

FINAL PLAT APPROVAL
HIDDEN VALLEY SUBDIVISION – PHASE 2
CITY COUNCIL MEETING
JULY 15, 2021

Summary: Final Plat

Hidden Valley MGR LLC is seeking approval for the remaining portion of the Hidden Valley Subdivision. Phases 2 through 4, inclusive of the Preliminary Plat are to be built as a single final phase. Hidden Valley MGR proposes to subdivide 17.2 acres to provide 32 single family lots.

ZONING: R-2 Residential

UTILITIES:

Power:	By Developer
Culinary:	By Developer
Sewer:	By Developer
Irrigation:	By Developer

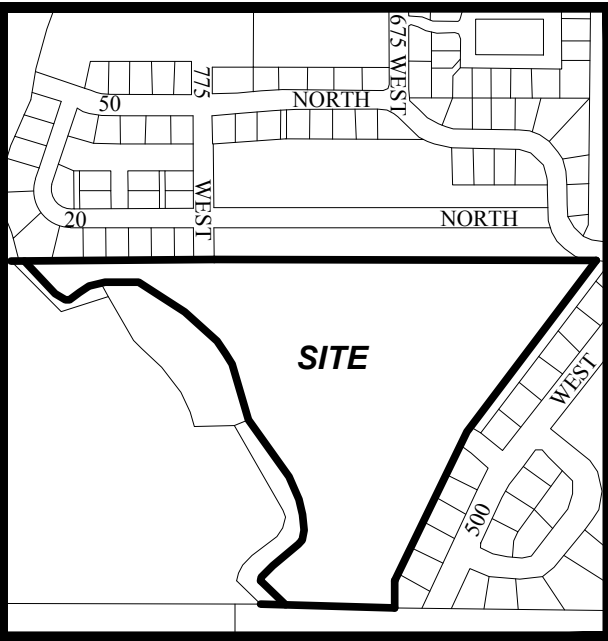
PARKING & ROADS: By Developer

NOTES: All proposed lots meet the minimum lot size and frontage requirements for the R-2 zone.

Recommended conditions for approval:

Boundary discrepancies along the easterly boundary be reconciled with the westerly boundary of the Hyrum Feeder Canal.

Owner information be updated to match deed.



VICINITY MAP

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	45.00	108°00'00"	84.82	NORTH 72.81
C2	4790.67	0°07'49"	10.90	N20°46'26"E 10.90
C3	4790.67	1°18'48"	109.82	S21°29'45"W 109.81
C4	4790.67	1°12'24"	100.89	S22°45'21"W 100.89
C5	4790.67	4°14'02"	354.02	N22°57'22"E 353.93
C6	4790.67	1°03'15"	88.14	S23°53'11"W 88.14
C7	4790.67	0°39'35"	55.16	S24°44'36"W 55.16
C8	15.00	47°25'43"	12.42	N48°47'15"E 12.07
C9	57.00	48°01'52"	47.78	S48°29'10"W 46.40
C10	57.00	74°47'37"	74.41	S12°55'34"E 69.24
C11	57.00	27°41'32"	272.81	N64°36'38"W 77.58
C12	57.00	63°11'45"	62.87	S81°55'15"E 59.73
C13	57.00	88°12'13"	87.75	N22°22'46"E 79.34
C14	15.00	46°48'07"	12.25	S1°40'43"W 11.91
C15	4858.67	1°06'56"	94.60	N24°31'18"E 94.60
C16	4858.67	1°07'09"	94.91	N23°24'16"E 94.91
C17	4858.67	4°22'15"	370.63	S22°53'39"W 370.54
C18	4824.67	4°59'39"	420.53	N23°12'21"E 420.40
C19	4858.67	1°04'52"	91.67	N22°18'15"E 91.67
C20	4858.67	1°03'18"	89.45	N21°14'10"E 89.45
C21	216.00	16°10'14"	60.96	S25°17'10"E 60.76
C22	216.00	48°12'04"	181.71	N41°18'05"W 176.40
C23	216.00	32°01'50"	120.75	S49°23'12"E 119.19
C24	194.00	3°56'50"	13.37	S63°25'41"E 13.36
C25	194.00	26°03'09"	88.21	S48°25'42"E 87.45
C26	194.00	65°03'32"	220.29	N32°52'21"W 208.64
C27	194.00	35°03'32"	118.71	S17°52'21"E 116.86
C28	160.00	65°03'32"	181.68	S32°52'21"E 172.07
C29	126.00	65°03'32"	143.07	S32°52'21"E 135.51
C30	284.00	14°39'59"	72.70	S58°04'07"E 72.50
C31	250.00	23°38'07"	103.13	S53°35'03"E 102.40
C32	15.00	73°23'40"	19.21	S87°25'58"E 17.93
C33	250.00	48°12'04"	210.32	N41°18'05"W 204.17
C34	250.00	24°33'57"	107.19	S29°29'01"E 106.37
C35	284.00	14°26'24"	71.58	S24°25'15"E 71.39
C36	15.00	91°35'52"	23.98	S14°09'30"W 21.51
C37	220.00	32°56'28"	126.48	S64°42'14"W 124.75
C38	186.00	21°13'02"	68.88	S70°33'57"W 68.49
C39	1089.00	2°35'56"	49.40	N82°28'26"E 49.39
C40	1089.00	6°06'20"	116.04	N86°49'30"E 115.99
C41	1089.00	22°18'54"	424.22	N87°40'05"W 421.54
C42	1123.00	22°18'52"	437.46	N87°40'05"W 434.70
C43	1089.00	7°23'11"	140.39	S86°25'50"E 140.29
C44	1089.00	5°37'17"	106.84	S79°55'41"E 106.80
C45	1089.00	0°36'26"	11.54	S76°48'52"E 11.54
C46	166.00	22°03'32"	63.91	N65°28'53"W 63.52
C47	15.00	91°45'33"	24.02	N8°34'20"W 21.54

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 _____

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 _____

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 _____

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 _____

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

CULINARY WATER AUTHORITY _____

SANITARY SEWER AUTHORITY _____

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 RETURN DEVELOPMENT, 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 _____

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 _____ DATE _____
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTIONS

SOUTH PARCEL

A portion of the SE1/4 of Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:
Beginning at a point on the westerly line of the Hyrum Feeder Canal located N89°44'00"W along the Section line 746.32 feet and North 1,803.69 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B.& M.; thence along an old wire fence line the following 5 (five) courses and distances: N86°31'00"W 47.00 feet; thence S89°02'00"W 79.00 feet; thence N88°44'00"W 147.00 feet; thence S89°26'00"W 81.00 feet; thence S88°47'00"W 21.84 feet to the easterly bank of the Wellsville East Field Canal; thence along said easterly bank the following 8 (eight) courses and distances: N54°00'00"W 74.37 feet; thence along the arc of a 45.00 foot radius curve to the right 84.82 feet through a central angle of 108°00'00" (chord: North 72.81 feet); thence N54°00'00"E 140.00 feet; thence along the arc of a 64.00 foot radius curve to the left 49.15 feet through a central angle of 44°00'00" (chord: N32°00'00"E 47.95 feet); thence N10°00'00"E 41.00 feet; thence along the arc of a 160.00 foot radius curve to the left 94.95 feet through a central angle of 34°00'00" (chord: N7°00'00"W 93.56 feet); thence N24°00'00"W 81.00 feet; thence N36°20'00"W 28.00 feet to the southwest corner of Lot 22, Phase 1, HIDDEN VALLEY Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat and extension thereof, the following 5 (five) courses and distances: N67°31'32"E 179.84 feet; thence N40°07'48"E 112.10 feet; thence S69°09'39"E 138.68 feet; thence Northeastly along the arc of a 4,790.67 foot radius non-tangent curve (radius bears: N69°09'39"E) to the left 10.90 feet through a central angle of 0°07'49" (chord: N20°46'26"E 10.90 feet); thence S69°17'28"E 200.64 feet to the westerly line of said Canal; thence along said Canal the following 2 (two) courses and distances: S25°38'18"W 500.45 feet; thence S6°52'42"E 66.44 feet to the point of beginning.

Contains: 5.65 +/- acres

NORTH PARCEL

A portion of the SE1/4 & the NE1/4 of Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:
Beginning at a point on the easterly line of that Real Property conveyed to Hyrum City in Deed Book 2052 Page 1295 of the Official Records of Cache County at the northwest corner of Lot 39, Phase 1, HIDDEN VALLEY Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder located N89°44'00"W along the Section line 1,278.27 feet and North 2,623.77 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B.& M.; thence along said lands of Hyrum City the following 9 (nine) courses and distances: N15°31'13"W 57.15 feet; thence N35°00'48"W 43.08 feet; thence N35°53'35"W 74.88 feet; thence N49°45'40"W 90.49 feet; thence N55°10'22"W 154.94 feet; thence N66°59'25"W 59.28 feet; thence N83°18'18"W 49.77 feet; thence S86°04'13"W 55.22 feet; thence S69°32'06"W 9.02 feet to the northwesterly corner of said property; thence along the northerly and easterly bank of the Wellsville East Field Canal the following 7 (seven) courses and distances: S74°11'00"W 38.00 feet; thence S57°00'00"W 100.00 feet; thence along the arc of a 20.00 foot radius curve to the right 26.18 feet through a central angle of 75°00'00" (chord: N85°30'00"W 24.35 feet); thence N48°00'00"W 35.00 feet; thence N35°47'00"W 29.00 feet; thence N43°22'00"W 118.29 feet; thence N64°30'00"W 40.28 feet to the southwest corner of Phase 3, MT. STERLING FARMS PUD, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S89°48'46"E (plat: N89°56'04"E) along said Plat and the extension thereof 1,997.69 feet to the westerly line of the Hyrum Feeder Canal; thence along said Canal the following 2 (two) courses and distances: S11°24'18"W 9.72 feet; thence S37°40'18"W 591.04 feet; thence along the extension of, and along the northerly line of said Phase 1 of HIDDEN VALLEY Subdivision the following 8 (eight) courses and distances: N63°38'27"W 169.39 feet; thence N60°11'12"W 68.00 feet; thence N59°47'47"W 97.54 feet; thence N84°56'37"W 217.66 feet; thence S83°46'24"W 196.91 feet; thence S84°42'17"W 69.50 feet; thence S17°12'03"E 38.73 feet; thence S72°47'57"W 121.64 feet to the point of beginning.

Contains: 11.57 +/- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS 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 HEREAFTER KNOWN AS.

**HIDDEN VALLEY SUBDIVISION
PHASE 2**

AND DO HEREBY DEDICATE TO HYRUM CITY 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)

RETURN DEVELOPMENT, LLC

BY: _____ (PRINTED NAME)

ITS: _____

**FINAL PLAT
OF
HIDDEN VALLEY SUBDIVISION
PHASE 2**

LOCATED IN THE NE 1/4 & SE1/4 OF SECTION 6, 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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