

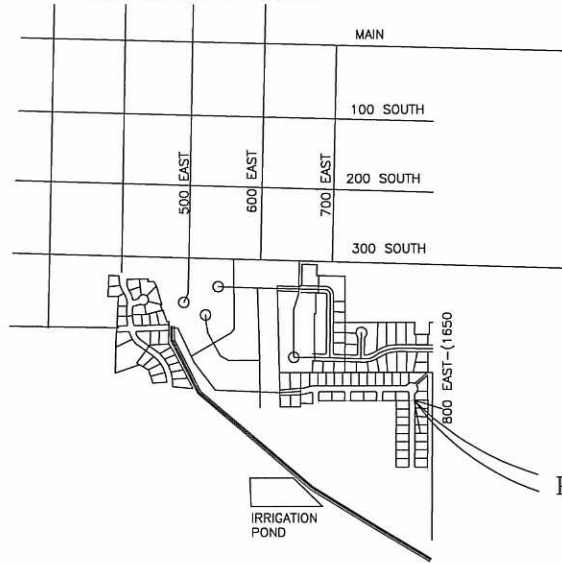
FINAL PLAT  
AUBURN HILLS SUBDIVISION  
PHASE 2 & 3  
480 SOUTH ~750 EAST  
CITY COUNCIL MEETING  
March 15, 2018

The construction drawings and final plat have been reviewed and approved by the City Engineer and Staff. The utilities will connect with Phase 1 and will tie back into the Leo C. Nielsen Subdivision as well as the highway culinary line. These two proposed phases will give us the long-awaited road and utility connections from the Leo C. Nielsen subdivision to the Highway.

(Phase 1 Update)

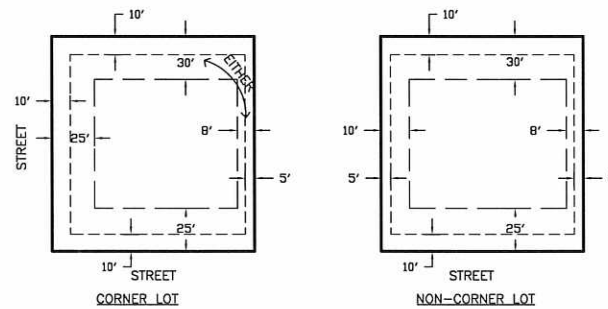
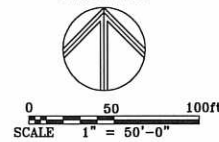
Phase one is mostly complete except for the fence and landscaping along Highway 165. The good weather ran out last fall before they were able to complete that piece of the project.

VICINITY MAP



AUBURN HILLS SUBDIVISION, PHASE 2  
PART OF THE NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HYRUM, UTAH  
FINAL PLAT

NORTH



TYPICAL LOT DETAILS

LEGEND

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

**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 2, and that the same has been surveyed and staked on the ground as shown on this plat.

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

*Brian G. Lyon*  
275617  
BRIAN G. LYON  
3-2-2018  
STATE OF UTAH

**LEGAL DESCRIPTION**

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian, Hyrum City, Cache County, Utah 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 32.16 feet to a point on the west right of way State Route 165 per Utah Department of Transportation plans F.A.S. BA dated 1938 and the POINT OF BEGINNING and running

thence along the boundary of Auburn Hills Subdivision, Phase 1 the next three courses:

- thence N 89°31'16" W 147.42 feet;
- thence S 82°44'04" W 60.55 feet;
- thence N 89°59'44" W 130.00 feet;

thence N 89°59'44" W 320.01 feet;

thence N 00°28'45" E 149.61 feet;

thence S 89°59'44" E 36.58 feet;

thence N 00°00'16" E 131.49 feet to the south line of Continental Park Subdivision, Phase 3;

thence N 89°59'17" E 619.58 feet (N89°51'05" E, By Record) along said south line to a point on the west right of way State Route 165 per Utah Department of Transportation plans F.A.S. BA dated 1938;

thence along said west right of way the next two courses:

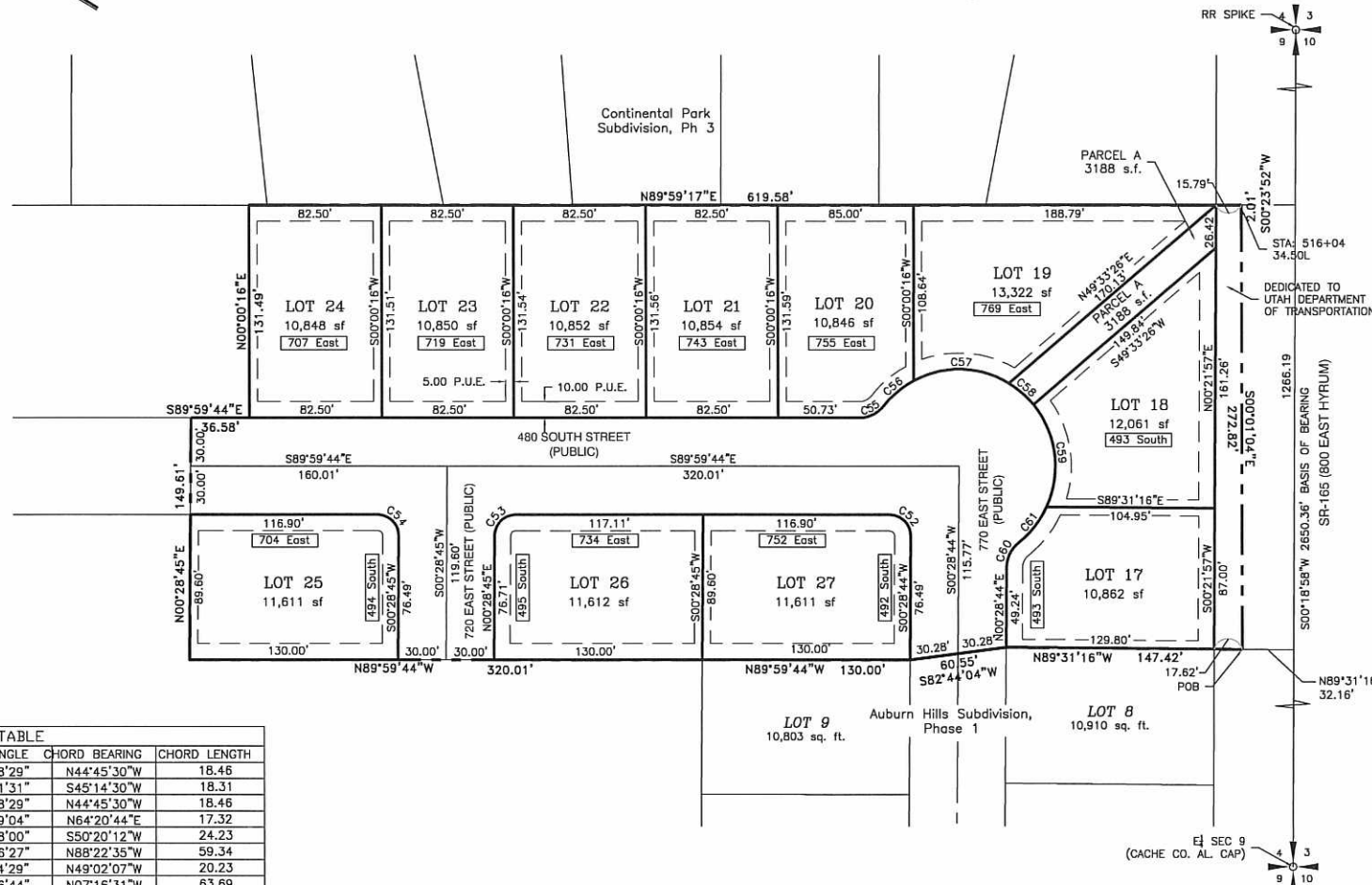
- thence S 00°23'52" W 2.01 feet to Station 516+04 34.50L
- thence S 00°01'04" E 272.82 feet to the to the point of beginning, containing 4.09 acres, more or less.

- NOTES:**
- OWNER: AUBURN HILLS, LLC 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080
  - ZONING: R-2 SINGLE FAMILY RESIDENTIAL
  - TOTAL ACRES: 4.09 NUMBER OF LOTS: 11 MIN. LOT SIZE: 10,848 S.F. OPEN SPACE: 0.0 ACRES DEDICATED ROADS: 1.04 ACRES TOTAL AREA IN ROW: 1.04 ACRES
  - SETBACKS: FRONT - 25 FT SIDE - 8 & 10 FT REAR - 30 FT CORNER LOTS - 25 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.
  - PARCEL A IS DEDICATED TO HYRUM CITY.

**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 2, 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**

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C52	20.53	13.00	90°28'29"	N44°45'30"W	18.46
C53	20.31	13.00	89°31'31"	S45°14'30"W	18.31
C54	20.53	13.00	90°28'29"	N44°45'30"W	18.46
C55	17.91	20.00	51°19'04"	N64°20'44"E	17.32
C56	24.40	60.00	23°18'00"	S50°20'12"W	24.23
C57	62.07	60.00	59°16'27"	N88°22'35"W	59.34
C58	20.32	60.00	19°24'29"	N49°02'07"W	20.23
C59	67.14	60.00	64°06'44"	N07°16'31"W	63.69
C60	17.91	20.00	51°19'04"	S26°08'16"W	17.32
C61	28.29	60.00	27°00'57"	N38°17'20"E	28.03

COUNTY RECORDER'S NO.

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

Date \_\_\_\_\_ 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 \_\_\_\_\_

Questar Gas \_\_\_\_\_

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 \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

STATE OF UTAH } ss  
COUNTY OF \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2018, personally appeared before me, \_\_\_\_\_ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Auburn Hills, 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 \_\_\_\_\_

REVISIONS

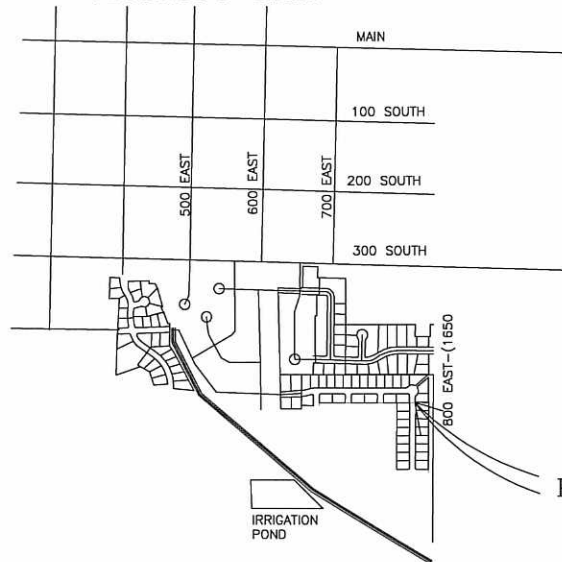
DATE	12-2016	DRAWING
SCALE	1"=50'	DRAWN BY
		BGL

PROJECT: AUBURN HILLS SUBDIVISION, PHASE 2  
PART OF THE NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HYRUM, UTAH  
FINAL PLAT

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

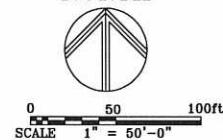
SHEET 1 OF 1 SHEETS

VICINITY MAP



AUBURN HILLS SUBDIVISION, PHASE 3  
PART OF THE NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HYRUM, UTAH  
FINAL PLAT

NORTH



LEGEND

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

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 1, 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, Hyrum City, Cache County, Utah 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 147.42 feet; thence S 82°44'04" W 60.55 feet; thence N 89°59'44" W 450.01 feet to the POINT OF BEGINNING and running

thence N 89°59'44" W 450.02 feet;  
thence S 00°28'44" W 26.95 feet;  
thence N 89°31'16" W 180.12 feet to the boundary of Continental Park Subdivision, Phase 2;  
thence along said boundary the next two courses:  
1) thence N 00°31'42" E 305.42 feet (N00°15'17"E, By Record);  
2) thence N 89°51'52" E 439.94 feet (N89°42'49"E, By Record);

thence N 89°59'17" E 225.45 feet (N89°51'05" E, By Record) along the boundary of Continental Park Subdivision, Phase 3;

thence along the boundary of Auburn Hills Subdivision, Phase 2 the next three courses:  
1) thence S 00°00'16" W 131.49 feet;  
2) thence N 89°59'44" W 36.58 feet;  
3) thence S 00°28'45" W 149.61 feet to the point of beginning, containing 4.28 acres, more or less.

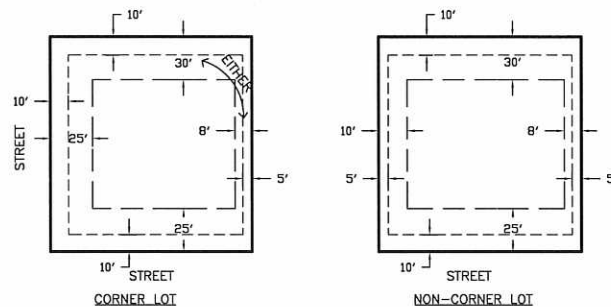
NOTES:

- OWNER: AUBURN HILLS, LLC, 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 435-755-7080
- ZONING - R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES - 4.28
- NUMBER OF LOTS - 12
- MIN. LOT SIZE - 10,813 S.F.
- OPEN SPACE: 0.0 ACRES
- DEDICATED ROADS: 1.16 ACRES
- TOTAL AREA IN ROW: 1.16 ACRES
- SETBACKS: FRONT - 25 FT, SIDE - 8 & 10 FT, REAR - 30 FT, CORNER LOTS - 25 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.

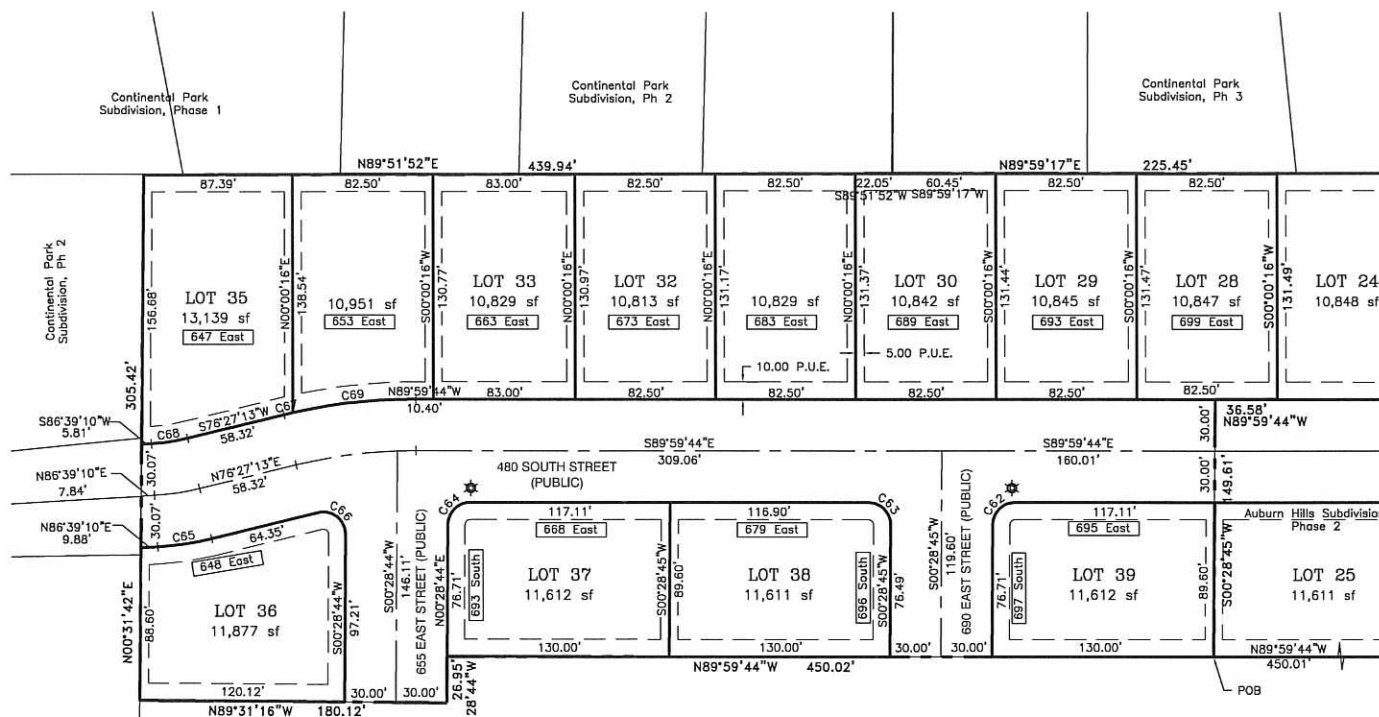
OWNERS DEDICATION

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 3, 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\_\_\_\_.



TYPICAL LOT DETAILS



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C62	20.31	13.00	89°31'31"	S45°14'30"W	18.31
C63	20.53	13.00	90°28'29"	N44°45'30"W	18.46
C64	20.31	13.00	89°31'31"	S45°14'30"W	18.31
C65	32.04	180.00	10°11'57"	N81°33'12"E	32.00
C66	23.60	13.00	104°01'31"	N51°32'01"W	20.49
C67	5.36	330.00	0°55'50"	S76°55'08"W	5.36
C68	21.36	120.00	10°11'57"	N81°33'12"E	21.33
C69	72.69	330.00	12°37'13"	S83°41'40"W	72.54

REVISIONS

NO.	DATE	DESCRIPTION

DATE 12-2016  
DRAWING BCL  
SCALE 1"=50'  
DRAWN BY BCL

PROJECT  
AUBURN HILLS SUBDIVISION, PHASE 2  
PART OF THE NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
HYRUM, UTAH  
FINAL PLAT

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

SHEET 1 OF 1 SHEETS

COUNTY RECORDER'S NO.

State of Utah, County of Coche, 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 \_\_\_\_\_

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 \_\_\_\_\_  
Questar Gas \_\_\_\_\_  
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 \_\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_ } ss  
On this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2018, personally appeared before me, \_\_\_\_\_ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Auburn Hills, 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 \_\_\_\_\_