

FINAL PLAT
ELK MOUNTAIN PUD
~1320 EAST 425 SOUTH
CITY COUNCIL MEETING
NOVEMBER 3, 2016

Utilities:

The utilities are already stubbed to these lots. There will be some adjustments that are being worked out with the city engineer on the construction drawings.

Roads:

Existing

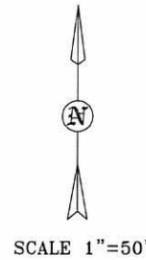
Storm Water:

Existing

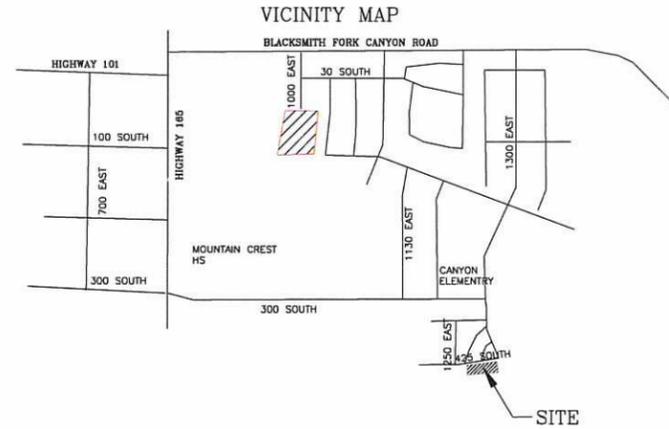
Other:

This phase contains 5 lots for single family structures on the existing road to the south of the existing townhomes. There is a slight change in the size of the lots. Each lot is slightly larger than shown on the preliminary plat and this phase contains 5 lots instead of 6. The city engineer has reviewed and is working on a few details with the construction drawings. The city staff and engineer is recommending approval as proposed.

ELK MOUNTAIN PHASE 2
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

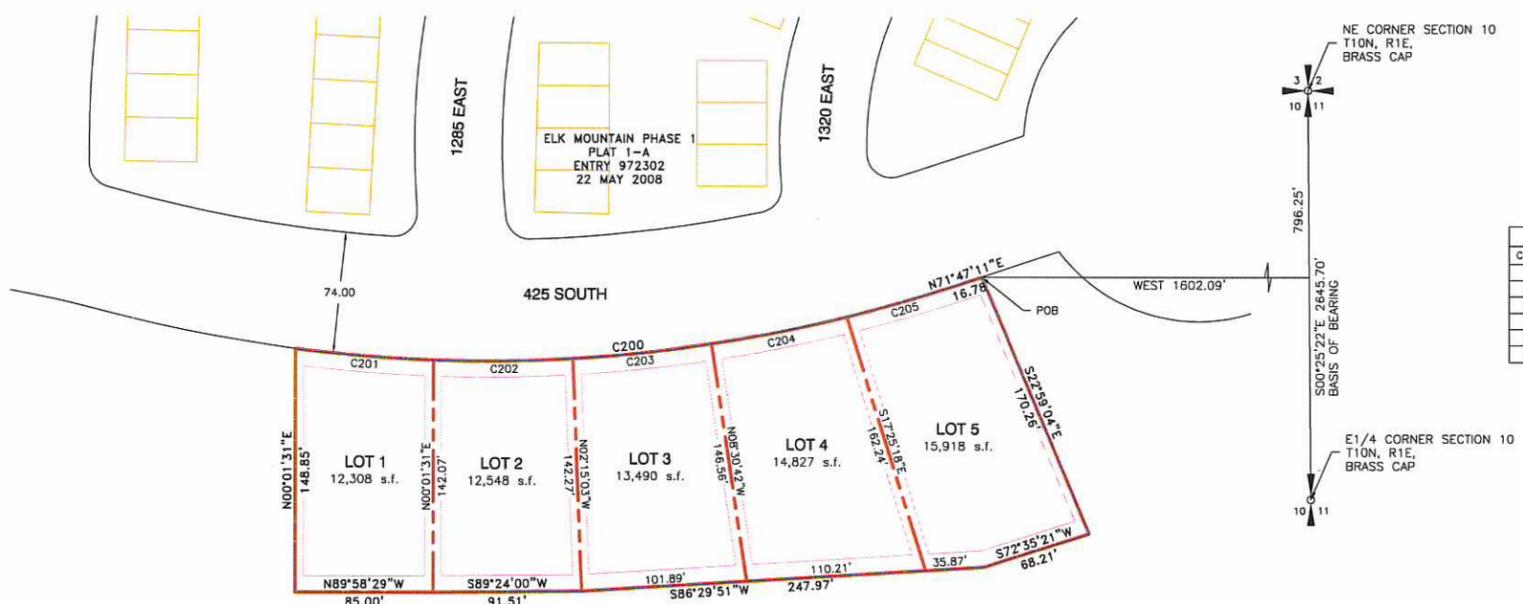


SCALE 1"=50'



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - EASEMENT
 - FOUND EXISTING REBAR
 - EXISTING STREET MONUMENT
 - STREET MONUMENT
 - ADDRESS BLOCK

- NOTES:**
1. OWNER: KARTCHNER HOMES, 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 435-755-7080
 2. ZONING- R-2 SINGLE FAMILY RESIDENTIAL
 3. TOTAL ACRES- 1.59
 4. NUMBER OF LOTS- 5
 5. MIN. LOT SIZE- 12,308 S.F.
 6. SETBACKS PER CURRENT ZONING REQUIREMENTS
 7. EASEMENTS: FRONT AND REAR- 10 FT, SIDEYARD- 5 FT
 8. THE BASIS OF BEARING IS S 00°25'22" E BETWEEN THE NORTHWEST CORNER CORNER AND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN. THIS IS A COUNTER CLOCKWISE ROTATION OF 00°08'32" FROM THE ELK MOUNTAIN PHASE 1 PLATS.
 9. 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
 10. 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.
 11. TWO TREES PER LOT, (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
 12. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, COLORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENCES SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C200	411.86	927.82	25°26'01"	N84°30'11"E	408.49
C201	85.30	927.82	5°16'03"	S85°24'50"E	85.27
C202	85.89	927.82	5°18'14"	N89°18'02"E	85.86
C203	86.10	927.82	5°19'01"	N83°59'24"E	86.07
C204	84.79	927.82	5°14'10"	N78°42'49"E	84.76
C205	69.78	927.82	4°18'33"	N73°56'27"E	69.76

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 owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as ELK MOUNTAIN PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.

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 _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D., 20____.

City Attorney _____

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S00°25'22"E 796.25 feet along the east line of the Northeast Quarter of said Section 10; thence West 1602.09 feet to a point on the south right of way line of 425 South Street and running

thence S 22°59'04" E 170.26 feet;
 thence S 72°35'21" W 68.21 feet;
 thence S 86°29'51" W 247.97 feet;
 thence S 89°24'00" W 91.51 feet;
 thence N 89°58'29" W 85.00 feet;
 thence N 00°01'31" E 148.85 feet to a point on the south right of way line of 425 South Street also being the south boundary of Elk Mountain Phase 1 Plat 1-A;

thence along said right of way line the next two courses:
 1) thence Easterly, a distance of 411.86 feet along a non tangent curve to the left of which the radius point lies N 07°13'12" E having a radius of 927.82 feet, and having a central angle of 25°26'01" and a chord that bears N 84°30'11" E 408.49 feet;
 2) thence N 71°47'11" E 16.78 feet to the point of beginning, containing 1.59 acres, more or less.

REVISIONS:

NO.	DATE	DESCRIPTION
1	8-2015	DRAWING

SCALE 1"=50'

DRAWN BY BGL

FINAL 10.DWG

PROJECT: ELK MOUNTAIN PHASE 2
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

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

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 _____

Qwestar Gas _____

Comcast Cable _____

Century Link Communications _____

Hyrum Sewer _____

Hyrum Water _____

COUNTY SURVEYOR'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 further it meets the minimum standards for plats required by county ordinance, and state law.

Date _____ County Surveyor _____

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 _____

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, who duly acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public _____

Residing at: _____

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 ELK MOUNTAIN PHASE 2, 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____.