

**CITY COUNCIL MEETING
APRIL 21, 2016
BLACKSMITH FORK VILLAS
RETIREMENT COMMUNITY PUD
AMENDED RECORDED FINAL PLATS
PHASES 1 & 3
~650 EAST MAIN STREET**

Ryan Reeves would like to request an amendment to Phase 1 & 3 of the Blacksmith Fork Villas PUD. The current recorded plats show six single family dwellings in the middle of this development. Two in phase 1 and four in phase 3. They would like to replace these with two triplexes. One in each phase. The number of units will not change. They feel like this will provide more green area and privacy for the residents. They will explain their reasoning in more detail at the meeting.

Because this was an amendment to a recorded plat it required a public hearing to be held.

Proposed Plat

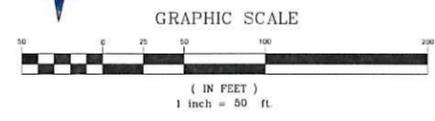
Blacksmith Fork Villas P.U.D. Phase 1 Amendment 1

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
- CENTERLINE
- - - PUBLIC UTILITY EASEMENT (P.U.E.)
- - - EDGE OF PAVEMENT
- - - EOTW
- - - 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'

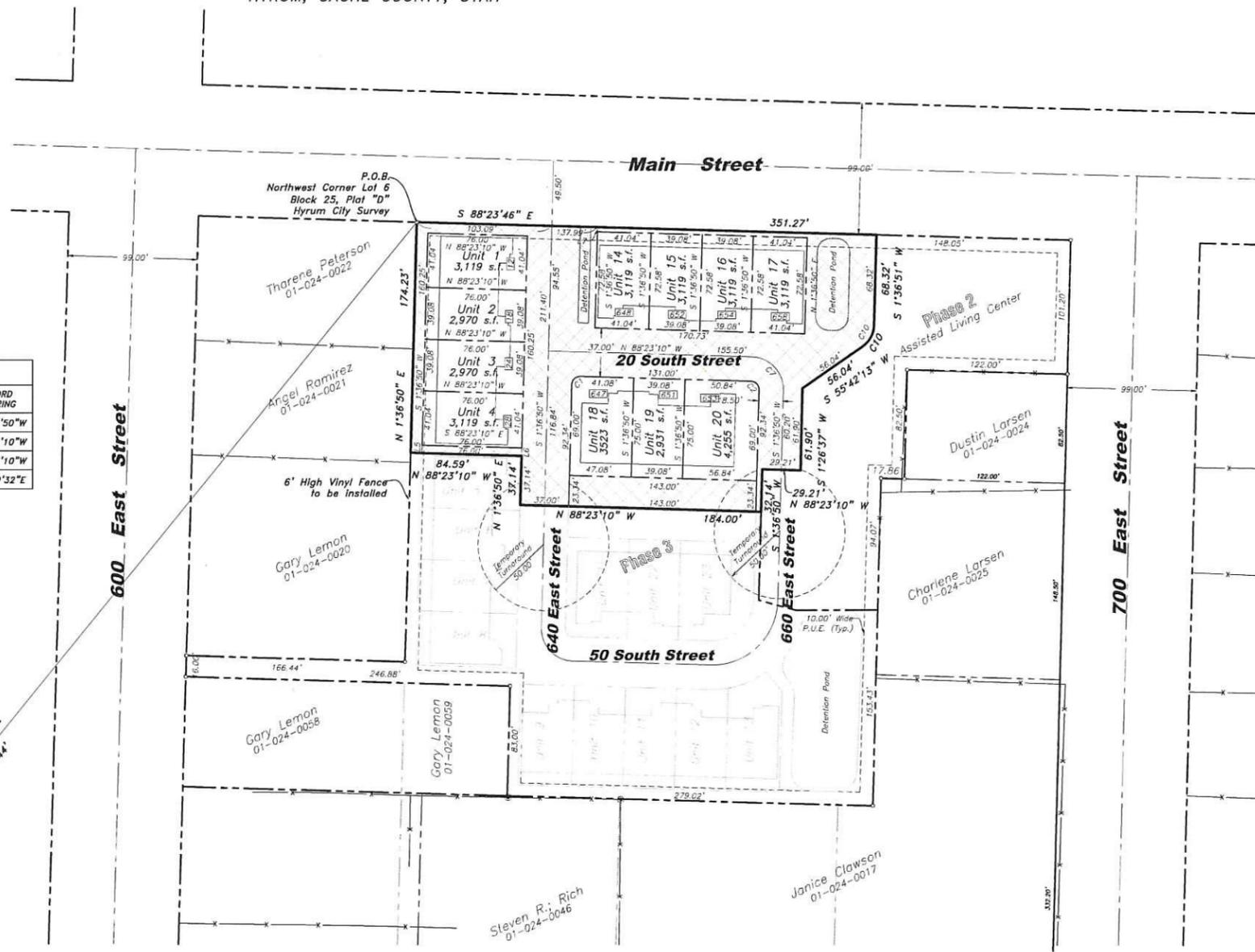
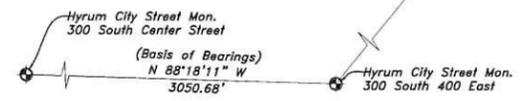
PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	9.42'	6.00'	90°00'00"	8.49'	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-1.471 Acres
Number of Lots-11-0.79 Acres
Open Space-0.23 Acres
Road Area-0.45 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 18, 19 and 20.
- Added lot 20 to this Phase from Phase 2.
- Made Units 18, 19 and 20 into a triplex instead of two stand alone units.
- Adjusted the open space around Units 18, 19 and 20.
- Unit numbering.



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 AMENDMENT 1 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 61.90 FEET; THENCE NORTH 88°23'10" WEST, A DISTANCE OF 29.21 FEET; THENCE SOUTH 01°36'50" WEST, A DISTANCE OF 32.14 FEET; THENCE NORTH 88°23'10" WEST, A DISTANCE OF 184.00 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 37.14 FEET; THENCE NORTH 88°23'10" WEST, A DISTANCE OF 84.59 FEET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 174.23 FEET TO THE POINT OF BEGINNING. CONTAINING 1.471 ACRES.



SIGNATURE

DATE



Vicinity Map



FORESIGHT SURVEYING

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

14-9 Phase 1 Final.dwg 3/31/2016

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this ___ day of _____, 2016,
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 _____, 2016,
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 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. 2016, 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 AMENDMENT 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 _____, 2016.

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 COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2016 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

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 _____, 2016.

DATE _____ HYRUM CITY ATTORNEY

Proposed Plat

Blacksmith Fork Villas P.U.D. Phase 3 Amendment 1

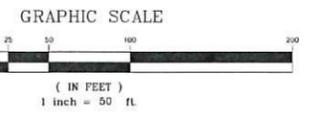
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ALSO

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
- 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
L1	S 88°23'10"E	8.59'
L2	S 01°36'50"W	8.00'
L3	S 88°23'10"E	8.09'
L4	N 01°36'50"E	1.62'
L5	S 88°23'10"E	8.59'

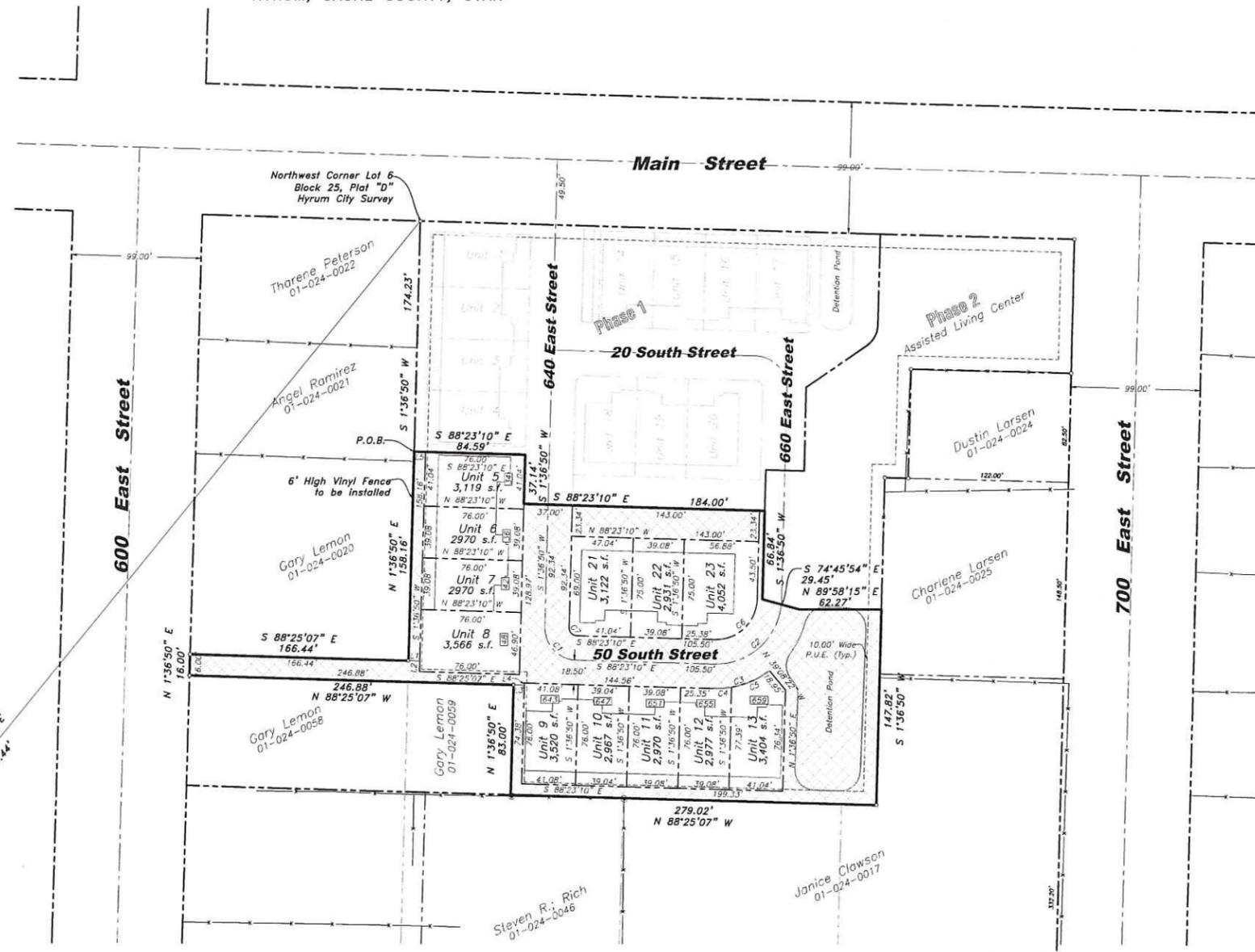
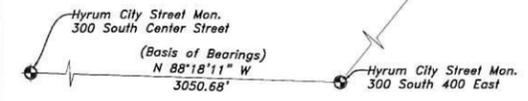
PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.48'	24.50'	90°00'00"	34.65' S43°23'10"E
C2	75.05'	50.00'	88°00'15"	N48°36'43"E
C3	45.72'	68.50'	38°14'36"	N72°29'32"E
C4	13.83'	68.50'	11°33'50"	N85°49'55"E
C5	31.90'	68.50'	28°40'46"	N66°42'37"E
C6	49.48'	31.50'	90°00'00"	N48°36'50"E
C7	8.42'	6.00'	90°00'00"	S43°23'10"E

Notes:

- Zoning: R2-Residential/Multifamily Zone.
- Total Acres-3.826
Phase 3 Acres-1.644 Acres
Number of Lots-12-0.885 Acres
Open Space-0.55 Acres
Road Area-0.21 Acres
- A 10.00' wide public utility easement exists along the entire perimeter of this P.U.D.

Purpose of this Amendment:

- Adjusted the north line of Phase 2 along the north line of Units 21, 22 and 23.
- Removed a lot from this Phase and added it into Phase 1.
- Made Units 21, 22 and 23 into a triplex instead of two stand alone units.
- Adjusted the open space around Units 21, 22 and 23.
- Unit numbering.



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

SURVEYOR'S CERTIFICATE

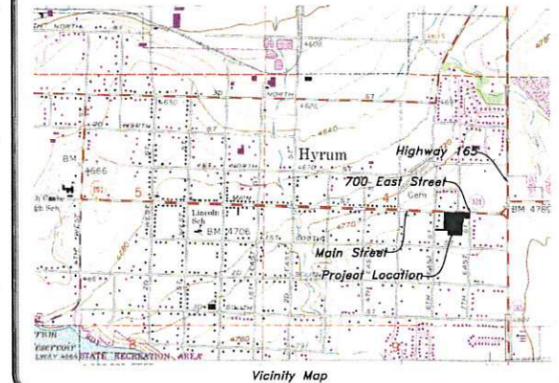
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: BLACKSMITH FORK VILLAS P.U.D. PHASE 3 AMENDMENT 1 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 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 37.14 FEET; THENCE SOUTH 88°23'10" EAST, A DISTANCE OF 184.00 FEET; THENCE SOUTH 01°36'50" WEST, A DISTANCE OF 66.84 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 TO THE EAST RIGHT-OF-WAY LINE OF 600 EAST STREET; THENCE NORTH 01°36'50" EAST, A DISTANCE OF 16.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; 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 1.644 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 3 Final.dwg 3/31/2016

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. 2016, 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 3 AMENDMENT 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 _____, 2016.

ACKNOWLEDGMENT
state of UTAH
County of CACHE
on this _____ day of _____, 2016,
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 COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 2016 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 _____, 2016.
DATE _____ HYRUM CITY ATTORNEY _____

ACKNOWLEDGMENT
state of UTAH
County of CACHE
on this _____ day of _____, 2016,
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NOTARY PUBLIC _____

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

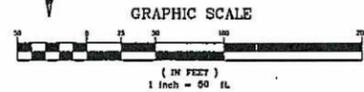
ALSO

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH

Previously recorded
plat



Blacksmith Fork Villas
SCALE 1"=50'



LEGEND

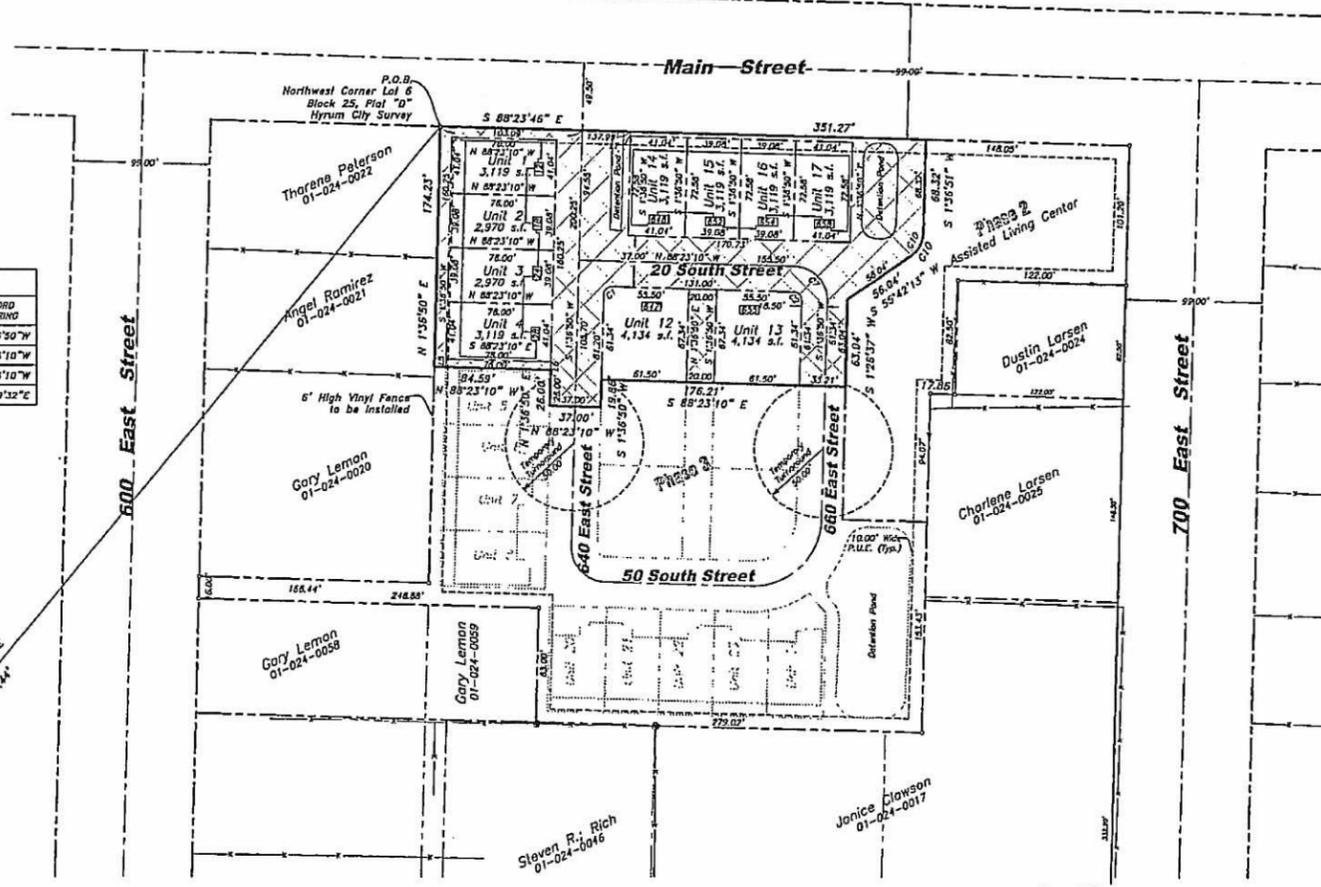
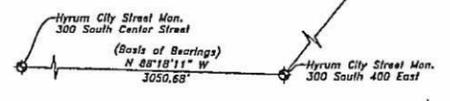
- PROPERTY LINE
- ADJACENT
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EDGE OF HIGHWAY
- STREET
- TRAIL
- POLE LINE
- Point Mark and Color
- SET 1/2" NOMINAL CAP
- Address
- Common Area

SEGMENT	DIRECTION	LENGTH
L5	N01°36'50"E	8.00'
L6	N01°36'50"E	8.00'
L7	N01°36'14"E	3.48'

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	9.42'	6.00'	90°00'00"	6.49'	S46°36'50"W
C2	9.42'	6.00'	90°00'00"	6.49'	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"	16.18'	N28°39'32"E

- Notes:**
- Zoning: R2-Residential/Nullfamily 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.



Record Owners: HSD LLC
C/O Ryan Reeves
255 South Main Street
Logan, Utah 84321
Phone: (435) 213-8334

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

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SIGNATURE _____ DATE _____

FORESIGHT SURVEYING
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax
14-9 Phase 1 Final.dwg 9/15/2014

COUNTY SURVEYOR'S CERTIFICATE
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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 _____
CONCAST _____ DATE _____
QUESTAR GAS _____ DATE _____
QWEST _____ DATE _____

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

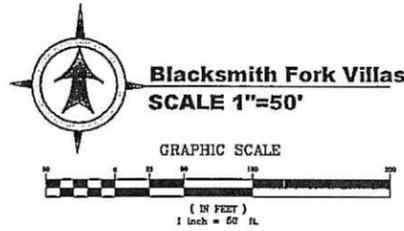
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NOTARY PUBLIC _____

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 COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 2014 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.
BY: _____ CHAIRPERSON

CITY ATTORNEY APPROVAL
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NOTARY PUBLIC _____



Blacksmith Fork Villas P.U.D. Phase 3

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

Previously recorded Plat

LEGEND

- PROPERTY LINE
- CURTAIN
- PUBLIC UTILITY EASEMENT (PLU)
- EDGE OF PAVEMENT
- ROAD
- FOUR LINE
- ROAD BEAR AND CURVE
- SEE 4/5" ADMIN BY O.P.
- ADJACENT
- Common Area

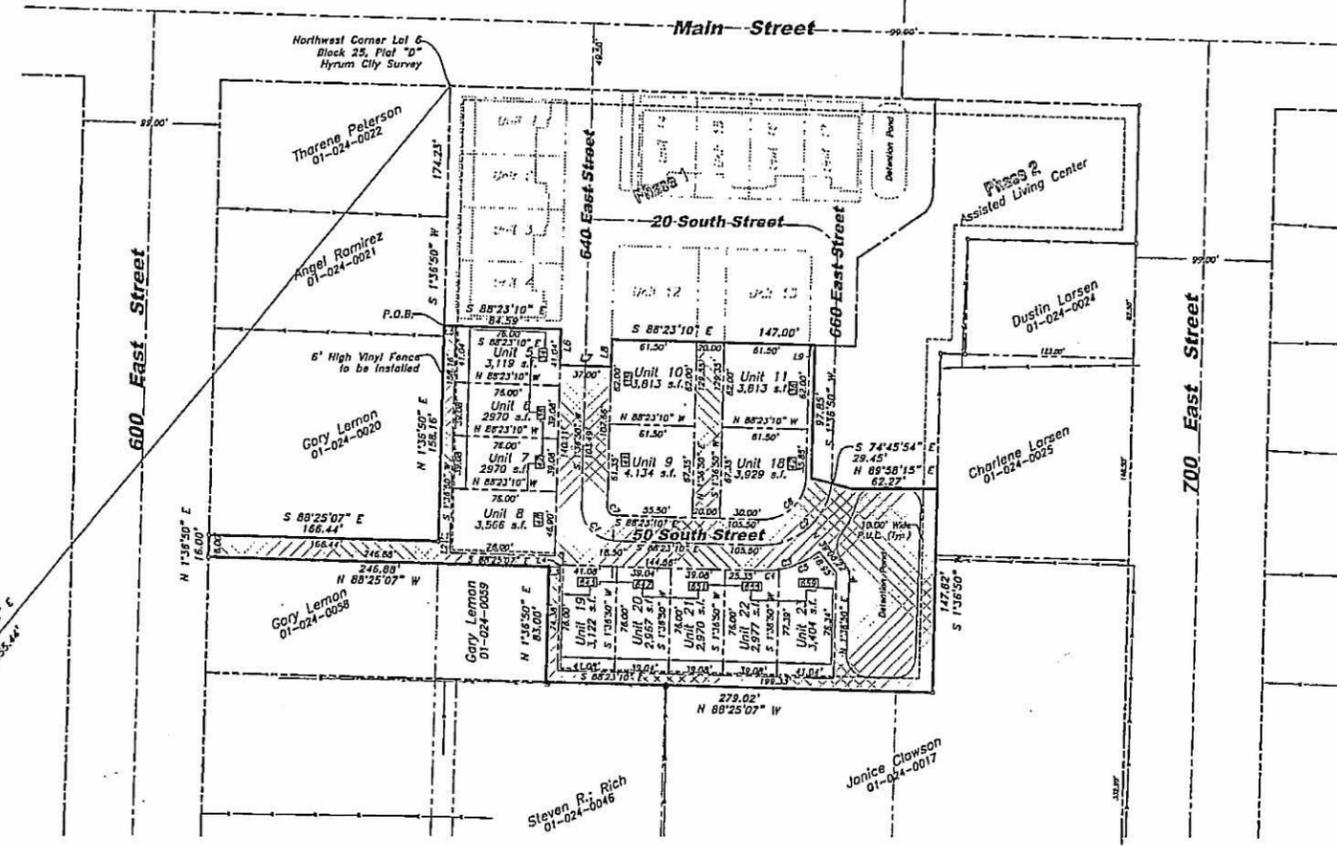
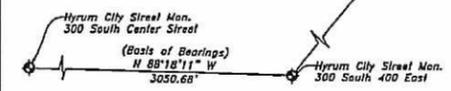
PARCEL LINE DATA

SEQUENT	DIRECTION	LENGTH
L1	S 88°23'10" E	8.51'
L2	S 01°13'50" W	8.00'
L3	S 88°23'10" E	8.09'
L4	N 01°13'50" W	1.42'
L5	S 88°23'10" E	8.51'
L6	N 01°13'50" W	26.00'
L7	S 88°23'10" E	32.00'
L8	S 01°13'50" W	19.84'
L9	S 88°23'10" E	4.00'

PARCEL CURVE DATA

SEQUENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	28.48'	24.50'	90°00'00"	34.63'	S 47°23'10" E
C2	75.02'	35.00'	80°00'12"	66.70'	N 49°38'42" E
C3	43.72'	66.50'	30°14'38"	44.84'	N 72°29'32" E
C4	12.81'	66.50'	11°23'30"	12.80'	N 62°49'32" E
C5	31.80'	66.50'	28°40'48"	31.81'	N 65°42'37" E
C6	48.48'	31.50'	90°00'00"	48.53'	N 48°38'30" E
C7	8.41'	8.00'	90°00'00"	8.41'	S 47°23'10" E

- Notes:**
- Zoning: R2-Residential/Multifamily Zone. 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
 - A 10.00' wide public utility easement exists along the entire perimeter of this P.U.D.



SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ 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 3 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 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 166.44 FEET; THENCE SOUTH 88°25'07" EAST, A DISTANCE OF 158.16 FEET TO THE POINT OF BEGINNING, CONTAINING 1.758 ACRES.

SIGNATURE _____ DATE _____

JEFF C. NIELSEN
 REGISTERED LAND SURVEYOR
 STATE OF UTAH



FORESIGHT SURVEYING

2005 North 600 West Suite D
 Logan, Utah 84321
 (435) 755-1910 Office
 (435)-755-3213 Fax

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

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. 2015, 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 _____

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 3 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 _____, 2015, I, _____, 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 COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2015 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 _____

UTILITY COMPANY APPROVALS

HYRUM CITY POWER _____ DATE _____

COUGAST _____ DATE _____

QUESTAR GAS _____ DATE _____

QWEST _____ DATE _____

ACKNOWLEDGMENT

state of UTAH
 County of CACHE

on this _____ day of _____, 2015, I, _____, 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 _____