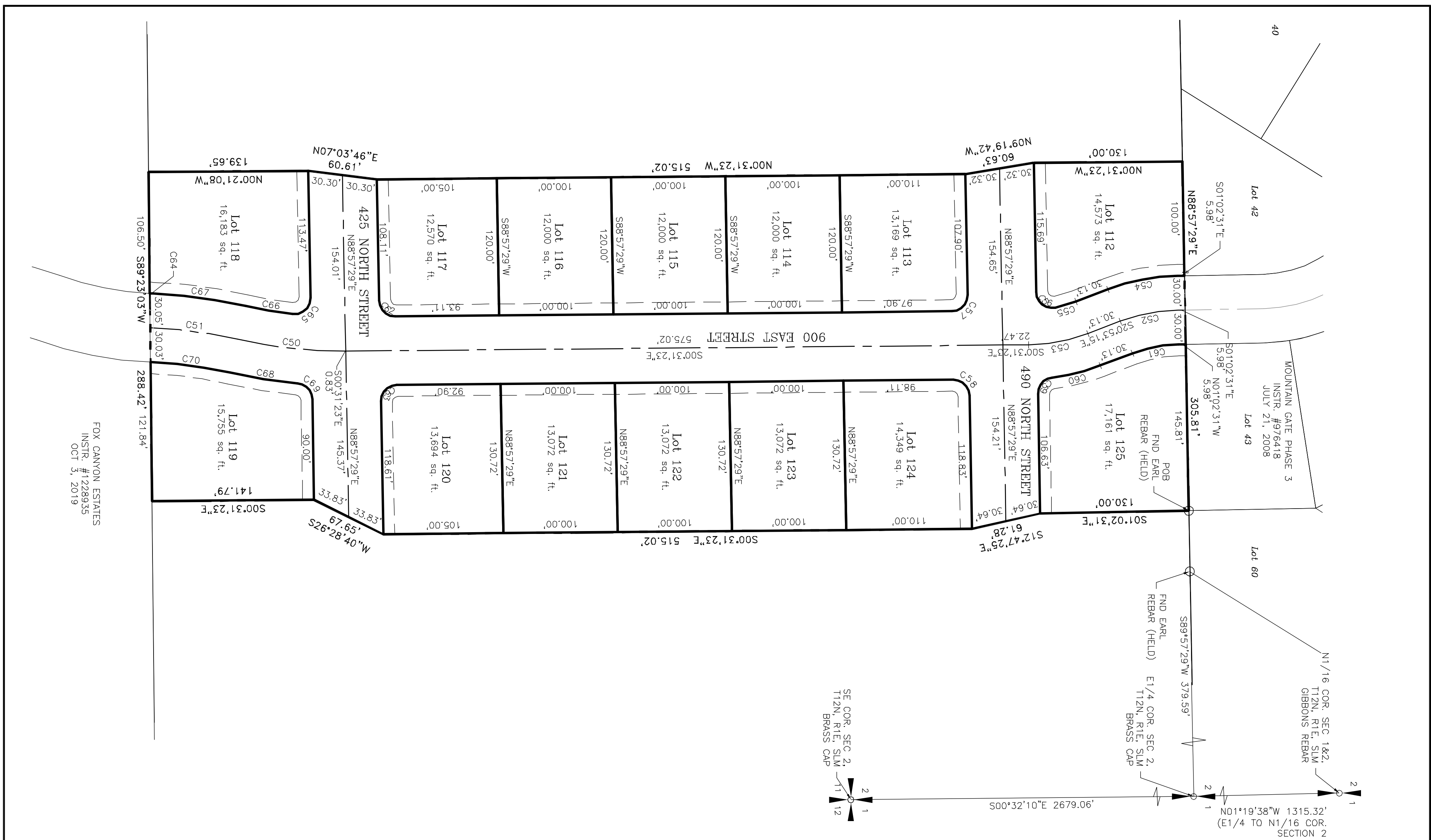




CURVE	LENGTH	RADIUS	CURVE TABLE			
			DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C50	94.54	400.00	1.3732.32"	N6°14.5'E	94.32	
C51	77.24	400.00	1°10'50.5"	S07°29.14"W	77.12	
C52	51.36	150.00	1°50'04.4"	S10°57.5'E	51.05	
C53	53.31	150.00	2°02'15.2"	S10°52'18"W	53.70	
C54	62.35	180.00	1°50'04.4"	S10°57.5'E	62.04	
C55	21.28	120.00	1°00'59.3"	N13°48.27"W	21.26	
C56	20.88	12.00	99°41'06"	N39°06.56'E	18.34	
C57	18.86	12.00	90°31'06"	N45°16.57"W	17.05	
C58	18.74	12.00	89°28.92"	S45°16.57"W	16.89	
C59	17.71	120.00	84°34.11"	S45°45.28'E	16.15	
C60	45.29	180.00	1°24.26"	N13°30.47"W	45.17	
C61	41.76	120.00	1°20.35"	S10°57.5'E	41.36	
C62	18.96	12.00	89°28.92"	N47°13.0'E	16.89	
C63	18.96	12.00	90°31'06"	S45°46.57'E	17.05	
C64	2.92	270.00	0°37'14"	N02°28.32'E	2.92	
C65	20.35	12.00	97°11'16"	N42°26.53"W	18.00	
C66	44.39	370.00	6°52.23"	N09°34.57"E	44.36	
C67	81.46	430.00	10°51'14"	S07°35.33"E	81.34	
C68	16.87	430.00	8°14.40"	N08°53.48'E	61.82	
C69	17.53	12.00	84°11'01"	S46°51.58"W	16.09	
C70	70.10	370.00	10°51'18"	S07°35.29"W	70.00	

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE This plat has been reviewed and approved by the Hyde Park City Planning and Zoning Commission. Date _____ Chairperson _____	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: _____
SURVEYOR NOTES: 1. THE BASIS OF BEARING IS N09°32'10"W BETWEEN THE SOUTHWEST CORNER AND EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN	COUNTY RECORDERS'S NO. State of Utah, County of Cache, recorded and filed at the request of _____ Date _____ Time _____ Fee _____ _____ Index _____ Filed in: File of plats _____ County Recorder _____

MOUNTAIN GATE SUBDIVISION PHASE 5 PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN HYDE PARK, UTAH FINAL PLAT BOUNDARY DESCRIPTION Part of the Southeast Quarter of Section 2, Township 12 North, Range 1 East, Salt Lake Meridian, more particularly described as follows: Commencing at the East Quarter Corner of Section 2 Township 12 North, Range 1 East of the Salt Lake Meridian thence S 89°57'29" W 379.59 feet along the south line of Mountain Gates Phase 3, recorded in the Code Book of the Salt Lake County Clerk's Office as Plat 200, to the Southeast Corner of Mountain Gates Phase 3, Lot 60 and the POINT OF BEGINNING and running thence S 07°03'13" E 132.00 feet; thence S 12°44'29" E 61.28 feet; thence S 02°31'25" E 151.02 feet; thence S 26°28'40" W 67.65 feet; thence S 02°31'25" E 141.79 feet to the north line of Fox Canyon Estates; thence S 02°31'25" E 141.79 feet along said north line; thence N 00°21'08" W 138.65 feet; thence N 07°03'46" E 60.61 feet; thence N 07°03'25" W 615.02 feet; thence N 02°31'25" E 151.00 feet to the south line of Mountain Gates, Phase 3, thence N 88°57'29" E 305.81 feet along said south line to the point of beginning, containing 6.35 acres, more or less.	
SURETYOR'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 MOUNTAIN GATE SUBDIVISION PHASE 5, of which I am the duly qualified and sworn surveyor, was prepared under my direct supervision and that the same are true and correct to the best of my knowledge and belief. PROFESSOR OF LAND SURVEYING 275617 6-24-2020 BRIAN G. LYON 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 Mountain Gate Subdivision Phase 5, 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 streets and do further dedicate the easements herein 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 COACHE } On the _____ day of _____, A.D. 20____, personally appeared before me, _____, Notary Public _____, _____, a Utah Corporation, signers of the within instrument who declared to me, that they signed this instrument pursuant to a resolution of the board of directors of said corporation. My commission expires _____.	
Residing at: _____ GENERAL NOTES: 1. SETBACK ARE AS FOLLOWS: SIDE YARD: 10 FT REAR: 30 FT FRONT: 10 FT AND 15 FT 2. TYPICAL UTILITY EASEMENT IS 10 FT 3. UNLESS OTHERWISE INDICATED, ALL NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, PORTABLE WATER LINES, IRRIGATION SYSTEM, CURETS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT. 4. ALL REAR PROPERTY CORNERS TO BE MARKED WITH 5/8 REBAR AND CAP. CURB PINS TO BE SET AT PROPERTY LINE EXTENSIONS AT THE CORNER. 5. THIS INSTRUMENT IS SUBJECT TO AN EASEMENT AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC TURN AROUND. THE INSTRUMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE COMPLETION OF THE ROAD EXTENSIONS OR BY WRITTEN AUTHORIZATION BY THE HYDE PARK HOMEOWNERS ASSOCIATION. 6. LOT OWNERS SHALL HAVE ENGINEERED RETAINING WALLS WHERE NEEDED.	

DATE = JUNE 2020
DRAWING No. 1

PROJECT TITLE
MOUNTAIN GATES SUBDIVISION
PHASE 5
PART OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH

DRAWING TITLE
FINAL PLAT

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
CAD FILE :

DRAWN :
PROJECT NO. :

ACE

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SEAL