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York Engineering
 YORK ENGINEERING INC.
 1170 EAST 1170 NORTH
 PROVO, UT 84601

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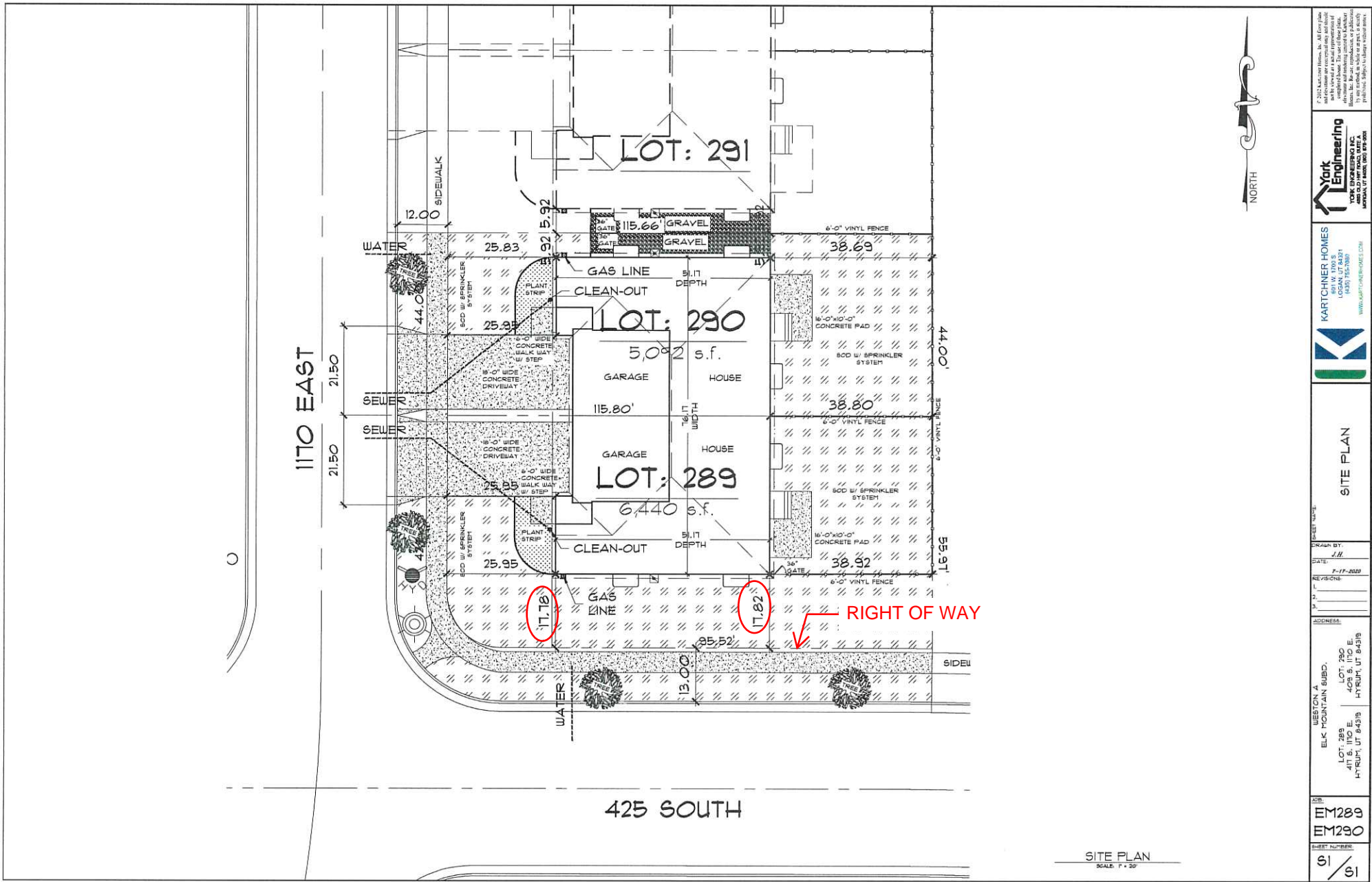
SITE PLAN

SHEET NAME:
 DRAWN BY: J.H.
 DATE: 7-17-2009
 REVISIONS:
 1.
 2.
 3.

ADDRESS:
 WEBSTER, B
 ELK MOUNTAIN SUBD.
 LOT: 299 LOT: 300
 345 S. 1170 E. 341 S. 1170 E.
 HYRUM, UT 84318 HYRUM, UT 84318

JOB:
EM299
EM300

SHEET NUMBER:
51 / **53**



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York Engineering
 YORK ENGINEERING INC.
 400 S. 1170 E.
 HYRUM, UT 84319

KARCHNER HOMES
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SITE PLAN

DESIGNED BY: J.H.
 DATE: 7-17-2023
 REVISIONS:
 1.
 2.
 3.

ADDRESS:
 WESTON A
 ELK MOUNTAIN SUBD.
 LOT: 289 LOT: 290
 417 S. 1170 E. 408 S. 1170 E.
 HYRUM, UT 84319 HYRUM, UT 84319

JOB:
EM289
EM290

SHEET NUMBER:
61 / 61

SITE PLAN
 SCALE: 1" = 30'

ELK MOUNTAIN, PHASE 12, P.U.D.

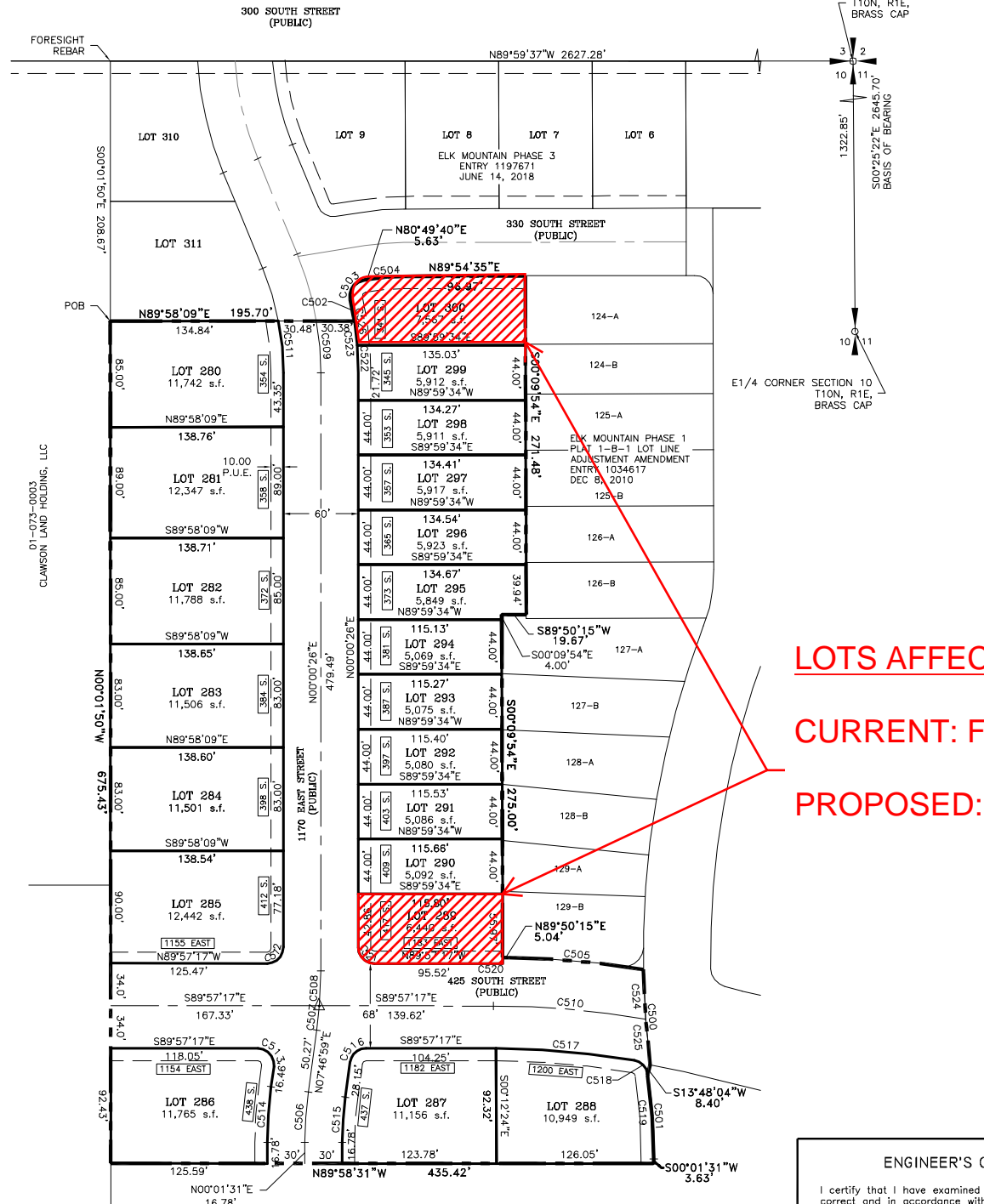
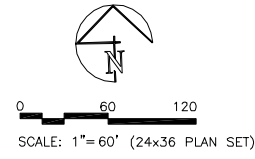
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - EASEMENT
 - STREET MONUMENT
 - ADDRESS BLOCK

- NOTES:**
- OWNER: KARTCHNER HOMES
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-755-7080
 - ZONING- R-2 MULTI FAMILY RESIDENTIAL
 - TOTAL ACRES- 5.52
NUMBER OF LOTS- 21
MIN. LOT SIZE: 5,069 S.F.
 - SETBACKS PER CURRENT ZONING REQUIREMENTS
 - PUBLIC UTILITY EASEMENTS
FRONT AND REAR- 10 FT (WHERE SHOWN)
 - THE BASIS OF BEARING IS S 00°25'22" E BETWEEN THE NORTHWEST CORNER AND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN. THIS IS A COUNTER CLOCKWISE ROTATION OF 00°08'32" FROM THE ELK MOUNTAIN PHASE 1 PLATS.
 - 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
 - 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.
 - TWO TREES PER LOT. (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
 - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENCES SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian (from which the East Quarter Corner of Section 10 monumented with a Brass Cap bears S00°25'22"E); thence N89°59'37"W 2627.28 feet to the Northwest Corner of Lot 310, Elk Mountain Phase 3 recorded June 14, 2018 under Entry No. 1197671 monumented with a Fore Sight rebar; thence S00°01'50"E 208.67 feet along the west line of Lots 310 and 311 of said Elk Mountain Phase 3 to the POINT OF BEGINNING and running said Elk Mountain Phase 3 boundary the next six courses:
1) thence N 89°58'09" E 195.70 feet;
2) thence Northerly, a distance of 17.57 feet along a non tangent curve to the left of which the radius point lies S 81°26'40" W, with a radius of 280.00 feet, having a central angle of 03°35'41" and a chord that bears N 10°21'11" W 17.56 feet;
3) thence Northeasterly, a distance of 21.10 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 92°58'41" and a chord that bears N 34°20'19" E 18.86 feet;
4) thence N 80°49'40" E 5.63 feet;
5) thence Easterly, 27.20 feet along a curve to the right having a radius of 173.00 feet, a central angle of 09°00'35" and a chord that bears N 85°19'57" E 27.18 feet;
6) thence N 89°54'35" E 96.97 feet;



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C500	76.96	737.17	5°58'53"	S03°59'34"E	76.92
C501	67.43	469.90	8°13'17"	N04°05'06"W	67.37
C502	17.57	280.00	3°35'41"	N10°21'11"W	17.56
C503	21.10	13.00	92°58'41"	S34°20'19"W	18.86
C504	27.20	173.00	9°00'35"	S85°19'57"W	27.18
C505	108.40	747.00	8°18'53"	N84°55'04"W	108.31
C506	40.62	300.00	7°45'28"	S03°54'15"W	40.59
C507	19.40	350.00	3°10'35"	N06°11'41"E	19.40
C508	28.09	350.00	4°35'57"	N02°18'25"E	28.09
C509	41.87	250.00	9°35'42"	N04°47'25"W	41.82
C510	122.79	713.21	9°51'52"	N85°01'21"W	122.64
C511	41.90	220.00	10°54'47"	N05°26'57"W	41.84
C512	20.43	13.00	90°02'16"	N45°01'34"E	18.39
C513	22.18	13.00	97°44'16"	N41°05'09"W	19.58
C514	44.68	330.00	7°45'28"	S03°54'15"W	44.65
C515	36.56	270.00	7°45'28"	S03°54'15"W	36.53
C516	18.66	13.00	82°15'44"	S48°54'51"W	17.10
C517	111.27	679.21	9°23'12"	N85°04'38"W	111.15
C518	16.35	13.00	72°03'26"	N44°21'19"W	15.29
C519	68.51	470.00	8°21'07"	N04°09'02"W	68.45
C520	7.45	747.21	0°34'17"	N89°40'09"W	7.45
C521	20.41	13.00	89°57'44"	S44°58'26"E	18.38
C522	22.30	280.00	4°33'51"	N02°16'29"W	22.30
C523	19.54	280.00	3°59'56"	N06°33'22"W	19.54
C524	40.03	737.17	3°06'41"	S02°33'28"E	40.03
C525	36.93	737.17	2°52'12"	S05°32'54"E	36.92
C526	37.11	280.00	7°35'37"	N08°21'13"W	37.08

LOTS AFFECTED BY SETBACK CHANGES
CURRENT: FRONT&REAR 25', SIDE 5', NON-DRIVEWAY FRONT 20'
PROPOSED: FRONT&REAR 25', SIDE 5', NON-DRIVEWAY FRONT 15'

thence along the boundary of Elk Mountain Phase 1 Plat 1-B-1 Lot line Adjustment Amendment recorded December 8, 2010 under Entry No. 1034617 the next five courses:
1) thence S 00°09'54" E 271.48 feet (S00°01'13"E, By Record);
2) thence S 89°50'15" W 19.67 feet (S89°58'47"W, By Record);
3) thence S 00°09'54" E 275.00 feet (S00°01'13"E, By Record);
4) thence N 89°50'15" E 5.04 feet (N89°58'47"E, 5.05 feet, By Record);
5) thence Easterly, a distance of 108.40 feet along a non tangent curve to the right of which the radius point lies S 00°55'29" W, with a radius of 747.00 feet, having a central angle of 08°18'53" and a chord that bears S 84°55'04" E 108.31 feet;

thence Southerly, a distance of 76.96 feet along a non tangent curve to the left of which the radius point lies N 88°59'53" E, with a radius of 737.17 feet, having a central angle of 05°58'53" and a chord that bears S 03°59'34" E 76.92 feet;
thence S 13°48'04" W 8.40 feet;
thence Southerly, a distance of 67.43 feet along a non tangent curve to the right of which the radius point lies S 81°48'15" W, with a radius of 469.90 feet, having a central angle of 08°13'17" and a chord that bears S 04°05'06" E 67.37 feet;
thence S 00°01'50" W 3.63 feet;
thence N 89°58'31" W 4.35 feet;
thence N 00°01'50" W 675.43 feet to the point of beginning, containing 5.52 acres, more or less.

SURVEYOR'S CERTIFICATE
I, Brian C. 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 ELK MOUNTAIN PHASE 12, and that the same has been surveyed and staked on the ground as shown on this plat.
Signed on this ____ day of _____, 20____.



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 ELK MOUNTAIN PHASE 12, 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____.

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF CACHE }
On the ____ day of _____, A.D., 20____, personally appeared before me, _____, of Kartchner Land Management, Inc., a Utah Corporation, signers of the within instrument who declared to me, pursuant to a resolution of the board of directors of said corporation.
My commission expires: _____
Notary Public _____
Residing at: _____

CITY COUNCIL PLANNING COMMISSION
Presented to the Hyrum City Council this ____ day of _____ A.D., 20____, at which time this subdivision was approved and accepted.
Mayor _____ Date _____

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 _____

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 _____

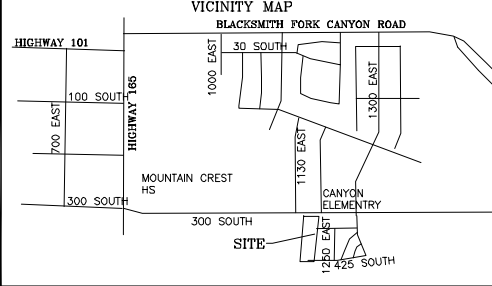
COUNTY RECORDER'S NO.
State of Utah, County of Cache, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____
Index _____
Filed in: File of plats _____ County Recorder _____

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 _____

APPROVAL AS TO FORM
Approved as to form this ____ day of _____ A.D., 20____.
City Attorney _____

UTILITY EASEMENT APPROVALS
The utility easements shown on this plat are approved

Hyrum City Power _____
Dominion Energy _____
Comcast Cable _____
Century Link Communications _____
Hyrum Sewer _____
Hyrum Water _____



REVISIONS:

DATE	DESCRIPTION
1-23-2020	

SCALE: 1"=60'

DRAWN BY: BCL

PROJECT: ELK MOUNTAIN, PHASE 12, P.U.D.
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH

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

SHEET 1 OF 1 SHEET