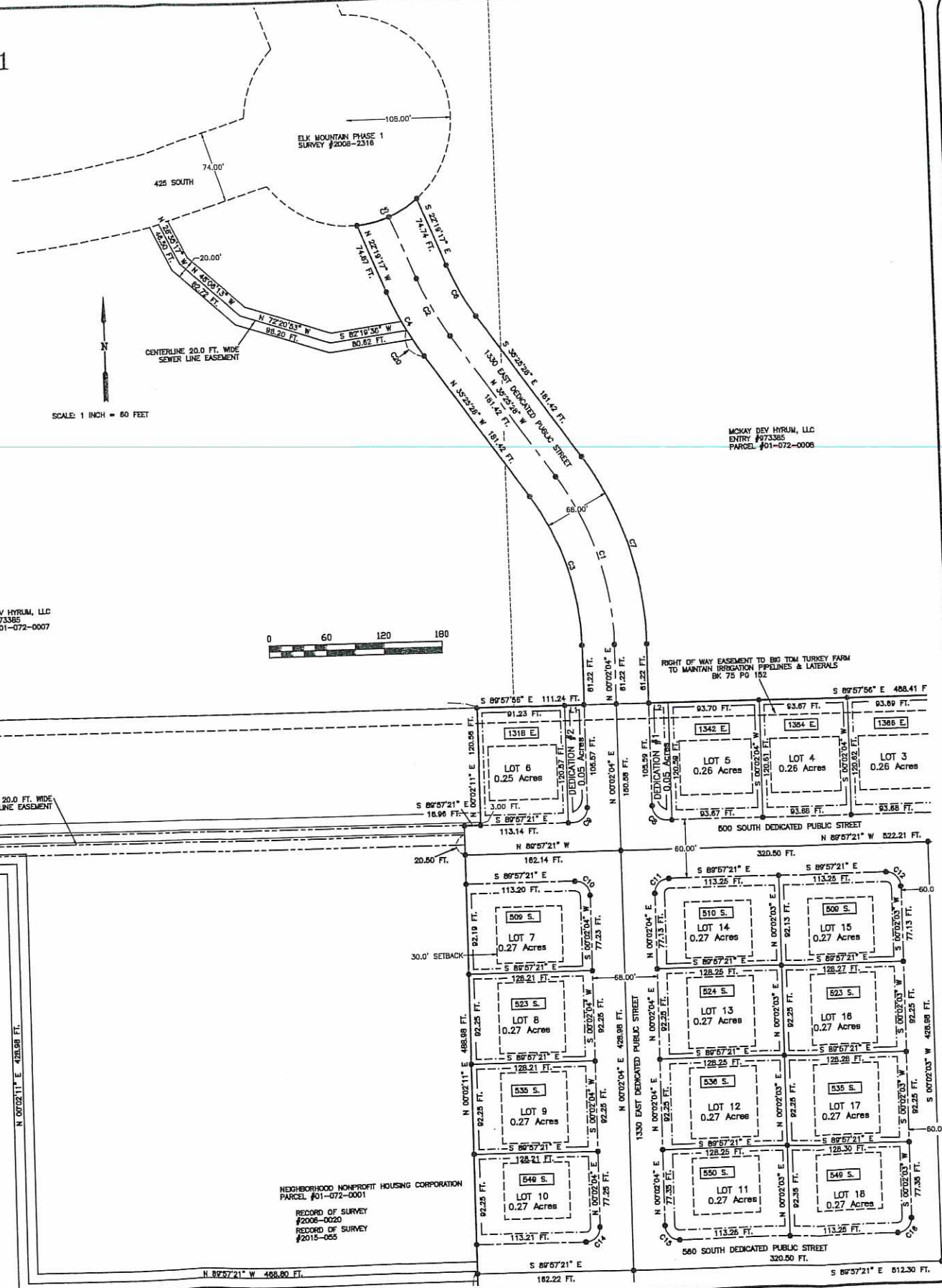


MOUNTAIN VIEW ESTATES, PHASE 1 FINAL PLAT

LOCATED IN THE SOUTH HALF 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
OCTOBER 2015
SHEET 2 OF 2



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00 FT.	165.66 FT.	182.71 FT.	N 17°41'41" W	35°27'33"
C2	300.00 FT.	165.66 FT.	182.71 FT.	S 68°52'28" E	13°06'10"
C3	256.00 FT.	144.66 FT.	162.21 FT.	N 17°41'41" W	35°27'33"
C4	256.00 FT.	144.66 FT.	162.21 FT.	S 68°52'28" E	13°06'10"
C5	108.00 FT.	59.18 FT.	68.00 FT.	N 17°41'41" W	35°27'33"
C6	108.00 FT.	59.18 FT.	68.00 FT.	S 68°52'28" E	13°06'10"
C7	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C8	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"
C9	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C10	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"
C11	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C12	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"
C13	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C14	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"
C15	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C16	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"
C17	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C18	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"
C19	15.00 FT.	23.56 FT.	21.21 FT.	N 44°57'39" E	89°59'28"
C20	15.00 FT.	23.56 FT.	21.21 FT.	S 44°57'39" E	89°59'28"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°57'36" E	19.99 FT.
L2	S 89°57'36" E	19.99 FT.
L3	S 00°02'11" W	35.00 FT.
L4	N 89°57'36" W	35.00 FT.
L5	N 00°02'11" E	35.00 FT.
L6	S 89°57'36" E	25.00 FT.

MCKAY DEV HYRUM, LLC
ENTRY #973385
PARCEL #01-072-0007

LEGAL DESCRIPTION FOR MOUNTAIN VIEW ESTATES, PHASE 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE EAST QUARTER CORNER OF SECTION 10 BEARS SOUTH 00° 24' 20" EAST 2845.71 FEET, THENCE SOUTH 00° 24' 20" EAST 1322.85 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A FOUND REBAR SET AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER;

THENCE NORTH 89° 57' 56" WEST 888.77 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 370041, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 04' 44" WEST 180.87 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" WEST 43.38 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 00° 02' 40" EAST 368.98 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 00° 19' 41" WEST 184.43 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 89° 57' 21" EAST 33.18 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 56' 40" WEST 640.09 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 22' 50" WEST 124.70 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" WEST 32.72 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 11" EAST 488.98 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 57' 21" EAST 18.98 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 11" EAST 120.08 FEET TO A 5/8" REBAR WITH CAP SET ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89° 57' 50" EAST 111.24 FEET ALONG SAID NORTH LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 02' 04" EAST 01.22 FEET TO THE BEGINNING OF A 286.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 27' 33" A DISTANCE OF 164.82 FEET (CHORD = NORTH 17° 41' 41" WEST 182.01 FEET);

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 06' 10" A DISTANCE OF 74.38 FEET (CHORD = NORTH 28° 52' 22" WEST 78.22 FEET);

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 27' 33" A DISTANCE OF 208.71 FEET (CHORD = SOUTH 17° 41' 41" EAST 203.42 FEET);

THENCE SOUTH 22° 19' 17" WEST 74.87 FEET TO A 5/8" REBAR WITH CAP SET ON THE BOUNDARY LINE OF ELK MOUNTAIN PHASE 1 SUBDIVISION AS RECORDED UNDER SURVEY NUMBER 2008-2318 IN THE OFFICIAL RECORDS OF CACHE COUNTY, SAID POINT BEING ON A 108.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE CENTER BEARS NORTH 03° 51' 42" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 41' 08" A DISTANCE OF 86.18 FEET (CHORD = NORTH 67° 47' 16" EAST 86.00 FEET) ALONG SAID BOUNDARY LINE TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 22° 19' 17" EAST 74.74 FEET TO THE BEGINNING OF A 286.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 06' 10" A DISTANCE OF 80.83 FEET (CHORD = SOUTH 28° 52' 22" EAST 80.70 FEET);

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 27' 33" A DISTANCE OF 208.71 FEET (CHORD = SOUTH 17° 41' 41" EAST 203.42 FEET);

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 41' 08" A DISTANCE OF 208.71 FEET (CHORD = SOUTH 17° 41' 41" EAST 203.42 FEET);

THENCE SOUTH 00° 02' 04" WEST 81.22 FEET TO A 5/8" REBAR WITH CAP SET ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89° 57' 56" EAST 488.41 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 11.9 ACRES OF LAND.

PROPERTY OWNER/SUBDIVIDER:
NEIGHBORHOOD NONPROFIT HOUSING CORPORATION
105 WEST GOLF COURSE ROAD, SUITE 1
LOGAN, UTAH 84301
435-753-1112

FINAL PLAT FOR
MOUNTAIN VIEW ESTATES, PHASE 1
SECTION 10, T. 10 N. R. 1 E. S. 10, S. 10, S. 10, S. 10
HYRUM CITY, CACHE COUNTY, UTAH

REVISIONS BY OFFICE WORK BY: [blank]
FIELD BOOK NO.: [blank]
PROJECT NO. 15124
COMPLETE DATE: OCT 2015

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83203
(208)882-1158

ciutisolutionsgroup.com

DRAWING: JMB@L.D.M. NEW..._DSC

MOUNTAIN VIEW ESTATES, PHASE 1 FINAL PLAT

LOCATED IN THE SOUTH HALF 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
OCTOBER 2015
SHEET 1 OF 2

NORTHEAST CORNER
SECTION 10
FND 1973
CACHE CO. MONUMENT

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS MOUNTAIN VIEW ESTATES, PHASE 1, IN CACHE COUNTY, UTAH, THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE ORIGINAL AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

GENERAL NOTES:

- CURRENT ZONE R-2, RESIDENTIAL MULTI-FAMILY.
- TOTAL PHASE 1 AREA: 11.9
- LOT AREA: 7.26 ACRES
- DEDICATED ROAD AREA: 4.24 ACRES
- OPEN SPACE (DEDICATION #1 & #2): 0.1 ACRES
- LOTS: 28 LOTS
- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, PUBLIC UTILITY EASEMENTS ARE 10.0 FT. ON THE FRONT AND 8.0 FT. ON THE SIDES AND BACK.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, SEWER, STREET LIGHTING, CURBS AND OUTLETS, TREE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- SET BACKS SHOWN REFLECT CITY CODE AS OF DATE PLAT RECORDED. ALL BUILDINGS SHALL BE SUBJECT TO SETBACKS REQUIRED BY CITY CODES IN EFFECT WHEN PERMITS ARE ISSUED. ON THIS PLAT THEY ARE 30' ON FRONT, 30' ON BACK AND 10' ON SIDES OR 25' ON SIDE IF SIDE IS ON A ROADWAY.
- DEDICATION PARCELS 1, 2 AND 3 WILL BE DEDICATED TO HYRUM CITY.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE COMPLETED IN THIS AREA AND SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
- THERE IS AN EXISTING RIGHT OF WAY EASEMENT TO BIG TOM TURKEY FARM TO MAINTAIN IRRIGATION PIPELINES AND LATERALS ALONG THE NORTH LINE OF LOTS 1 THROUGH 8 IS 40.0 TO AVOID HOME CONSTRUCTION CONFLICTS WITH THE BARRIED IRRIGATION LINE.
- 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.

DATE _____ TIMOTHY LYNN CHRISTENSEN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MOUNTAIN VIEW ESTATES PHASE 1, DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF HYRUM 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 GIVE FOR OTHER DEDICATE PROPERTY.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____ 2015.

KIM DAWYLER, EXECUTIVE DIRECTOR
NEIGHBORHOOD NON-PROFIT HOUSING CORP.

MANAGER
MCKAY DEV HYRUM LLC

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF CACHE) ss
ON THIS _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, KIM DAWYLER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/ATTESTED, DID SAY THAT SHE IS THE EXECUTIVE DIRECTOR OF NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION AND SAID DOCUMENT WAS SIGNED BY HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID KIM DAWYLER ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

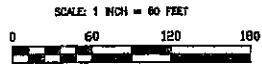
NOTARY PUBLIC FOR _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT BY LIMITED LIABILITY COMPANY

STATE OF _____)
COUNTY OF _____) ss
ON THIS _____ DAY OF _____ 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF MCKAY DEV HYRUM LLC, THE OWNER OF THE ABOVE DESCRIBED SUBDIVISION AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

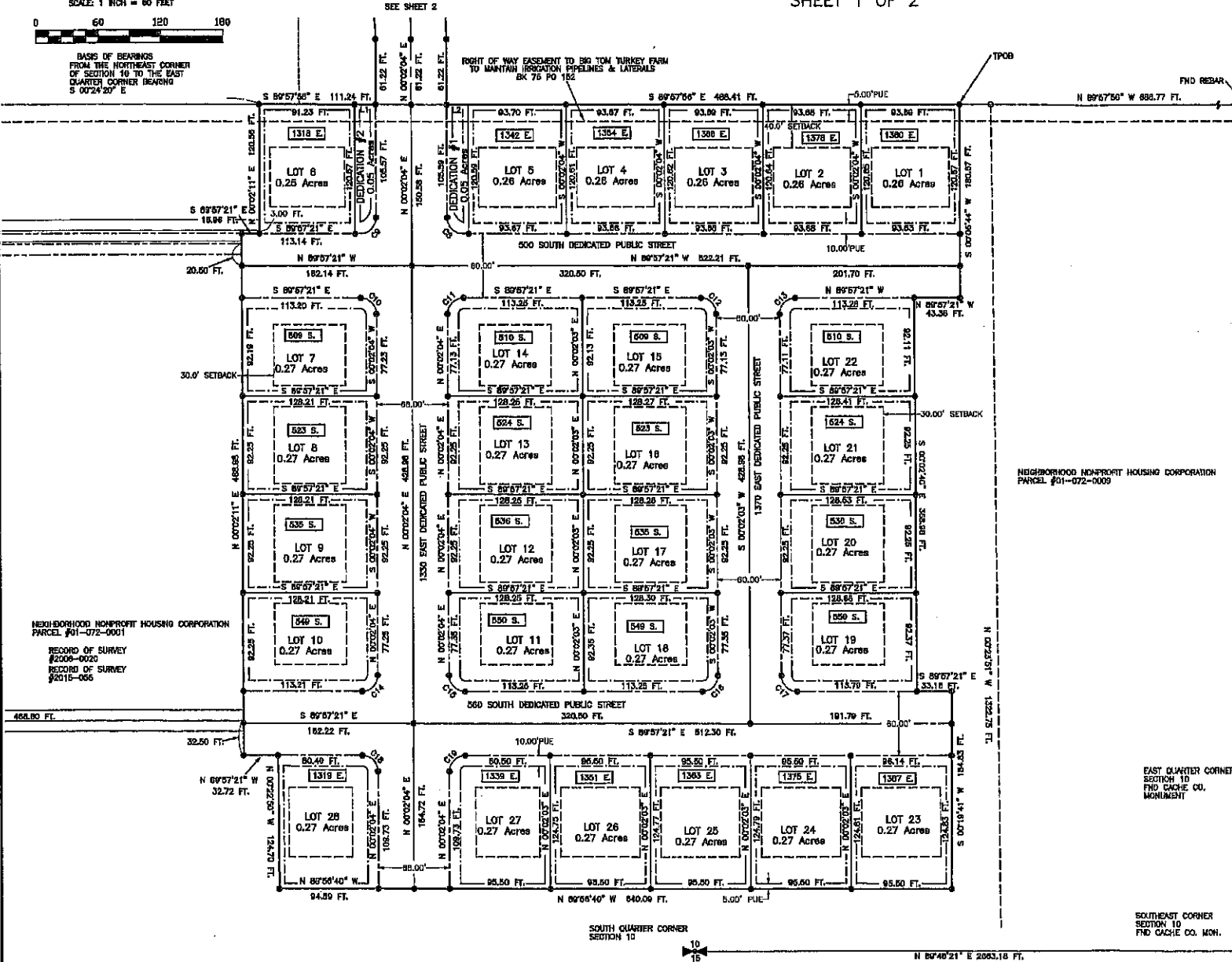
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____



SCALE: 1 INCH = 60 FEET

BASE OF BEARINGS
FROM THE NORTHEAST CORNER
OF SECTION 10 TO THE EAST
QUARTER CORNER BEARING
S 07°24'20" E



EAST QUARTER CORNER
SECTION 10
FND CACHE CO.
MONUMENT

SOUTHEAST CORNER
SECTION 10
FND CACHE CO. MON.

- ### LEGEND
- EXISTING FENCE (DEED RECORDED) LINE
 - SECTION CORNER FOUND
 - PROPERTY CORNER REPORTED TO BE SET BY THIS SURVEY 3/16' REBAR W/ CAP
 - PUBLIC UTILITY EASEMENT
 - BUILDING SETBACKS
 - SUBDIVISION BOUNDARY
 - LOT LINES
 - ADDRESS

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE 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. 2015

CITY ATTORNEY

UTILITY COMPANIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

QUESTAR GAS _____
DATE _____

HYRUM CITY POWER _____
DATE _____

COMCAST CABLE _____
DATE _____

CENTURYLINK COMMUNICATIONS _____
DATE _____

HYRUM CITY CULINARY WATER APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY CULINARY WATER DEPARTMENT THIS _____ DAY OF _____ A.D. 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ P.M. ABSTRACTED _____

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 THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE _____ COUNTY SURVEYOR _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2015, AS THIS WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2015, AS THIS WAS APPROVED AND ACCEPTED.

MAYOR

HYRUM CITY SANITARY SEWER APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY SANITARY SEWER DEPARTMENT THIS _____ DAY OF _____ A.D. 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PROPERTY OWNER/SUBDIVIDER:
NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION
1100 N. MAIN ST. SUITE 100
HYRUM, UTAH 84307
435-745-1112

FINAL PLAT FOR
MOUNTAIN VIEW ESTATES, PHASE 1
SECTION 10, T. 10 N. R. 1 E. S. 1 BASE & MERIDIAN
HYRUM CITY, CACHE COUNTY, UTAH

REVISIONS
1 SURVEYED BY: BY _____
OFFICE WORK SHEET NO. _____
FIELD BOOK NO. _____
2 _____
PROJECT NO. 19154

LAND SURVEYORS
A.A. HUDSON
AND
ASSOCIATES
132 SOUTH STATE
PRESTON, IDAHO 83203
(208) 852-1155

ciutisolutionsgroup inc