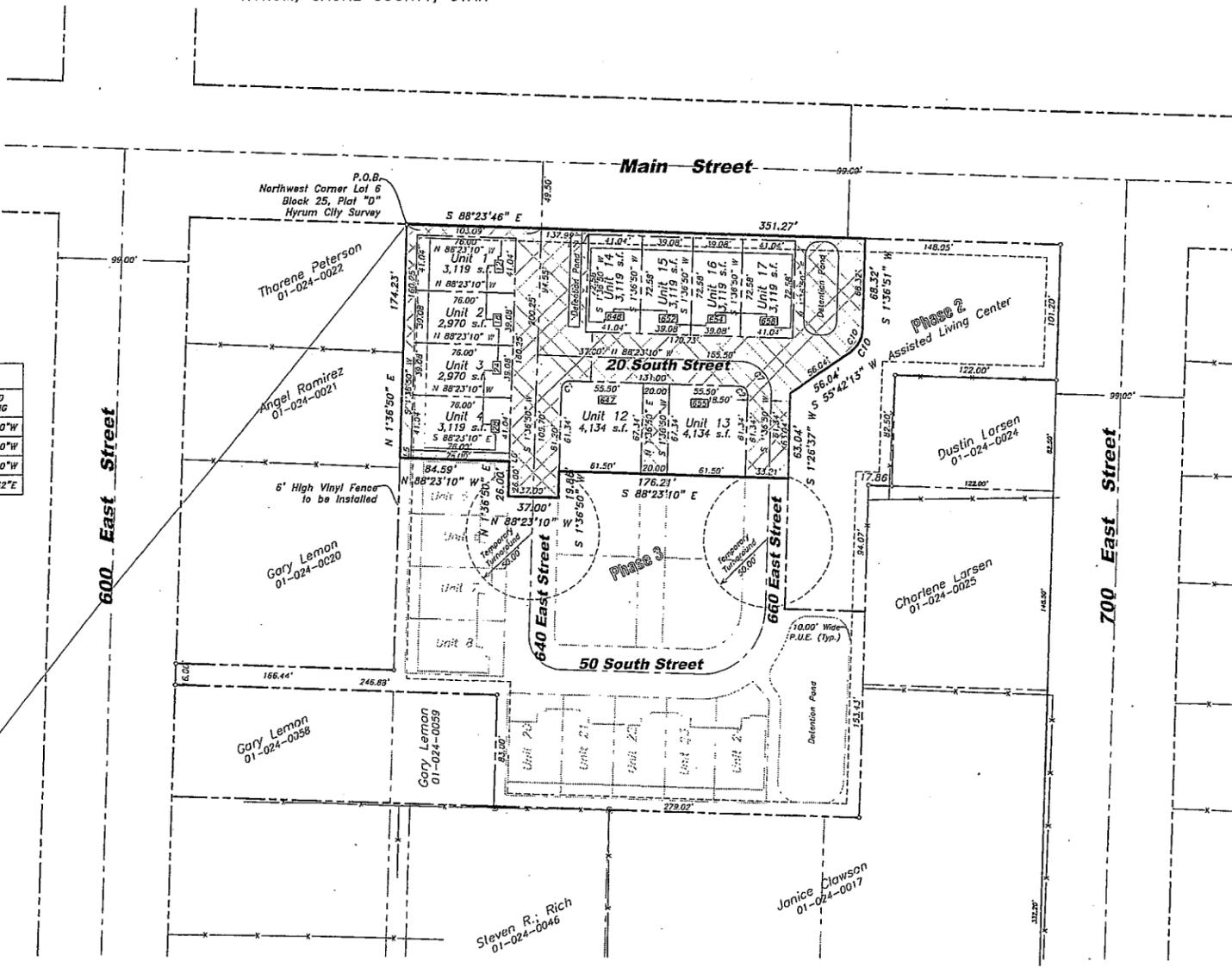
**Purpose of this Amendment:**

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

Hyrum City Street Mon.  
300 South Center Street

(Basis of Bearings)  
N 88°18'11" W  
3050.68'

Hyrum City Street Mon.  
300 South 400 East



**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.

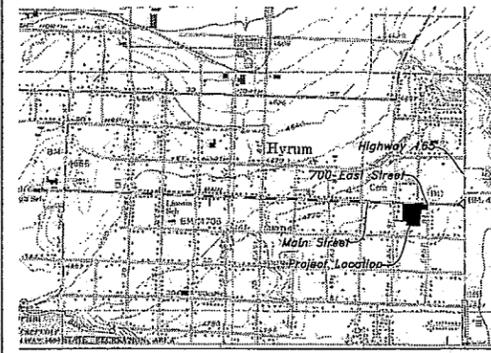
**Boundary Descriptions**

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°26'37" 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

DATE



**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

**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

**ACKNOWLEDGMENT**

state of UTAH  
County of CACHE

on this \_\_\_ day of \_\_\_\_\_

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NOTARY PUBLIC

**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 _____
OWEST	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.

**COUNTY RECORDERS NO. \_\_\_\_\_**

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEES: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

CACHE COUNTY RECORDER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

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 \_\_\_\_\_