

APPROVAL EXTENSION
MOUNT STERLING FARMS PUD PHASE 5 – FINAL PLAT
~800 WEST 100 NORTH
CITY COUNCIL MEETING
MARCH 21, 2024

Summary: Beth Larchar is seeking an extension for the Final Plat approval for Phase 5 of Mount Sterling Farms. The proposed plat contains 13 single family lots on 5.25 acres. This plat includes 10,650 square feet of open space. Lots range from 9,300 to 24,860 square feet. This phase is located between 750 West and 875 West, and 50 North and 100 North.

ZONING: R-2 Residential

UTILITIES:

Power:	To be constructed with development
Culinary:	To be constructed with development
Sewer:	To be constructed with development
Irrigation:	To be constructed with development

PARKING & ROADS:

NOTES: This plat was approved on May 5, 2022, but has expired as the phase was not started within the window of approval. Hyrum code allows for a maximum of two years between phases. This plat has not been recorded as the development agreement required the parks to be built first.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

FINAL PLAT OF
MT. STERLING FARMS PUD
PHASE 5

NOTES FROM MAY 2022

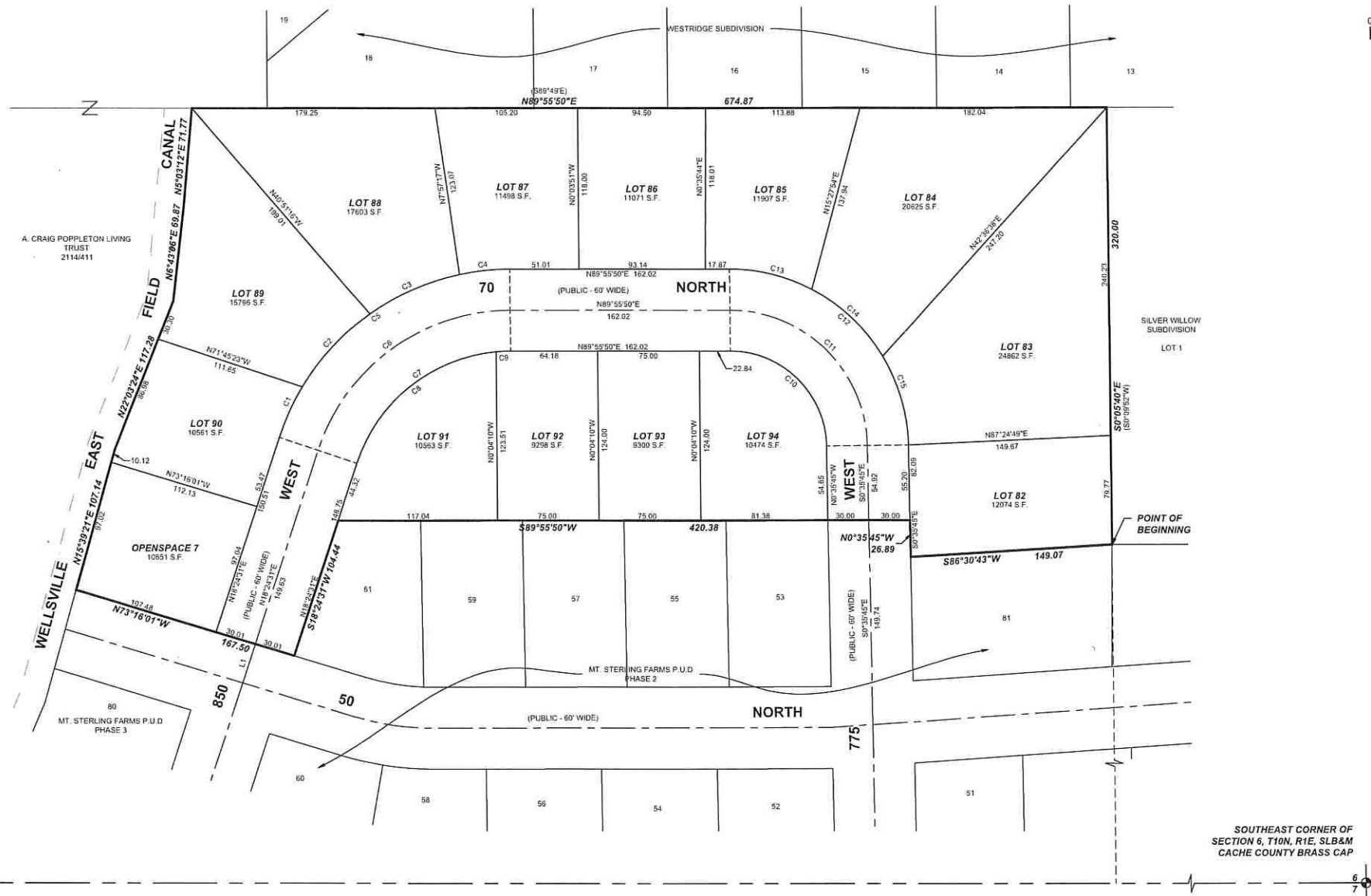
(A VACATION OF A PORTION OF LOT 2, SILVER WILLOW SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 6, T10N, R1E, SLB&M
HYRUM, UTAH



VICINITY MAP

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	180.00	12°59'54"	40.84	S24°54'28"W 40.75
C2	180.00	23°27'02"	73.67	N43°07'56"E 73.16
C3	180.00	23°06'53"	72.62	N66°24'53"E 72.13
C4	180.00	11°57'30"	37.57	N83°57'05"E 37.50
C5	180.00	71°31'19"	224.69	N54°10'10"E 210.39
C6	150.00	71°31'19"	187.24	S54°10'10"W 175.32
C7	120.00	71°31'19"	149.80	N54°10'10"E 140.26
C8	120.00	66°21'02"	138.96	S51°35'02"W 131.33
C9	120.00	5°10'17"	10.83	S87°20'41"W 10.83
C10	70.00	89°28'25"	109.31	N45°19'58"W 98.54
C11	100.00	89°28'25"	156.16	N45°19'58"W 140.77
C12	130.00	89°28'25"	203.01	N45°19'58"W 183.00
C13	130.00	27°42'07"	62.85	S76°13'07"E 62.24
C14	130.00	31°38'56"	71.81	N46°32'35"W 70.90
C15	130.00	30°07'22"	68.35	S15°39'26"E 67.56

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S18°24'31"W	30.01



SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
A portion of Lot 2, SILVER WILLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder located in the NE1/4 of Section 6, Township 10 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the northeast corner of Lot 81, Phase 2, MT. STERLING FARMS PUD, according to the Official Plat thereof on file in the Office of the Cache County Recorder located at the Southeast Corner of Section 6, T10N, R1E, S.L.B.& M.; thence along said Plat the following 4 (four) courses and distances: S86°30'43"W 149.07 feet; thence N0°35'45"W 26.89 feet; thence S89°55'50"W 420.38 feet; thence S18°24'31"W 104.44 feet to the northerly line of Phase 3, MT. STERLING FARMS PUD; thence N73°16'01"W along said Plat 167.50 feet the easterly bank of the Wellsville East Field Canal as defined and described by a Survey prepared by AA Hudson & Associates and filed as Survey No. 2014-091 in the Office of the Cache County Recorder; thence along said easterly bank the following 4 (four) courses and distances: N15°39'21"E 107.14 feet; thence N22°03'24"E 117.28 feet; thence N6°43'06"E 69.87 feet; thence N5°03'12"E 71.77 feet to the southerly line of WESTRIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N89°55'50"E (plat: S89°49'E) 674.87 feet to the northwest corner of Lot 1, SILVER WILLOW Subdivision; thence S0°05'40"E (plat: S0°09'52"W) 320.00 feet to the point of beginning.
Contains: 5.25+- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

MT. STERLING FARMS PUD PHASE 5
AND DO HEREBY DEDICATE TO HYRUM CITY FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

OBODO DEVELOPMENT, LLC
BY: _____ (PRINTED NAME)
ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ OF OBODO DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY
MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HYRUM CITY MAYOR _____ DATE _____
HYRUM CITY RECORDER _____ DATE _____

PLANNING COMMISSION APPROVAL
PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ DATE _____

FINAL PLAT OF
MT. STERLING FARMS PUD
PHASE 5
(A VACATION OF A PORTION OF LOT 2, SILVER WILLOW SUBDIVISION)
LOCATED IN THE NE1/4 OF SECTION 6, T10N, R1E, SLB&M
HYRUM, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____
CACHE COUNTY RECORDER

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
 - THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT AND ARE TO BE USED FOR THE LOTS SHOWN ON THIS PLAT UNLESS CHANGED BY CITY ORDINANCE.
FRONT & SIDEYARD THAT FRONTS A STREET: 10', REAR: 10', SIDE: 3' (BUILDING/RESIDENTIAL CODE MAY HAVE DIFFERENT SETBACK REQUIREMENTS BASED ON FIREWALL CONSTRUCTION)
 - 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.
 - THE DEVELOPER WILL PLANT TWO (2) TREES HAVING A MINIMUM DIAMETER OF ONE AND ONE HALF (1 1/2) INCHES FOR EACH APPROVED SUBDIVISION LOT. FOUR (4) TREES SHALL BE PLANTED ON CORNER LOTS.
 - ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION.
 - IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY.
 - OPEN SPACE 7 IS A NON-BUILDABLE PARCEL AND IS HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY HYRUM CITY.

RETAIN 10' EASEMENT HOA MAINTAINED

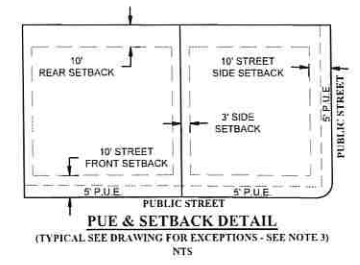
NOTES FOR FENCE REQUIRED ALONG CANAL INC. NO DUMPING

LAND USE TABLE

TOTAL PROJECT AREA: 5.25+- ACRES
TOTAL # OF LOTS: 14
TOTAL AREA OF LOTS: 4.19+- ACRES
OPEN SPACE PARCELS: 1
TOTAL ROAD AREA: 0.97+- ACRES
TOTAL ROAD MILES: 0.13 +- MILES

OWNER INFORMATION
OBODO DEVELOPMENT
45 NORTH MAIN STREET, STE 101
LOGAN, UTAH 84321

LEGEND
XXX LOT ADDRESSES
(XXXXX) RECORD DATA
SECTION MONUMENT



CULINARY WATER AND SANITARY SEWER
APPROVED THIS _____ DAY OF _____, 20____, BY HYRUM CULINARY WATER AND SANITARY SEWER AUTHORITIES.

CULINARY WATER AUTHORITY _____
SANITARY SEWER AUTHORITY _____

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____
CITY ATTORNEY _____ DATE _____

COUNTY SURVEYOR'S APPROVAL
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.

COUNTY SURVEYOR _____ DATE _____

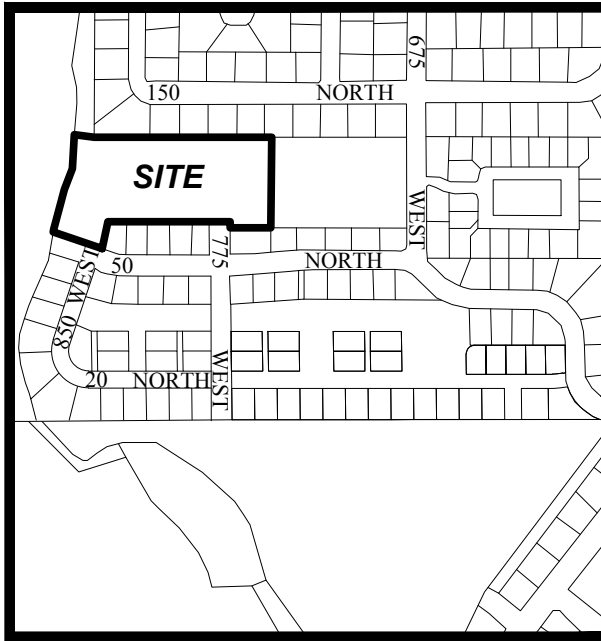
ENGINEER'S APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.
CITY ENGINEER _____ DATE _____

UTILITY COMPANIES
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____	HYRUM POWER _____ DATE _____
COMCAST CABLE _____ DATE _____	CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

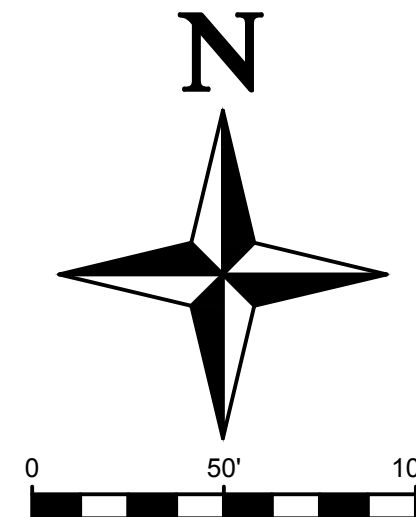
civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



VICINITY MAP

FINAL PLAT OF MT. STERLING FARMS PUD PHASE 5 (A VACATION OF A PORTION OF LOT 2, SILVER WILLOW SUBDIVISION) LOCATED IN THE NE1/4 OF SECTION 6, T10N, R1E, SLB&M HYRUM, UTAH

NEW PLAT SUBMITTAL 2024



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MT. STERLING FARMS PUD PHASE 5

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OBODO DEVELOPMENT, LLC BY: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS DAY OF 20, PERSONALLY APPEARED BEFORE ME WHO AFTER BEING DULY SWORN, DID OF OBODO DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: NOTARY PUBLIC (SIGNATURE) RESIDING IN COUNTY MY COMMISSION No. PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY OF APPROVED AND ACCEPTED.

HYRUM CITY MAYOR DATE HYRUM CITY RECORDER DATE

PLANNING COMMISSION APPROVAL PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS DAY OF RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

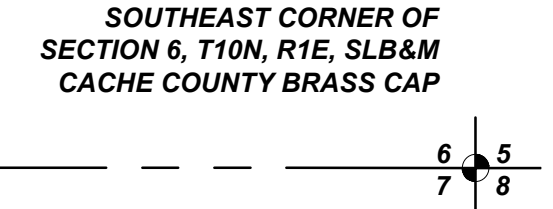
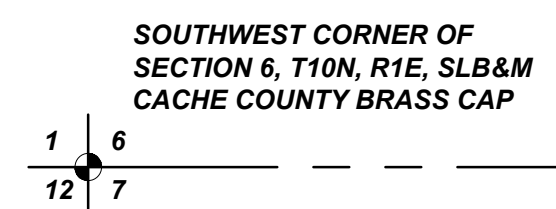
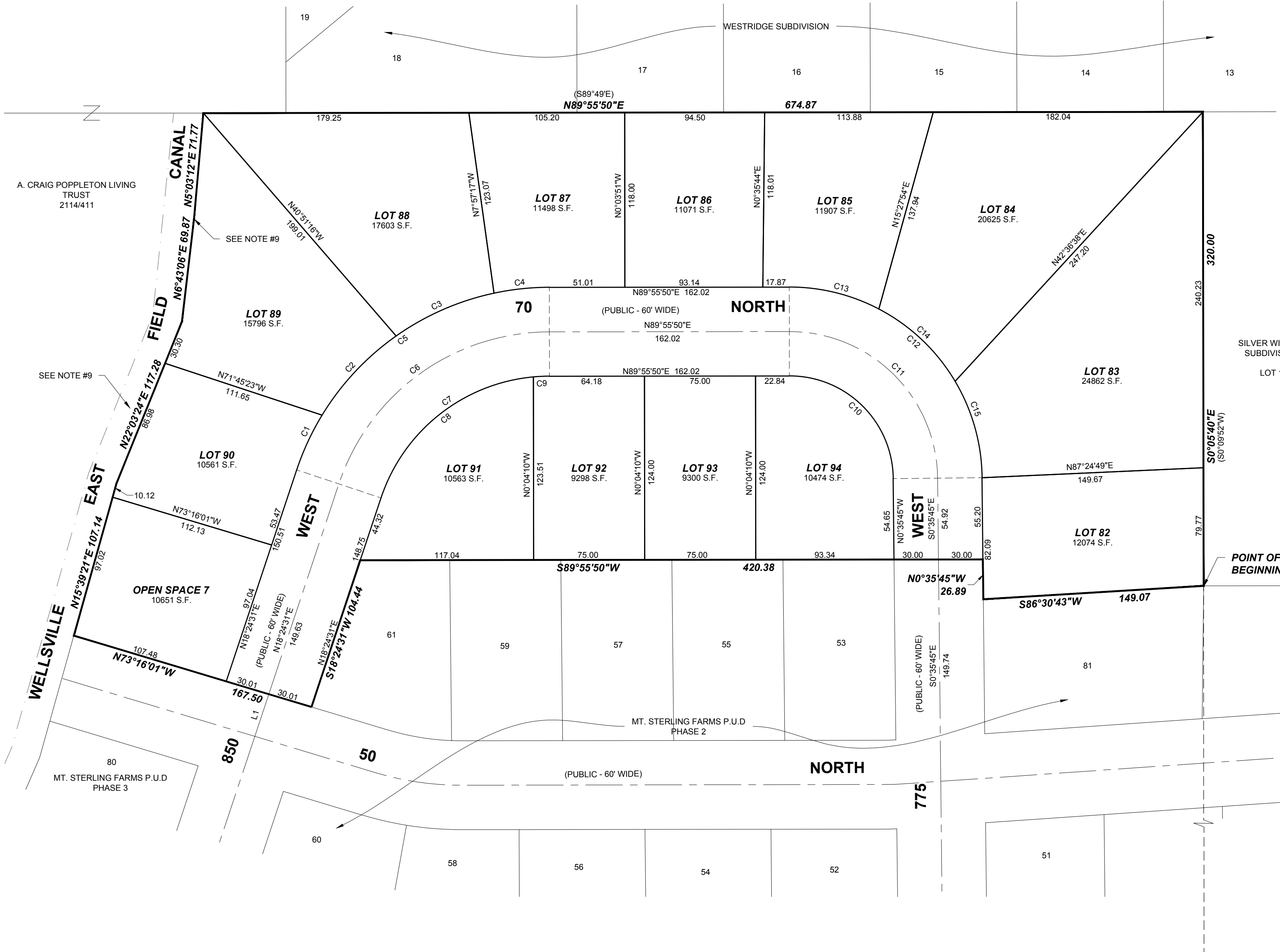
PLANNING COMMISSION CHAIR DATE

FINAL PLAT OF MT. STERLING FARMS PUD PHASE 5 (A VACATION OF A PORTION OF LOT 2, SILVER WILLOW SUBDIVISION) LOCATED IN THE NE1/4 OF SECTION 6, T10N, R1E, SLB&M HYRUM, UTAH

RECORDED # STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: DATE: TIME: BOOK: PAGE: \$ FEE CACHE COUNTY RECORDER

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, ARC LENGTH, CHORD. Lists curves C1 through C15 with their respective measurements.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Lists line L1 with bearing S18°24'31"W and distance 30.01.



- NOTES: 1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES. 2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER. 3. THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT AND ARE TO BE USED FOR THE LOTS SHOWN ON THIS PLAT UNLESS CHANGED BY CITY ORDINANCE: FRONT & SIDEYARD THAT FRONTS A STREET: 10', REAR: 10', SIDE: 3' (BUILDING/RESIDENTIAL CODE MAY HAVE DIFFERENT SETBACK REQUIREMENTS BASED ON FIREWALL CONSTRUCTION) 4. 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. 5. THE DEVELOPER WILL PLANT TWO (2) TREES HAVING A MINIMUM DIAMETER OF ONE AND ONE HALF (1 1/2) INCHES FOR EACH APPROVED SUBDIVISION LOT. FOUR (4) TREES SHALL BE PLANTED ON CORNER LOTS. 6. ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION. 7. IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY. 8. OPEN SPACE 7 IS A NON-BUILDABLE PARCEL AND IS HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY MT. STERLING FARMS HOA. 9. LOT AND PARCELS BACKING ONTO THE WELLVILLE EAST FIELD CANAL SHALL NOT CONSTRUCT COMBUSTIBLE FENCES ALONG THE CANAL, SHALL NOT CONSTRUCT ANY STRUCTURE WITHIN 5 FEET OF THE CANAL, AND ARE RESTRICTED FROM PLACING ANY WASTE INTO/NEAR THE CANAL.

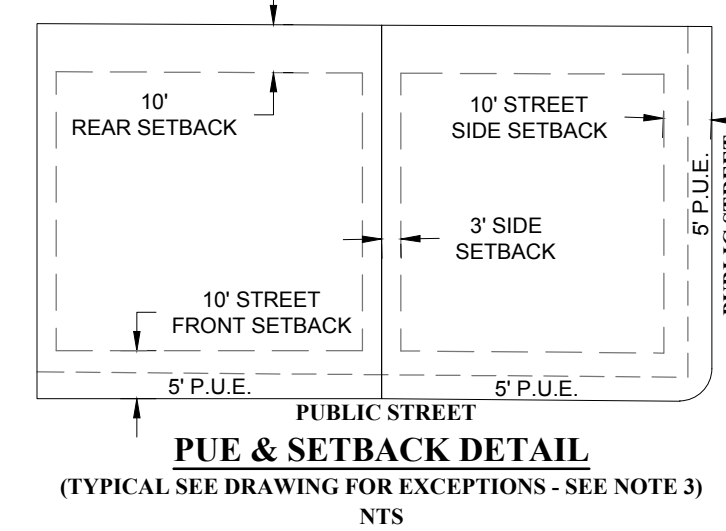
UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED. DOMINION ENERGY* DATE HYRUM POWER DATE COMCAST CABLE DATE CENTURYLINK COMMUNICATIONS DATE

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LAND USE TABLE TOTAL PROJECT AREA: 5.25+/- ACRES TOTAL # OF LOTS: 13 TOTAL AREA OF LOTS/PARCELS: 4.28 +/- ACRES OPEN SPACE PARCELS: 1 TOTAL ROAD AREA: 0.97+/- ACRES TOTAL ROAD MILES: 0.13 +/- MILES

OWNER INFORMATION OBODO DEVELOPMENT 45 NORTH MAIN STREET, STE 101 LOGAN, UTAH 84321

LEGEND (XXX) LOT ADDRESSES (XXXXX) RECORD DATA SECTION MONUMENT



CULINARY WATER AND SANITARY SEWER APPROVED THIS DAY OF 20, BY HYRUM CULINARY WATER AND SANITARY SEWER AUTHORITIES. CULINARY WATER AUTHORITY SANITARY SEWER AUTHORITY ATTORNEY'S APPROVAL APPROVED AS TO FORM THIS DAY OF 20, CITY ATTORNEY DATE

COUNTY SURVEYOR'S APPROVAL 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. COUNTY SURVEYOR DATE ENGINEER'S APPROVAL 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. CITY ENGINEER DATE

civilsolutionsgroup inc. CACHE VALLEY | P: 435.213.3762 SALT LAKE | P: 801.216.3192 UTAH VALLEY | P: 801.874.1432 info@civilsolutionsgroup.net www.civilsolutionsgroup.net