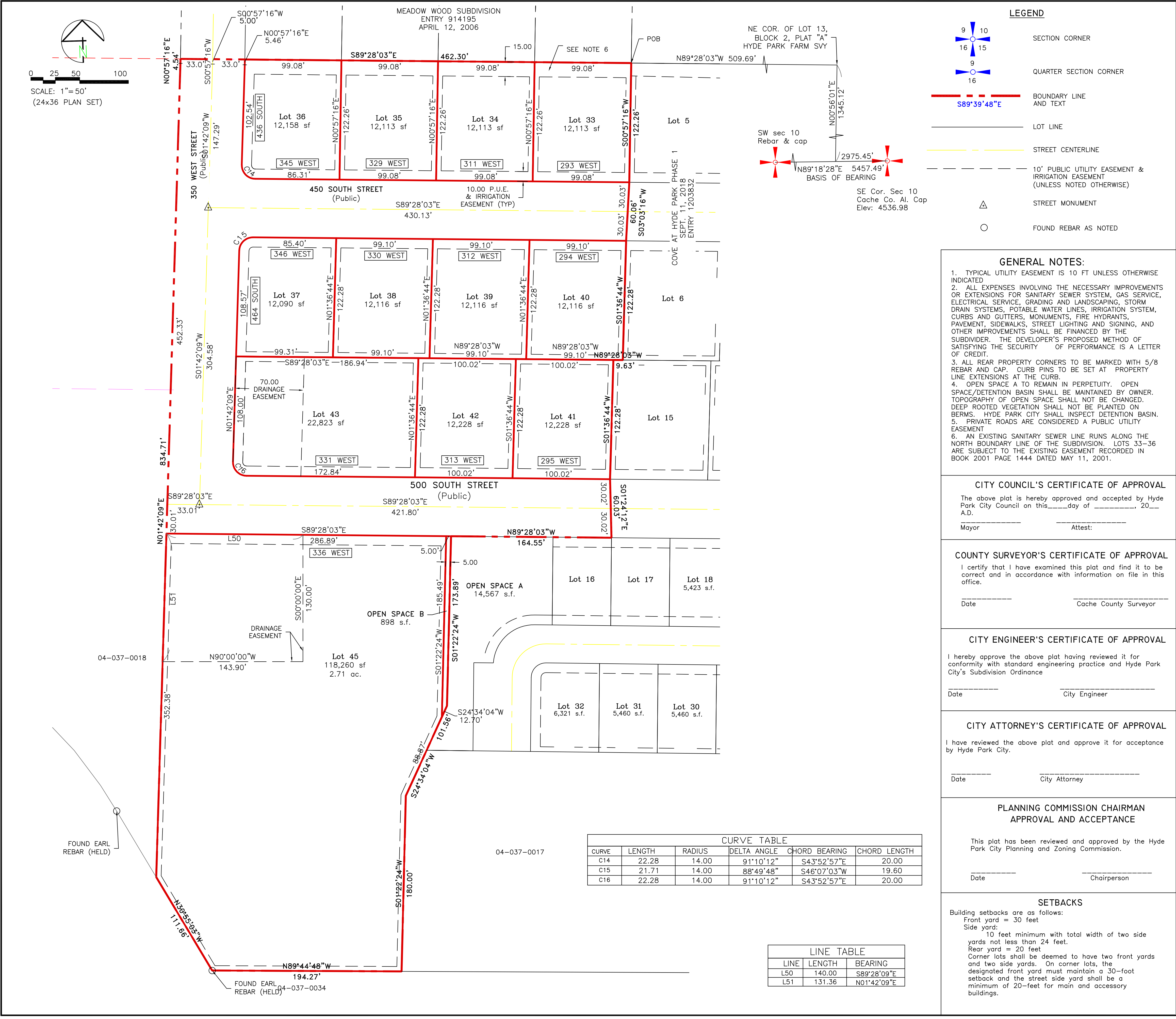




THE COVE AT HYDE PARK SUBDIVISION PHASE 2

PART OF THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH

FINAL PLAT

SURVEYOR NOTES:

1. THE BASIS OF BEARING IS N89°18'28"E BETWEEN THE SOUTHWEST CORNER AND SOUTHEAST QUARTER CORNER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 10, Township 12 North, Range 1 East of the Salt Lake Meridian described as follows:
Commencing at the Northeast Corner of Lot 13, Block 2, Plat "A" Hyde Park Farm Survey also being the Southeast Corner of Meadow Wood Subdivision recorded in the Cache County Recorder's Office under Entry 914195 on April 12 2006; thence N89°28'03"W 509.69 feet along the north line of the Cove at Hyde Park, Phase 1 to the Northwest Corner of Lot 5; Cove at Hyde Park, Phase 1 and the POINT OF BEGINNING and running

thence along the boundary of Cove at Hyde Park, Phase 1 the next ten courses:

- 1) thence S 00°57'16" W 122.26 feet;
- 2) thence S 03°03'16" W 60.06 feet;
- 3) thence S 01°36'44" W 122.28 feet;
- 4) thence N 89°28'03" W 9.63 feet;
- 5) thence S 01°36'44" W 122.28 feet;
- 6) thence S 01°24'12" E 60.03 feet;
- 7) thence N 89°28'03" W 164.55 feet;
- 8) thence S 01°22'24" W 173.89 feet;
- 9) thence S 24°34'04" W 101.56 feet;
- 10) thence S 01°22'24" W 180.00 feet;

thence N 89°44'48" W 194.27 feet;
thence N 30°55'03" W 111.66 feet;
thence N 01°42'09" E 834.71 feet;
thence N 00°57'16" E 4.54 feet to the south line of said Meadow Wood Subdivision;
thence S 89°28'03" E 462.30 feet along the south line of said Meadow Wood Subdivision to the point of beginning, containing 7.87 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, do hereby certify that I am a registered land surveyor and that I hold licence number 275617. As prescribed by the laws of the State of Utah, I further state that this plat of THE COVE AT HYDE PARK, PHASE 2 was prepared from field notes of actual surveys made by me or under my direct supervision and that the same are true and correct to the best of my knowledge and belief.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
1-12-2019
STATE OF UTAH

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 THE COVE AT HYDE PARK, 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____.

Jeff Jackson, Manager
Visionary Homes 2018, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this ____ day of _____ A.D. 2018, personally appeared before me _____, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Visionary Homes 2018, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

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 _____

GENERAL NOTES:

1. TYPICAL UTILITY EASEMENT IS 10 FT UNLESS OTHERWISE INDICATED.

2. 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.

3. ALL REAR PROPERTY CORNERS TO BE MARKED WITH 5/8 REBAR AND CAP. CURB PINS TO BE SET AT PROPERTY LINE EXTENSIONS AT THE CURB.

4. OPEN SPACE A TO REMAIN IN PERPETUITY. OPEN SPACE/DETENTION BASIN SHALL BE MAINTAINED BY OWNER. TOPOGRAPHY OF OPEN SPACE SHALL NOT BE CHANGED. DEEP ROOTED VEGETATION SHALL NOT BE PLANTED ON BERMS. HYDE PARK CITY SHALL INSPECT DETENTION BASIN.

5. PRIVATE ROADS ARE CONSIDERED A PUBLIC UTILITY EASEMENT.

6. AN EXISTING SANITARY SEWER LINE RUNS ALONG THE NORTH BOUNDARY LINE OF THE SUBDIVISION. LOTS 33-36 ARE SUBJECT TO THE EXISTING EASEMENT RECORDED IN BOOK 2001 PAGE 1444 DATED MAY 11, 2001.

CITY COUNCIL'S CERTIFICATE OF APPROVAL

The above plat is hereby approved and accepted by Hyde Park City Council on this _____ day of _____, 20____ A.D.

Mayor _____ Attest: _____

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.

Date _____ Cache County Surveyor _____

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I hereby approve the above plat having reviewed it for conformity with standard engineering practice and Hyde Park City's Subdivision Ordinance

Date _____ City Engineer _____

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I have reviewed the above plat and approve it for acceptance by Hyde Park City.

Date _____ City Attorney _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

This plat has been reviewed and approved by the Hyde Park City Planning and Zoning Commission.

Date _____ Chairperson _____

SETBACKS

Building setbacks are as follows:
Front yard = 30 feet
Side yard:
10 feet minimum with total width of two side yards not less than 24 feet.
Rear yard = 20 feet
Corner lots shall be deemed to have two front yards and two side yards. On corner lots, the designated front yard must maintain a 30-foot setback and the street side yard shall be a minimum of 20-feet for main and accessory buildings.

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	22.28	14.00	91°10'12"	S43°52'57"E	20.00
C15	21.71	14.00	88°49'48"	S46°07'03"W	19.60
C16	22.28	14.00	91°10'12"	S43°52'57"E	20.00

LINE	LENGTH	BEARING
L50	140.00	S89°28'09"E
L51	131.36	N01°42'09"E

SEAL

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)725-5121
ALLIANCELOGAN@AHOOC.COM

DATE : APRIL, 2018

DRAWING No. _____

PROJECT TITLE

THE COVE AT HYDE PARK
SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH

DRAWING TITLE

FINAL PLAT