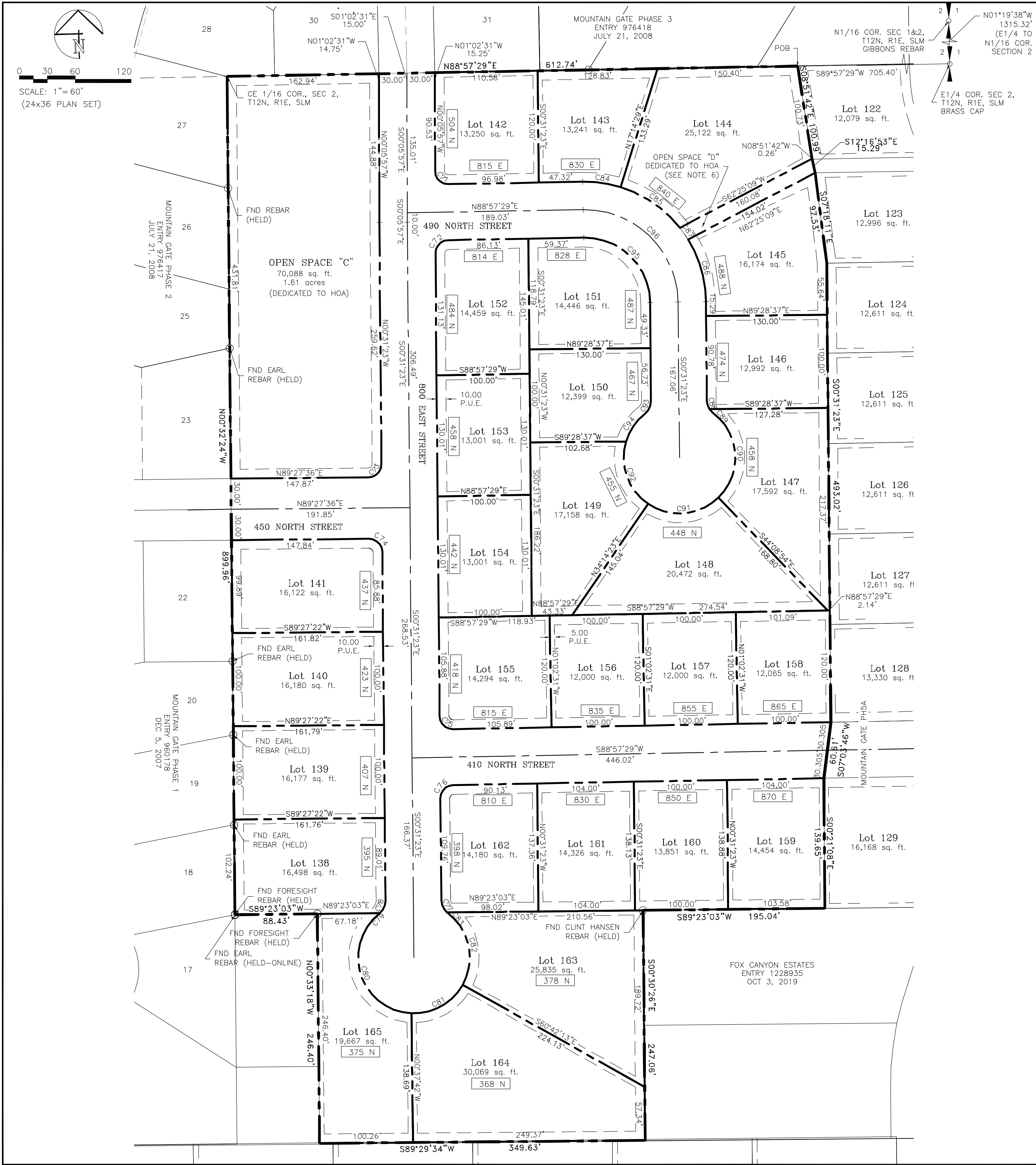




LEGEND

- BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- STREET CENTERLINE
- SECTION CORNER
- ADDRESS BLOCK
- FOUND REBAR

DOMINION ENERGY ROCKY MOUNTAIN POWER NOTES

1. Dominion Energy approves this plat solely for the purpose of confirming 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 other existing 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 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 1-800-366-6532.

2. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

3. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE 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. This approval does not affect any right that Rocky Mountain Power has under:

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

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

Date _____ Chairperson _____

SURVEYOR NOTES:

1. THE BASIS OF BEARING IS N01°19'38"W BETWEEN THE EAST QUARTER CORNER AND NORTH SIXTEENTH CORNER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN

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 _____

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: _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C71	22.22	14.00	90°56'33"	S45°34'14"E	19.96
C72	21.86	14.00	89°28'52"	S44°13'03"W	19.71
C73	21.99	14.00	89°58'59"	N44°28'07"E	19.80
C74	22.00	14.00	90°01'01"	N45°31'53"W	19.80
C75	22.12	14.00	90°31'08"	S45°46'57"E	19.89
C76	21.86	14.00	89°28'52"	S44°13'03"W	19.71
C77	14.71	17.00	49°35'09"	S25°18'57"E	14.26
C78	14.89	17.00	50°11'49"	N24°34'32"E	14.42
C79	0.65	17.00	2°11'07"	N50°46'00"E	0.65
C80	145.95	60.00	139°22'15"	S17°49'34"E	112.54
C81	66.13	60.00	63°08'52"	N60°54'52"E	62.83
C82	86.13	60.00	82°14'46"	N11°46'56"W	78.92
C83	0.83	17.00	2°47'47"	S51°30'26"E	0.83
C84	41.48	130.00	18°17'01"	N81°54'01"W	41.31
C85	78.21	130.00	34°28'19"	N55°31'21"W	77.04
C86	70.55	130.00	31°05'37"	N16°04'11"W	69.69
C87	15.13	130.00	6°40'12"	N34°57'06"W	15.12
C88	9.74	17.00	32°50'24"	S16°56'35"E	9.61
C89	5.80	17.00	19°32'33"	S43°08'03"E	5.77
C90	103.42	60.00	98°45'26"	N03°31'36"W	91.08
C91	82.09	60.00	78°23'17"	N85°02'45"E	75.83
C92	75.84	60.00	72°25'14"	S19°33'00"E	70.89
C93	15.54	17.00	52°22'56"	N25°40'05"E	15.01
C94	36.86	60.00	35°11'56"	S34°15'35"W	36.28
C95	110.59	70.00	90°31'08"	N45°46'57"W	99.44
C96	157.99	100.00	90°31'08"	N45°46'57"W	142.06

MOUNTAIN GATE SUBDIVISION PHASE 5B
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 705.40 feet along the south line of Mountain Gates Phase 2 and 3 to the POINT OF BEGINNING and running

thence along the boundary of Mountain Gate Phase 5A the next six courses:

- 1) thence S 08°51'42" E 100.99 feet;
- 2) thence S 12°16'53" E 15.29 feet;
- 3) thence S 07°18'11" E 97.53 feet;
- 4) thence S 00°31'23" E 493.02 feet;
- 5) thence S 07°03'46" W 60.61 feet;
- 6) thence S 00°21'08" E 139.65 feet;

thence S 89°23'03" W 195.04 feet (S 89°36'02" W, By Record) along the boundary of Fox Canyon Estates;

thence S 00°30'26" E 247.06 feet (S 00°17'27" E, By Record) to the Southwest Corner of Lot 3, Fox Canyon Estates

thence along the boundary of Fox Canyon Estates the next two courses:

- 1) thence S 89°29'34" W 349.63 feet (S 89°42'33" W, By Record);
- 2) thence N 00°33'18" W 246.40 feet (N 00°20'19" W, By Record);

thence S 89°23'03" W 88.43 feet to a Foresight Rebar;

thence along the boundary of Mountain Gate Phase 1, 2 and 3 the next two courses:

- 1) thence N 00°32'24" W 899.96 feet;
- 2) thence N 88°57'29" E 612.74 feet to the point of beginning, containing 15.18 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 MOUNTAIN GATE SUBDIVISION PHASE 5B 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
6-29-2021
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 5B, 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__.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this ____ day of _____ A.D. 2021, personally appeared before me _____ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Heritage Land Development, 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 _____

GENERAL NOTES:

1. SETBACK ARE AS FOLLOWS:
FRONT: 30 FT
SIDE YARD: 10 & 15 FT
REAR: 30 FT
2. TYPICAL PUBLIC UTILITY EASEMENT IS
10' FRONT
5' SIDE
10' REAR
UNLESS OTHERWISE INDICATED
3. 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.
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 CURB.
5. LOT OWNERS SHALL HAVE ENGINEERED RETAINING WALLS WHERE NEEDED.
6. OPEN SPACE C TO BE OWNED AND MAINTAINED BY THE HOA. SAID OPEN SPACE IS ALSO A PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT AND STORM WATER EASEMENT.

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 _____

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

DATE: JUN2021

DRAWING No. **1**

REVISIONS/ SUBMISSIONS

No.	DATE	REVISIONS/ SUBMISSIONS

DRAWN: _____ PROJECT NO.: _____
REVIEWED: _____ CAD FILE: _____

SEAL

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
ALLIANCELOGAN@YAHOO.COM

AC