

FINAL PLAT APPROVAL
CANYON ESTATES SUBDIVISION – PHASE 6
CITY COUNCIL MEETING
JULY 20, 2023

Summary: Final Plat

Ben Russell of Hyrum Real Estate Development is seeking approval for the remaining portion of the Canyon Estates Subdivision. Phase 6 is the final stage of this development. It consists of 12 single-family lots on 5.68 acres.

ZONING: R-2 Residential* (Minimum Lot Size – 14,520 square feet with 99-foot frontage)

UTILITIES:

Power:	By Developer
Culinary:	By Developer
Sewer:	By Developer
Irrigation:	By Developer

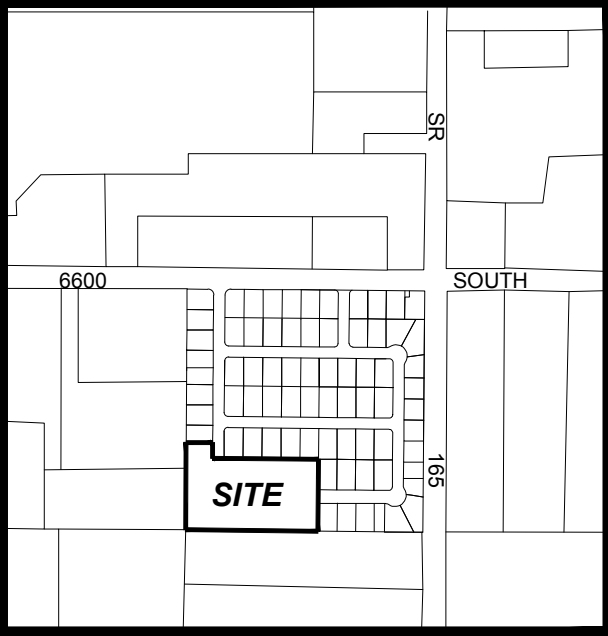
PARKING & ROADS: By Developer

NOTES: All proposed lots meet the minimum lot size and frontage requirements stated in the annexation agreement. City Council previously approved this phase but the plat was not recorded before the expiration date. The preliminary plat has not yet expired and this phase can be approved without resubmission of the preliminary plat.

Recommended conditions for approval:

Owner information be updated to match deed.

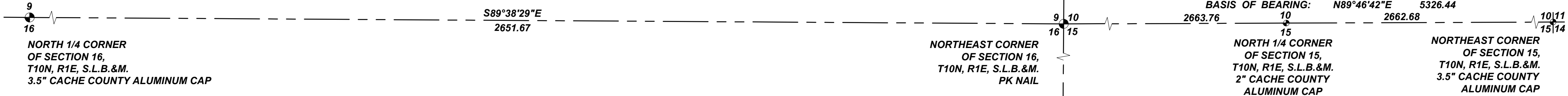
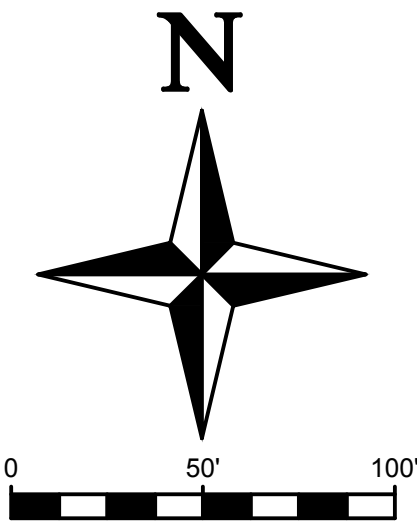
Updated survey information as required by code.



VICINITY MAP

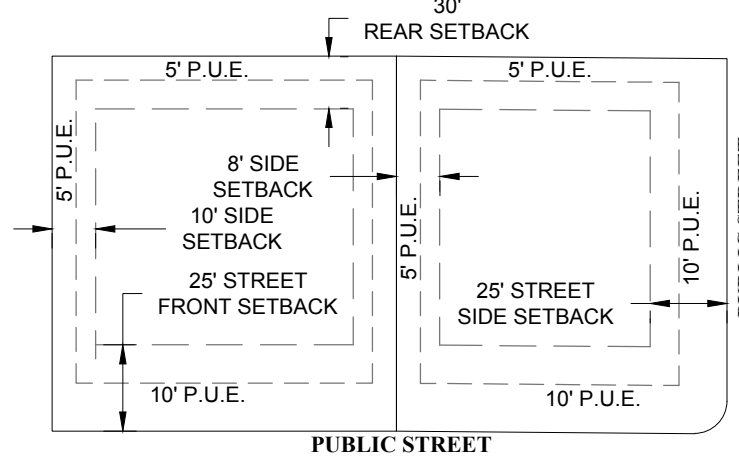
FINAL PLAT
OF
CANYON ESTATES
SUBDIVISION
PHASE 6

LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M
HYRUM, UTAH



NOTES:

- #5 REBAR & CAP AND T-POST 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.
- ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:
FRONT: 25'
REAR: 30'
SIDE: 8' & 10' (SEE DETAIL)
25' (IF SIDEYARD FRONTS A STREET)
- 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.
- THIS AREA HAS BEEN KNOWN TO HAVE A HIGH WATER TABLE. IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY WITH THE BUILDING PERMIT.



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	20.00	90°10'47"	31.48	S45°28'52"W 28.33
C2	20.00	89°49'13"	31.35	N44°31'08"W 28.24
C3	20.00	90°10'47"	31.48	S45°28'52"W 28.33
C4	20.00	89°49'13"	31.35	N44°31'08"W 28.24

LEGEND

- XXX LOT ADDRESSES
- SECTION MONUMENT
- CENTERLINE MONUMENT (TO BE SET)

LAND USE TABLE
TOTAL PROJECT AREA: 5.68 +/- ACRES
TOTAL # OF LOTS: 12
TOTAL AREA OF LOTS: 4.24 +/- ACRES
TOTAL ROAD AREA: 1.44 +/- ACRES
TOTAL ROAD MILES: 0.42 +/- MILES

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

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 OWNERS 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.

CULINARY WATER AND SANITARY SEWER

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

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 _____

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 _____

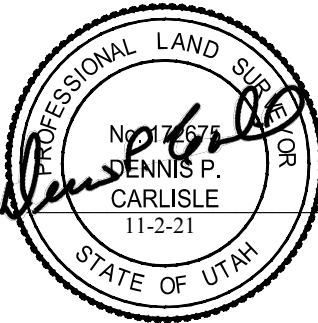
ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY _____ DATE _____

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

November 2, 2021
DATE

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base &
Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point located S0°27'00"W along the Section line 945.47 feet and
West 730.87 feet from the Northeast Corner of Section 16, T10N, R1E, S.L.B. & M.; thence
S0°23'28"W 364.08 feet; thence N89°25'58"W along the northerly line of Survey 97-111 (filed in
the Office of the Cache County Surveyor) 594.00 feet to the east line of the NW1/4 of the
NE1/4 of said Section; thence N0°23'28"E along the 1/16th (40 acre) line 527.63 feet; thence
S89°36'32"E 138.00 feet; thence S0°23'28"W 20.52 feet; thence S89°36'32"E 60.00 feet; thence
S0°23'28"W 143.61 feet; thence S89°25'45"E 396.00 feet to the point of beginning.
Contains: 5.68 +/- 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:

CANYON ESTATES
SUBDIVISION
PHASE 6

AND DO HEREBY DEDICATE 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.

_____, (SIGNATURE)

ROSEHILL HOLDINGS, LLC -
"HYRUM REAL ESTATE DEVELOPMENT, LLC"
UNLESS THIS IS TO BE SOLD BACK TO
BY: ROSEHILL PRIOR TO RECORDING. (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
ROSEHILL HOLDINGS, 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)
COMMISSIONED IN UTAH
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 _____

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LOCATED IN THE NE1/4 OF SECTION 16, 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