

FINAL PLAT
LITTLE BEAR CREEK SUBDIVISION PHASE 2
275 NORTH 575 WEST
CITY COUNCIL MEETING
DECEMBER 1, 2016

Utilities:

Stubbed in at 275 North, 225 North, & 575 West.

Roads:

Connect onto existing stubs. Curb, gutter, and landscaping will also be required on highway 101 as this development borders the highway. The curb has been installed. UDOT will asphalt to the curb next year. They will have a small landscaping berm and fence along the highway (on the south side of the sidewalk) and small strip of property coming in off the highway on 675 West. This should solve the problem of back facing lots to the highway. They will provide a sprinkler system with any landscape provided. The city will take over maintenance of this area. We currently maintain the sign area.

Storm Water:

There are groundwater issues in this area. They will need a storm water ponds to catch the initial run-off and they will connect into the storm water pipe in 675 West. The developer will improve that line to the highway. They have worked out the storm water calculations and plan layout with the city engineer. Construction may need to be limited to homes without basements on this property. If not, then we should require an engineer's recommendation, if a basement is requested. The developer agrees with this approach. They plan to build slab on grade homes.

Other:

City Staff & Engineer has worked with the developer and has approved the construction drawings for this project. They also would like to build a couple of houses as construction is proceeding. They will bond before any house construction begins and will not be issued occupancy until the subdivision infrastructure is complete.

LITTLE BEAR CREEK ESTATES - PHASE 2

LOCATED IN THE PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN HYRUM CITY, CACHE COUNTY, UTAH

SURVEYOR'S CERTIFICATE
 I, **ROBERT LAW**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. **9679988** AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND BASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS TRUE, CORRECT AND ACCURATE.

BOUNDARY DESCRIPTION
 BASIS OF BEARING = N 00°09'52" E BETWEEN TWO FOUND STREET MONUMENTS IN THE INTERSECTIONS OF 150 NORTH STREET AND 675 WEST STREET AND 275 NORTH STREET AND 675 WEST STREET
 Beginning at a point on the south right-of-way line of 300 North Street; said point also being the Northeast corner of Lot 25 of the Little Bear Creek Estates Subdivision Phase 1, County Records No. 789111, Map Index 2002-1564; said point also being North 00°09'52" East, 149.56 feet and South 89°50'08" East, 148.22 feet from a found street monument located at the intersection of 675 West Street and 275 North Street; and running along said south right-of-way line the following two (2) courses: South 89°50'08" East, 550.07 feet; thence South 87°07'36" East, 9.94 feet to a point on the United States of America boundary line, Entry No. 921412, Book 1416, Page 1723; thence along said United States of America boundary line the following three (3) courses: South 03°26'33" West, 189.24 feet; thence South 87°51'31" East, 170.47 feet; thence South 01°48'00" West, 447.13 feet to a point on the boundary line of said Little Bear Creek Estates Subdivision Phase 1; thence along said Little Bear Creek Estates Subdivision Phase 1 boundary line the following twelve (12) courses: North 55°53'37" West, 0.07 feet to a point on a 215.11 radius curve to the left; thence 93.52 feet along said curve through a central angle of 24°54'34" (chord bears North 09°20'54" West, 92.78 feet); thence North 60°48'11" West, 32.94 feet; thence South 85°32'52" West, 68.41 feet; thence North 89°50'08" West, 527.43 feet; thence North 00°09'52" East, 125.50 feet; thence North 00°50'58" West, 68.01 feet; thence North 00°09'52" East, 119.00 feet; thence North 89°17'24" West, 2.94 feet; thence North 01°54'28" East, 124.98 feet; thence North 04°07'11" East, 68.08 feet; thence North 01°54'28" East, 120.00 feet to the point of beginning; said point also being South 02°15'17" West, 42.10 feet and North 89°44'43" West, 1310.22 feet from a found street monument located at the intersection of 300 North Street and 500 West Street.

Contains: 9.49 Acres
 PROFESSIONAL LAND SURVEYOR
ROBERT LAW
 STATE OF UTAH
 SIGNATURE: _____ DATE: 11/16/2016

OWNERS' CERTIFICATE AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS **LITTLE BEAR CREEK ESTATES PHASE 2** DO HEREBY WARRANT AND SAVE HYRUM CITY HARMLESS FROM ANY EASEMENTS AND ENCUMBRANCES AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____, A.D. 20____

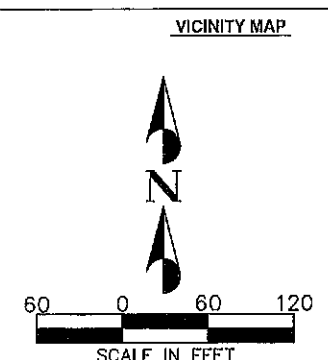
ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF _____ } s.s.
 ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE ATTACHED OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)
 Commission Expires _____ Print Name of Notary _____

PEPG CONSULTING L.L.C.
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 DATE: NOVEMBER 15, 2016 | FILE: 12061612.dwg | vjpld-01

CACHE COUNTY RECORDER
 STATE OF UTAH
 COUNTY OF CACHE
 THIS PLAN HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH

FILED AND RECORDED:
 FILING NO.: _____
 DATE: _____
 TIME: _____
 BOOK: _____
 PAGE: _____
 REQUEST OF: _____



LEGEND
 - PROPERTY LINE
 - CENTER LINE
 - 10' PUBLIC UTILITY EASEMENT (P.U.E.)
 - FOUND STREET MONUMENT
 - STREET MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS

NARRATIVE
 THE BASIS OF BEARING HELD IS BETWEEN THE FOUND MONUMENTS IN THE LITTLE BEAR CREEK ESTATES PHASE 1 SUBDIVISION AS SHOWN HEREON. THIS SURVEY IS BASED ALMOST ENTIRELY ON THE FINDINGS AND BASIS OF THAT RECORD PLAT, SURROUNDING DEEDS AND IMPROVEMENTS WERE FOUND TO MATCH THE PREVIOUS PHASE. THERE ARE TIES SHOWN HEREON OUT TO THE 500 WEST STREET MONUMENTS. THE MONUMENT FOUND IN THE INTERSECTION OF 200 NORTH AND 500 WEST WAS NOT FOUND TO BE IN THE SAME LOCATION AS DISCLOSED BY SOME PREVIOUS SURVEYS. THE SURVEYOR HAS NOT RELIED UPON IT FOR LOCATION OF BOUNDARIES, ONLY SHOWN ITS CURRENT LOCATION.

NOTES:
 1. EACH LOT SHALL HAVE TWO (2) TREES PLANTED WITHIN THE PLANTER STRIP. CORNER LOTS SHALL HAVE FOUR (4) TREES. THE PLANTING OF THE TREES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SELECTED FROM THE TREE LIST INCLUDED IN SECTION 4 OF THE CITY STANDARDS.
 2. T-POSTS WITH REBAR AND SURVEYOR CAP SHALL BE PLACED AT EACH LOT CORNER.
 3. 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.
 4. PARCEL-A IS OPEN SPACE AND WILL BE OWNED, LANDSCAPED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

CURVE TABLE (LOTS)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	205.00'	44.27'	12°22'34"	22.22'	N 81°51'20" E	44.18'
C2	205.00'	129.62'	36°13'36"	67.66'	N 37°36'20" W	127.47'
C3	205.00'	115.61'	32°18'45"	115.61'	N 23°20'10" W	114.08'
C4	205.00'	28.26'	07°20'39"	13.16'	N 03°30'27" W	26.26'
C5	534.00'	41.46'	04°22'02"	20.75'	N 02°23'23" E	41.47'
C6	534.00'	10.20'	01°05'36"	5.10'	N 09°02'43" E	10.19'
C7	468.00'	39.79'	03°34'32"	19.80'	S 03°45'16" W	39.78'
C8	534.00'	38.43'	03°34'32"	18.22'	N 03°45'16" E	38.42'
C9	468.00'	20.67'	02°33'56"	10.44'	N 04°25'32" E	20.67'
C10	137.00'	19.23'	06°02'32"	9.63'	N 03°51'24" W	19.21'
C11	137.00'	191.80'	80°12'32"	115.39'	N 47°39'06" W	175.92'

CURVE TABLE (CENTERLINE)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	171.00'	263.40'	88°15'24"	156.67'	S 43°37'50" E	238.12'
C2	900.00'	48.36'	05°32'40"	24.51'	S 02°26'12" W	48.36'
C3	900.00'	34.11'	03°54'32"	17.06'	S 03°45'16" W	34.10'

LINE TABLE (CENTERLINE)

CURVE	BEARING	LENGTH
L101	S 05°47'32" W	31.81'
L102	S 01°48'00" W	32.63'

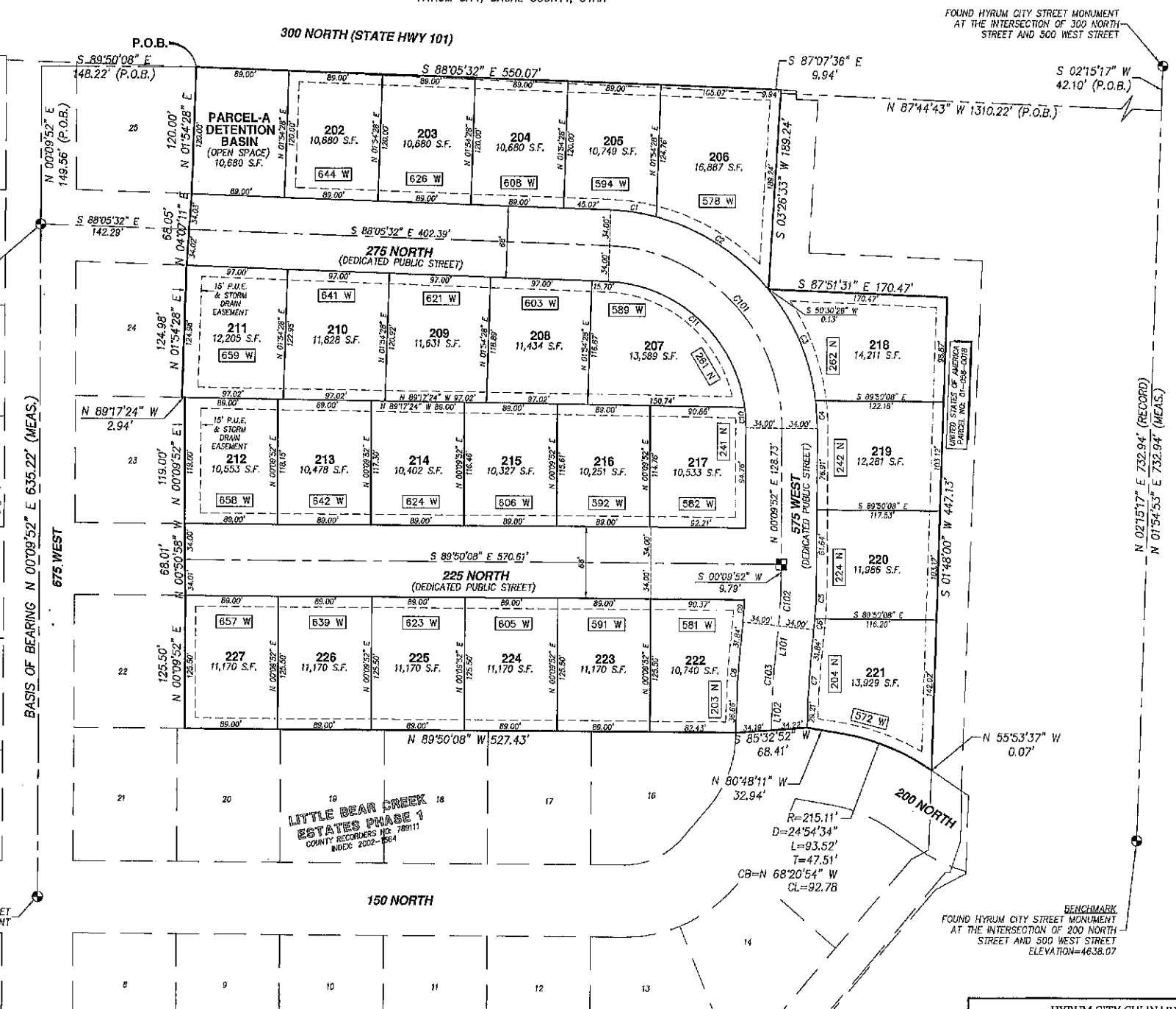
COUNTY SURVEYORS CERTIFICATE
 I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 COUNTY SURVEYOR: _____ DATE: _____

ENGINEERS CERTIFICATE
 I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 ENGINEER: _____ DATE: _____

HYRUM CITY PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE HYRUM CITY PLANNING COMMISSION.
 CHAIRPERSON: _____

HYRUM CITY ATTORNEY
 APPROVED AS TO FORM _____ DAY OF _____, A.D. 20____
 ATTORNEY: _____

HYRUM CITY COUNCIL APPROVAL AND ACCEPTANCE
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE HYRUM CITY COUNCIL.
 MAYOR: _____ DATE: _____



HYRUM CITY CULINARY WATER
 APPROVED THIS _____ DAY OF _____, A.D. 20____
 SIGNATURE: _____ DATE: _____

HYRUM CITY SANITARY SEWER
 APPROVED THIS _____ DAY OF _____, A.D. 20____
 SIGNATURE: _____ DATE: _____