

FINAL PLAT
ELK MOUNTAIN PUD
PHASE 7
400 SOUTH 1440 EAST
CITY COUNCIL MEETING
MARCH 15, 2018

Utilities & Roads:

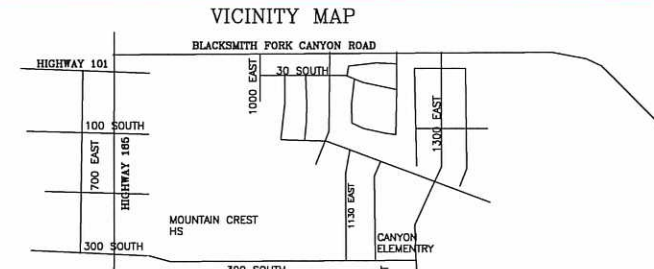
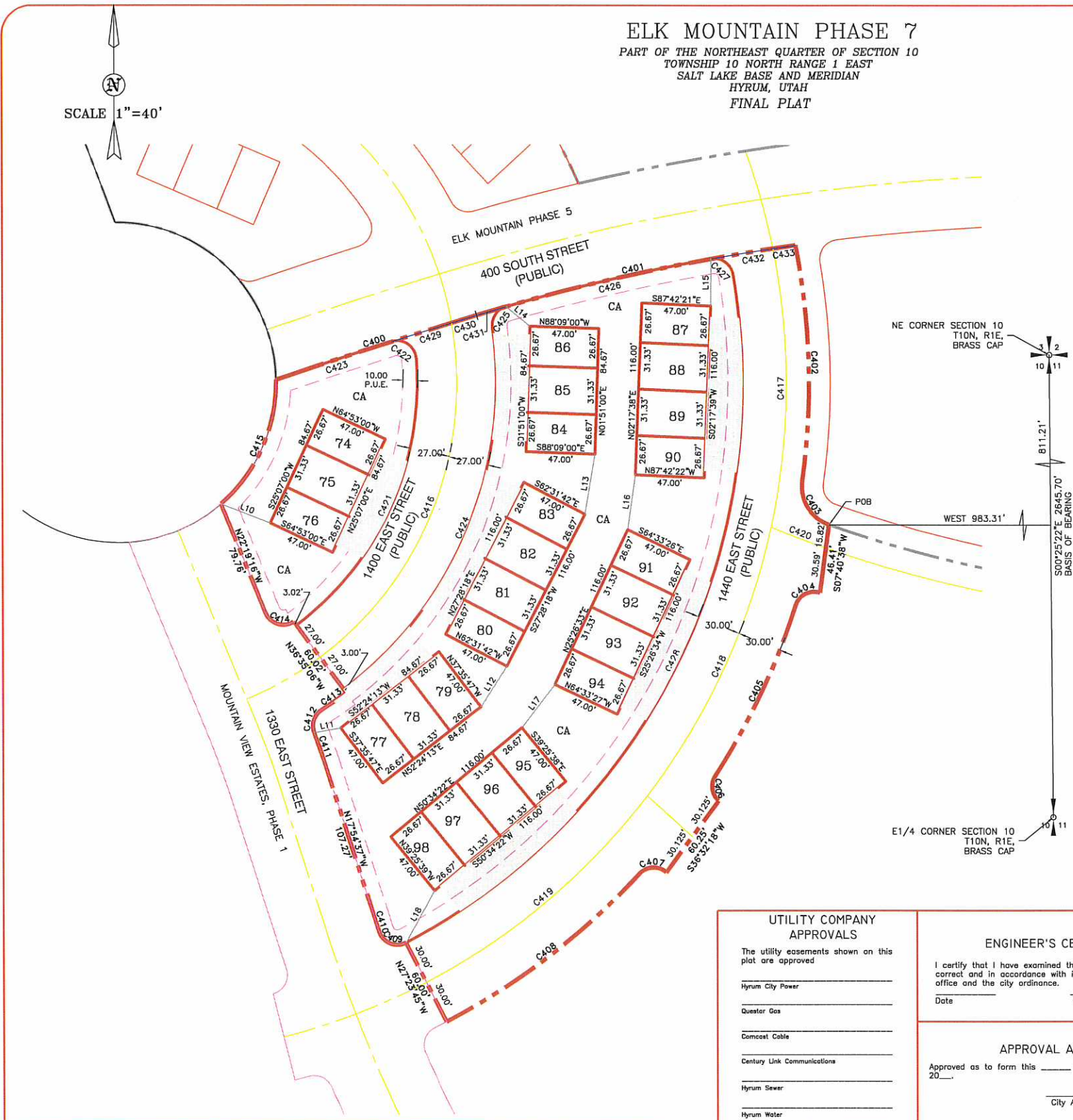
Roads, culinary, sewer, storm water, and power are all stubbed to this phase.

Other:

This phase contains 4 fourplexes and 3 triplexes. This phase fronts one side of the round-a-bout. We may want them to also finish the landscaping and striping required in the round-a-bout as part of this phase. The city engineer and staff have reviewed and approved the construction drawings.

ELK MOUNTAIN PHASE 7
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

SCALE 1"=40'



ADDRESS/UNIT AREA TABLE

LOT	ADDRESS	LOT AREA
74	422 SOUTH	1253 s.f.
75	426 SOUTH	1472 s.f.
76	430 SOUTH	1253 s.f.
77	453 SOUTH	1253 s.f.
78	449 SOUTH	1472 s.f.
79	445 SOUTH	1253 s.f.
80	441 SOUTH	1253 s.f.
81	437 SOUTH	1472 s.f.
82	433 SOUTH	1472 s.f.
83	429 SOUTH	1253 s.f.
84	421 SOUTH	1253 s.f.
85	417 SOUTH	1472 s.f.
86	413 SOUTH	1253 s.f.
87	412 SOUTH	1253 s.f.
88	416 SOUTH	1472 s.f.
89	420 SOUTH	1472 s.f.
90	424 SOUTH	1253 s.f.
91	434 SOUTH	1253 s.f.
92	438 SOUTH	1472 s.f.
93	442 SOUTH	1472 s.f.
94	446 SOUTH	1253 s.f.
95	452 SOUTH	1253 s.f.
96	456 SOUTH	1472 s.f.
97	460 SOUTH	1472 s.f.
98	464 SOUTH	1253 s.f.
99	464 SOUTH	1253 s.f.

LINE TABLE

LINE	LENGTH	BEARING
L10	35.84	S88°55'57"E
L11	18.22	S72°44'28"W
L12	32.58	N32°58'45"E
L13	41.29	N09°32'39"E
L14	41.08	N52°58'21"W
L15	31.80	N00°18'57"E
L16	37.37	S02°02'51"W
L17	37.69	S37°28'20"W
L18	40.24	S29°10'43"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C400	143.51	4071.25	2°01'11"	S72°20'15"W	143.50
C401	223.04	1466.00	8°43'02"	S77°42'21"W	222.83
C402	159.71	471.67	19°24'00"	N01°39'17"W	158.94
C403	37.78	27.50	78°43'01"	S31°18'47"E	34.88
C404	20.59	13.00	90°44'05"	S63°21'03"W	18.50
C405	128.37	486.17	15°07'43"	N25°32'52"E	128.00
C406	18.52	13.00	81°37'08"	S07°41'52"E	16.99
C407	20.12	13.00	88°41'36"	S87°21'45"W	18.17
C408	166.32	486.17	19°36'03"	N52°48'58"E	165.51
C409	22.43	13.00	98°50'13"	S67°57'48"E	19.75
C410	10.70	986.00	0°38'04"	S18°13'39"E	10.70
C411	23.34	534.00	2°30'17"	N19°09'46"W	23.34
C412	17.76	13.00	78°15'22"	S18°42'47"W	16.41
C413	20.18	261.22	4°23'32"	N55°37'42"E	20.17
C414	22.89	13.00	100°21'19"	S74°09'35"E	20.04
C415	94.84	108.00	50°18'43"	N24°09'35"E	91.82
C416	256.14	231.22	6°32'13"	N21°42'09"E	243.24
C417	189.54	456.17	2°48'22"	N00°26'32"E	188.18
C418	202.14	456.17	25°23'22"	N25°02'24"E	200.49
C419	198.11	456.17	24°52'57"	N90°10'33"E	196.55
C420	39.94	850.00	2°41'33"	S69°32'28"E	39.94
C421	206.72	204.22	57°59'53"	N24°26'30"E	198.01
C422	23.36	13.00	102°58'58"	N56°01'56"W	20.34
C423	82.82	4071.25	1°09'56"	S71°54'37"W	82.81
C424	277.90	258.22	61°39'44"	N22°36'34"E	264.68
C425	18.69	13.00	82°23'23"	S32°58'24"W	17.12
C426	143.61	1466.00	3°36'46"	S76°58'28"W	143.55
C427	20.50	13.00	90°20'42"	N55°02'48"W	18.44
C428	539.21	426.17	72°29'37"	N26°29'21"E	503.96
C429	42.90	4071.25	0°49'15"	S73°45'28"W	42.90
C430	17.79	4071.25	0°15'02"	S73°13'20"W	17.79
C431	21.00	1466.00	0°49'15"	S73°45'28"W	21.00
C432	42.91	1466.00	1°40'37"	S80°37'09"W	42.90
C433	15.52	1466.00	0°36'24"	S81°45'40"W	15.52

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EASEMENT
- △ STREET MONUMENT
- ADDRESS BLOCK
- ▨ LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 11)
- CA COMMON AREA

NOTES:

- OWNER: KARTCHNER HOMES, 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH, 435-755-7080
- ZONING: R-2 MULTI FAMILY RESIDENTIAL
- TOTAL ACRES: 3.17
- NUMBER OF LOTS: 20
- MIN. LOT SIZE: 1,253 S.F.
- EASEMENTS PER CURRENT ZONING REQUIREMENTS
- FRONT AND REAR- 10 FT
- SIDEYARD- 5 FT
- THE BASIS OF BEARING IS S 00°25'22" E BETWEEN THE NORTHWEST CORNER 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
- ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES AS SHOWN ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
- ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, 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 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S00°25'22" E 811.21 feet along the east line of the Northeast Quarter of said Section 10; thence West 983.31 feet to the POINT OF BEGINNING and running

thence S 07°40'38" W 46.41 feet;

thence Southwesterly, a distance of 20.59 feet along a non tangent curve to the left of which the radius point lies S 18°43'08" W, with a radius of 13.00 feet, having a central angle of 50°44'05" and a chord that bears S 63°21'03" W 18.50 feet;

thence Southwesterly, a distance of 128.37 feet along a reverse curve to the right having a radius of 486.17 feet and a central angle of 15°07'43" and a chord that bears S 25°32'52" W 128.00 feet;

thence Southerly, a distance of 18.52 feet along a non tangent curve to the left of which the radius point lies S 55°33'18" W, with a radius of 13.00 feet, having a central angle of 81°37'08" and a chord that bears S 07°41'52" E 16.99 feet;

thence S 36°32'18" W 60.25 feet;

thence Westerly, a distance of 20.12 feet along a non tangent curve to the left of which the radius point lies S 41°42'33" W, with a radius of 13.00 feet, having a central angle of 88°41'36" and a chord that bears S 87°21'45" W 18.17 feet;

thence Southwesterly, a distance of 166.32 feet along a reverse curve to the right having a radius of 486.17 feet and a central angle of 19°36'03" and a chord that bears S 52°48'58" W 165.51 feet;

thence along the boundary of Mountain View Estates, Phase 1 the next twelve courses:

- thence N 27°23'45" W 60.00 feet (N27°23'36" W, By Record);
- thence Westerly, a distance of 22.43 feet along a non tangent curve to the right of which the radius point lies N 27°22'55" W, with a radius of 13.00 feet, having a central angle of 98°50'13" and a chord that bears N 67°57'48" W 19.75 feet;
- thence Northerly, a distance of 10.70 feet along a compound curve to the right having a radius of 986.00 feet and a central angle of 0°38'04", and a chord that bears N 18°13'39" W 10.70 feet;
- thence N 17°54'37" W 107.27 feet (N17°53'35" W, By Record);
- thence Northerly, 23.34 feet along a curve to the left having a radius of 534.00 feet, a central angle of 02°30'17" and a chord that bears N 19°09'46" W 23.34 feet;
- thence Northerly, a distance of 17.76 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 07°10'15" and a chord that bears N 18°42'47" E 16.41 feet;
- thence Northerly, a distance of 20.18 feet along a reverse curve to the left having a radius of 261.22 feet and a central angle of 04°23'32" and a chord that bears N 55°37'42" E 20.17 feet;
- thence N 36°35'06" W 60.02 feet (N36°34'04" W, By Record);
- thence Westerly, a distance of 22.89 feet along a non tangent curve to the right of which the radius point lies N 33°13'43" W, with a radius of 13.00 feet, having a central angle of 100°21'19" and a chord that bears N 72°47'34" W 20.04 feet;
- thence N 22°19'16" W 79.76 feet (N22°20'22" W, By Record) to the boundary of Elk Mountain Phase 1, Plot 1-A;
- thence Northeastly along the boundary of Elk Mountain, Phase 1, Plot 1-A, a distance of 94.84 feet along a non tangent curve to the left of which the radius point lies N 53°37'42" E 20.17 feet;
- thence N 47°41'04" W, with a radius of 108.00 feet, having a central angle of 50°18'40" and a chord that bears N 24°09'35" E 91.82 feet;
- thence along the boundary of Elk Mountain Phase 5 the next four courses:

REVISIONS:

NO.	DATE	DESCRIPTION
1	6-28-2017	

SCALE: 1"=50'

DRAWN BY: BCL

PROJECT: ELK MOUNTAIN PHASE 7
PART OF THE NORTHEAST QUARTER OF SECTION 10
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 SHEET

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 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 _____

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 _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Quester Gas _____

Comcast Cable _____

Century Link Communications _____

Hyrum Sewer _____

Hyrum Water _____

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 _____

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 ELK MOUNTAIN PHASE 7, 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
3-2-18
STATE OF UTAH

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, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation. My commission expires: _____

Notary Public _____

Residing at: _____

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 7, 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____.

FINAL PLAT
ELK MOUNTAIN PUD
PHASE 8 & 9
400 SOUTH ~1550 EAST
CITY COUNCIL MEETING
MARCH 15, 2018

Utilities & Roads:

Roads, culinary, sewer, storm water, and power are all stubbed to this phase on the West. They will finish half of 1600 East (Hammer Road) and bring the culinary water line down that road.

Landscaping:

As shown in landscaping plans.

Other:

Each phase contains 15 five-plex's for a total of 75 apartments for each phase. They plan to start phase 8 soon and phase 9 this fall or next spring. They have changed the layout some from preliminary plat. It is still the same number of units but they have added two car garages to each unit and placed the largest area of open space in the middle of the apartments. There should be some discussion on schedule for construction of the clubhouse. This was intended to begin constructed by or before the first apartments were built. The City Engineer and Staff have reviewed and approved the construction drawings.

Planting Specification

01. General
 01.1. Description of Work. The nature of the planting work is shown on the drawings. Coordinate drawings with the landscape architect and the contractor to determine the exact location and depth of work. The contractor shall be responsible for the work. The contractor shall be responsible for the work. The contractor shall be responsible for the work.

01.2. Submittals. The contractor shall submit the following to the landscape architect for review and approval:
 01.2.1. Planting schedule.
 01.2.2. List of plants to be planted, including botanical name, common name, height, spread, and other characteristics.
 01.2.3. List of plants to be planted, including botanical name, common name, height, spread, and other characteristics.

01.3. Installation. The contractor shall install the plants in accordance with the following:
 01.3.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.3.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.4. Maintenance. The contractor shall maintain the plants in accordance with the following:
 01.4.1. Plants shall be maintained in accordance with the manufacturer's instructions.
 01.4.2. Plants shall be maintained in accordance with the manufacturer's instructions.

01.5. Removal. The contractor shall remove the plants in accordance with the following:
 01.5.1. Plants shall be removed in accordance with the manufacturer's instructions.
 01.5.2. Plants shall be removed in accordance with the manufacturer's instructions.

01.6. Protection. The contractor shall protect the plants in accordance with the following:
 01.6.1. Plants shall be protected in accordance with the manufacturer's instructions.
 01.6.2. Plants shall be protected in accordance with the manufacturer's instructions.

01.7. Safety. The contractor shall ensure the safety of the plants in accordance with the following:
 01.7.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.7.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.8. Quality Assurance. The contractor shall ensure the quality of the plants in accordance with the following:
 01.8.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.8.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.9. Compliance. The contractor shall ensure compliance with the following:
 01.9.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.9.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.10. Final Inspection. The contractor shall ensure the final inspection of the plants in accordance with the following:
 01.10.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.10.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.11. Closeout. The contractor shall ensure the closeout of the plants in accordance with the following:
 01.11.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.11.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.12. Warranty. The contractor shall ensure the warranty of the plants in accordance with the following:
 01.12.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.12.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.13. Training. The contractor shall ensure the training of the plants in accordance with the following:
 01.13.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.13.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.14. Record Keeping. The contractor shall ensure the record keeping of the plants in accordance with the following:
 01.14.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.14.2. Plants shall be installed in accordance with the manufacturer's instructions.

01.15. Final Report. The contractor shall ensure the final report of the plants in accordance with the following:
 01.15.1. Plants shall be installed in accordance with the manufacturer's instructions.
 01.15.2. Plants shall be installed in accordance with the manufacturer's instructions.

02. Execution of Work. The contractor shall execute the work in accordance with the following:
 02.1. The contractor shall execute the work in accordance with the manufacturer's instructions.
 02.2. The contractor shall execute the work in accordance with the manufacturer's instructions.

02.3. Planting. The contractor shall plant the plants in accordance with the following:
 02.3.1. Plants shall be planted in accordance with the manufacturer's instructions.
 02.3.2. Plants shall be planted in accordance with the manufacturer's instructions.

02.4. Watering. The contractor shall water the plants in accordance with the following:
 02.4.1. Plants shall be watered in accordance with the manufacturer's instructions.
 02.4.2. Plants shall be watered in accordance with the manufacturer's instructions.

02.5. Fertilizing. The contractor shall fertilize the plants in accordance with the following:
 02.5.1. Plants shall be fertilized in accordance with the manufacturer's instructions.
 02.5.2. Plants shall be fertilized in accordance with the manufacturer's instructions.

02.6. Pruning. The contractor shall prune the plants in accordance with the following:
 02.6.1. Plants shall be pruned in accordance with the manufacturer's instructions.
 02.6.2. Plants shall be pruned in accordance with the manufacturer's instructions.

02.7. Protection. The contractor shall protect the plants in accordance with the following:
 02.7.1. Plants shall be protected in accordance with the manufacturer's instructions.
 02.7.2. Plants shall be protected in accordance with the manufacturer's instructions.

02.8. Safety. The contractor shall ensure the safety of the plants in accordance with the following:
 02.8.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.8.2. Plants shall be installed in accordance with the manufacturer's instructions.

02.9. Quality Assurance. The contractor shall ensure the quality of the plants in accordance with the following:
 02.9.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.9.2. Plants shall be installed in accordance with the manufacturer's instructions.

02.10. Compliance. The contractor shall ensure compliance with the following:
 02.10.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.10.2. Plants shall be installed in accordance with the manufacturer's instructions.

02.11. Final Inspection. The contractor shall ensure the final inspection of the plants in accordance with the following:
 02.11.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.11.2. Plants shall be installed in accordance with the manufacturer's instructions.

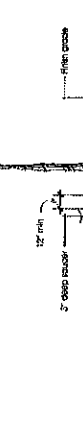
02.12. Closeout. The contractor shall ensure the closeout of the plants in accordance with the following:
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02.13. Warranty. The contractor shall ensure the warranty of the plants in accordance with the following:
 02.13.1. Plants shall be installed in accordance with the manufacturer's instructions.
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02.14. Training. The contractor shall ensure the training of the plants in accordance with the following:
 02.14.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.14.2. Plants shall be installed in accordance with the manufacturer's instructions.

02.15. Record Keeping. The contractor shall ensure the record keeping of the plants in accordance with the following:
 02.15.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.15.2. Plants shall be installed in accordance with the manufacturer's instructions.

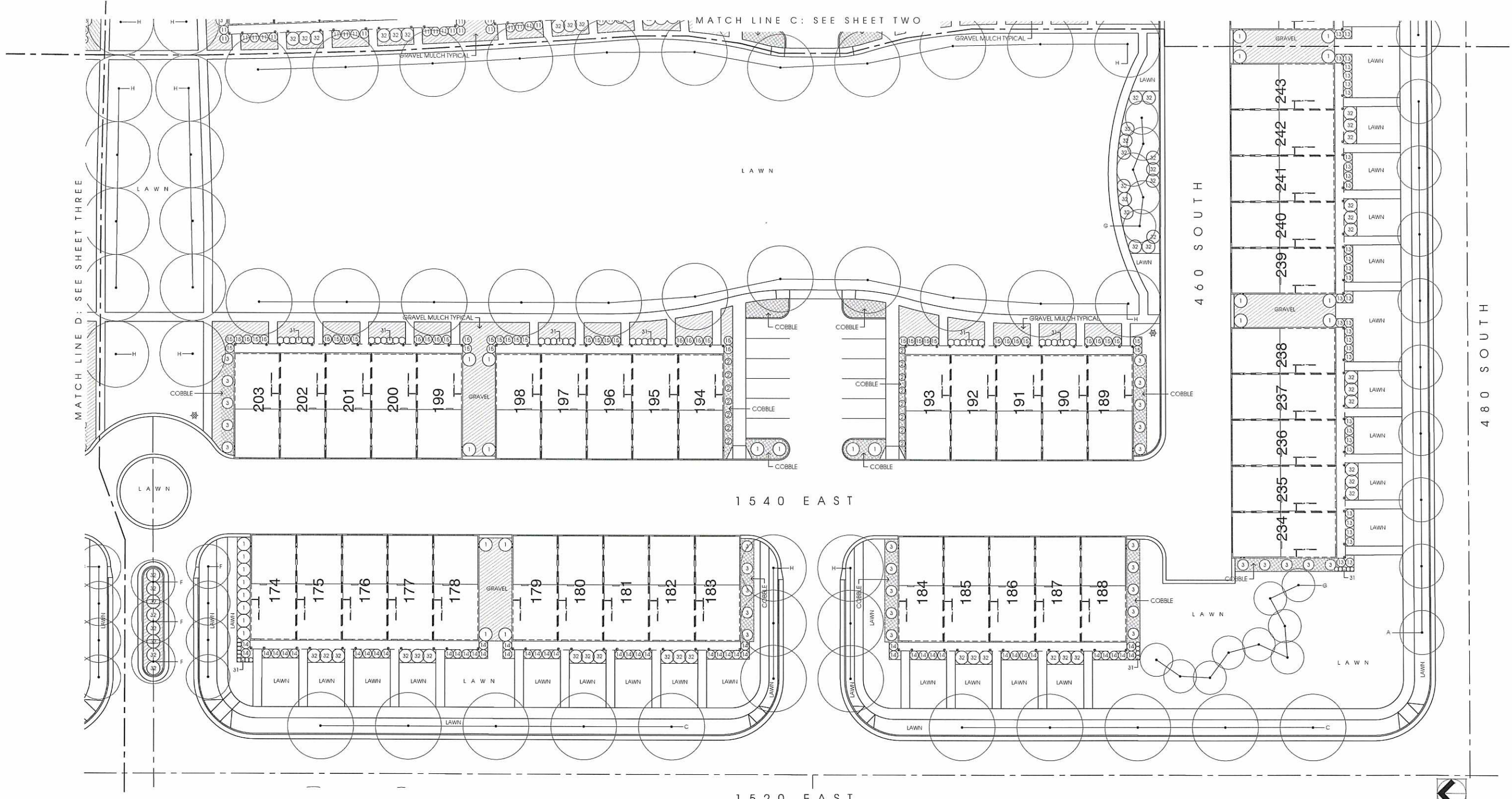
02.16. Final Report. The contractor shall ensure the final report of the plants in accordance with the following:
 02.16.1. Plants shall be installed in accordance with the manufacturer's instructions.
 02.16.2. Plants shall be installed in accordance with the manufacturer's instructions.



Tree Planting Detail
No. 504a

Evergreen Tree Planting Detail
No. 504b

Shrub Tree Planting Detail
No. 504c



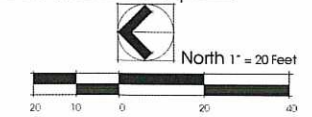
Planting Notes

- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
- There are two types of mulch called for on this plan.
 - Generally, shrub beds are to have 1/4" - 1" crushed rock mulch;
 - In specific locations the mulch is to be 1" - 2" cobblestone;
 - In some areas, there are shrub beds shown with no plants shown and these are to be beds of mulch only.
 - Areas labeled "Gravel" or shown as a diagonal hatch are to match the rock mulch called out in a. above.
 - Areas labeled "Cobble" or shown as a cross-hatch are to match the cobblestone mulch called out in b. above.
- All mulch is to be installed to a depth of 3 inches around shrubs and 2" around groundcover.
- Install mulch over the root ball leaving a roughly 4" diameter space around the base of the shrub.
- At shrub beds with lawn adjacent, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*; Kentucky Bluegrass species.
- Refer to Planting Specification.

Plant List

Elk Mountain . Town Homes for Rend . Hyrum, Utah . Kartchner Homes

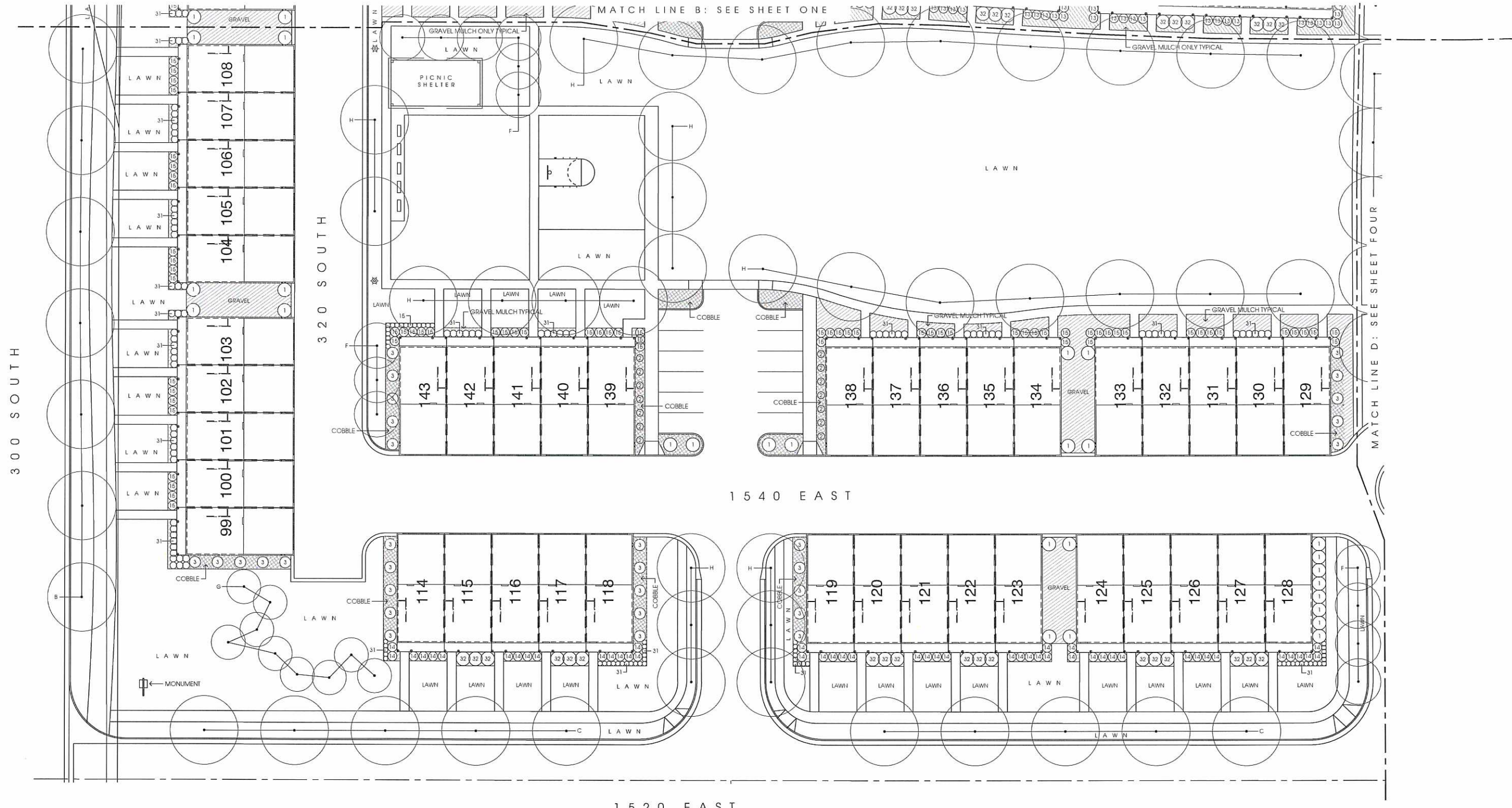
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	2" cal.	
B		<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" cal.	
C		<i>Celtis occidentalis</i>	Common Hackberry	2" cal.	
D		<i>Fraxinus p.l.</i> 'Patmore'	Patmore Seedless Ash	2" cal.	
E		<i>Tilia cordata</i> 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Tree	<i>Crataegus phaenopyrum</i>	Washington Thorn	2" cal.	
G	Evergreen Tree	<i>Abies concolor</i>	White Fir	6 ft. tall	
H	Shade Trees	<i>Ulmus x 'Frontier'</i>	Frontier Elm	2" cal.	
J		<i>Quercus macrocarpa</i>	Bur Oak	2" cal.	
1	Tall Shrub	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	5 gal.	
2		<i>Ligustrum v. 'Small Talk'</i>	Small Talk Privet	5 gal.	2' w x 12" h
3		<i>Rhamnus f. columnaris</i>	Tallhedge Buckthorn	5 gal.	4' w x 15" h
11	Medium Shrub	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	1 gal.	
12		<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	1 gal.	
13		<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	1 gal.	
14		<i>Spiraea cinerea</i> 'Gretzheim'	Gretzheim Spirea	1 gal.	
15		<i>Toxus baccata repandens</i>	Spreading English Yew	1 gal.	
31	Groundcover	<i>Mahonia repens</i>	Creeeping Oregon Grape	1 gal.	Plant 24" or 36" o.c. as shown
32		<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	1 gal.	Plant 6 ft. o.c.



SHEET FOUR
13 FEBRUARY 2018
Planting Plan: APPARTMENTS

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah
Kartchner Homes . 601 West 1700 South . Logan, Utah

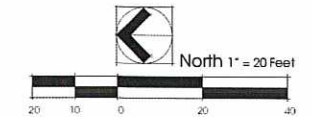


Planting Notes

- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
- There are two types of mulch called for on this plan.
 - Generally, shrub beds are to have 3/4" - 1" crushed rock mulch;
 - In specific locations the mulch is to be 1" - 2" cobblestone;
 - In some areas, there are shrub beds shown with no plants shown and these are to be beds of mulch only.
 - Areas labeled "Gravel" or shown as a diagonal hatch are to match the rock mulch called out in a. above.
 - Areas labeled "Cobble" or shown as a cross-hatch are to match the cobblestone mulch called out in b. above.
- All mulch is to be installed to a depth of 3 inches around shrubs and 2" around groundcover.
- Install mulch over the root ball leaving a roughly 4" diameter space around the base of the shrub.
- At shrub beds with lawn adjacent, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- All lawn areas shall be installed with sod consisting of primarily *Poa praeatensis*; Kentucky Bluegrass species.
- Refer to Planting Specification.

Plant List - Elk Mountain - Town Homes for Rend - Hyrum, Utah - Kartchner Homes

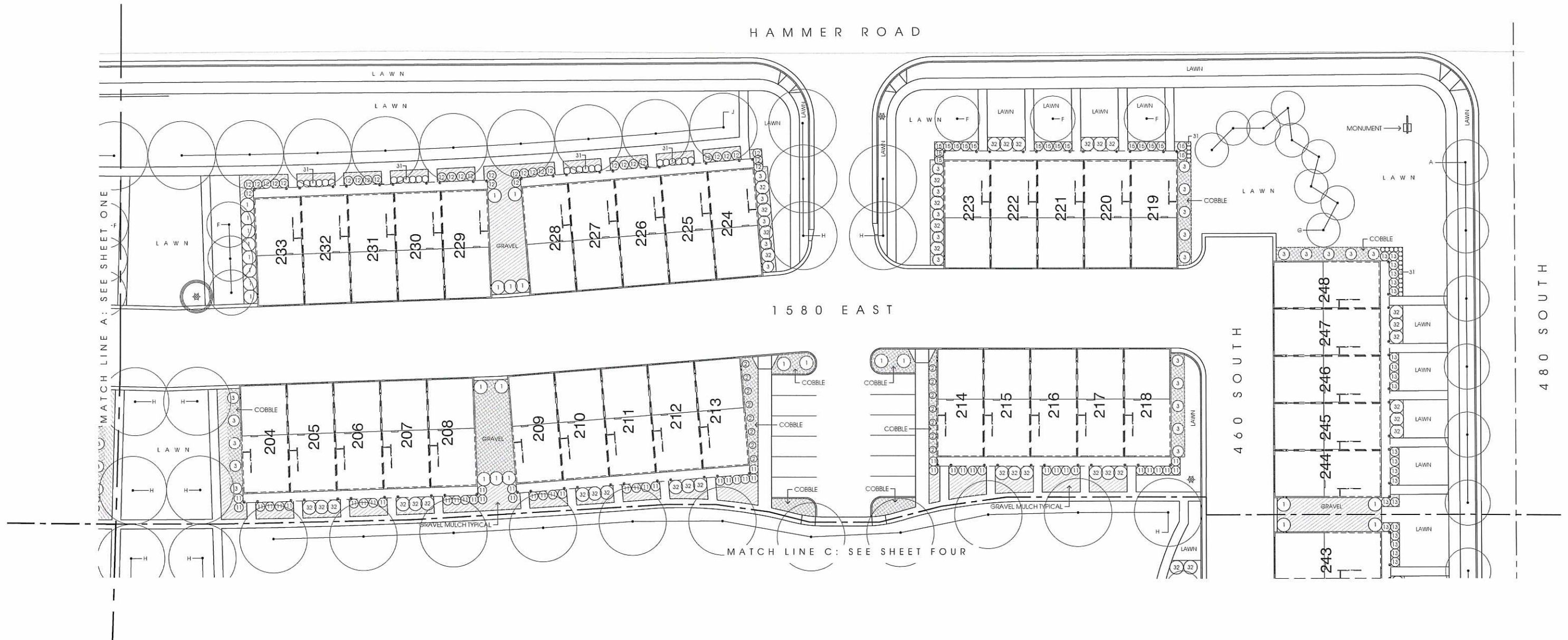
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	2" cal.	
B	Street Trees	<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" cal.	
C	Street Trees	<i>Celtis occidentalis</i>	Common Hackberry	2" cal.	
D	Street Trees	<i>Fraxinus</i> p.l. 'Patmore'	Patmore Seedless Ash	2" cal.	
E	Street Trees	<i>Tilia cordata</i> 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Tree	<i>Crataegus phaenopyrum</i>	Washington Thorn	2" cal.	
G	Evergreen Tree	<i>Abies concolor</i>	White Fir	6 ft. tall	
H	Shade Trees	<i>Ulmus</i> x 'Frontier'	Frontier Elm	2" cal.	
J	Shade Trees	<i>Quercus macrocarpa</i>	Bur Oak	2" cal.	
1	Tall Shrub	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	5 gal.	
2	Tall Shrub	<i>Ligustrum</i> v. 'Small Talk'	Small Talk Privet	5 gal.	2' w x 12' h
3	Tall Shrub	<i>Rhamnus</i> f. <i>columnaris</i>	Tallhedge Buckthorn	5 gal.	4' w x 15' h
11	Medium Shrub	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	1 gal.	
12	Medium Shrub	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	1 gal.	
13	Medium Shrub	<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	1 gal.	
14	Medium Shrub	<i>Spiraea cinerea</i> 'Gretzheim'	Gretzheim Spirea	1 gal.	
15	Medium Shrub	<i>Taxus baccata repandens</i>	Spreading English Yew	1 gal.	
31	Groundcover	<i>Mahonia repens</i>	Creeping Oregon Grape	1 gal.	Plant 24" or 36" o.c. as shown
32	Groundcover	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	1 gal.	Plant 6 ft o.c.



SHEET THREE
13 FEBRUARY 2018
Planting Plan: APARTMENTS

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah
Kartchner Homes - 601 West 1700 South - Logan, Utah



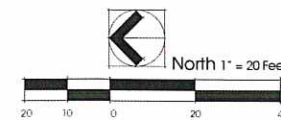
Planting Notes

- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
- There are two types of mulch called for on this plan.
 - Generally, shrub beds are to have 1/4" - 1" crushed rock mulch;
 - In specific locations the mulch is to be 1" - 2" cobblestones;
 - In some areas, there are shrub beds shown with no plants shown and these are to be beds of mulch only.
 - Areas labeled 'Gravel' or shown as a diagonal hatch are to match the rock mulch called out in a. above.
 - Areas labeled 'Cobble' or shown as a cross-hatch are to match the cobblestone mulch called out in b. above.
 - All mulch is to be installed to a depth of 3 inches around shrubs and 2" around groundcover.
 - Install mulch over the root ball leaving a roughly 4" diameter space around the base of the shrub.
- At shrub beds with lawn adjacent, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*: Kentucky Bluegrass species.
- Refer to Planting Specification.

Plant List

Elk Mountain - Town Homes for Rend - Hyrum, Utah - Kartchner Homes

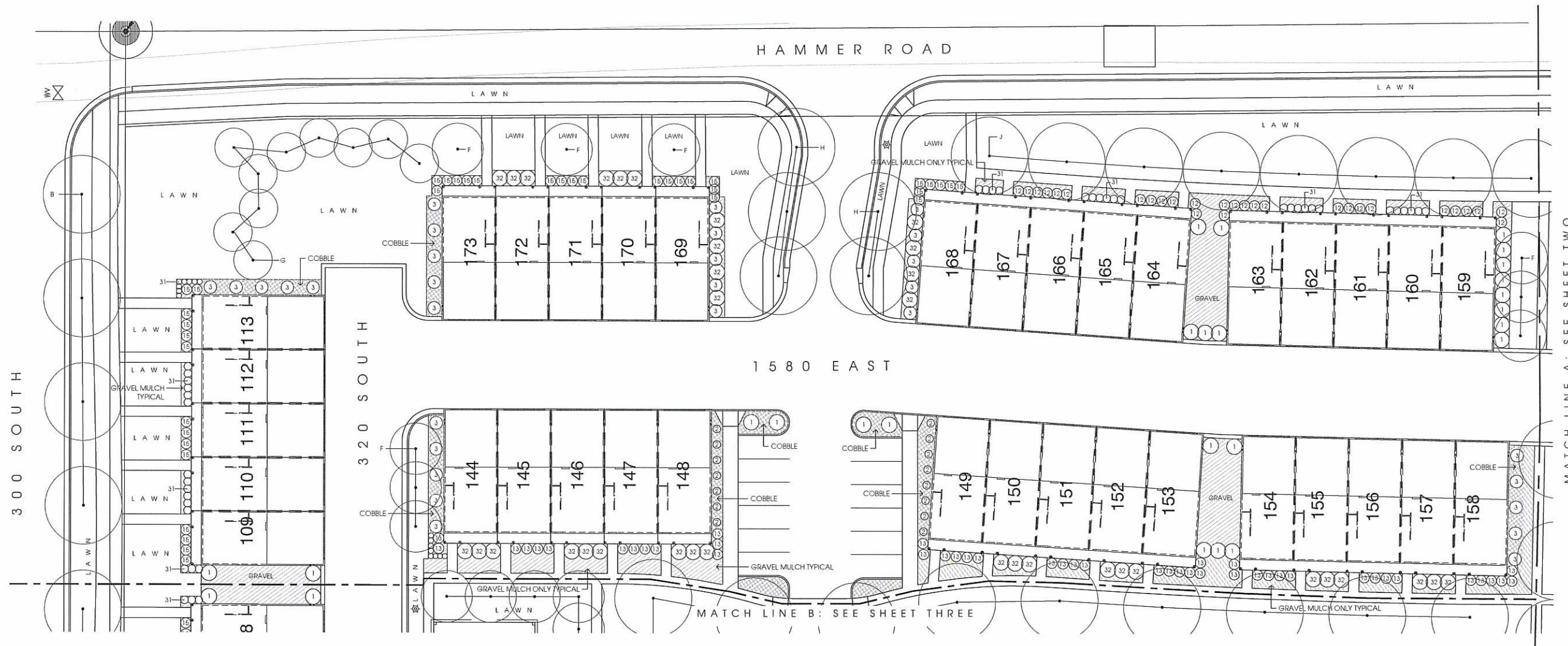
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	2" cal.	
B		<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" cal.	
C		<i>Celtis occidentalis</i>	Common Hackberry	2" cal.	
D		<i>Fraxinus p.l.</i> 'Patmore'	Patmore Seedless Ash	2" cal.	
E		<i>Tilia cordata</i> 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Tree	<i>Crataegus phaenopyrum</i>	Washington Thorn	2" cal.	
G	Evergreen Tree	<i>Abies concolor</i>	White Fir	6 ft. tall	
H	Shade Trees	<i>Ulmus x</i> 'Frontier'	Frontier Elm	2" cal.	
J		<i>Quercus macrocarpa</i>	Bur Oak	2" cal.	
1	Tall Shrub	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	5 gal.	
2		<i>Ligustrum v.</i> 'Small Talk'	Small Talk Privet	5 gal.	2'w x 12' h
3		<i>Rhamnus f. columnaris</i>	Talhedge Buckthorn	5 gal.	4'w x 15' h
11	Medium Shrub	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	1 gal.	
12		<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	1 gal.	
13		<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	1 gal.	
14		<i>Spiraea cineria</i> 'Gretschheim'	Gretschheim Spirea	1 gal.	
15		<i>Taxus baccata repandens</i>	Spreading English Yew	1 gal.	
31	Groundcover	<i>Mahonia repens</i>	Creeping Oregon Grape	1 gal.	Plant 24" or 36" o.c. as shown
32		<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	1 gal.	Plant 6 ft o.c.



SHEET TWO
13 FEBRUARY 2018
Planting Plan: APPARTMENTS

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah
Kartchner Homes - 601 West 1700 South - Logan, Utah



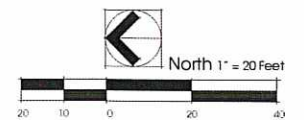
Planting Notes

- Backfill for all planting pits shall be native material excavated from the pit.
- Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
- There are two types of mulch called for on this plan.
 - Generally, shrub beds are to have 1/2" - 1" crushed rock mulch.
 - In specific locations the mulch is to be 1" - 2" cobblestone.
 - In some areas, there are shrub beds shown with no plants shown and these are to be beds of mulch only.
 - Areas labeled 'Gravel' or shown as a diagonal hatch are to match the rock mulch called out in a. above.
 - Areas labeled 'Cobble' or shown as a cross-hatch are to match the cobblestone mulch called out in b. above.
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 - Install mulch over the root ball leaving a roughly 4" diameter space around the base of the shrub.
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- All lawn areas shall be installed with sod consisting of primarily *Poa pratensis*, Kentucky Bluegrass species.
- Refer to Planting Specification.

Plant List

Elk Mountain - Town Homes for Rend - Hyrum, Utah - Kartchner Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	2" cal.	
B		<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" cal.	
C		<i>Celtis occidentalis</i>	Common Hackberry	2" cal.	
D		<i>Fraxinus p.l.</i> 'Patmore'	Patmore Seedless Ash	2" cal.	
E		<i>Tilia cordata</i> 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Tree	<i>Crataegus phaenopyrum</i>	Washington Thorn	2" cal.	
G	Evergreen Tree	<i>Abies concolor</i>	White Fir	6 ft. tall	
H	Shade Trees	<i>Ulmus x 'Frontier'</i>	Frontier Elm	2" cal.	
J		<i>Quercus macrocarpa</i>	Bur Oak	2" cal.	
1	Tall Shrub	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	5 gal.	
2		<i>Ligustrum v. 'Small Talk'</i>	Small Talk Privet	5 gal.	2'w x 12' h
3		<i>Rhamnus f. columnaris</i>	Tallhedge Buckthorn	5 gal.	4'w x 15' h
11	Medium Shrub	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	1 gal.	
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13		<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	1 gal.	
14		<i>Spiraea cineria</i> 'Gretschheim'	Gretschheim Spirea	1 gal.	
15		<i>Taxus baccata repandens</i>	Spreading English Yew	1 gal.	
31	Groundcover	<i>Mahonia repens</i>	Creeping Oregon Grape	1 gal.	Plant 24" or 36" o.c. as shown
32		<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	1 gal.	Plant 6 ft o.c.



SHEET ONE
13 FEBRUARY 2018
Planting Plan: APARTMENTS

ELK MOUNTAIN

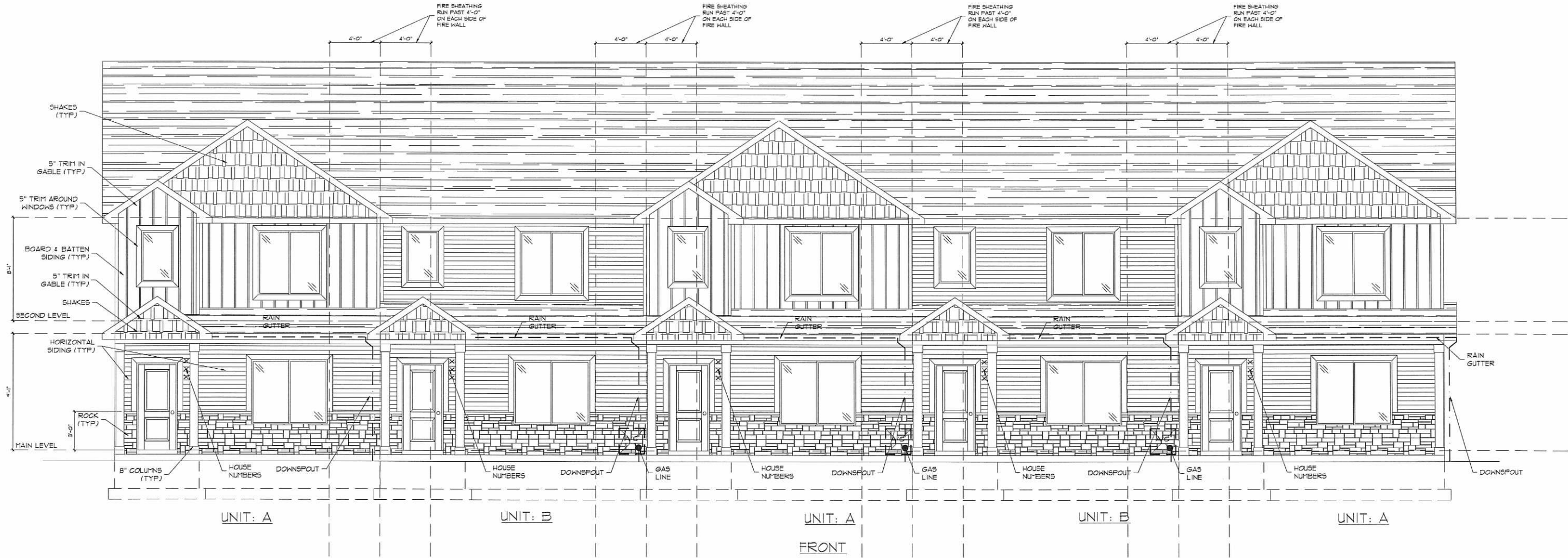
300 South and Hammer Road, Hyrum, Utah
Kartchner Homes . 601 West 1700 South . Logan, Utah

ELK MOUNTAIN 5-PLEX TOWNHOMES EAST SIDE

INDEX

PAGE#	DESCRIPTION:	PAGE#	DESCRIPTION:
A1	ELEVATION	A12	CROSS SECTION
A2	ELEVATION	A13	FOUNDATION & FOOTING DETAILS
A3	FOOTING & FOUNDATION PLAN	A14	FRAMING DETAILS
A4	MAIN LEVEL	A15	FRAMING DETAILS
A5	SECOND FLOOR FRAMING		
A6	SECOND LEVEL		
A7	ROOF FRAMING	SD1	ENGINEERING DETAILS
A8	MAIN LEVEL ELECTRICAL	SD2	ENGINEERING DETAILS
A9	SECOND LEVEL ELECTRICAL		
A10	TYPICAL DETAILS		
A11	KITCHEN LAYOUT		

SQUARE FOOTAGE	AREA	
	UNIT: A	UNIT: B
SECOND LEVEL	871 Sq. Ft.	824 Sq. Ft.
MAIN LEVEL	526 Sq. Ft.	526 Sq. Ft.
TOTAL FINISHED PER UNIT	1,397 Sq. Ft.	1,350 Sq. Ft.
GARAGE	444 Sq. Ft.	444 Sq. Ft.



FRONT
FRONT
ELEVATION
1/4" = 1'-0" SCALE (FULL SIZE 24" x 36" PAPER)
1/8" = 1'-0" SCALE (HALF SIZE 11" x 17" PAPER)

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York Engineering
 YORK ENGINEERING, INC.
 4888 OLD HWY ROAD, SUITE A
 MORGAN, UT 84050, (801) 975-5501

KARTCHNER HOMES
 601 W. 1700 S.
 LOGAN, UT 84321
 (435) 755-7080
 WWW.KARTCHNERHOMES.COM



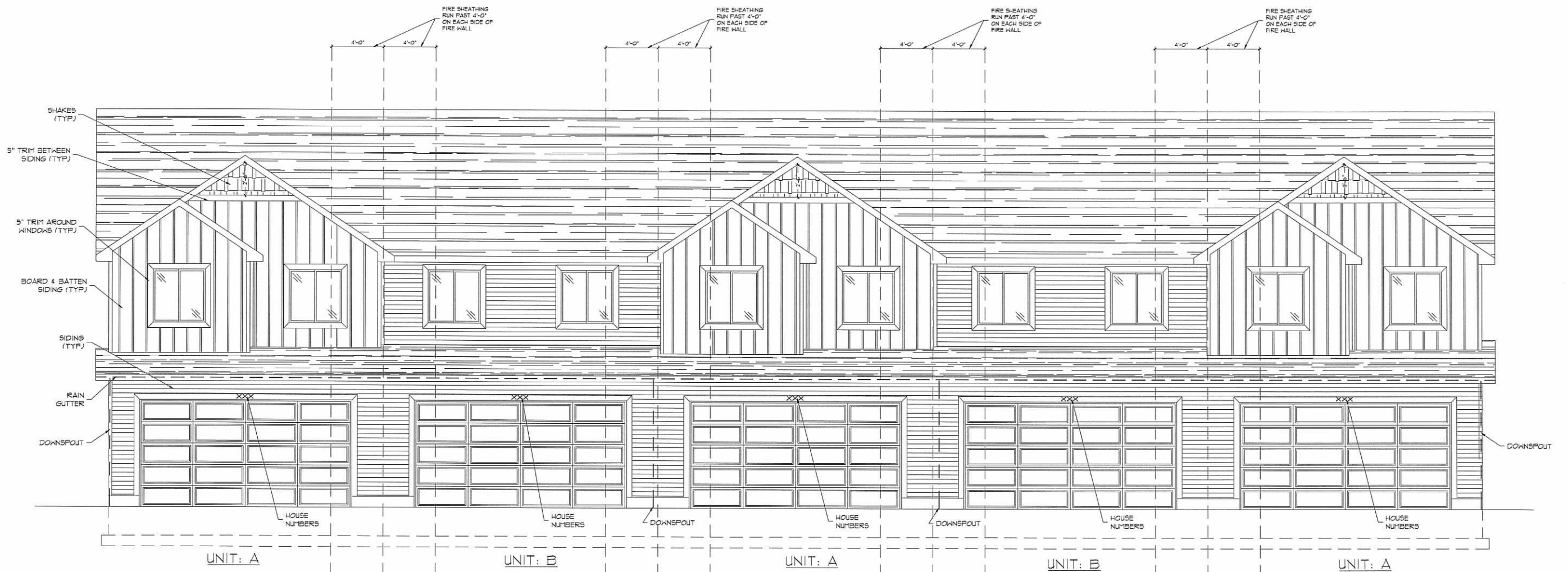
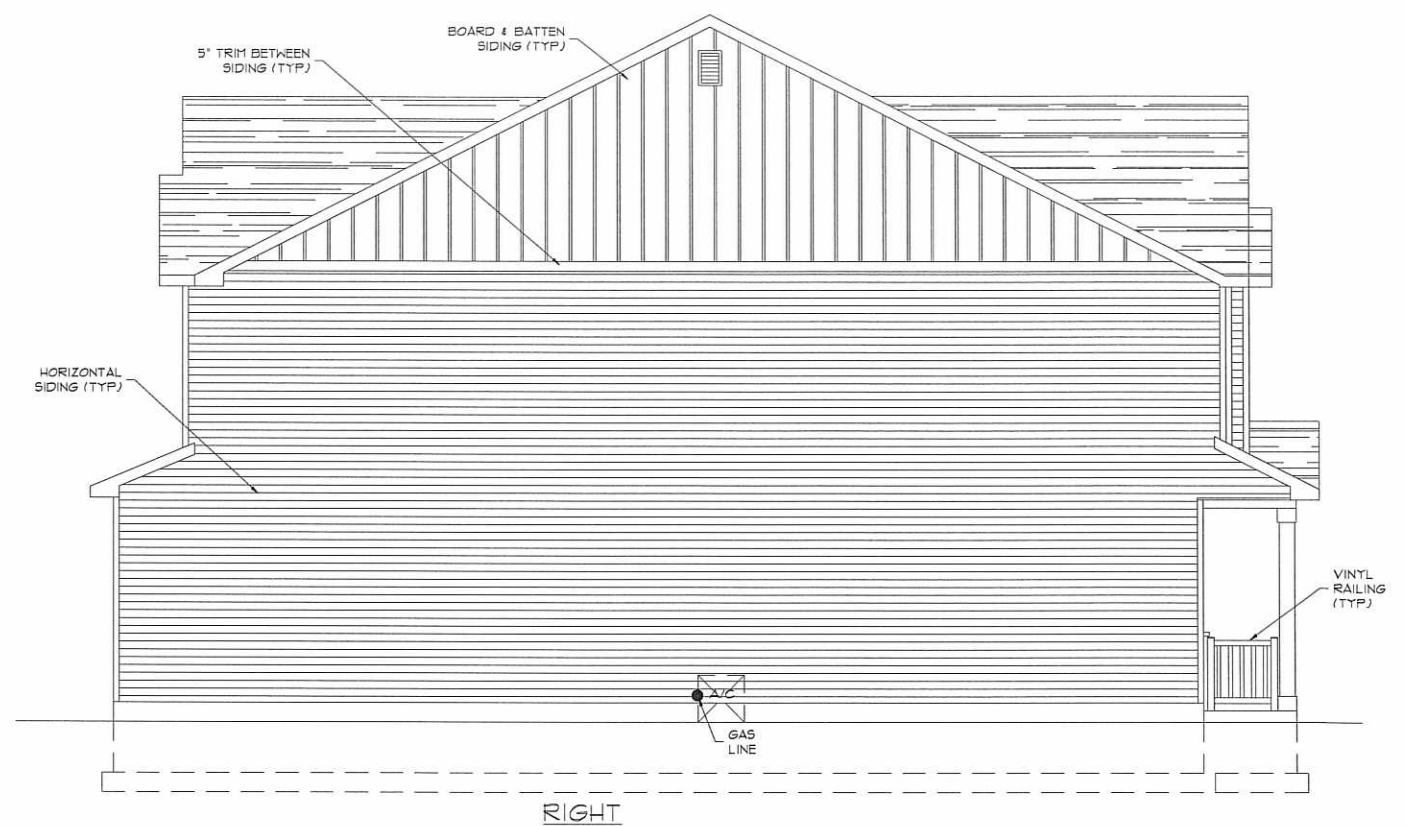
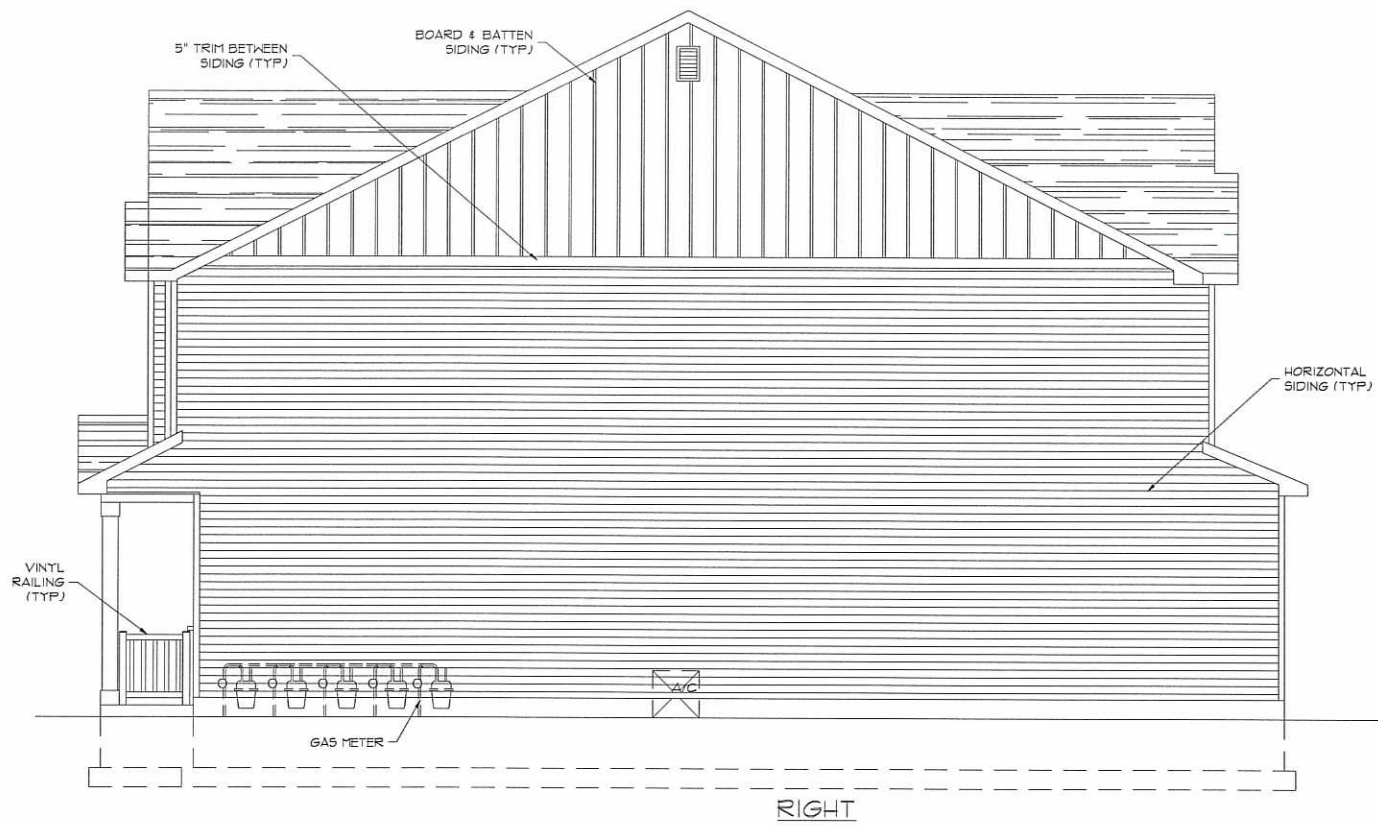
SHEET NUMBER
ELEVATION

DRAWN BY:
 J.H.
 DATE:
 2-15-2018
 REVISIONS:
 1.
 2.
 3.

ADDRESS:
 ELK MOUNTAIN
 5-PLEX TOWNHOMES
 EAST SIDE
 HRTUY, UT-AH

JOB:
 5-PEX

SHEET NUMBER:
 A1 / A15



ELEVATION
 1/4" = 1'-0" SCALE (FULL SIZE 24" x 36" PAPER)
 1/8" = 1'-0" SCALE (HALF SIZE 11" x 17" PAPER)

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ELEVATION

SHEET NAME:

DRAWN BY: J.H.

DATE: 2-15-2018

REVISIONS:

1.	
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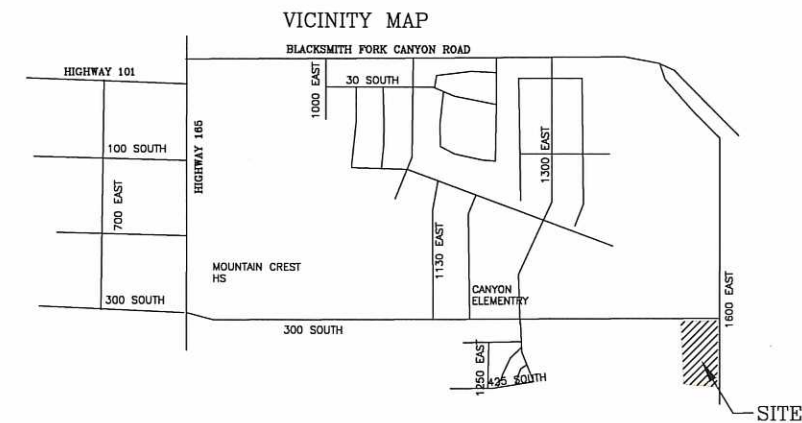
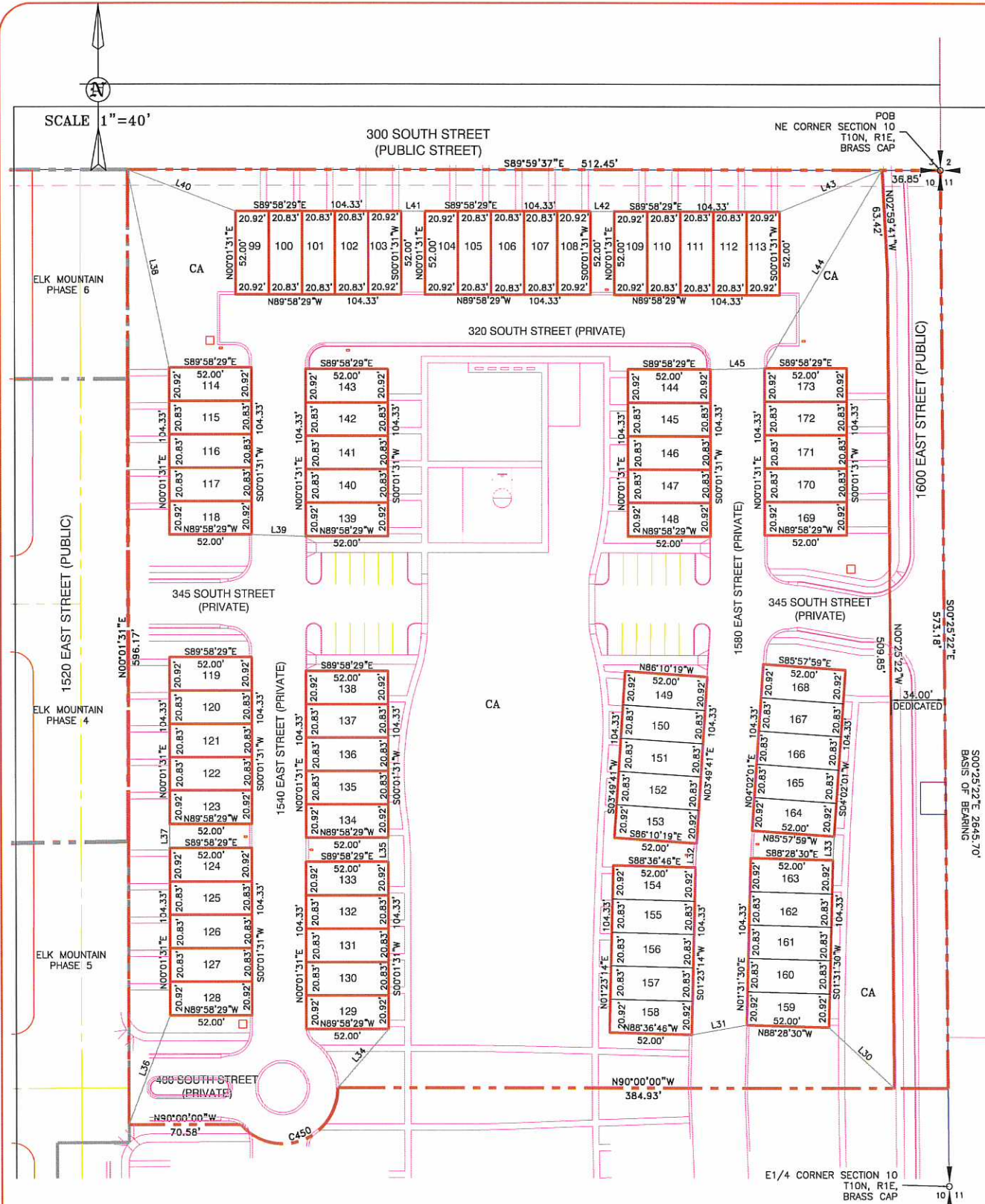
ADDRESS:

ELK MOUNTAIN
 5-FLEX TOWNHOMES
 EAST SIDE
 HRYTUM, UTAH

JOB: 5-PEX

SHEET NUMBER:
 A2 / A15

ELK MOUNTAIN PHASE 8
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT



ADDRESS/UNIT AREA TABLE

LOT	ADDRESS	LOT AREA
99	1535 EAST	1088 s.f.
100	1537 EAST	1083 s.f.
101	1539 EAST	1083 s.f.
102	1541 EAST	1083 s.f.
103	1543 EAST	1088 s.f.
104	1545 EAST	1088 s.f.
105	1547 EAST	1083 s.f.
106	1549 EAST	1083 s.f.
107	1551 EAST	1083 s.f.
108	1553 EAST	1088 s.f.
109	1555 EAST	1083 s.f.
110	1557 EAST	1083 s.f.
111	1559 EAST	1083 s.f.
112	1561 EAST	1083 s.f.
113	1563 EAST	1088 s.f.
114	1565 EAST	1088 s.f.
115	1567 EAST	1083 s.f.
116	1569 EAST	1083 s.f.
117	1571 EAST	1083 s.f.
118	1573 EAST	1083 s.f.
119	1575 EAST	1088 s.f.
120	1577 EAST	1083 s.f.
121	1579 EAST	1083 s.f.
122	1581 EAST	1088 s.f.
123	1583 EAST	1088 s.f.
124	1585 EAST	1083 s.f.
125	1587 EAST	1083 s.f.
126	1589 EAST	1083 s.f.
127	1591 EAST	1083 s.f.
128	1593 EAST	1088 s.f.
129	1595 EAST	1083 s.f.
130	1597 EAST	1083 s.f.
131	1599 EAST	1083 s.f.
132	1601 EAST	1083 s.f.
133	1603 EAST	1088 s.f.
134	1605 EAST	1083 s.f.
135	1607 EAST	1083 s.f.
136	1609 EAST	1083 s.f.
137	1611 EAST	1083 s.f.
138	1613 EAST	1088 s.f.

ADDRESS/UNIT AREA TABLE

LOT	ADDRESS	LOT AREA
139	339 SOUTH	1088 s.f.
140	337 SOUTH	1083 s.f.
141	335 SOUTH	1083 s.f.
142	333 SOUTH	1083 s.f.
143	331 SOUTH	1088 s.f.
144	329 SOUTH	1088 s.f.
145	327 SOUTH	1083 s.f.
146	325 SOUTH	1083 s.f.
147	323 SOUTH	1083 s.f.
148	321 SOUTH	1088 s.f.
149	319 SOUTH	1083 s.f.
150	317 SOUTH	1083 s.f.
151	315 SOUTH	1083 s.f.
152	313 SOUTH	1083 s.f.
153	311 SOUTH	1088 s.f.
154	309 SOUTH	1088 s.f.
155	307 SOUTH	1083 s.f.
156	305 SOUTH	1083 s.f.
157	303 SOUTH	1083 s.f.
158	301 SOUTH	1083 s.f.
159	299 SOUTH	1088 s.f.
160	297 SOUTH	1083 s.f.
161	295 SOUTH	1083 s.f.
162	293 SOUTH	1083 s.f.
163	291 SOUTH	1088 s.f.
164	289 SOUTH	1088 s.f.
165	287 SOUTH	1083 s.f.
166	285 SOUTH	1083 s.f.
167	283 SOUTH	1083 s.f.
168	281 SOUTH	1088 s.f.
169	279 SOUTH	1088 s.f.
170	277 SOUTH	1083 s.f.
171	275 SOUTH	1083 s.f.
172	273 SOUTH	1083 s.f.
173	271 SOUTH	1088 s.f.

LINE TABLE

LINE	LENGTH	BEARING
L30	55.96	N47°19'42"W
L31	35.06	S80°02'28"W
L32	15.02	N02°33'39"E
L33	14.83	N02°48'48"E
L34	48.56	N41°14'30"E
L35	15.00	N00°01'31"E
L36	72.88	N20°55'32"E
L37	15.00	N00°01'50"E
L38	126.14	S11°52'10"E
L39	34.01	S88°27'18"E
L40	72.79	S69°04'32"E
L41	15.00	N89°58'29"W
L42	15.00	N89°58'32"W
L43	69.69	S68°00'41"W
L44	144.15	S31°00'02"W
L45	34.01	S88°33'25"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C450	84.93	35.00	139°01'57"	N69°30'59"E	65.57

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EASEMENT
- △ STREET MONUMENT
- CA COMMON AREA

- NOTES:
- OWNER: KARTCHNER HOMES, 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 435-755-7080
 - ZONING - R-2 MULTI FAMILY RESIDENTIAL
 - TOTAL ACRES - 6.85
 - NUMBER OF LOTS - 75
 - MIN. LOT SIZE: 1,088 S.F.
 - SETBACKS PER CURRENT ZONING REQUIREMENTS
 - EASEMENTS: FRONT AND REAR - 10 FT, SIDEYARD - 5 FT
 - THE BASIS OF BEARING IS S 00°25'22" E BETWEEN THE NORTHWEST CORNER 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 0°00'32" 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 (A) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
 - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, VIBRATIONS, LIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENCES SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
 - ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian, Hyrum City, Cache County, Utah described as follows:

Beginning at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Brass Cap and running thence S00°25'22"E 573.18 feet along the east line of the Northeast Quarter of said Section 10;

thence West 384.93 feet;

thence Westerly, a distance of 84.93 feet along a non tangent curve to the right of which the radius point lies West, with a radius of 35.00 feet, having a central angle of 139°01'57" and a chord that bears S 69°30'59" W 65.57 feet;

thence West 70.58 feet;

thence N 00°01'31" E 596.17 feet along the east line of Elk Mountain Phase 4, 5 and 6;

thence S 89°59'37" E 512.45 feet along the south right of way line of 300 South and it's projection thereof to the point of beginning, containing 6.85 acres, more or less.

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 ELK MOUNTAIN PHASE 8, 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 8, 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, that they signed this instrument on behalf of the corporation 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 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 _____

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 _____

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 COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Questar Gas _____

Comcast Cable _____

Century Link Communications _____

Hyrum Sewer _____

Hyrum Water _____

ELK MOUNTAIN PHASE 8
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

REVISIONS:

NO.	DATE	DESCRIPTION
1	1-18-2018	

SCALE 1"=50'

DRAWN BY BCL

PROJECT: ELK MOUNTAIN PHASE 8

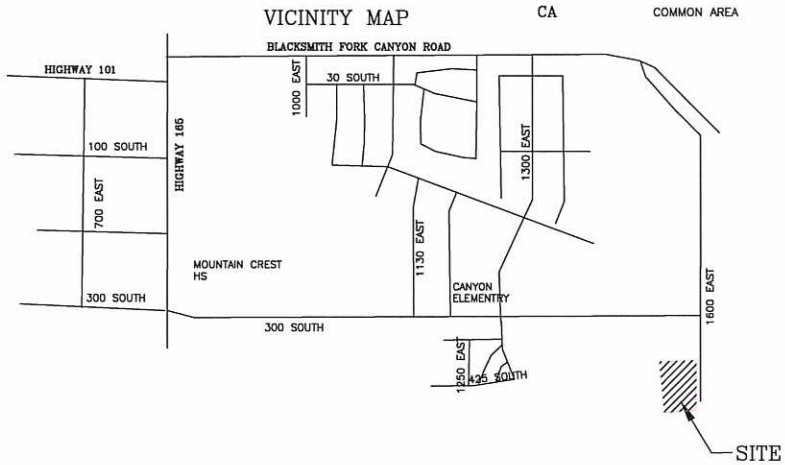
ALLIANCE CONSULTING ENGINEERS

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

SHEET 1 OF 1 SHEET

ELK MOUNTAIN PHASE 9
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
 - COMMON AREA



- NOTES:**
- OWNER: KARTCHNER HOMES 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080
 - ZONING - R-2 MULTI FAMILY RESIDENTIAL
 - TOTAL ACRES - 7.31 NUMBER OF LOTS - 75 MIN. LOT SIZE - 1,088 S.F.
 - SETBACKS PER CURRENT ZONING REQUIREMENTS
 - EASEMENTS FRONT AND REAR - 10 FT SIDEYARD - 5 FT
 - 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 FINES 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.
 - ALL DRIVEWAYS, PATIOS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED AND/OR APURTENANT.
 - ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monument with a Brass Cap; thence S00°25'22"E 573.18 feet along the east line of the Northeast Quarter of said Section 10 to the POINT OF BEGINNING and running

thence S 00°25'22" E 584.21 feet continuing along said east line;

thence S 89°56'36" W 508.46 feet;

thence Northwesterly, 43.24 feet along a curve to the right having a radius of 27.50 feet, a central angle of 90°04'55" and a chord that bears N 45°00'57" W 38.92 feet;

thence N 00°01'31" E 213.55 feet;

thence Northwesterly, a distance of 43.20 feet along a non tangent curve to the left of which the radius point lies N 89°58'29" W, with a radius of 27.50 feet, having a central angle of 90°00'00" and a chord that bears N 44°58'29" W 38.89 feet;

thence N 00°01'31" E 31.00 feet to the boundary of Elk Mountain Phase 5;

thence along the boundary of Elk Mountain Phase 5 the next four courses:

- 1) thence Northeasterly, a distance of 43.20 feet along a non tangent curve to the left of which the radius point lies N 00°01'31" E, with a radius of 27.50 feet, having a central angle of 90°00'00" and a chord that bears N 45°01'31" E 38.89 feet;
- 2) thence N 00°01'31" E 223.39 feet;
- 3) thence N 89°44'41" E 45.50 feet;
- 4) thence N 00°01'31" E 11.08 feet;

thence along the boundary of Elk Mountain Phase 8 the next three courses:

- 1) thence East 70.58 feet;
- 2) thence Easterly, a distance of 84.93 feet along a non tangent curve to the left of which the radius point lies N 49°01'57" E, with a radius of 35.00 feet, having a central angle of 139°01'57" and a chord that bears N 69°30'59" E 65.57 feet;
- 3) thence East 384.93 feet to the point of beginning, containing 7.31 acres, more or less.

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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as ELK MOUNTAIN PHASE 9, 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
3-2-18
STATE OF UTAH

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 9, 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, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation.

My commission expires: _____

Notary Public _____

Residing at: _____

ADDRESS/UNIT AREA TABLE

LOT	ADDRESS	LOT AREA
174	412 SOUTH	1088 s.f.
175	414 SOUTH	1083 s.f.
176	416 SOUTH	1083 s.f.
177	418 SOUTH	1083 s.f.
178	420 SOUTH	1088 s.f.
179	422 SOUTH	1088 s.f.
180	430 SOUTH	1083 s.f.
181	432 SOUTH	1083 s.f.
182	434 SOUTH	1083 s.f.
183	436 SOUTH	1088 s.f.
184	446 SOUTH	1088 s.f.
185	448 SOUTH	1083 s.f.
186	450 SOUTH	1083 s.f.
187	452 SOUTH	1083 s.f.
188	454 SOUTH	1088 s.f.
189	453 SOUTH	1088 s.f.
190	451 SOUTH	1083 s.f.
191	449 SOUTH	1083 s.f.
192	447 SOUTH	1083 s.f.
193	445 SOUTH	1088 s.f.
194	433 SOUTH	1088 s.f.
195	431 SOUTH	1083 s.f.
196	429 SOUTH	1083 s.f.
197	427 SOUTH	1083 s.f.
198	425 SOUTH	1088 s.f.
199	419 SOUTH	1088 s.f.
200	417 SOUTH	1083 s.f.
201	415 SOUTH	1083 s.f.
202	413 SOUTH	1083 s.f.
203	411 SOUTH	1088 s.f.
204	410 SOUTH	1088 s.f.
205	412 SOUTH	1083 s.f.
206	414 SOUTH	1083 s.f.
207	416 SOUTH	1083 s.f.
208	418 SOUTH	1088 s.f.
209	426 SOUTH	1088 s.f.
210	428 SOUTH	1083 s.f.
211	430 SOUTH	1083 s.f.
212	432 SOUTH	1083 s.f.
213	434 SOUTH	1088 s.f.
214	446 SOUTH	1088 s.f.
215	448 SOUTH	1083 s.f.
216	450 SOUTH	1083 s.f.
217	452 SOUTH	1083 s.f.
218	454 SOUTH	1088 s.f.
219	455 SOUTH	1088 s.f.
220	453 SOUTH	1083 s.f.
221	451 SOUTH	1083 s.f.
222	449 SOUTH	1083 s.f.
223	447 SOUTH	1088 s.f.
224	435 SOUTH	1088 s.f.
225	433 SOUTH	1083 s.f.
226	431 SOUTH	1083 s.f.
227	429 SOUTH	1083 s.f.
228	427 SOUTH	1088 s.f.
229	421 SOUTH	1088 s.f.
230	419 SOUTH	1083 s.f.
231	417 SOUTH	1083 s.f.
232	415 SOUTH	1083 s.f.
233	413 SOUTH	1088 s.f.
234	1538 EAST	1088 s.f.
235	1540 EAST	1083 s.f.
236	1542 EAST	1083 s.f.
237	1546 EAST	1083 s.f.
238	1548 EAST	1088 s.f.
239	1556 EAST	1088 s.f.
240	1558 EAST	1083 s.f.
241	1560 EAST	1083 s.f.
242	1562 EAST	1083 s.f.
243	1564 EAST	1088 s.f.
244	1572 EAST	1088 s.f.
245	1574 EAST	1083 s.f.
246	1576 EAST	1083 s.f.
247	1578 EAST	1083 s.f.
248	1580 EAST	1088 s.f.

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Questor Gas _____

Comcast Cable _____

Century Link Communications _____

Hyrum Sewer _____

Hyrum Water _____

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 _____

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 _____

COUNTY RECORDER'S NO.

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

Date _____ Time _____ Fee _____

Entry _____

Index _____

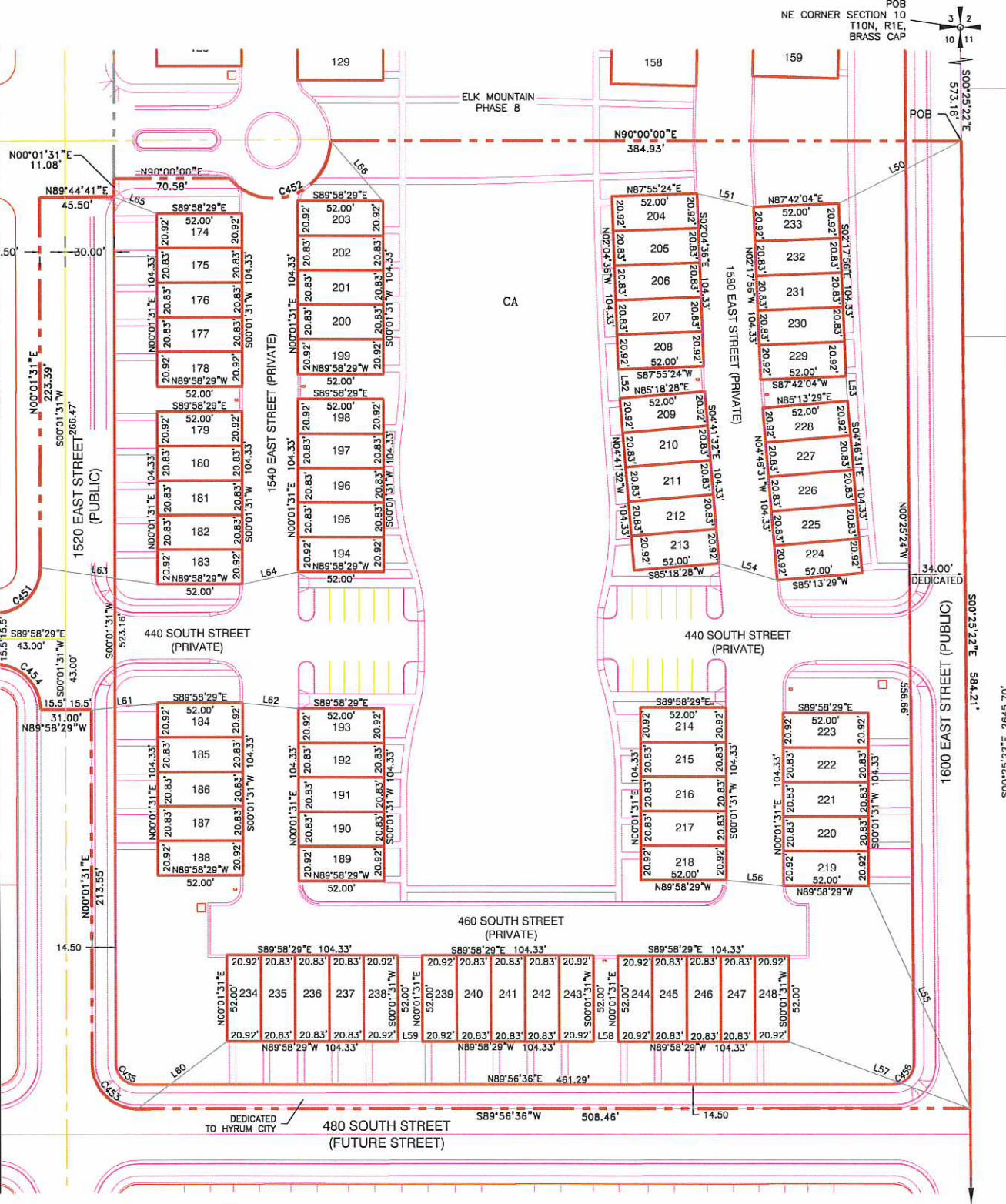
Filed in: File of plats _____ County Recorder _____

LINE TABLE

LINE	LENGTH	BEARING
L50	83.80	S63°13'18"W
L51	35.43	N76°47'38"W
L52	17.41	S02°43'48"E
L53	14.83	S03°54'39"E
L54	36.92	N74°08'33"W
L55	147.82	N24°43'02"W
L56	35.08	N84°35'33"W
L57	117.53	N70°04'02"W
L58	15.00	N89°58'28"W
L59	15.00	N89°58'28"W
L60	68.42	N53°28'16"E
L61	40.70	N84°20'11"E
L63	34.16	S84°28'00"E
L63	72.22	S91°53'19"E
L64	34.84	N77°21'56"E
L65	27.90	S58°43'04"E
L66	48.59	S41°09'55"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C451	43.20	27.50	90°00'00"	N45°01'31"E	38.89
C452	84.93	35.00	139°01'57"	N69°30'59"E	65.57
C453	43.24	27.50	90°04'55"	S45°00'57"E	38.92
C454	43.20	27.50	90°00'00"	N44°58'29"W	38.89
C455	20.44	13.00	90°04'55"	S45°00'57"E	18.40
C456	20.50	13.00	90°22'00"	N44°45'36"E	18.44



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

REVISIONS:

DATE	REVISIONS
1-18-2018	DRAWING

SCALE: 1"=50'

DRAWN BY: BCL

PROJECT: ELK MOUNTAIN PHASE 9

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

SHEET 1 OF 1 SHEET