

0 25 50 100
SCALE: 1"=50'
(24x36 PLAN SET)

LEGEND

- SECTION CORNER
QUARTER SECTION CORNER
BOUNDARY LINE AND TEXT
LOT LINE
STREET CENTERLINE
10' PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
STREET MONUMENT
FOUND REBAR (AS NOTED)

THE COVE AT HYDE PARK
SUBDIVISION PHASE 3
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

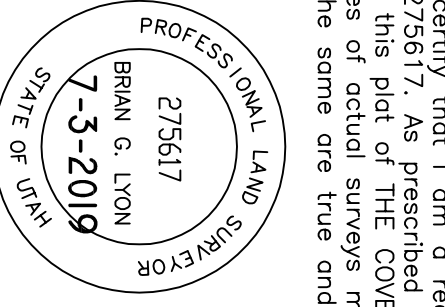
BOUNDARY DESCRIPTION

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 X, Hyde Park Farm Survey, also being the Southwest Corner of Meadow Wood subdivision, 12 2006, thence S 00°56'01" W 673.27' feet to the POINT OF BEGINNING and running
thence S 00°56'01" W 38.16' feet; along a non tangent curve to the NE COR. OF LOT 13, BLOCK 2, PLAT X, HYDE PARK FARM SURVEY, bearing 115°45'12" E 115.45' feet, having a central angle of 00°56'02" and a chord that bears S 00°27'36" W 15.81' feet;
thence S 00°55'37" W 202.57' feet to a Steve Earl rebar;
thence N 89°45'01" W 730.21' feet;
thence along the boundary of the Cove at Hyde Park Subdivision, Phase 2
1) thence N 01°22'24" E 180.00' feet;
2) thence N 24°34'04" E 51.42' feet;
thence along the boundary of the Cove at Hyde Park Subdivision, Phase 1
1) thence S 89°19'17" E 543.02' feet;
2) thence N 00°31'57" E 35.00' feet;
3) thence S 89°19'17" E 165.23' feet to the point of beginning, containing 3.88 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 license 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 3 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.



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 3, do hereby dedicate for perpetual use of the public all porces of land shown on this plat as the dedicated streets, sidewalks, and other improvements and easements herein shown, which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the some warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this _____ day of _____, 20____.

Jeff Jackson, Manager
Vannoy Farms 2016, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH _____ } ss
COUNTY OF _____ }
On this _____ day of _____, A.D. 2019, personally appeared before me _____, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Vannoy Farms 2016, LLC, a limited liability company organized and existing under the laws of the State of Utah, 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: _____ RESIDING AT _____

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, IRRIGATION SYSTEM, CURBS AND GUTTERS, LANDSCAPE, 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 MARKED WITH 5/8 REBAR AND CAP CUB PINS TO BE SET AT PROPERTY LINE EXTENSIONS AT THE CURB.
3. OPEN SPACE A TO REMAIN IN PERPETUITY. OPEN SPACE/DEFENTION BASIN SHALL BE MAINTAINED BY OWNER. TOPOGRAPHY OF OPEN SPACE SHALL NOT BE CHANGED. DEEP ROOTED TREES SHALL NOT BE REMOVED. PRIVATE ROADS ARE CONSIDERED A PUBLIC UTILITY EASEMENT BASIN.
4. LOTS 51, 52, AND 53 SHALL HAVE A 20 FOOT SETBACK FROM 200 WEST STREET
5. PRIVATE ROADS ARE CONSIDERED A PUBLIC UTILITY EASEMENT
6. LOTS 51, 52, AND 53 SHALL ACCESS FROM THE PRIVATE STREETS

SEAL

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
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ALLIANCELOGAN@YAHOO.COM

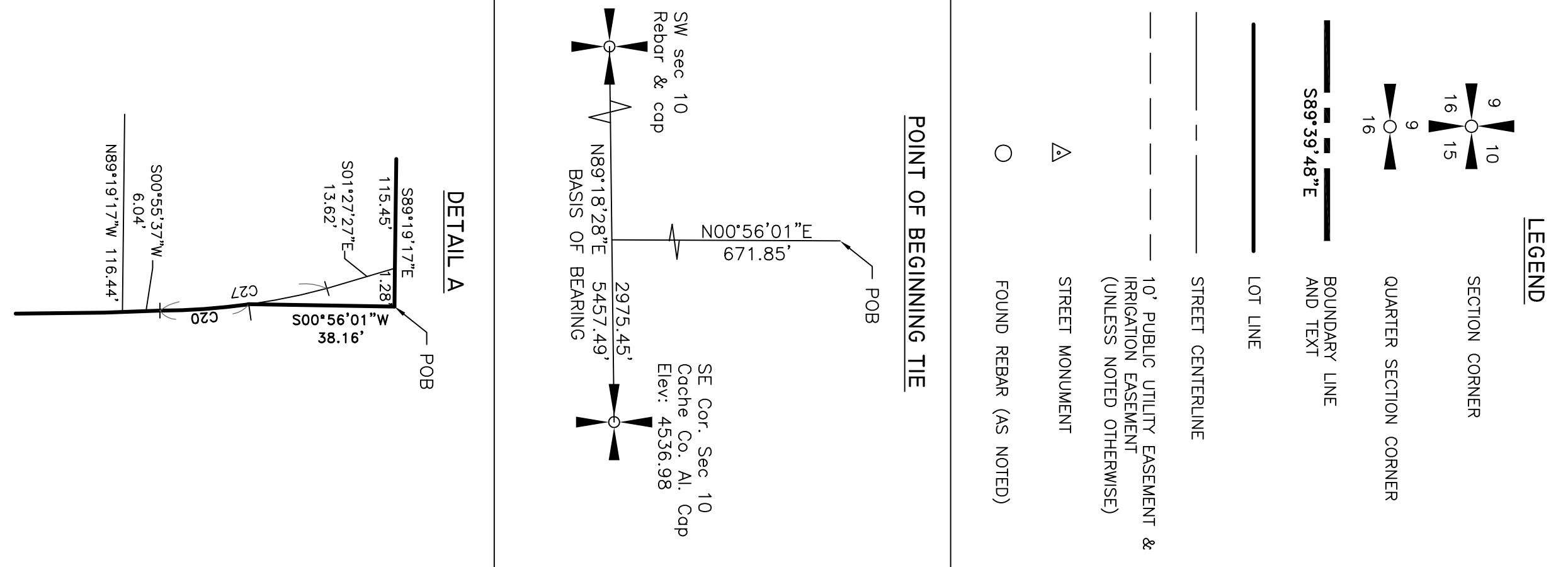
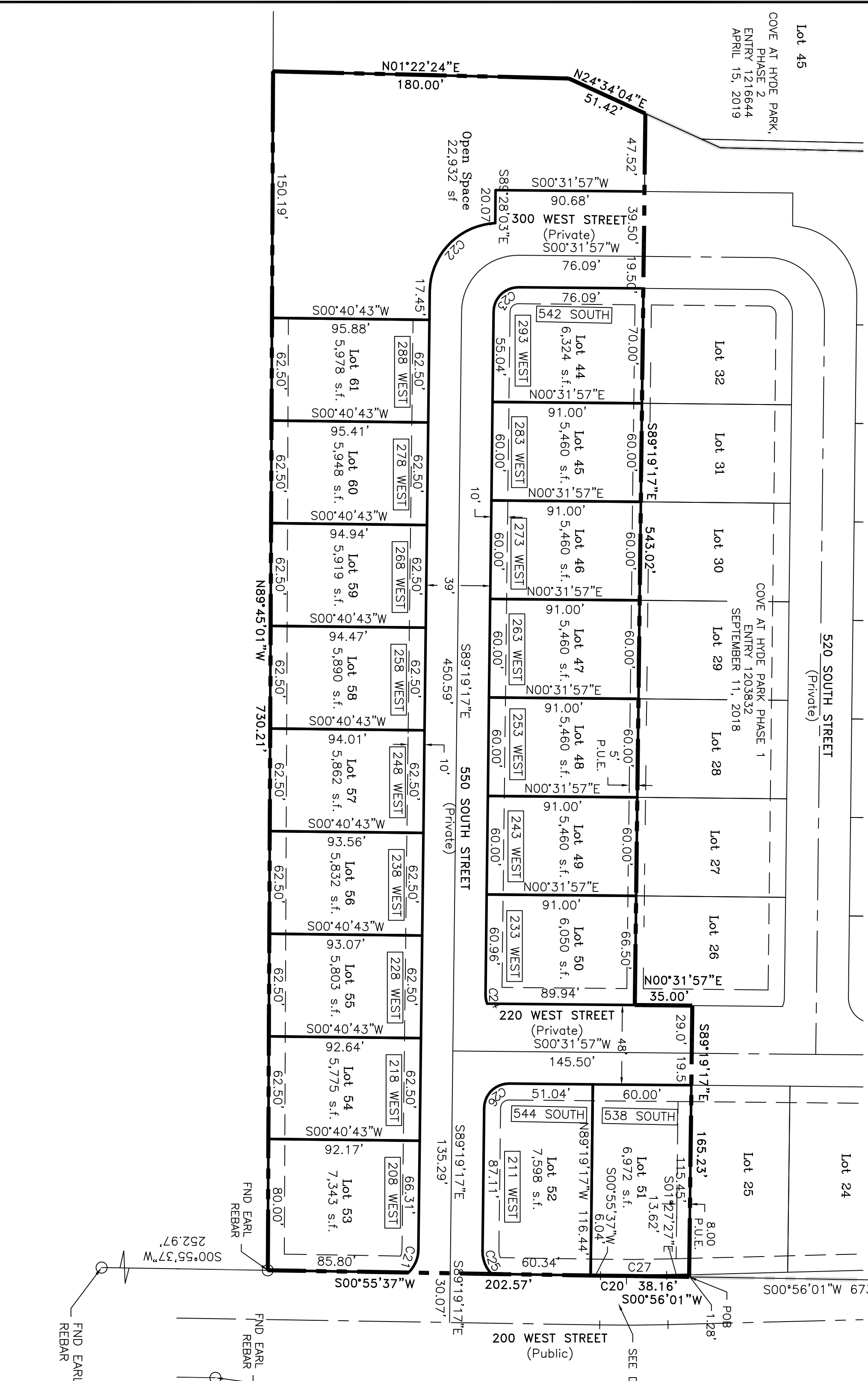
REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

No.	REVISIONS/ SUBMISSIONS	DATE

PROJECT TITLE	THE COVE AT HYDE PARK SUBDIVISION PHASE 3 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

DATE : JULY 2019 DRAWING No. 1

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. _____ Cache County Surveyor
COUNTY RECORDER'S NO. State of Utah, County of Cache, recorded and filed at the request of _____ Time _____ Fee _____ Entry _____ Index _____ Filed in: File of plats _____ County Recorder _____	CITY ENGINEER'S CERTIFICATE OF APPROVAL I hereby approve the above plat having reviewed it for compliance with standard engineering practice and Hyde Park City's Subdivision Ordinance _____ City Engineer
	CITY ATTORNEY'S CERTIFICATE OF APPROVAL I have reviewed the above plat and approve it for acceptance by Hyde Park City. _____ City Attorney
	PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE This plat has been reviewed and approved by the Hyde Park City Planning and Zoning Commission. _____ Chairperson



SETBACKS

- Building setbacks are as follows:
1. A minimum side yard required for each structure will be eight (8) feet or more.
2. A zero lot line on one side of the lot, with a minimum of 16 feet (16') between each single family dwelling.
3. When the driveway is placed in the front yard, the driveway shall be set back a minimum of eight (8) feet from the garage to the sidewalk, for parking purposes.
Lots 51, 52, 53 and 53 shall have a 20 foot setback from 200 West Street