

FINAL PLAT PHASE 3
ELK MOUNTAIN PUD
1170 EAST 330 SOUTH
CITY COUNCIL MEETING
NOVEMBER 2, 2017

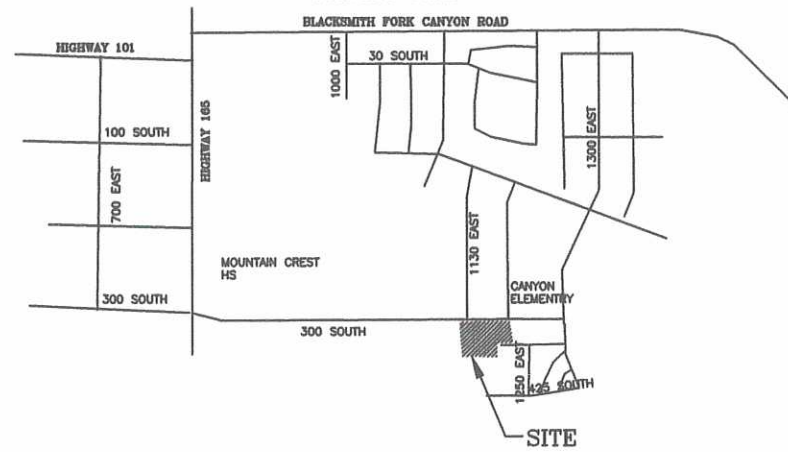
Kartchner Homes is asking to resubmit their final plat for Elk Mountain Phase 3. The only thing different than the original plat is that they are asking that the corner lot (lot 176) be changed from a grassed open space to a building lot for a single-family dwelling. If approved they will need to add an address on the Mylar for this new building lot.

ELK MOUNTAIN PHASE 3
 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"=50'

VICINITY MAP

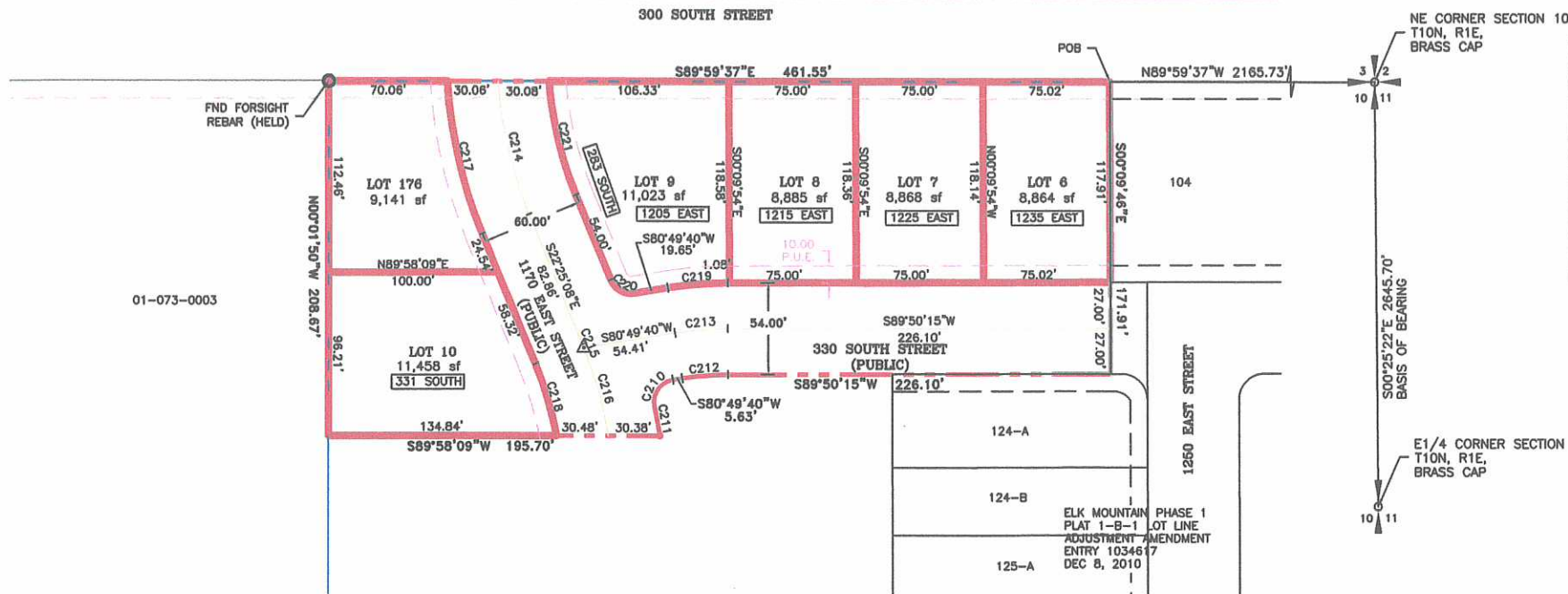


LEGEND

	SUBDIVISION BOUNDARY LINE
	EASEMENT
	FOUND EXISTING REBAR
	STREET MONUMENT
	ADDRESS BLOCK

- NOTES:**
- OWNER: KARTCHNER HOMES
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-755-7080
 - ZONING- R-2 SINGLE FAMILY RESIDENTIAL
 - TOTAL ACRES- 1.99
NUMBER OF LOTS- 5
MIN. LOT SIZE: 0,864 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 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 STREET SHALL BE DEDICATED PUBLIC STREETS.

REVISIONS:			
DATE	6-28-2017	DRAWING	ELKMTN PH2 FINAL V9C
SCALE	1"=50'	DRAWN BY	BGL



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C210	21.10	13.00	92°58'41"	S34°20'19"W	18.86
C211	17.57	280.00	3°35'41"	N10°21'11"W	17.56
C212	27.20	173.00	9°00'35"	S85°19'57"W	27.18
C213	31.45	200.00	9°00'35"	S85°19'57"W	31.42
C214	80.74	250.00	18°30'13"	S13°10'02"E	80.39
C215	2.12	250.00	0°29'07"	N22°10'34"W	2.12
C216	53.87	250.00	12°20'46"	N15°45'38"W	53.77
C217	92.48	280.00	18°55'27"	S12°57'24"E	92.06
C218	44.21	220.00	11°30'47"	N16°39'44"W	44.13
C219	35.70	227.00	9°00'35"	S85°19'57"W	35.66
C220	17.41	13.00	76°45'12"	S60°47'44"E	16.14
C221	68.99	220.00	17°58'04"	S13°26'06"E	68.71

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 2165.73 feet to the Northwest Corner of Lot 104, Elk Mountain Phase 1 Plat 1-B-1 Lot Line Adjustment Amendment recorded December 8, 2010 under Entry No. 1034617 and the POINT OF BEGINNING and running thence along the boundary of said Elk Mountain Phase 1 Plat 1-B-1 Lot Line Adjustment Amendment the next two courses:

- thence S 00°09'46" E 171.91 feet (S01°01'13"E 172.07 feet, By Record);
- thence S 89°50'15" W 226.10 feet (S89°58'47"W, By Record) along said boundary and its projection thereof;

thence Westerly, 27.20 feet along a curve to the left having a radius of 173.00 feet, a central angle of 09°00'35" and a chord that bears S 85°19'57" W 27.18 feet;

thence S 80°49'40" W 5.63 feet;

thence Southwesterly, 21.10 feet along a curve to the left having a radius of 13.00 feet, a central angle of 92°58'41" and a chord that bears S 34°20'19" W 18.86 feet;

thence Southerly, a distance of 17.57 feet along a reverse curve to the right having a radius of 280.00 feet and a central angle of 03°35'41" and a chord that bears S 10°21'11" E 17.56 feet;

thence S 89°58'09" W 195.70 feet;

thence N 00°01'50" W 208.67 feet to the south right of way line of 300 South Street;

thence S 89°59'37" E 461.55 feet along said south right of way line to the point of beginning, containing 1.99 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 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.



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 _____

ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF CACHE }
 On the _____ day of _____, A.D., 20____, personally appeared before me, _____, Notary Public, _____ 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: _____

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.

Approved this _____ day of _____, 20____ Questar Gas Company
 By _____
 Title _____

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 _____

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 _____

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 _____

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 _____

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 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____.

PROJECT
ELK MOUNTAIN PHASE 3
 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