

3/26/2021 12:30 PM Z:\2020 PROJECTS\2005FLX MIKE FELIX - SUBDIVISION - HYDE PARK, UT\ACAD\SURVEY\FINAL PLAT_2005FLX_FINAL PLAT (CURRENT).DWG

HAWK CREST SUBDIVISION
PART OF SEC 3, T12N, R1E, SLM
HYDE PARK CITY, CACHE COUNTY, UTAH

(BASIS OF BEARINGS)
N89°52'09"E 2676.50'
SW CORNER SEC 34
T13N R1E SLM
CACHE COUNTY
REBAR W/CAP
S 1/4 CORNER SEC 34
T13N R1E SLM
CACHE COUNTY
REBAR W/CAP

04-006-0022
DENNIS M & RUTH Z WORTHEN
TRUST

NW CORNER S. 1/2 LOT 7
BLOCK 9, PLAT B
HYDE PARK FARM SURVEY

04-007-0015
ROBERT REEDER JR. TRUST

NE CORNER S. 1/2 LOT 7
BLOCK 9, PLAT B
HYDE PARK FARM SURVEY

04-007-0034
MITCHELL ASHCROFT

04-007-0021
JOHN & KIMBERLY COOK
TRUST

04-007-0013
MICHAEL J. FELIX & SHERY B
COOK TRUST

04-008-0008
DENNIS M & RUTH Z
WORTHEN TRUST

04-118-0022
TRAVIS L & MELANIE G
CHECKETTS

04-118-0021
VICKY SINGH

04-118-0016
VIRGIL R PUGSLEY TRUST

P.O.B.
SE CORNER LOT 7
BLOCK 9, PLAT B
HYDE PARK FARM SURVEY

04-118-0015
TRINDA HESS



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	87.19'	55.00'	90°49'42"	N43°11'53"W	78.34'
C2	39.63'	25.00'	90°49'42"	S43°11'53"E	35.61'
C3	15.69'	10.00'	89°52'28"	N46°27'04"E	14.13'
C4	15.73'	10.00'	90°07'37"	N43°32'56"W	14.16'
C5	71.91'	85.00'	48°28'26"	N64°22'31"W	69.79'
C6	62.83'	85.00'	42°21'16"	N18°57'40"W	61.41'

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - FARM SURVEY LOT LINE
 - PUBLIC UTILITY EASEMENT
*5/10' WIDE, EXCEPTIONS NOTED
 - BUILDING SETBACKS
*30' FRONT
*10/14' SIDEYARD
*30' REAR
 - FENCE
 - PUBLIC RIGHT-OF-WAY HEREBY DEDICATED
 - STORM WATER RETENTION POND EASEMENT
 - STREET ADDRESS
 - SET 5/8" REBAR W/ORANGE PLASTIC CAP
STAMPED "STEVEN C. EARL PLS 318575"
 - FOUND REBAR W/SMITH CAP
 - SECTION CORNER
 - 1/4 SECTION CORNER

COUNTY RECORDER'S NUMBER

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX
FILED IN: FILE OF PLATS
DEVRON ANDERSEN, COUNTY RECORDER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY
HYDE PARK CITY.

DATE CITY ATTORNEY

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 ORDINANCE.

DATE CITY ENGINEER

PLANNING AND ZONING COMMISSION CERTIFICATE
OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE HYDE PARK
PLANNING AND ZONING COMMISSION.

DATE CHAIRPERSON

CANAL / IRRIGATION COMPANY CERTIFICATE OF
APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE RESPECTIVE CANAL
/ IRRIGATION COMPANY.

DATE AUTHORIZED REPRESENTATIVE

CITY COUNCIL'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE HYDE PARK
CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

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 THE INFORMATION ON FILE IN THIS OFFICE.

DATE CACHE COUNTY SURVEYOR

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY _____

TITLE _____

UTILITY COMPANY APPROVALS

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR
PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR
UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE
PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE
DEVELOPMENT.

ROCKY MOUNTAIN POWER _____ DATE: _____

CENTURY LINK _____ DATE: _____

COMCAST CORPORATION _____ DATE: _____

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE
NUMBER 318575-2201, 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, TOGETHER WITH EASEMENTS TO
BE HEREAFTER KNOWN AS HAWK CREST SUBDIVISION, AND THAT THE SAME
HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS
PLAT.

LEGAL DESCRIPTION

A PART OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE
MERIDIAN; ALSO A PART OF LOT 5, BLOCK 13, PLAT A, HYDE PARK CITY
SURVEY, LOCATED IN HYDE PARK CITY, CACHE COUNTY, UTAH, DESCRIBED AS
FOLLOWS:

THE SOUTH HALF OF LOT 7, BLOCK 9, PLAT B OF THE HYDE PARK FARM
SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;
THENCE N1°30'52"E 327.51 FEET (330 FEET BY RECORD);
THENCE S88°36'44"E 663.64 FEET (660 FEET BY RECORD);
THENCE S1°18'15"W 337.50 FEET (330 FEET BY RECORD);
THENCE N87°45'04"W 664.93 FEET (660 FEET BY RECORD) ALONG THE
NORTH LINE OF THE GRANTHAVEN SUBDIVISION PHASE 2 TO THE POINT OF
BEGINNING.

CONTAINING 5.07 ACRES, MORE OR LESS,

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS
OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO
BE SUBDIVIDED INTO LOTS, STREETS, A PEDESTRIAN RIGHT-OF-WAY, AND
EASEMENTS TO HEREAFTER BE KNOWN AS HAWK CREST SUBDIVISION 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. WE ALSO INCORPORATE THE NOTES AND RESTRICTIONS AS
LISTED HEREON.

BY: MJ FELIX, LLC

BY: MICHAEL J. FELIX, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF CACHE

ON THIS _____ DAY OF _____, IN THE YEAR 2021, BEFORE
ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED
MICHAEL J. FELIX, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND
ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF MJ.FELIX, LLC, A LIMITED
LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO,
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY
HIMSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED ON PLAT PER UTAH CODE 46-1-16(B))

NOTES & RESTRICTIONS

- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR
EXTENSIONS FOR A SANITARY SEWER SYSTEM, WATER LINES, GAS
SERVICE, ELECTRICAL SERVICE, ROUGH GRADING, STORM DRAIN SYSTEMS,
CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS,
IRRIGATION DELIVERY SYSTEMS AND SIGNING, AND OTHER IMPROVEMENTS
SHALL BE FINANCED BY THE SUBDIVIDER.
- NO PERMANENT STRUCTURES ARE ALLOWED TO BE CONSTRUCTED WITHIN
ANY PUBLIC UTILITY EASEMENT.
- LOTS 1, 2, 3, AND 9 ARE SUBJECT TO WDER PUBLIC UTILITY
EASEMENTS AS SHOWN AND DIMENSIONED.
- LOTS 2, 3, AND 9 ARE SUBJECT TO EASEMENTS FOR STORM WATER
RETENTION PONDS AS SHOWN. THESE AREAS MAY NOT BE FILLED OR
OTHERWISE OBSTRUCTED. LOT OWNERS SHALL MAINTAIN THESE AREAS
WITH GRASS. THESE AREAS MAY BE IRRIGATED.
- LOTS 8 AND 9 ARE RESPONSIBLE FOR MAINTAINING LANDSCAPING THAT
ADJOINS THESE LOTS WITHIN THE PEDESTRIAN RIGHT-OF-WAY. ALL
LOTS ARE RESPONSIBLE FOR MAINTAINING LANDSCAPING THAT ADJOINS
THE LOTS WITHIN PUBLIC STREETS (I.E. PARK STRIPS).
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO
THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY
EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY
MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN
THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF
CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND
APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT
DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN
POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS
DEVELOPMENT. ROCKY MOUNTAIN POWER DOES NOT AFFECT ANY RIGHT THAT
ROCKY MOUNTAIN POWER HAS UNDER UTAH LAW.
(i) A RECORDED EASEMENT OR RIGHT-OF-WAY
(ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(iv) ANY OTHER PROVISION OF LAW.

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY MIKE FELIX FOR THE PURPOSE OF
SUBDIVIDING THE PROPERTY, FENCES, IRRIGATION DITCHES, CULVERTS,
STREETS AND SURVEY MONUMENTS IN THE AREAS WERE USED TO
RE-ESTABLISH THE BOUNDARY AS SHOWN. THE GRANT HAVEN SUBDIVISION
TO THE SOUTH SHOWED 100 WEST STREET AS ONLY 80-FEET WIDE, WHICH
IS AN ERROR. THE NORTH LINE OF SAID SUBDIVISION WAS HELD AS THE
SOUTH LINE OF LOT 7, DUE TO LACK OF OTHER EVIDENCE. NO MAJOR
DISCREPANCIES WERE FOUND.

24" X 8" REBARs WITH ORANGE PLASTIC CAPS STAMPED "STEVEN C EARL
PLS 318575" WERE SET AT ALL CORNERS INDICATED.



FINAL PLAT

SHEET DESCRIPTION

HAWK CREST SUBDIVISION

PROJECT TITLE



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 23 MARCH 2021

SCALE: 1" = 40'

CALCULATIONS BY: S. EARL

CHECKED BY: L. ANDERSON

APPROVED BY: S. EARL

PROJECT NUMBER: 20051FLX

SHEET:

1 of 1