

**ROLLING HILLS SUBDIVISION-PHASE 3
CITY COUNCIL MEETING
JUNE 16, 2016
FINAL PLAT
~450 SOUTH 400 EAST**

ZONING- R-2 Residential Permitted

UTILITIES- Available on 400 East. A 12-inch sewer is being installed for future growth to the South & East.

CURB AND SIDEWALKS- In front of all lots.

ROADS- 68-foot ROW.

STORM WATER- Existing Storm Water Pond.

FENCING- None proposed.

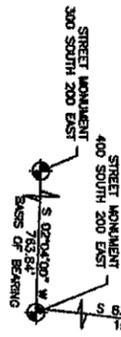
CANAL- The Canal to the East will be piped as previous phase. They have researched the ownership of the canal area as requested. The canal area was a part of the Leo C. Nielsen Subdivision.

NOTES-

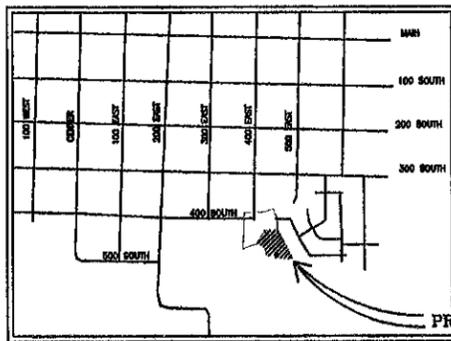
This is a simple straightforward next phase for this subdivision. The City Staff and engineer have reviewed and recommend approval with the condition of the city engineer approval of all construction drawings.

ROLLING HILLS SUBDIVISION, PHASE 3
PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

SCALE 1"=50'



VICINITY MAP



PROJECT

NOTES:

- OWNER: KARTCHNER LAND MANAGEMENT, INC.
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-785-7080
- ZONING: R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES: 4.40
NUMBER OF LOTS: 10
MIN. LOT SIZE: 12,000 S.F.
OPEN SPACE: 0.0 ACRES
DEDICATED ROADS: 0.84 ACRES
TOTAL AREA IN ROW: 0.84 ACRES
- SETBACKS
FRONT - 28 FT
SIDE - 8 & 10 FT
REAR - 30 FT
CORNER LOTS - 28 FT
- EASEMENTS
FRONT AND REAR - 10 FT
SIDEYARD - 6 FT
- TWO TREES PER LOT AND FOUR TREES PER CORNER LOT
ARE REQUIRED BY HYRUM CITY SPECS.
- 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
- 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 GUTTERS, 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.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

LEGEND

	SUBDIVISION BOUNDARY LINE		STREET MONUMENT
	LOT LINES		ADDRESS BLOCK
	ADJOINER		
	ROAD		
	SETBACK		
	EASEMENT		

LEGAL DESCRIPTION

Part of the North Half of Section 9, Township 10 North, Range 1 East, Salt Lake Base and Meridian described as follows:
Commencing at the Hyrum City Street monument at the intersection of 300 South 200 East thence S 02°04'00" W 763.84 along a line to a City Street monument at the intersection of 400 South 200 East; thence S 83°14'21" E 1903.02 feet to the Southwest Corner of Lot 17, Rolling Hills Subdivision, Phase 2 and the POINT OF BEGINNING and running

thence N 87°07'04" E 213.93 feet along the south line of Rolling Hills Subdivision, Phase 2;

thence along the west bank of the Main Branch of the Hyrum Canal the next two courses:

- 1) thence S 33°44'23" E 102.26 feet;
- 2) thence S 27°40'26" E 487.10 feet;
- thence N 84°32'33" W 240.04 feet;
- thence N 86°24'54" W 68.00 feet;
- thence 47.57 feet along a curve to the left with a radius of 416.00 feet (center bears N86°24'54"W), a central angle of 8°33'08" and a chord that bears N00°16'33"E 47.54 feet;
- thence S 86°51'35" W 162.40 feet;
- thence N 18°30'34" W 189.22 feet;
- thence N 60°14'28" W 160.00 feet;
- thence along the boundary of Rolling Hills Subdivision, Phase 2 the next three courses:
- 1) thence N 37°13'12" E 176.72 feet;
- 2) thence N 33°41'50" E 68.00 feet;
- 3) thence N 48°26'18" E 20.73 feet to the point of beginning, containing 4.40 acres.

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 owner, 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 ROLLING HILLS SUBDIVISION PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.



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 Rolling Hills, Phase 3, 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____.

CORPORATE ACKNOWLEDGEMENT

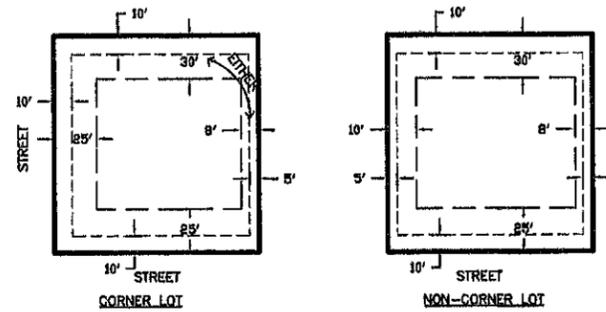
STATE OF UTAH }
COUNTY OF CACHE }
On the _____ day of _____, A.D., 20____, personally appeared before me, _____, the signer(s) of the above Owner's Dedication, of Kartchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: _____
Notary Public _____
Residing at: _____

ENGINEER'S CERTIFICATE

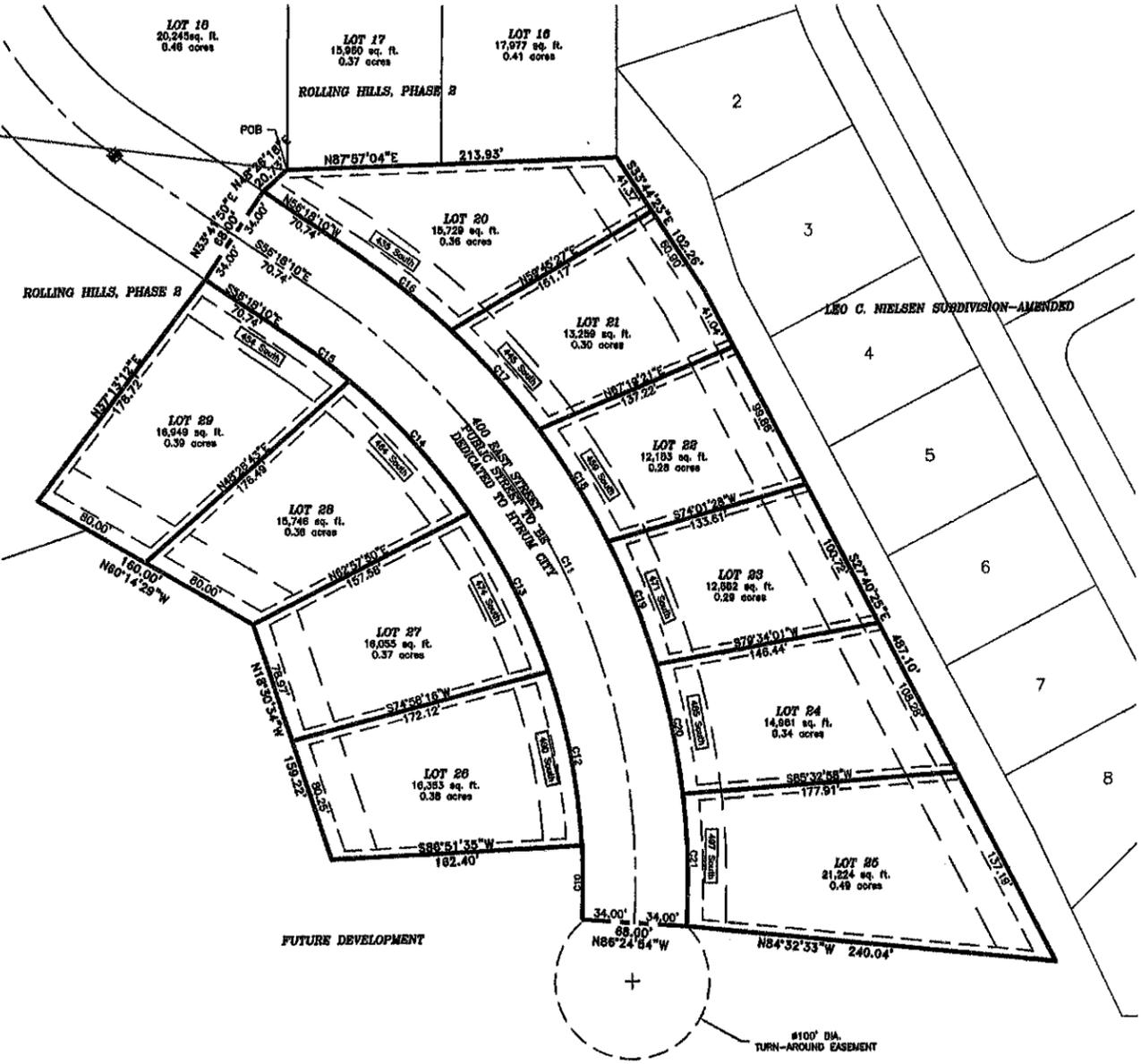
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.
Date _____ City Engineer _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.18	466.00	3°20'32"	27.18	S86°05'04"W
C4	38.18	20.00	92°08'57"	28.79	N45°39'25"E
C5	31.25	20.00	89°31'18"	28.17	N45°13'50"E
C6	18.18	534.00	1°57'04"	18.18	S89°00'57"W
C7	31.81	20.00	91°07'11"	28.56	S45°05'24"E
C8	18.18	466.00	2°14'09"	18.18	S88°52'24"W
C9	31.29	20.00	89°30'28"	28.20	N45°11'17"W
C10	47.87	416.00	6°33'06"	47.84	N00°18'33"E
C11	470.36	450.00	89°53'17"	449.84	N26°21'38"W
C12	114.22	416.00	19°43'59"	113.86	N10°49'57"W
C13	114.27	416.00	18°44'16"	113.91	N26°34'03"W
C14	119.57	416.00	18°59'02"	118.20	N48°23'41"W
C15	43.20	416.00	5°56'58"	43.18	N53°19'41"W
C16	80.32	484.00	9°30'29"	80.23	N51°32'56"W
C17	85.54	484.00	10°07'36"	85.43	N41°43'53"W
C18	85.03	484.00	10°03'39"	84.93	N31°38'05"W
C19	85.00	484.00	10°03'44"	84.89	N21°34'14"W
C20	85.00	484.00	10°03'44"	84.89	N11°30'30"W
C21	85.00	484.00	10°03'44"	84.89	N01°25'45"W



TYPICAL LOT DETAILS



APPROVAL AS TO FORM
Approved as to form this _____ day of _____, A.D., 20____.
City Attorney _____

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 _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE
Presented to the Hyrum City Planning Commission chairman this _____ day of _____, A.D., 20____, at which time this subdivision was recommended to the City Council for approval.
Planning Commission Chairman _____ Date _____

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 _____
Hyrum City Culinary Water _____
Hyrum City Sanitary Sewer _____

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TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

REVISIONS	DATE	DRAWING
	2-2016	

SCALE 1"=50'

DRAWN BY BGL

PROJECT

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

SHEET 1 OF 1 SHEETS