

**HIDDEN VALLEY SUBDIVISION  
CITY COUNCIL MEETING  
MARCH 15, 2018  
FINAL PLAT  
30 NORTH 650 WEST**

Roy Savage has made the changes requested last October for his Final Plat.

Added note dedicating sewer lift property to the city.

Added general notes.

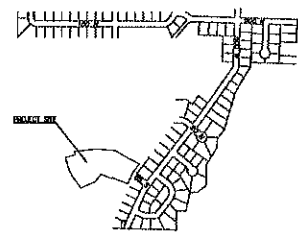
Note indicating developer would install fence.

He is requesting some changes to the following items from previous approval:

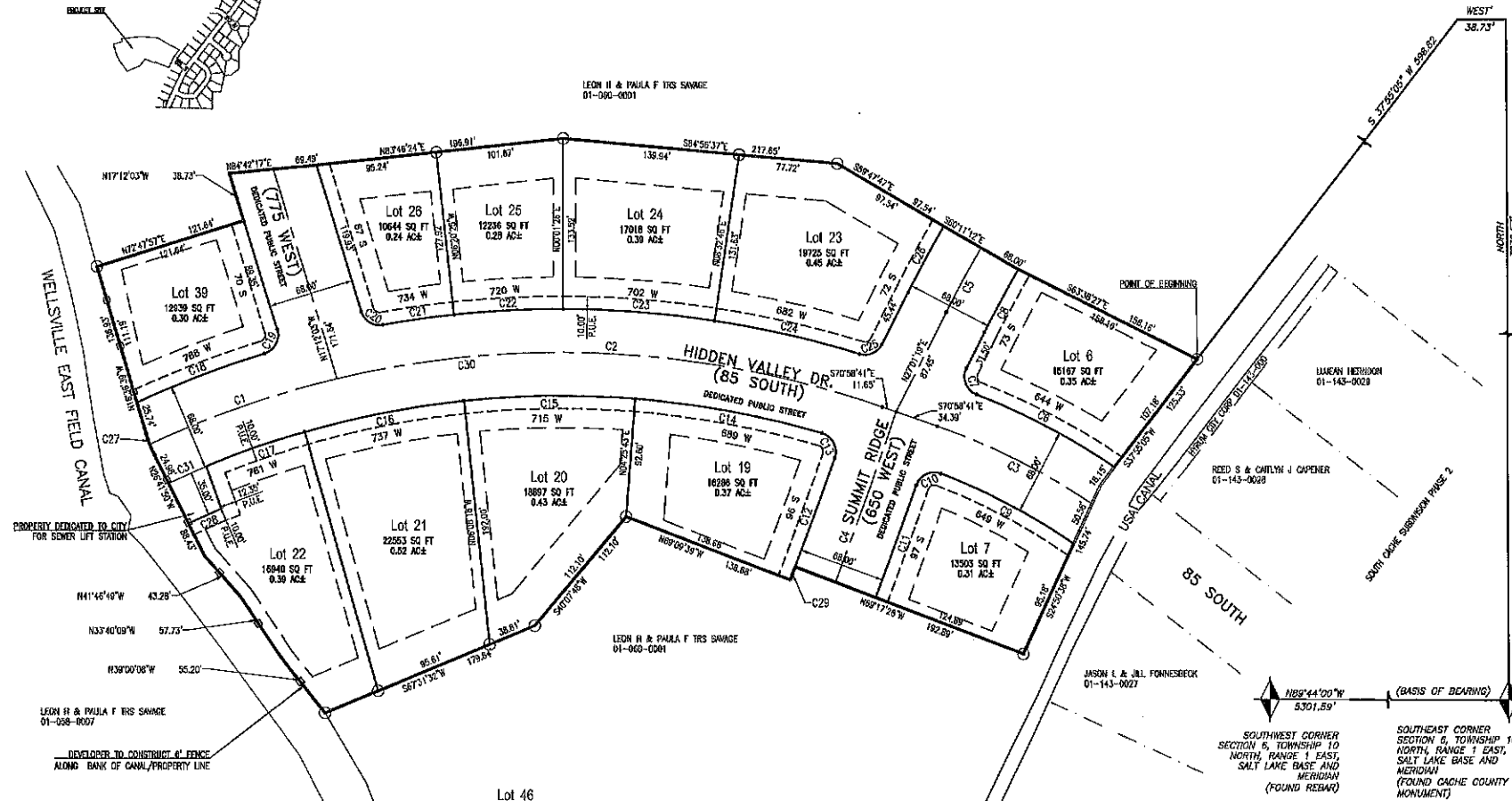
**STORM WATER-** He wants to not be required to work out overflow agreement with canal company. They are not being able to come to terms deemed reasonable. If they can't work out agreement he will construct overflow pipe across the canal onto Leon's property. The Savages, Sierra Homes, Hyrum City, and possibly Lifestyle Homes are working together on a regional pond to possibly handle water from all these developments. This is what the City is pushing for and believe it is the best solution for this area.

**FENCING-** The city code allows the city to require a fence by the canal. The canal company is also demanding a fence be built. There is some disagreement as to how far off the canal the fence will be placed. Previously maintenance for the canal has been performed by the canal company from the west side of the canal. The Savage family will still leave access to the canal from that side so they don't feel like they need to have the fence very far off of the canal on the high side towards Hidden Valley. With the topography of the property and the access being provided on the west side of the canal, we are recommending the fence be placed in roughly the same location as the old fence was previously built.

VICINITY MAP



**HIDDEN VALLEY SUBDIVISION PHASE 1**  
 PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE & MERIDIAN, CACHE COUNTY, UTAH  
 HYRUM, UTAH  
**FINAL PLAT**



- NOTES:  
 1.) OWNER:  
 LEON H. AND PAULA F TRS SAVAGE  
 173 W 400 W  
 HYRUM, UTAH 84319  
 2.) ZONING: R-2 RESIDENTIAL, MULTI FAMILY  
 3.) TOTAL ACRES - 5.84 ACRES  
 NUMBER OF LOTS - 11  
 MINIMUM LOT SIZE - 10,844 S.F.  
 4.) THIS AREA IS SUBJECT TO THE NORMAL  
 EVERYDAY SOUNDS, ODORS, SIGNS,  
 EQUIPMENT, FACILITIES, AND ALL OTHER  
 ASPECTS ASSOCIATED WITH AGRICULTURAL  
 LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO  
 RECOGNIZE THE RISKS INHERENT WITH  
 LIVESTOCK.  
 5.) DEVELOPER WILL PLANT TWO (2) TREES  
 PER LOT AND FOUR (4) TREES ON CORNER  
 LOTS. TREES SHALL HAVE MINIMUM DIAMETER  
 OF ONE AND ONE HALF (1 1/2) INCHES.  
 6.) THE BUILDING PERMIT APPLICANT,  
 PROPERTY OWNER, AND/OR CONTRACTOR IS  
 SOLELY RESPONSIBLE FOR DETERMINING  
 HISTORICAL GROUNDWATER DEPTHS AND  
 DETERMINING APPROPRIATE FINISHED FLOOR  
 ELEVATIONS INCLUDING BASEMENTS WHICH  
 ARE SAFE FROM FLOODING PER THE  
 PROFESSIONAL ENGINEERS REVIEW.

NOTES:

1. ALL ROADWAYS ARE PUBLIC AND ARE DEDICATED TO THE CITY.

**BOUNDARY DESCRIPTION**

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND THENCE NORTH 3030.57 FEET THENCE WEST 38.73 FEET TO THE WEST LINE OF THE USA CANAL RIGHT OF WAY AND THENCE SOUTH 37°56'06" WEST 698.82 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE SOUTH 37°55'05" WEST ALONG THE USA CANAL RIGHT OF WAY, 125.33 FEET; THENCE SOUTH 24°50'38" WEST ALONG THE USA CANAL RIGHT OF WAY, 145.74 FEET; THENCE NORTH 69°17'28" WEST, 192.89 FEET; THENCE 10.90 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4790.67 FEET AND INCLUDED ANGLE OF 00°07'49" AND A LONG CHORD THAT BEARS SOUTH 20°46'28" WEST, 10.90 FEET; THENCE NORTH 67°31'32" WEST, 138.68 FEET; THENCE SOUTH 40°07'48" WEST, 112.10 FEET; THENCE SOUTH 67°31'32" WEST, 179.84 FEET TO THE EAST BANK OF THE WELLSVILLE EAST FIELD CANAL; THENCE ALONG SAID CANAL IN THE FOLLOWING SIX COURSES; 1. NORTH 39°00'08" WEST, 55.20 FEET; 2. NORTH 33°40'08" WEST 57.73 FEET; 3. NORTH 41°46'48" WEST, 43.26 FEET; 4. NORTH 26°41'50" WEST, 88.43 FEET; 5. 17.60 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100 FEET AND INCLUDED ANGLE OF 10°05'10" AND A LONG CHORD THAT BEARS NORTH 21°39'18" WEST, 17.58 FEET; 6. NORTH 16°38'59" WEST, 136.93 FEET; THENCE NORTH 72°47'57" EAST, 121.84 FEET; THENCE NORTH 17°12'03" WEST, 38.73 FEET; THENCE NORTH 84°42'17" EAST, 68.49 FEET; THENCE NORTH 83°46'24" EAST, 196.91 FEET; THENCE SOUTH 84°56'37" EAST, 217.65 FEET; THENCE SOUTH 58°47'47" EAST, 97.54 FEET; THENCE SOUTH 63°11'12" EAST, 66.00 FEET; THENCE SOUTH 63°38'27" EAST, 168.16 FEET TO THE POINT OF BEGINNING  
 CONTAINS 5.84 ACRES

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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 HIDDEN VALLEY SUBDIVISION PHASE 1, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR 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 THIS \_\_\_\_\_ DAY \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME,  
 WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS/ARE THE TRUSTEE(S) OF THE ENDO TRUST, AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**HIDDEN VALLEY SUBDIVISION PHASE 1**  
 PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE & MERIDIAN, CACHE COUNTY, UTAH

Lot 46

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	157.14'	775.00'	011°37'01"	156.87'	S70°48'20"W	C17	82.50'	741.00'	005°22'45"	82.46'	S70°46'50"W
C2	438.14'	775.00'	032°23'29"	436.32'	N87°10'25"W	C18	108.03'	809.00'	007°35'04"	107.95'	N85°10'02"E
C3	137.82'	526.72'	014°54'18"	136.64'	N83°31'32"E	C19	23.61'	15.00'	097°11'37"	21.25'	N27°33'46"E
C4	142.84'	4824.57'	001°41'12"	142.03'	N19°31'56"E	C20	21.72'	15.00'	082°58'28"	16.87'	S88°41'17"E
C5	37.86'	1009.00'	002°18'12"	37.85'	S26°40'25"W	C21	55.93'	809.00'	004°02'00"	55.94'	N81°50'29"E
C6	123.24'	580.72'	012°35'34"	122.99'	S82°30'00"E	C22	87.38'	809.00'	008°05'57"	87.02'	N86°56'27"E
C7	25.09'	15.00'	095°49'05"	22.28'	S20°53'14"E	C23	120.33'	809.00'	008°31'21"	120.22'	S85°42'54"E
C8	56.00'	896.00'	003°19'17"	56.99'	S26°40'58"W	C24	117.45'	782.48'	008°35'00"	117.34'	S77°17'42"E
C9	116.81'	492.72'	013°48'58"	116.52'	N82°20'53"W	C25	70.90'	15.00'	079°05'31"	68.25'	N86°56'35"E
C10	23.86'	15.00'	061°08'37"	21.42'	S65°10'21"W	C26	59.31'	1034.00'	003°17'12"	59.30'	N86°39'55"E
C11	93.98'	4658.57'	001°05'30"	93.97'	S28°08'17"W	C27	17.50'	108.00'	010°05'10"	17.50'	N21°30'15"W
C12	101.51'	4790.57'	001°13'03"	101.80'	N22°13'49"E	C28	28.54'	708.00'	002°19'28"	28.64'	S68°18'36"W
C13	24.50'	15.00'	053°34'18"	21.88'	N27°06'47"W	C29	10.90'	4790.67'	008°07'49"	10.60'	S20°46'28"W
C14	190.34'	721.44'	011°58'23"	186.07'	N78°45'34"W	C30	585.27'	775.00'	044°00'30"	580.73'	S87°01'04"W
C15	136.00'	741.00'	015°35'58"	135.81'	S87°10'15"W	C31	32.88'	741.00'	002°31'30"	32.85'	S68°18'23"W
C16	128.66'	741.00'	009°55'53"	128.50'	S78°56'19"W						

**LEGEND**

- PHASE BOUNDARY LINE
- - - ADJACENT PROPERTY LINES
- ROAD CENTER LINE
- - - SETBACK LINE PER HYRUM CITY ORDINANCE
- - - UTILITY EASEMENT LINE
- CANAL BOUNDARY LINE
- PROPOSED FENCE
- SECTION CORNER
- 5/8" REBAR AND PLASTIC CAP FOR BACK CORNERS. SET NAIL IN STREET SIDE CURB EXTENSION OF PROPERTY LINE



**SURVEYOR'S CERTIFICATE**

I, LAYNE SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334561 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE HIDDEN VALLEY PHASE 1 SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE OF PLAT OR MAP: \_\_\_\_\_  
 LICENSE NO. 334561

**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 THE COUNTY.  
 \_\_\_\_\_  
 COUNTY SURVEYOR  
 DATE \_\_\_\_\_

**UTILITY COMPANY APPROVAL**  
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.  
 HYRUM CITY POWER  
 DOMINION ENERGY  
 COMCAST CABLE  
 CENTURY LINK COMMUNICATIONS  
 HYRUM SEWER  
 HYRUM WATER

**CITY ENGINEER**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND WITH THE CITY ORDINANCE.  
 \_\_\_\_\_  
 CITY ENGINEER  
 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.  
 \_\_\_\_\_  
 ATTEST: CITY RECORDER  
 \_\_\_\_\_  
 MAYOR

**RECORDED #**  
 STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEES \_\_\_\_\_  
 \_\_\_\_\_  
 CACHE COUNTY RECORDER

File Path: P:\171135\_Savage-Hidden Valley Subdivision\Drawings\Final Plat Released West Boundary.dwg  
 Oct 23, 2017 - 2:37pm