

**AUBURN HILLS PHASE 6 – FINAL PLAT**  
**655 EAST – 500 SOUTH TO 600 SOUTH**  
**CITY COUNCIL MEETING**  
**SEPTEMBER 17, 2020**

Summary: Kartchner Homes is seeking final plat approval for Phase 6 of the Auburn Hills Development. This phase consists of 15 single family lots on 4.66 acres.

ZONING: R-2 Residential

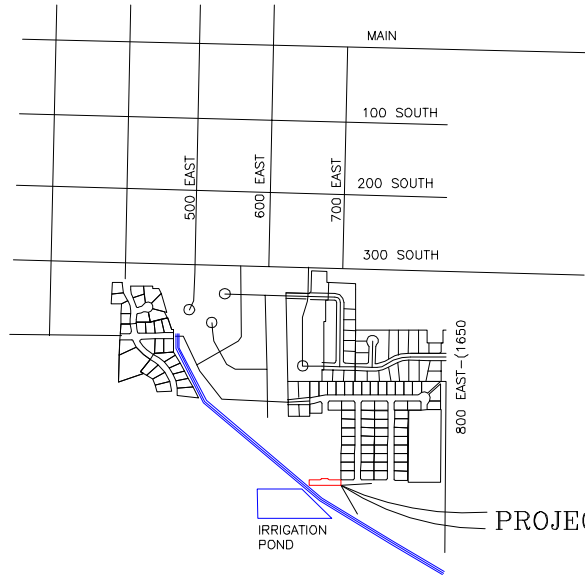
UTILITIES:

Power:	To be constructed with development
Culinary:	To be constructed with development
Sewer:	To be constructed with development
Irrigation:	To be constructed with development

PARKING & ROADS: To be constructed with development

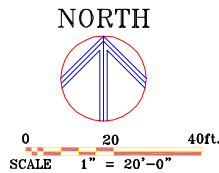
NOTES:

VICINITY MAP



AUBURN HILLS 600 SOUTH ROAD DEDICATION

PART OF THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
ROAD DEDICATION PLAN



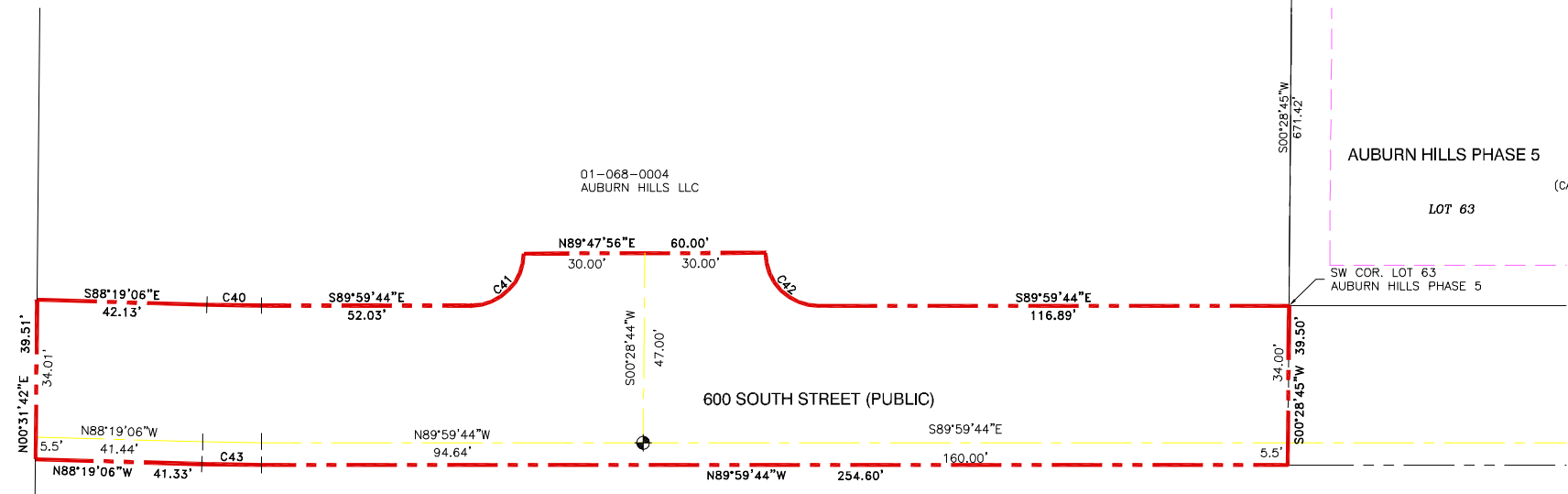
LEGEND
BOUNDARY LINE
ROAD
STREET MONUMENT

SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, 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 to be hereafter known as Auburn Hills 600 South Road Dedication, and that the same has been surveyed and staked on the ground as shown on this plat.
Signed on this \_\_\_ day of \_\_\_\_\_, 20\_\_.



LEGAL DESCRIPTION
Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monument with a Railroad Spike, thence S 00°18'58" W 1266.19 feet along the east line of the Northeast Quarter of said Section 9, thence N 89°31'16" W 179.58 feet; thence S 82°44'04" W 60.55 feet; thence N 89°59'44" W 770.02 feet to the Northwest Corner of Lot 56, Auburn Hills, Phase 5; thence S00°28'45"W 671.42 feet along the west line of said Auburn Hills, Phase 5 to the Southwest Corner, Lot 63, Auburn Hills Phase 5 and the POINT OF BEGINNING and running
thence S 00°28'45" W 39.50 feet;
thence N 89°59'44" W 254.60 feet;
thence Westerly, 14.80 feet along a curve to the right having a radius of 505.50 feet, a central angle of 01°40'38" and a chord that bears N 89°09'25" W 14.80 feet;
thence N 88°19'06" W 41.33 feet;
thence N 00°31'42" E 39.51 feet;
thence S 88°19'06" E 42.13 feet;
thence Easterly, 13.64 feet along a curve to the left having a radius of 466.00 feet, a central angle of 01°40'38" and a chord that bears S 89°09'25" E 13.64 feet;
thence S 89°59'44" E 52.03 feet;
thence Northeasterly, 20.31 feet along a curve to the left having a radius of 13.00 feet, a central angle of 89°31'32" and a chord that bears N 45°14'30" E 18.31 feet;
thence N 89°47'56" E 60.00 feet;
thence Southeasterly, a distance of 20.53 feet along a non tangent curve to the left of which the radius point lies S 89°31'16" E, with a radius of 13.00 feet, having a central angle of 90°28'28" and a chord that bears S 44°45'30" E 18.46 feet;
thence S 89°59'44" E 116.89 feet to the point of beginning, containing 0.30 acres, more or less.

Table with columns: REVISIONS, DATE, SCALE, DRAWING BY, PROJECT, AUBURN HILLS 600 SOUTH ROAD DEDICATION, PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM, UTAH, FINAL PLAT.



NOTES:
1. OWNER: AUBURN HILLS, LLC, 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH, 435-755-7080
3. TOTAL ACRES- 0.30 DEDICATED ROADS: 0.30 ACRES

DOMINION ENERGY NOTE
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.

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 Auburn Hills 600 South Road Dedication, 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\_\_.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Includes curves C40, C41, C42, and C43.

COUNTY RECORDER'S NO.
State of Utah, County of Cache, recorded and filed at the request of
Date Entry Time Fee
Index Filed in: File of plats County Recorder

ENGINEER'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.
Date City Engineer
PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE
Presented to the Hyrum City Planning Commission chairman this \_\_\_ day of \_\_\_ A.D., 20\_\_\_, at which time this subdivision was recommended to the City Council for approval.
Planning Commission Chairman Date

APPROVAL AS TO FORM
Approved as to form this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_.
City Attorney
CITY COUNCIL APPROVAL AND ACCEPTANCE
Presented to the Hyrum City Council this \_\_\_ day of \_\_\_ A.D., 20\_\_\_, at which time this subdivision was approved and accepted.
Mayor Date

UTILITY COMPANY APPROVALS
The utility easements shown on this plat are approved
Hyrum City Power
Dominion Energy
Comcast Cable
Hyrum City Culinary Water
Hyrum City Sanitary Sewer

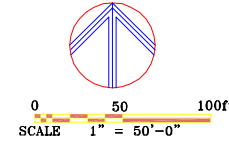
COUNTY SURVEYOR'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and further it meets the minimum standards for plats required by county ordinance, and state law.
Date County Surveyor

CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF CACHE }
On the \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_, personally appeared before me, \_\_\_\_\_ the signer(s) of the above Owner's Dedication, of Kartchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: \_\_\_\_\_.
Notary Public \_\_\_\_\_
Residing at: \_\_\_\_\_

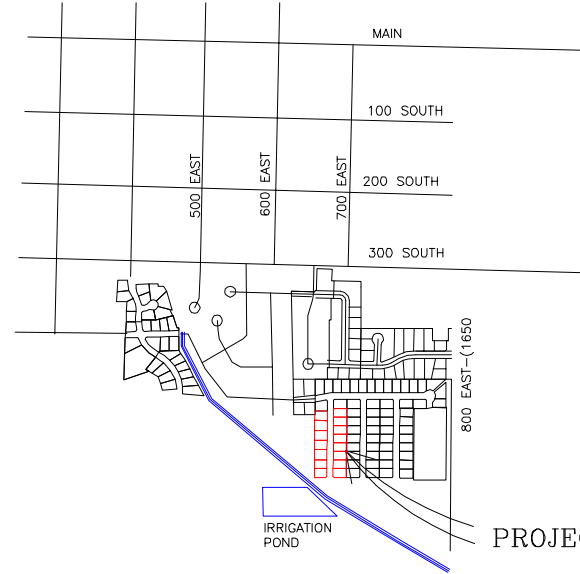
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
SHEET 1 OF 1 SHEETS

**AUBURN HILLS SUBDIVISION, PHASE 6**  
 PART OF THE NORTHEAST QUARTER OF SECTION 9  
 TOWNSHIP 10 NORTH RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 HYRUM, UTAH RR SPIKE  
**FINAL PLAT**

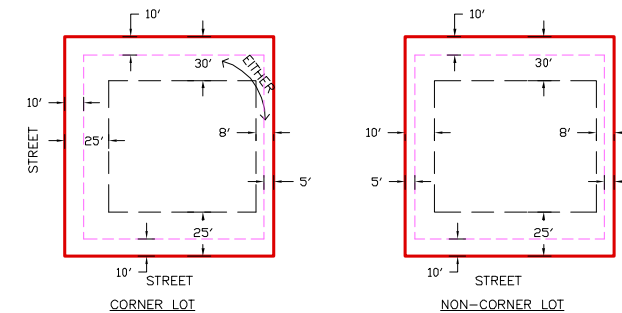
**NORTH**



**VICINITY MAP**



**PROJECT**



**TYPICAL LOT DETAILS**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	13.64	466.00	1°40'38"	S89°09'25"E	13.64
C41	20.31	13.00	89°31'32"	N45°14'30"E	18.31
C42	20.53	13.00	90°28'28"	S44°45'30"E	18.46

**DOMINION ENERGY NOTE**

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.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- ROAD
- EASEMENT
- STREET MONUMENT
- ADDRESS BLOCK

**SURVEYOR'S CERTIFICATE**

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, 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 to be hereafter known as Auburn Hills Subdivision, Phase 6, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



**LEGAL DESCRIPTION**

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike, thence S 00°18'58" W 1266.19 feet along the east line of the Northeast Quarter of said Section 9, thence N 89°31'16" W 179.58 feet; thence S 82°44'04" W 60.55 feet; thence N 89°59'44" W 770.02 feet to the Northwest Corner of Lot 56, Auburn Hills, Phase 5 and the POINT OF BEGINNING and running

thence S 00°28'45" W 671.42 feet along the west boundary line of Auburn Hills, Phase 5;  
 thence N 89°59'44" W 116.89 feet;  
 thence Northwesterly, 20.53 feet along a curve to the right having a radius of 13.00 feet, a central angle of 90°28'28" and a chord that bears N 44°45'30" W 18.46 feet;  
 thence S 89°47'58" W 60.00 feet;  
 thence Southwesterly, a distance of 20.31 feet along a non tangent curve to the right of which the radius point lies N 89°31'16" W, with a radius of 13.00 feet, having a central angle of 89°31'32" and a chord that bears S 45°14'30" W 18.31 feet;  
 thence N 89°59'44" W 52.03 feet;  
 thence Westerly, 13.64 feet along a curve to the right having a radius of 466.00 feet, a central angle of 01°40'38" and a chord that bears N 89°09'25" W 13.64 feet;  
 thence N 88°19'08" W 42.13 feet;  
 thence N 00°31'42" E 644.53 feet to the south boundary of Auburn Hills, Phase 3;  
 thence along the south boundary of Auburn Hills, Phase 3 the next three courses:  
 1) thence S 89°31'16" E 180.12 feet;  
 2) thence N 00°28'44" E 26.95 feet;  
 3) thence S 89°59'44" E 130.01 feet to the point of beginning, containing 4.66 acres, more or less.

**NOTES:**

- OWNER: AUBURN HILLS, LLC  
601 WEST 1700 SOUTH SUITE A  
LOGAN, UTAH  
435-755-7080
- ZONING - R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES - 4.66  
NUMBER OF LOTS - 15  
MIN. LOT SIZE: 10,803 S.F.  
OPEN SPACE: 0.0 ACRES  
DEDICATED ROADS: 0.87 ACRES  
TOTAL AREA IN ROW: 0.87 ACRES
- SETBACKS  
FRONT - 25 FT  
SIDE - 8 & 10 FT  
REAR - 30 FT  
CORNER LOTS - 25 FT  
FRONT AND REAR - 10 FT  
SIDEYARD - 5 FT
- PUBLIC UTILITY EASEMENTS  
FRONT AND REAR - 10 FT  
SIDEYARD - 5 FT
- TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
- 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
- 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.
- 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.

**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 Auburn Hills Subdivision, Phase 6, 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\_\_\_\_.

**COUNTY SURVEYOR'S CERTIFICATE**

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and further it meets the minimum standards for plats required by county ordinance, and state law.

Date \_\_\_\_\_ County Surveyor \_\_\_\_\_

**APPROVAL AS TO FORM**

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

City Attorney

**CITY COUNCIL APPROVAL AND ACCEPTANCE**

Presented to the Hyrum City Council this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, at which time this subdivision was approved and accepted.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

**ENGINEER'S CERTIFICATE**

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date \_\_\_\_\_ City Engineer \_\_\_\_\_

**PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE**

Presented to the Hyrum City Planning Commission chairman this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY RECORDER'S NO.**

State of Utah, County of Cache, recorded and filed at the request of \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
Entry \_\_\_\_\_

Index \_\_\_\_\_ County Recorder \_\_\_\_\_  
Filed in: File of plats \_\_\_\_\_

**CORPORATE ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF CACHE }

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, \_\_\_\_\_ the signer(s) of the above Owner's Dedication, of Karchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: \_\_\_\_\_

Notary Public \_\_\_\_\_  
Residing at: \_\_\_\_\_

REVISIONS \_\_\_\_\_  
 DATE 8-13-2020  
 SCALE 1" = 50'  
 DRAWING BY BGL  
 DRAWN BY BGL  
**AUBURN HILLS SUBDIVISION, PHASE 6**  
 PART OF THE NORTHEAST QUARTER OF SECTION 9  
 TOWNSHIP 10 NORTH RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 HYRUM, UTAH  
**FINAL PLAT**

PROJECT  
**ALLIANCE CONSULTING ENGINEERS**  
 150 EAST 200 NORTH SUITE P  
 LOGAN, UTAH 84321  
 (435) 755-5121