

**MT. STERLING FARMS PUD PHASE 1
FINAL PLAT AMENDMENT
CITY COUNCIL MEETING
NOVEMBER 6, 2014**

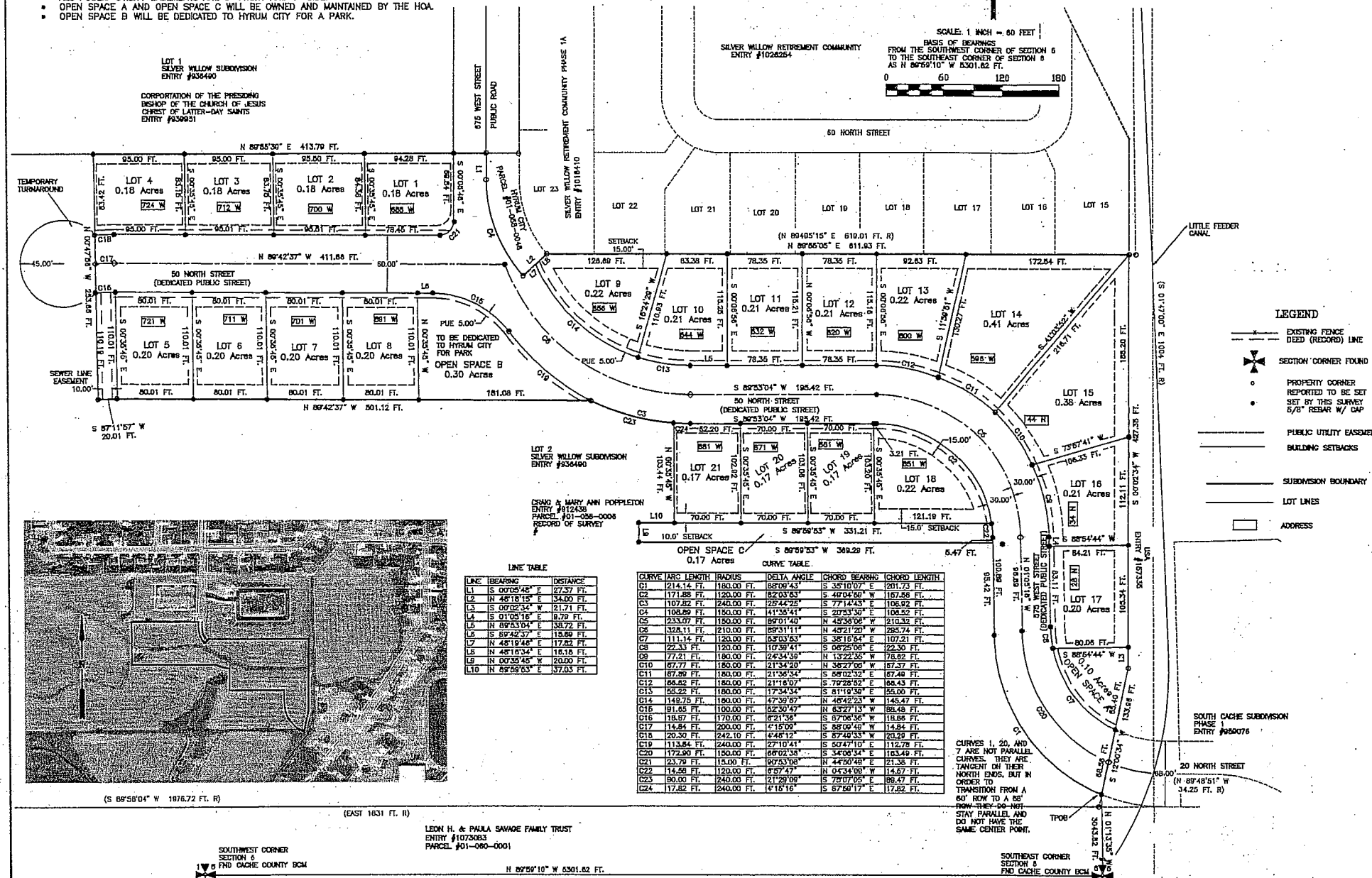
Lifestyle Homes is asking to amend their final plat. They would like to add the four lots along 50 North to this phase. These lots were originally going to be part of phase four. All other conditions and agreements remain the same as previously proposed.

GENERAL NOTES:

- CURRENT ZONE: R-2, RESIDENTIAL OVERLAIN WITH A PLANNED UNIT DEVELOPMENT.
- SETBACKS:
 LOTS SMALLER THAN 0.20 ACRES, FRONT=10' REAR=10' SIDES=3'
 LOTS EQUAL TO OR GREATER THAN 0.20 ACRES, FRONT=15' REAR=15' SIDES=5'
- 21 LOTS, LOT AREA: 4.32 ACRES
 ROAD AREA: 2.2 ACRES
 OPEN SPACE AREA: 0.58 ACRES
 TOTAL PROPERTY AREA: 7.10 ACRES
- 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 SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- ALL AREAS NOT PUBLIC ROW OR PRIVATE LOTS SHALL BE COMMON AREA AND MAINTAINED BY THE HOA.
- ALL PUBLIC UTILITY EASEMENTS ARE 5' FRONT AND 5' SIDE.
- OPEN SPACE A AND OPEN SPACE C WILL BE OWNED AND MAINTAINED BY THE HOA.
- OPEN SPACE B WILL BE DEDICATED TO HYRUM CITY FOR A PARK.

**MT. STERLING FARMS P.U.D. PHASE 1
FINAL PLAT**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN HYRUM CITY, CACHE COUNTY, UTAH
OCTOBER 2014



LEGAL DESCRIPTION FOR MT. STERLING FARMS P.U.D. PHASE 1

A PARCEL OF LAND LOCATED ON THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, FROM WHICH THE SOUTHWEST CORNER OF SECTION 6 BEARS NORTH 87° 10' WEST 6301.62 FEET;

THENCE NORTH 01° 13' 35" WEST 3043.82 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 376041", THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A 100.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE CENTER BEARS NORTH 21° 20' 03" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 34' 42" A DISTANCE OF 212.30 FEET (CHORD = NORTH 34° 02' 30" WEST 200.21 FEET);

THENCE NORTH 01° 13' 35" WEST 3043.82 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 87° 59' 53" WEST 304.29 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 07° 35' 45" WEST 20.00 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 87° 59' 53" EAST 37.03 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 07° 35' 45" WEST 103.44 FEET TO A 5/8" REBAR WITH CAP SET ON A 240.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE CENTER BEARS NORTH 04° 06' 21" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 20' 03" A DISTANCE OF 60.00 FEET (CHORD = NORTH 70° 07' 06" WEST 60.47 FEET) TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 42' 37" WEST 501.12 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 87° 11' 57" WEST 20.01 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 07° 35' 45" WEST 233.60 FEET TO A 5/8" REBAR WITH CAP SET ON THE SOUTH LINE OF LOT 1 OF THE SILVER WILLOW SUBDIVISION AS RECORDED UNDER ENTRY NUMBER 838490 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTH 89° 42' 37" WEST 501.12 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 89° 42' 37" WEST 501.12 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 87° 11' 57" WEST 20.01 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 07° 35' 45" WEST 233.60 FEET TO A 5/8" REBAR WITH CAP SET ON THE SOUTH LINE OF LOT 1 OF THE SILVER WILLOW SUBDIVISION AS RECORDED UNDER ENTRY NUMBER 838490 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 35' 11" A DISTANCE OF 100.00 FEET (CHORD = NORTH 70° 07' 06" WEST 100.62 FEET) TO A 5/8" REBAR WITH CAP LABELED, PLS 376041;

THENCE SOUTH 07° 35' 45" EAST 27.37 FEET ALONG SAID WEST LINE TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 35' 11" A DISTANCE OF 100.00 FEET (CHORD = SOUTH 20° 03' 39" EAST 100.62 FEET) TO A 5/8" REBAR WITH CAP LABELED, PLS 376041;

THENCE NORTH 48° 18' 10" EAST 34.00 FEET ALONG THE SOUTH LINE OF SAID HYRUM CITY PARCEL TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 376041 SET ON THE SOUTHWEST CORNER OF LOT 23 OF THE SILVER WILLOW RETIREMENT COMMUNITY PHASE 1A AS RECORDED UNDER ENTRY NUMBER 1018410 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE NORTH 89° 42' 37" EAST 413.79 FEET ALONG SAID SOUTH LINE OF SAID LOT 23 AND THE SOUTH LINE OF SILVER WILLOW RETIREMENT COMMUNITY AS RECORDED UNDER ENTRY NUMBER 102824 IN THE OFFICIAL RECORDS OF CACHE COUNTY TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 376041 SET ON THE WEST LINE OF THAT PARCEL OF LAND OWNED BY THE CITY OF HYRUM CITY UNDER PARCEL NUMBER 01-008-0045, SAID POINT ALSO BEING ON THE CENTERLINE OF 676 WEST STREET;

THENCE SOUTH 07° 35' 45" EAST 27.37 FEET ALONG SAID WEST LINE TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 35' 11" A DISTANCE OF 100.00 FEET (CHORD = SOUTH 20° 03' 39" EAST 100.62 FEET) TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 376041;

THENCE SOUTH 07° 35' 45" WEST 427.35 FEET ALONG SAID WEST LINE TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 376041;

THENCE SOUTH 17° 00' 34" WEST 133.95 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 7.10 ACRES OF LAND.

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 MT. STERLING FARMS P.U.D., PHASE 1 IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, 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.

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 MT. STERLING FARMS P.U.D., PHASE 1 DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF HYRUM CITY 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 AND OPEN SPACE B, WITH THE SAME WARRANTY AS GIVE FOR OTHER DEDICATE PROPERTY.

IN WITNESS WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____, 2014.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____, 2014, TRENT CRAIG, PRESIDENT OF LSH DEVELOPMENT PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNER OF THE OWNER'S DEDICATION, I IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

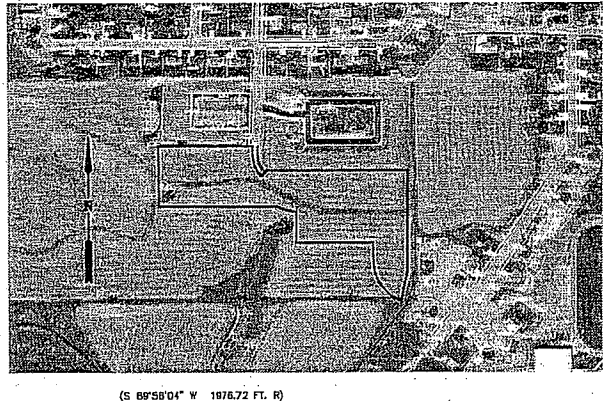
NOTARY PUBLIC FOR _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°05'40" E	87.57 FT.
L2	N 48°18'15" E	34.90 FT.
L3	S 00°02'34" W	21.71 FT.
L4	S 01°05'16" E	6.79 FT.
L5	N 89°23'04" E	38.72 FT.
L6	S 89°42'57" E	15.96 FT.
L7	N 48°18'34" E	15.18 FT.
L8	N 00°39'49" W	20.00 FT.
L9	N 82°58'53" E	37.03 FT.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	214.14 FT.	180.00 FT.	88°09'43"	S 35°10'07" E	201.73 FT.
C2	171.88 FT.	120.00 FT.	82°03'53"	S 49°04'50" W	167.56 FT.
C3	107.82 FT.	240.00 FT.	25°44'25"	S 77°14'43" E	106.92 FT.
C4	104.89 FT.	180.00 FT.	41°39'41"	S 20°33'30" W	104.82 FT.
C5	233.07 FT.	180.00 FT.	95°01'40"	N 43°34'08" W	210.32 FT.
C6	324.11 FT.	210.00 FT.	85°31'11"	N 42°21'20" W	285.74 FT.
C7	111.14 FT.	120.00 FT.	53°03'53"	S 38°16'54" E	107.21 FT.
C8	222.43 FT.	120.00 FT.	107°39'41"	S 04°25'06" E	222.30 FT.
C9	77.81 FT.	180.00 FT.	24°34'34"	N 13°22'55" W	78.82 FT.
C10	67.77 FT.	180.00 FT.	21°34'20"	N 36°27'00" W	67.37 FT.
C11	87.89 FT.	180.00 FT.	21°36'34"	S 88°02'32" E	87.49 FT.
C12	66.82 FT.	180.00 FT.	21°16'07"	S 79°28'52" E	66.43 FT.
C13	68.22 FT.	180.00 FT.	17°34'34"	S 81°19'04" W	68.00 FT.
C14	148.75 FT.	180.00 FT.	47°39'57"	N 48°42'23" W	145.47 FT.
C15	91.05 FT.	100.00 FT.	52°30'47"	N 83°27'15" W	88.48 FT.
C16	18.87 FT.	170.00 FT.	5°21'58"	S 87°06'36" W	18.88 FT.
C17	14.84 FT.	200.00 FT.	4°15'08"	S 88°08'40" W	14.84 FT.
C18	20.30 FT.	242.10 FT.	4°48'12"	S 87°40'33" W	20.30 FT.
C19	113.84 FT.	240.00 FT.	27°10'41"	S 50°47'10" E	112.78 FT.
C20	172.90 FT.	180.00 FT.	66°02'58"	S 34°06'54" E	163.49 FT.
C21	23.79 FT.	18.00 FT.	92°53'08"	N 48°04'49" E	21.36 FT.
C22	14.58 FT.	120.00 FT.	8°57'47"	N 84°34'09" W	14.57 FT.
C23	80.00 FT.	240.00 FT.	21°29'09"	S 78°07'05" E	89.47 FT.
C24	117.82 FT.	240.00 FT.	14°18'18"	S 87°50'17" E	117.82 FT.



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. 2014

CITY ATTORNEY _____

UTILITY COMPANIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

QUESTAR GAS _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____, A.D. 2014, 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. 2014, AS THIS WAS APPROVED AND ACCEPTED.

MAYOR _____

HYRUM CITY CULINARY WATER APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY CULINARY WATER DEPARTMENT THIS _____ DAY OF _____, A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HYRUM CITY SANITARY SEWER APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY SANITARY SEWER DEPARTMENT THIS _____ DAY OF _____, A.D. 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

LAND SURVEYORS AND ASSOCIATES

A.A. HUDSON AND ASSOCIATES

132 SOUTH STATE
PRESTON, UTAH 84303
(202)932-1155

PROPERTY OWNER/SUBDIVIDER:
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LEON H. & PAULA SAVAGE FAMILY TRUST
1073063
PARCEL #01-080-0001
RECORD OF SURVEY

PROPERTY OWNER/SUBDIVIDER:
TIMOTHY LYNN CHRISTENSEN
1018410
PARCEL #01-008-0045
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