

CANYON ESTATES PHASE 2 FINAL PLAT

700 E 1100 SOUTH

CITY COUNCIL MEETING

AUGUST 6, 2020

Summary: Rosehill Holdings LLC, is requesting final approval of Phase 2 for Canyon Estates. This is located along 1100 South immediately west of Phase 1 that is currently under construction.

ZONING: R-2 RESIDENTIAL

UTILITIES:

Power: Connecting to improvements in Phase 1

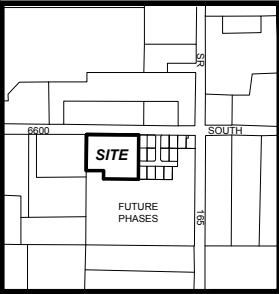
Culinary: Connecting to improvements in Phase 1

Sewer: Connecting to improvements in Phase 1

Irrigation: Connecting to improvements in Phase 1

PARKING & ROADS: Connecting to improvements in Phase 1

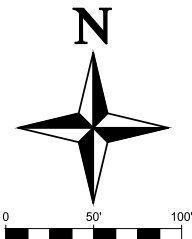
NOTES: Canyon Estates is currently constructing infrastructure improvements in Phase 1.



VICINITY MAP

FINAL PLAT
OF
CANYON ESTATES SUBDIVISION
PHASE 2

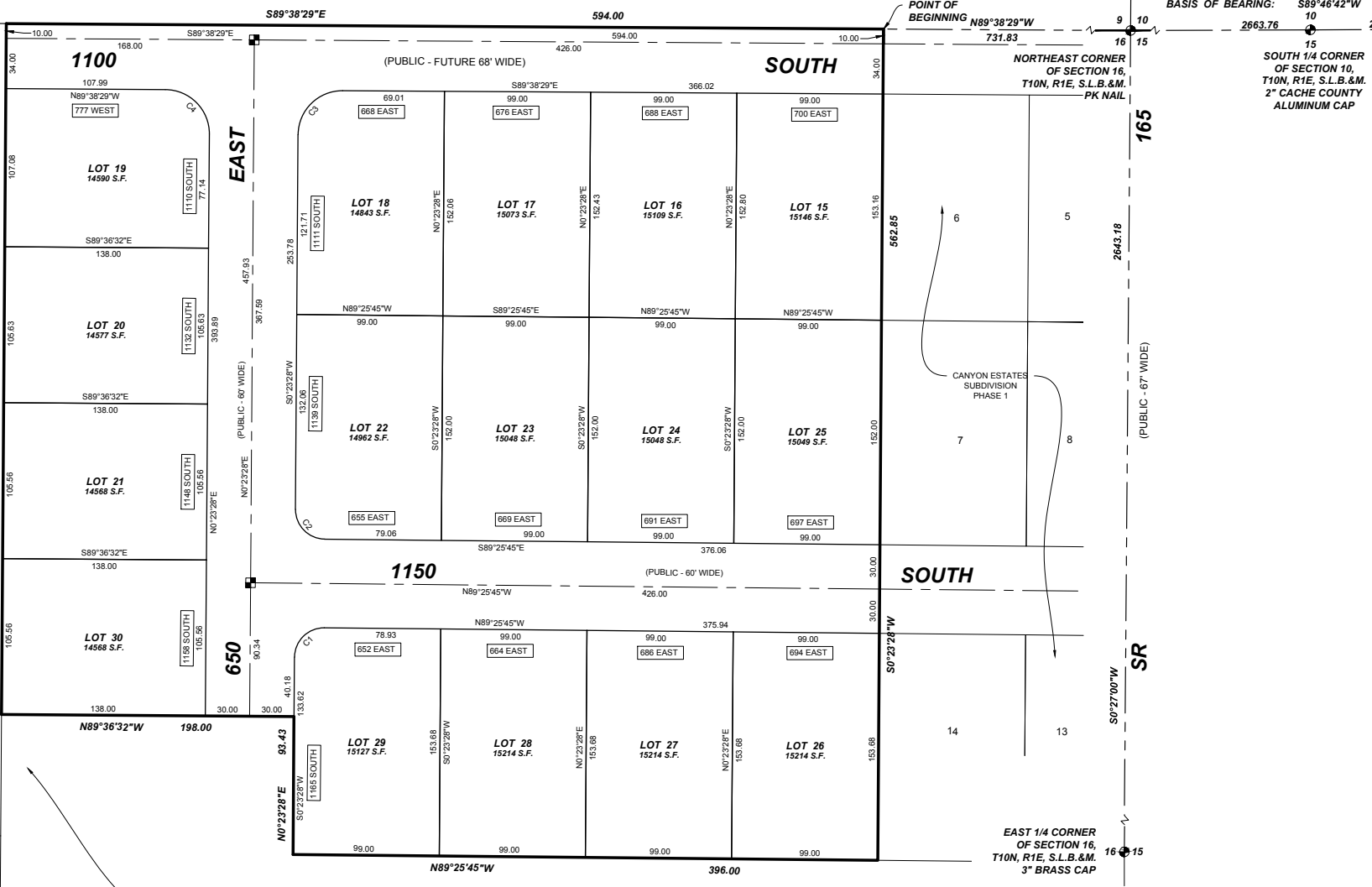
LOCATED IN THE NE 1/4 OF SECTION 16, T10N, R1E, SLB&M
HYRUM, UTAH



DARWIN B. NIELSEN LIVING TRUST
ZOE M. NIELSEN LIVING TRUST
1419/740

9
16
NORTH 1/4 CORNER
OF SECTION 16,
T10N, R1E, S.L.B.&M.
3.5" CACHE COUNTY ALUMINUM CAP

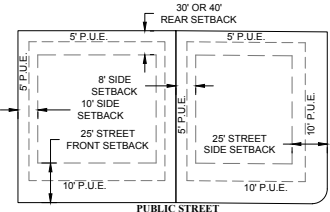
BETWEEN MONUMENTS: S89°38'29"E 2,651.67



NOTES:

- TOTAL PHASE 1 AREA: 7.24 ACRES
- LOT AREA: 5.49 ACRES
- LOTS: 16
- DEDICATED ROAD AREA: 1.75 ACRES
- TOTAL LANE MILES OF ROAD: 0.28 MILES.
- T-POST WITH #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
- ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:
FRONT: 25'
REAR: 30'
SIDE: 8' & 10' (SEE DETAIL)
25' (IF SIDEYARD FRONTS A STREET)
- 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.
- THE DEVELOPER WILL PLANT TWO (2) TREES HAVING A MINIMUM DIAMETER OF ONE AND ONE HALF (1 1/2) INCHES FOR EACH APPROVED SUBDIVISION LOT. FOUR (4) TREES SHALL BE PLANTED ON CORNER LOTS.
- ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION.
- IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY.

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	20.00	90°10'47"	31.48	S45°28'51"W 28.33
C2	20.00	89°49'13"	31.35	S44°31'09"E 28.24
C3	30.00	89°58'03"	47.11	S45°22'29"W 42.41
C4	30.00	90°01'57"	47.14	N44°37'31"W 42.44



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS - SEE NOTE 10)
NTS

LEGEND

- XXX LOT ADDRESSES
SECTION MONUMENT
CENTERLINE MONUMENT (TO BE SET)

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ HYRUM POWER _____ DATE _____
COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CULINARY WATER AND SANITARY SEWER

APPROVED THIS _____ DAY OF _____, 20____, BY HYRUM
CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND
THE CITY ORDINANCE.

CITY ENGINEER _____ DATE _____

COUNTY SURVEYOR'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND
FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS
REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR _____ DATE _____

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY _____ DATE _____

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH
TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY
OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY
DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID
CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS,
STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY
SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS
PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

DATE _____

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base &
Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point located N89°38'29"W along the Section line 731.83 feet from the
Northeast Corner of Section 16, T10N, R1E, S.L.B.&M., thence S0°23'28"W 562.85 feet; thence
N89°25'45"W 396.00 feet; thence N0°23'28"E 93.43 feet; thence N89°36'32"W 198.00 feet to the
east line of the NW1/4 of the NE1/4 of said Section 16; thence N0°23'28"E along the 40 acre
(1/16th Section) line 467.83 feet to the north line of said Section 16; thence S89°38'29"E along the
Section line 594.00 feet to the point of beginning.

Contains: 7.24 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE
OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE
SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS
SET FORTH TO BE HEREFTER KNOW AS:

CANYON ESTATES SUBDIVISION
PHASE 2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL
STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC
USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL
PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER
THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED
FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND
FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER
EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE
PURPOSES SHOWN HEREON.

_____(SIGNATURE)
ROSEHILL HOLDINGS, LLC

BY: _____(PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE
ME _____, WHO AFTER BEING DULY SWORN, DID
ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ OF
ROSEHILL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT
HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND
IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN
MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY
OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.

HYRUM CITY MAYOR _____ DATE _____

HYRUM CITY RECORDER _____ DATE _____

PLANNING COMMISSION APPROVAL

PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS _____ DAY
OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS
RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ DATE _____

FINAL PLAT
OF
CANYON ESTATES SUBDIVISION
PHASE 2

LOCATED IN THE NE 1/4 OF SECTION 16,
T10N, R1E, SLB&M
HYRUM, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST
OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$
FEE _____ CACHE COUNTY RECORDER

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
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