

**ELK MOUNTAIN PHASE 12 –
REVISION TO PRELIMINARY PLAN
KARTCHNER HOMES
ALONG 1170 EAST SOUTH OF 300 SOUTH
PLANNING COMMISSION MEETING
JANUARY 9, 2020**

ZONING: R-2 (RESIDENTIAL FAMILY)

UTILITIES:

PARKING & ROADS: Each lot to provide off-street parking per code.

LIGHTING:

FENCING:

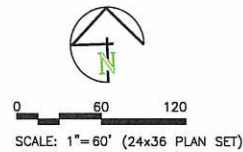
LANDSCAPING:

STORMWATER: Per original plan.

NOTES: Plan proposes to revise the current plan to allow for 6 additional lots on the west side of 1170 East. Lot revision is to allow for more twin-homes to be built.

ELK MOUNTAIN PHASE 12
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
PRELIMINARY PLAT

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - EASEMENT
 - STREET MONUMENT
 - ADDRESS BLOCK



- NOTES:
- OWNER: KARTCHNER HOMES, 601 WEST 1700 SOUTH SUITE A, LOCAL, UTAH, 435-755-7080
 - ZONING: R-2 MULTI FAMILY RESIDENTIAL
 - TOTAL ACRES: 6.00
 - NUMBER OF LOTS: 28
 - MIN. LOT SIZE: 5,089 S.F.
 - SETBACKS PER CURRENT ZONING REQUIREMENTS
 - EASEMENTS
 - FRONT AND REAR - 10 FT (WHERE SHOWN)
 - 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.

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 2557.22 feet to the Northeast Corner of Lot 310, Elk Mountain Phase 3 recorded June 14, 2018 under Entry No. 1197671 and the POINT OF BEGINNING and running thence along the boundary Lots 310 and 311 of said Elk Mountain Phase 3 the next three courses:

- thence along a curve to the left, of which the radius point lies N 86°30'19" E, a radial distance of 280.00 feet; thence Southerly along the arc, through a central angle of 18°55'27", a distance of 92.48 feet;
- thence S 22°25'08" E 62.86 feet;
- thence Southerly, 44.21 feet along a curve to the right having a radius of 220.00 feet, a central angle of 11°30'47" and a chord that bears S 16°39'44" E 44.13 feet;
- thence along the boundary of said Elk Mountain Phase 3 the next six courses:
- thence N 89°58'09" E 60.86 feet;
- thence Northerly, a distance of 17.57 feet along a non tangent curve to the left of which the radius point lies S 81°26'40" W, with a radius of 280.00 feet, having a central angle of 03°35'41" and a chord that bears N 10°21'11" W 17.56 feet;
- thence Northeasterly, a distance of 21.10 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 92°58'41" and a chord that bears N 34°20'19" E 18.86 feet;
- thence N 80°49'40" E 5.63 feet;
- thence Easterly, 27.20 feet along a curve to the right having a radius of 173.00 feet, a central angle of 09°00'35" and a chord that bears N 85°19'57" E 27.18 feet;
- thence N 89°54'35" E 96.97 feet;

Thence along the boundary of Elk Mountain Phase 1 Plat 1-B-1 Lot line Adjustment Amendment recorded December 8, 2010 under Entry No. 1034617 the next five courses:
1) thence S 00°09'54" E 271.48 feet (S00°01'13"E, By Record);
2) thence S 89°50'08" W 19.67 feet (S89°58'47"W, By Record);
3) thence S 00°09'54" E 275.00 feet (S00°01'13"E, By Record);
4) thence N 89°50'15" E 5.04 feet (N89°58'47"E, 5.05 feet, By Record);
5) thence Easterly, a distance of 108.40 feet along a non tangent curve to the right of which the radius point lies S 00°55'29" W, with a radius of 747.00 feet, having a central angle of 08°18'53" and a chord that bears S 84°55'04" E 108.31 feet;

thence Southerly, a distance of 76.96 feet along a non tangent curve to the left of which the radius point lies N 88°59'53" E, with a radius of 737.17 feet, having a central angle of 05°58'53" and a chord that bears S 03°59'34" E 76.92 feet;

thence Southerly, a distance of 67.43 feet along a non tangent curve to the right of which the radius point lies S 81°48'15" W 6.40 feet;

thence Southerly, a distance of 67.43 feet along a non tangent curve to the right of which the radius point lies S 81°48'15" W, with a radius of 469.90 feet, having a central angle of 08°13'17" and a chord that bears S 04°05'06" E 67.37 feet;

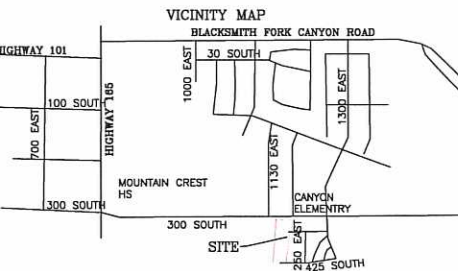
thence S 00°01'31" W 3.63 feet;

thence N 89°58'31" W 435.42 feet;

thence N 00°01'50" W 884.10 feet;

thence S 89°59'37" E 70.06 feet to the point of beginning, containing 5.997 acres, more or less.

CURVE	LENGTH	RADIUS	BEARING	ANGLE	CHORD BEARING	CHORD LENGTH
C500	76.96	737.17	S 03°59'34"E	05°58'53"	S03°59'34"E	76.92
C501	67.43	469.90	S 81°48'15"W	08°13'17"	N04°05'06"W	67.37
C502	92.48	280.00	S 22°25'08"E	18°55'27"	S12°25'08"E	92.06
C503	44.21	220.00	N 11°30'47"W	11°30'47"	N11°30'47"W	44.13
C504	17.57	280.00	S 16°39'44"E	3°35'41"	N10°21'11"W	17.56
C505	21.10	13.00	S 92°58'41"W	92°58'41"	S34°20'19"W	18.86
C506	27.20	173.00	S 09°00'35"W	09°00'35"	S85°19'57"W	27.18
C507	108.40	747.00	S 85°19'57"W	18°55'27"	N84°55'04"W	108.31
C508	40.62	300.00	S 74°52'28"W	74°52'28"	S03°54'15"W	40.59
C509	19.40	350.00	S 11°30'35"W	11°30'35"	N06°11'41"E	19.40
C510	28.09	350.00	S 43°35'57"W	43°35'57"	N02°16'29"W	28.09
C511	41.87	250.00	S 93°54'42"W	93°54'42"	N04°47'25"W	41.82
C512	122.79	713.21	S 05°51'52"W	05°51'52"	N85°01'21"W	122.84
C513	36.93	737.17	S 05°52'54"E	05°52'54"	S05°52'54"E	36.92
C514	40.03	737.17	S 02°33'28"E	02°33'28"	S12°25'08"E	40.03
C515	92.48	280.00	S 18°55'27"W	18°55'27"	S12°25'08"E	92.06
C516	18.79	220.00	S 45°33'37"W	45°33'37"	N19°58'19"W	18.78
C517	45.00	220.00	S 11°43'12"W	11°43'12"	N11°39'55"W	44.92
C518	22.32	220.00	S 54°48'45"W	54°48'45"	N02°53'56"W	22.31
C519	19.54	280.00	S 35°59'56"W	35°59'56"	N06°33'22"W	19.54
C520	22.30	280.00	S 43°35'51"W	43°35'51"	N02°16'29"W	22.30
C521	20.41	13.00	S 89°58'21"W	89°58'21"	N44°59'37"E	18.38
C522	7.45	747.21	S 03°41'17"W	03°41'17"	N89°40'09"W	7.45
C523	20.41	13.00	S 89°57'44"W	89°57'44"	S44°58'26"E	18.38
C524	22.18	13.00	S 97°44'16"W	97°44'16"	N41°05'09"W	19.58
C525	44.68	330.00	S 74°52'28"W	74°52'28"	S03°54'15"W	44.65
C526	36.56	270.00	S 74°52'28"W	74°52'28"	S03°54'15"W	36.53
C527	18.66	13.00	S 82°15'44"W	82°15'44"	S48°54'51"W	17.10
C528	111.27	679.21	S 23°12'22"W	23°12'22"	N85°04'38"W	111.15
C529	16.35	13.00	S 72°03'26"W	72°03'26"	N44°21'19"W	15.29



UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Dominion Energy _____

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 _____

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 _____

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 therewith, and have subdivided said tract of land into lots and streets to be hereafter known as ELK MOUNTAIN PHASE 12, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____ 20____.



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 12, 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____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF CACHE }

On the _____ day of _____ A.D., 20____, personally appeared before me, _____ 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: _____

ELK MOUNTAIN PHASE 12
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
PRELIMINARY PLAT

REVISIONS:

DATE	SCALE	DRAWING	DRAWN BY
12-2019	1"=60'	ELKMTN PH12 V06	BCL

PROJECT: ELK MOUNTAIN PHASE 12

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOCAL, UTAH 84321
(435) 755-5121

SHEET 1 OF 2 SHEET