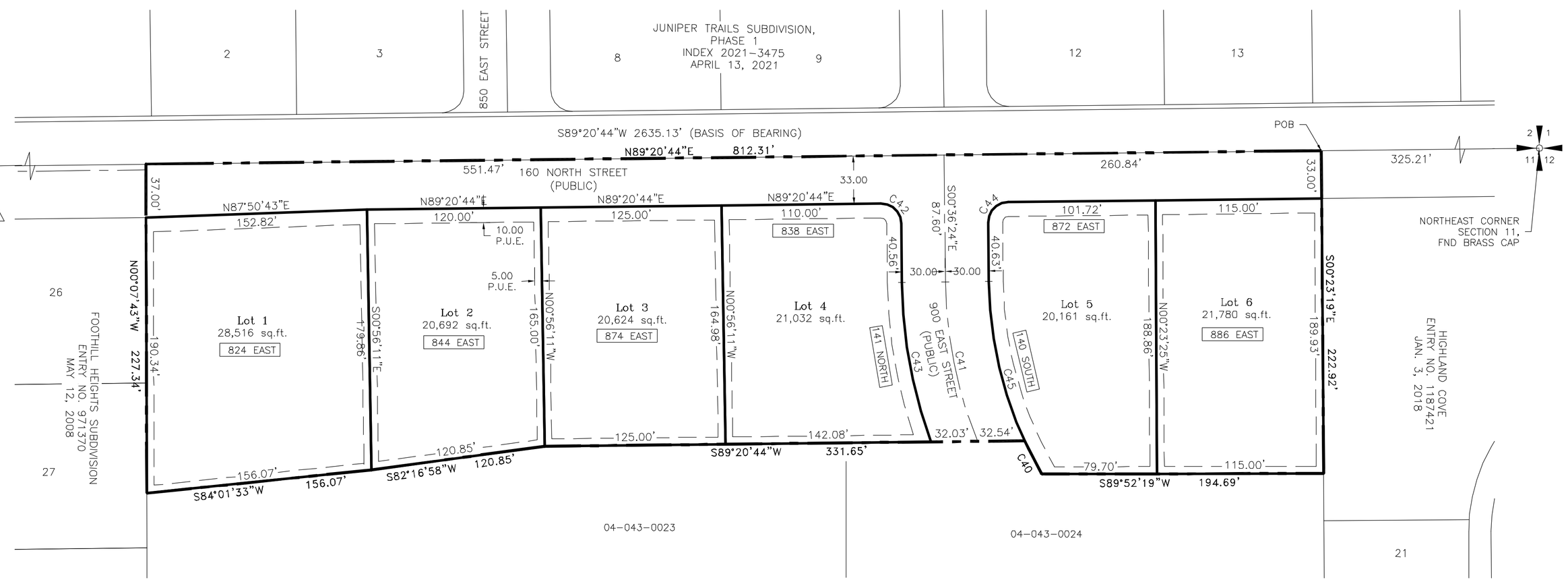
CEDAR BLUFFS SUBDIVISION, PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH

FINAL PLAT

0 25 50 100
SCALE: 1"=50' (22x34 PLAN SET)
SCALE: 1"=100'(11x17 PLAN SET)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	25.93	270.00	5°30'08"	S27°28'58"E	25.92
C41	113.04	300.00	21°35'21"	S11°24'04"E	112.37
C42	22.00	14.00	90°02'52"	N45°37'50"W	19.81
C43	112.58	330.00	19°32'49"	S10°22'48"E	112.04
C44	21.98	14.00	89°57'08"	S44°22'10"W	19.79
C45	139.62	270.00	29°37'39"	S15°25'13"E	138.07

LEGEND

- BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.) UNLESS NOTED OTHERWISE
- STREET CENTERLINE
- SECTION CORNER
- 116 N — ADDRESS BLOCK

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, do hereby certify that I am a registered land surveyer and that I hold licence number 275617, As prescribed by the laws of the State of Utah. I further state that this plat of CEDAR BLUFFS SUBDIVISION, PHASE 1 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 8-23-2021 STATE OF UTAH

SURVEYOR NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PART OF PARCEL 04-043-0023 AND 04-043-0024 INTO 6 LOTS. THE SURVEY WAS REQUESTED BY CORY GOETTCHE.
2. THE BASIS OF BEARING IS S89°20'44"W BETWEEN THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN
3. THE NORTH LINE WAS ESTABLISHED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN. THE WEST LINE WAS ESTABLISHED ALONG THE BOUNDARY OF FOOTHILL HEIGHTS SUBDIVISION. THE EAST LINE WAS ESTABLISHED ALONG THE HIGHLAND COVE SUBDIVISION.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 11, Township 12 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Northeast Quarter of Section 11, Township 12 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a Brass Cap, thence S89°20'44"W 325.21 feet along the north line of the Northeast Quarter of said Section 11 to the POINT OF BEGINNING and running

thence S 00°23'19" E 222.92 feet (S00°09'49"E, By Record) along the west line of Highland Cove and its projection thereof;
thence S 89°52'19" W 194.69 feet;
thence Northwesterly, a distance of 25.93 feet along a non tangent curve to the right of which the radius point lies N 59°45'57" E, with a radius of 270.00 feet, having a central angle of 05°30'08" and a chord that bears N 27°28'58" W 25.92 feet;
thence S 89°20'44" W 331.65 feet;
thence S 82°16'58" W 120.85 feet;
thence S 84°01'33" W 156.07 feet to the east line of Foothill Heights Subdivision;
thence N 00°07'43" W 227.34 feet along said east line to the north line of the Northeast Quarter of Section 11;
thence N 89°20'44" E 812.31 feet along said north line to the point of beginning, 3.90 acres, more or less.

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 Cedar Bluffs Subdivision, Phase 1, 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 Six Alphas, 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 _____

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

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:

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

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

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

_____ _____
Date Chairperson

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

GENERAL NOTES:

1. SETBACK ARE AS FOLLOWS:
   FRONT: 30 FT
   SIDE YARD: 10 & 15 FT
   REAR: 20 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.

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

No.	REVISIONS/ SUBMISSIONS	DATE

DRAWN :
REVIEWED :
PROJECT NO. :
CAD FILE :

PROJECT TITLE: CEDAR BLUFFS SUBDIVISION, PHASE 1
PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN HYDE PARK, UTAH

DRAWING TITLE: FINAL PLAT

DATE : AUG.2021
DRAWING No. 1