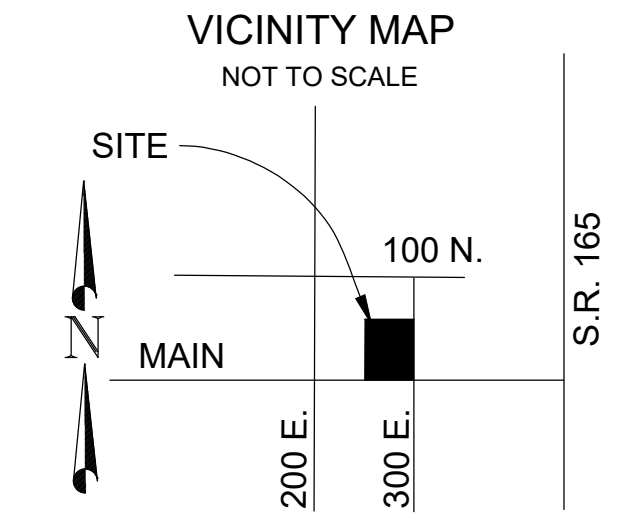
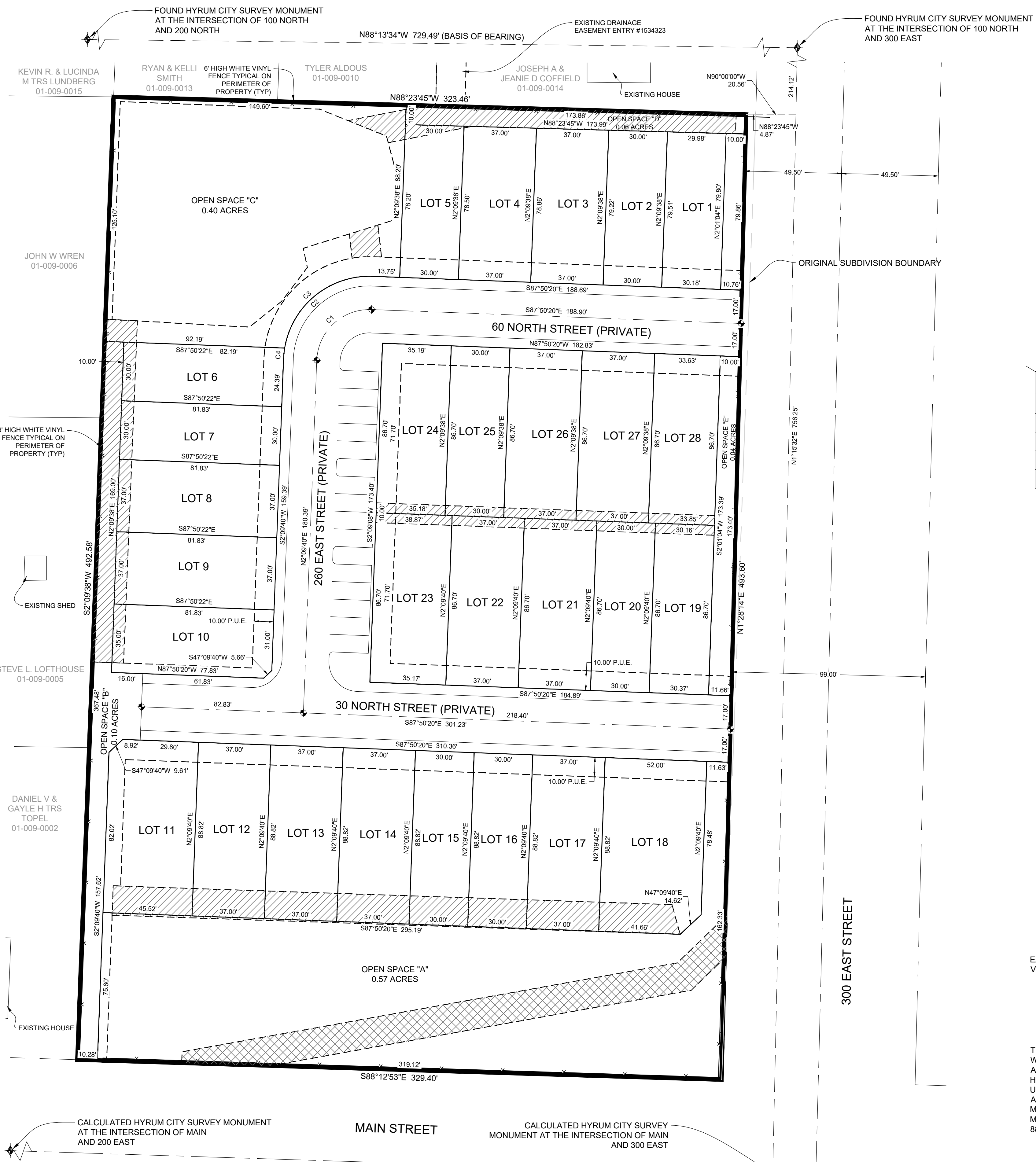
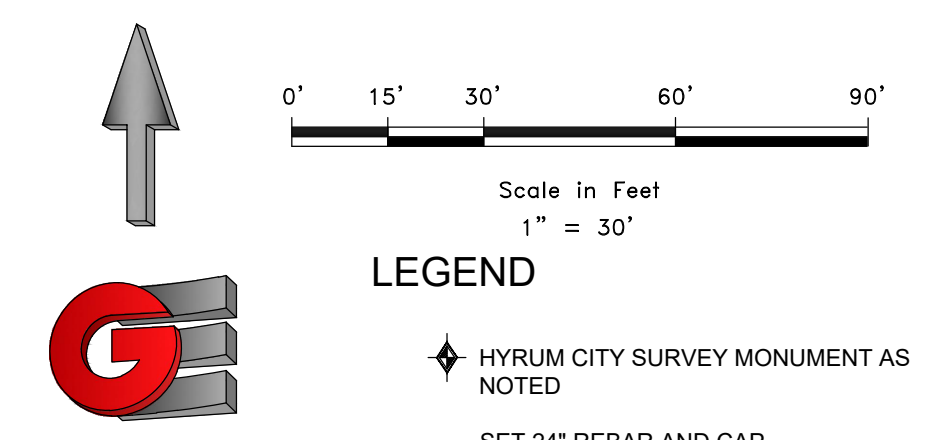


HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 HYRUM CITY, CACHE COUNTY, UTAH



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.41	27.00	90.00	N47° 09' 40" E	38.18
C2	69.12	44.00	90.00	S47° 09' 40" W	62.23
C3	63.49	44.00	82.67	N50° 49' 26" E	58.12
C4	5.63	44.00	7.33	N5° 49' 26" E	5.62



NOTE:
 EASEMENTS AND DEDICATIONS HAVE NOT CHANGED. USE THE ORIGINAL PLAT OF HARVEST VALLEY COURT P.U.D. FOR ADDITIONAL EASEMENT AND DEDICATION INFORMATION.

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO AMEND A PLANNED UNIT DEVELOPMENT SUBDIVISION WITH 28 LOTS/UNITS FOR SENIOR LIVING. THE SURVEY WAS ORDERED BY DAVID MADSEN. THE AMENDMENT IS INTENDED TO CLARIFY DISCREPANCIES OF RIGHT-OF-WAY ALONG 300 EAST AND HONOR THE RIGHT-OF-WAY AS DETERMINED BY FORESIGHT LAND SURVEYING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING HYRUM CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 200 NORTH AND THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 300 EAST WHICH BEARS NORTH 88°13'34" WEST CACHE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

- SITE DATA**
- TOTAL AREA 160,955 SQ. FT. OR 3.695 ACRES.
 - OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 77,116 SQ. FT. OR 1.77 ACRES
 - 28 LOTS FOR A TOTAL OF 83,872 SQ. FT. OR 1.925 ACRES
 - PRIVATE STREETS: 19,441 SQ. FT. 0.45 ACRES
 - PARKING: ON STREET PARKING 14 STALLS
 GARAGE PARKING 42 STALLS
 DRIVEWAY PARKING 42 STALLS
 TOTAL PARKING 98 STALLS

- NOTES**
- ZONING FOR THIS LOT AND SURROUNDING AREA IS R-2
 - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49005C0.90C WITH AN EFFECTIVE DATE OF 5/24/2011.
 - DEVELOPER WILL PLANT TREES PER LANDSCAPE PLAN AND ACCORDING TO HYRUM CITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS.
 - THE PURPOSE OF THIS SUBDIVISION AMENDMENT IS TO ADJUST THE SUBDIVISION BOUNDARY TO FIT THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET AS DETERMINED BY FORESIGHT LAND SURVEYING.

BOUNDARY DESCRIPTION

ALL OF LOTS 1, 7, 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, CONTAINING 3.72 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS _____ DAY OF _____, 2024.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY

I HEREBY STATE THAT I AM THE MANAGER OF UNREASONABLE CAPITAL HYRUM LLC, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR FOLLOWING PURPOSES:
 ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC UTILITY EASEMENT IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC UTILITY PURPOSES.
 ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC RIGHT OF WAY IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES.
 THE REAL PROPERTY DESCRIBED HEREON IS DEDICATED AS AN EASEMENT FOR STORMDRAIN AND IRRIGATION PURPOSES IS HEREBY DEDICATED TO HYRUM IRRIGATION COMPANY FOR SAID CONVEYANCE PURPOSES.
 ALL LAND SHOWN HEREON AS PRIVATE STREETS AS WELL AS OPEN SPACE B TO ALSO BE DEDICATED TO HYRUM CITY AS PUBLIC UTILITY AND DRAINAGE PURPOSES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SEEN FIT BY HYRUM CITY;
 WE HEREBY DEDICATE THE LAND DESIGNATED AS IRRIGATION EASEMENT TO HYRUM IRRIGATION COMPANY FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AND DRAINAGE.
 WE HEREBY RETAIN THE PORTIONS INDICATED AS "PRIVATE STREETS," AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT;
 WE HEREBY RETAIN THE PORTIONS NOT LOCATED WITHIN A NUMBERED LOT FOR THE HOMEOWNERS' ASSOCIATION AS COMMON SPACE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT, TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER AND TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION;
 WE HEREBY RETAIN THE PORTION OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT AND DETENTION POND EASEMENT TO BE USED BY THE HOMEOWNERS' ASSOCIATION FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITIES, DRAINAGE AND THE MAINTENANCE AND REPAIRS FOR WALLS, DITCHES OR BERMS USED FOR GRADING AND DRAINING PURPOSES.

SIGNED THIS _____ DAY OF _____, 2024.

UNREASONABLE CAPITAL HYRUM, LLC

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF WEBER)

On this _____ day of _____, 2024, personally appeared before me CORY WADDOUPS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of UNREASONABLE CAPITAL HYRUM, LLC, and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporation executed the same.

SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER - EXPIRES _____

(SEAL)

HYRUM CITY ENGINEER
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
 SIGNED THIS _____ DAY OF _____, 2024.
 CITY ENGINEER _____

HYRUM CITY COUNCIL ACCEPTANCE
 THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE HYRUM CITY COUNCIL ON THE _____ DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 2024.
 _____ MAYOR, HYRUM CITY
 ATTEST: _____ CITY RECORDER

HYRUM CITY PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HYRUM CITY PLANNING COMMISSION.
 SIGNED THIS _____ DAY OF _____, 2024.
 _____ CHAIRMAN, HYRUM CITY PLANNING COMMISSION

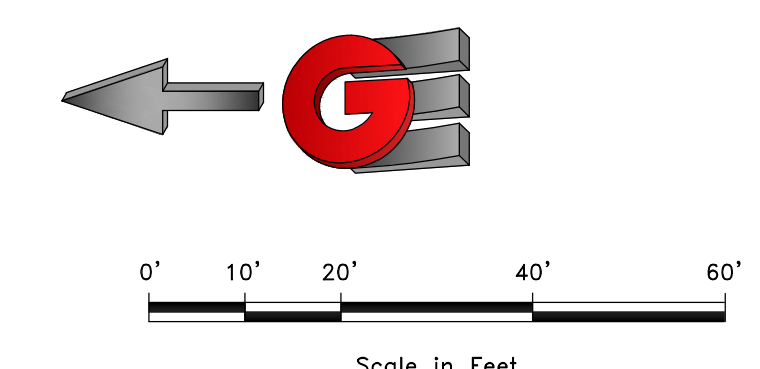
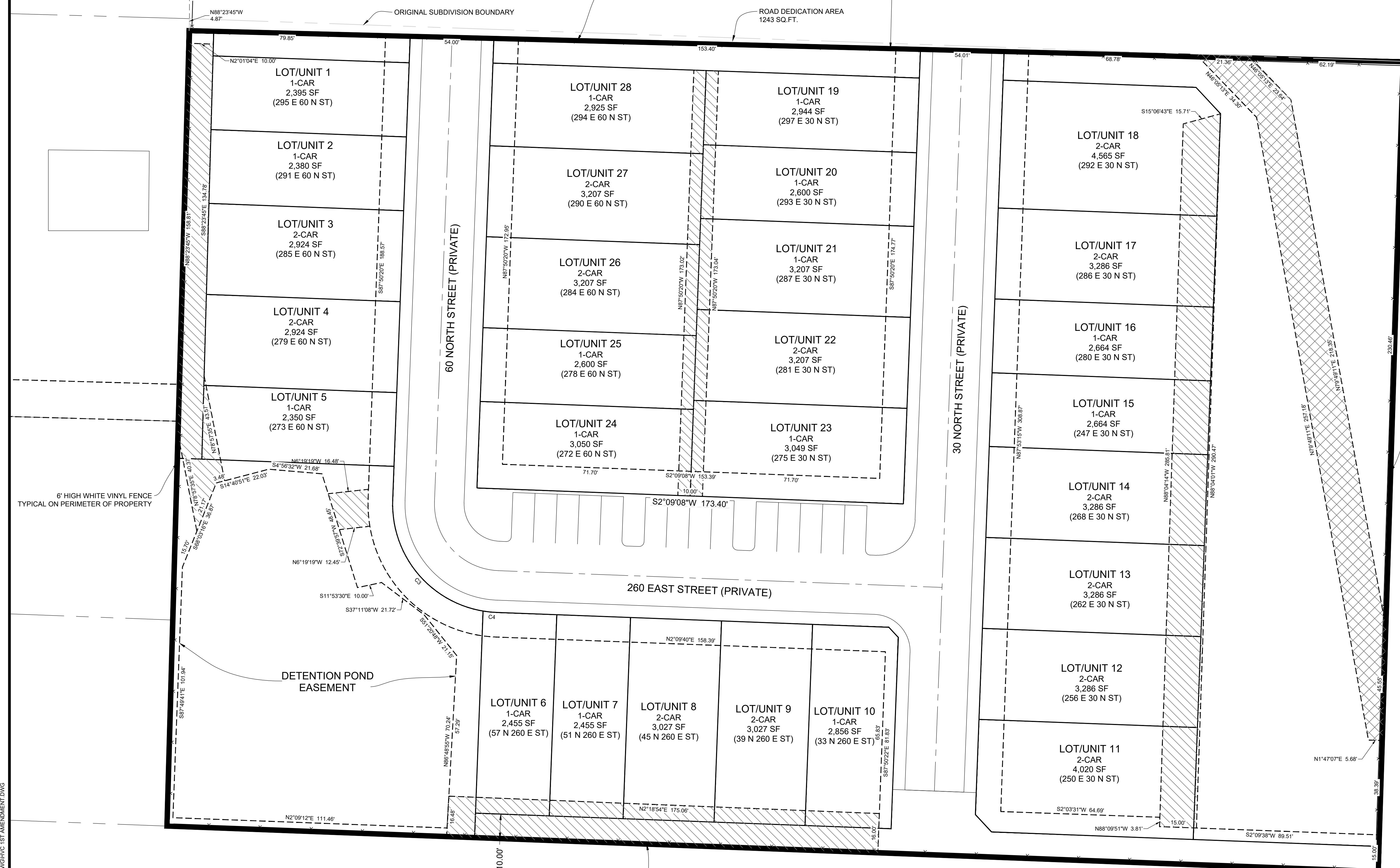
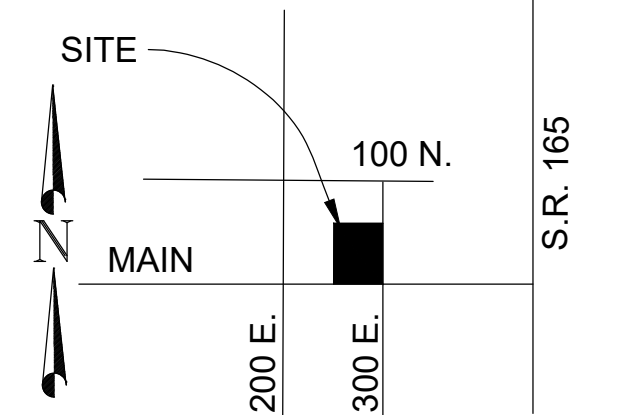
HYRUM CITY UTILITY APPROVAL
 SANITARY SEWER _____ DATE _____
 CULINARY WATER _____ DATE _____
 HYRUM CITY POWER _____ DATE _____
UTILITY COMPANY APPROVALS
 DOMINION ENERGY _____ DATE _____

DEVELOPER: CORY WADDOUPS 411 WEST 7200 SOUTH STE 201 MIDVALE UTAH, 84047	S1 2	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 HYRUM CITY, CACHE COUNTY, UTAH

VICINITY MAP
 NOT TO SCALE



LEGEND

- HYRUM CITY SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENTS
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
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- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT
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P:\3601 - MISC SURVEYING DEVELOPMENTS\SURVEYING\3601 HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT.DWG

DEVELOPER:
 CORY WADDUPS
 411 WEST 7200 SOUTH STE 201
 MIDVALE UTAH, 84047

S2
 2

COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
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 FOR _____
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 BY: _____

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

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SIGNED THIS _____ DAY OF _____, 2024.

UNREASONABLE CAPITAL HYRUM, LLC

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF WEBER)

On this _____ day of _____, 2024, personally appeared before me CORY WADDOUPS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF UNREASONABLE CAPITAL HYRUM, LLC, and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporation executed the same.

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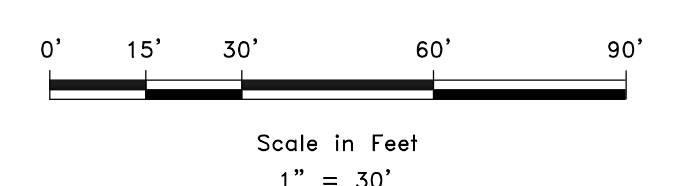
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COMMISSION NUMBER - EXPIRES _____

(SEAL)

CURVE TABLE

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LEGEND

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- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
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- SUBDIVISION BOUNDARY
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- PROPOSED FENCE LINE
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NOTE:

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NARRATIVE

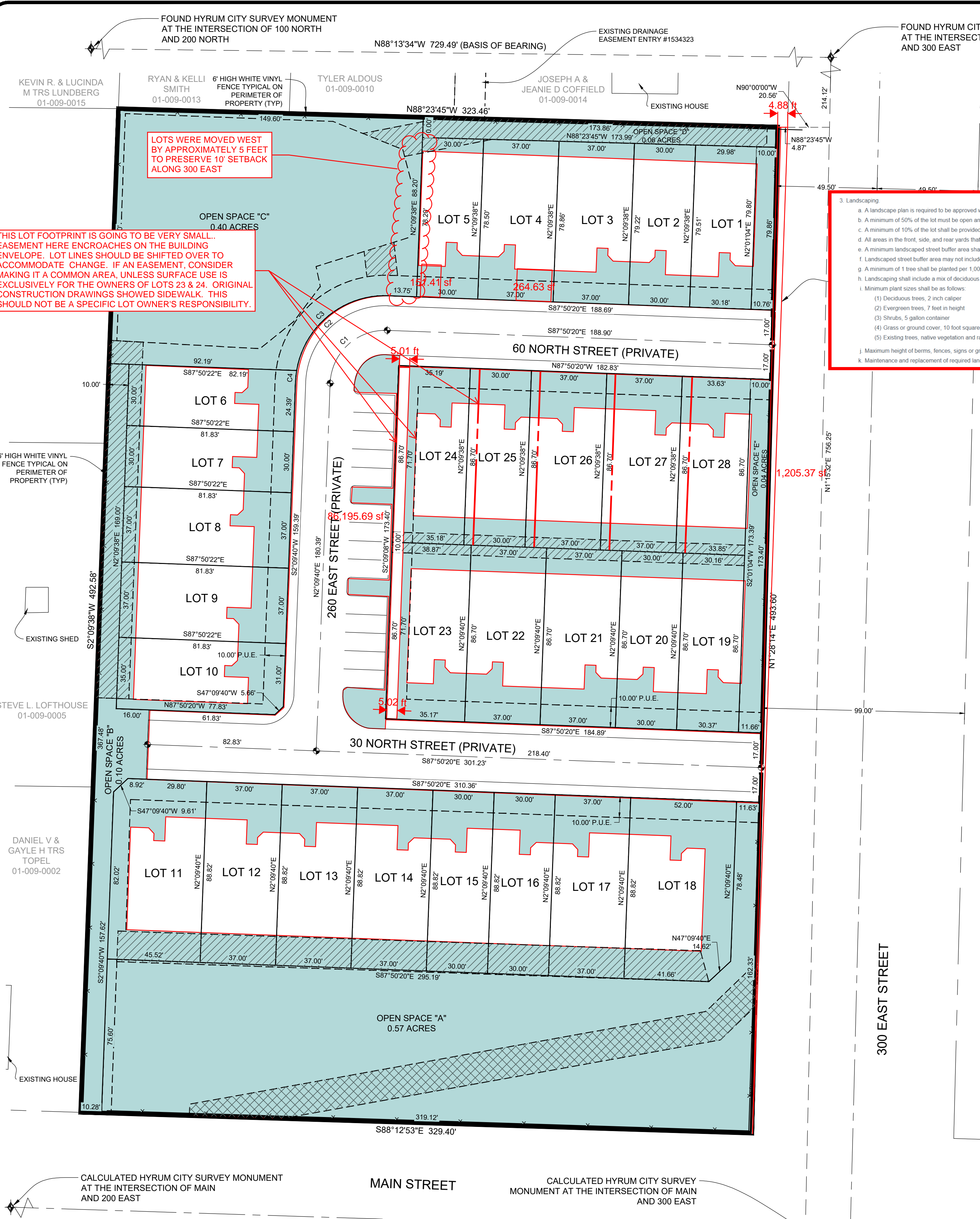
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NOTES

- ZONING FOR THIS LOT AND SURROUNDING AREA IS R-2
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK
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SITE DATA

- TOTAL AREA 160,955 SQ. FT. OR 3.695 ACRES.
- OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 77,116 SQ. FT. OR 1.77 ACRES
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- PRIVATE STREETS: 19,441 SQ. FT. 0.45 ACRES
- PARKING: ON STREET PARKING 14 STALLS
GARAGE PARKING 42 STALLS
DRIVEWAY PARKING 42 STALLS
TOTAL PARKING 98 STALLS



86087-5,823=80264 sf
161565/2=80782.5
80264k-80782k reduces the development below the minimum 50 percent landscaped

3. Landscaping
a. A landscape plan is required to be approved with the project site plan.
b. A minimum of 50% of the lot must be open and landscaped.
c. A minimum of 10% of the lot shall be provided as a children's playground, such as, a sandbox, open grass area, etc.
d. All areas in the front, side, and rear yards that are not developed shall be landscaped, unless a unique natural vegetation or wetlands area is included, subject to approval.
e. A minimum landscaped street buffer area shall be provided at a width of 30 feet.
f. Landscaped street buffer area may not include paved surfaces, except for sidewalks, driveways, or trails.
g. A minimum of 1 tree shall be planted per 1,000 square feet of required landscaped areas. At least 30% shall be evergreens.
h. Landscaping shall include a mix of deciduous and evergreen trees, ground cover, and shrubs.
i. Minimum plant sizes shall be as follows:
(1) Deciduous trees, 2 inch caliper
(2) Evergreen trees, 7 feet in height
(3) Shrubs, 5 gallon container
(4) Grass or ground cover, 100 foot square area
(5) Existing trees, native vegetation and rare plants shall be retained wherever possible.
j. Maximum height of berms, fences, signs or ground cover within a clear vision sight triangle is 3 feet.
k. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

THIS LOT FOOTPRINT IS GOING TO BE VERY SMALL. EASEMENT HERE ENROACHES ON THE BUILDING ENVELOPE. LOT LINES SHOULD BE SHIFTED OVER TO ACCOMMODATE CHANGE. IF AN EASEMENT, CONSIDER MAKING IT A COMMON AREA, UNLESS SURFACE USE IS EXCLUSIVELY FOR THE OWNERS OF LOTS 23 & 24. ORIGINAL CONSTRUCTION DRAWINGS SHOWED SIDEWALK. THIS SHOULD NOT BE A SPECIFIC LOT OWNER'S RESPONSIBILITY.

LOTS WERE MOVED WEST BY APPROXIMATELY 5 FEET TO PRESERVE 10' SETBACK ALONG 300 EAST

HYRUM CITY ENGINEER: I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 2024. CITY ENGINEER _____

HYRUM CITY COUNCIL ACCEPTANCE: THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE HYRUM CITY COUNCIL ON THE _____ DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 2024. ATTEST: _____ MAYOR, HYRUM CITY _____ CITY RECORDER _____

HYRUM CITY PLANNING COMMISSION: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HYRUM CITY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 2024. CHAIRMAN, HYRUM CITY PLANNING COMMISSION _____

HYRUM CITY UTILITY APPROVAL: SANITARY SEWER _____ DATE _____ CULINARY WATER _____ DATE _____ HYRUM CITY POWER _____ DATE _____ UTILITY COMPANY APPROVALS _____ DOMINION ENERGY _____ DATE _____

HARVEST VALLEY COURT P.U.D.

FINAL PLAT

43 NORTH 300 EAST

CITY COUNCIL MEETING

FEBRUARY 20, 2025

Summary: Cory Waddoups of Unreasonable Capital Hyrum is seeking City Council approval for the amendment of a final plat for a Planned Unit Development for a 55+ senior community.

ZONING: R-2 Residential (P.U.D.)

UTILITIES:

Power:	Developer to provide
Culinary:	Developer to provide
Sewer:	Developer to provide
Irrigation:	Developer to provide

Notes:

The developer in coordination with the City is seeking to amend the plat to adjust the east boundary of the plat to reflect the accepted city right of way. The significant changes to this include shifting away from the east boundary to meet the 10-foot setback.

- Lot lines for Lots 24-28 need adjusted to match the building envelopes.
- The easement along the east side of 260 East should be moved to open space as this will be used by the entire development.
- With the reduced property, the open space is very near or under the minimum 50%. If driveways and sidewalks are allowed to be considered under HCC 17.30.070 (E)(3)(f) this will meet the requirements.

Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

HARVEST VALLEY COURT P.U.D.
FINAL PLAT
43 NORTH 300 EAST
CITY COUNCIL MEETING
FEBRUARY 20, 2025

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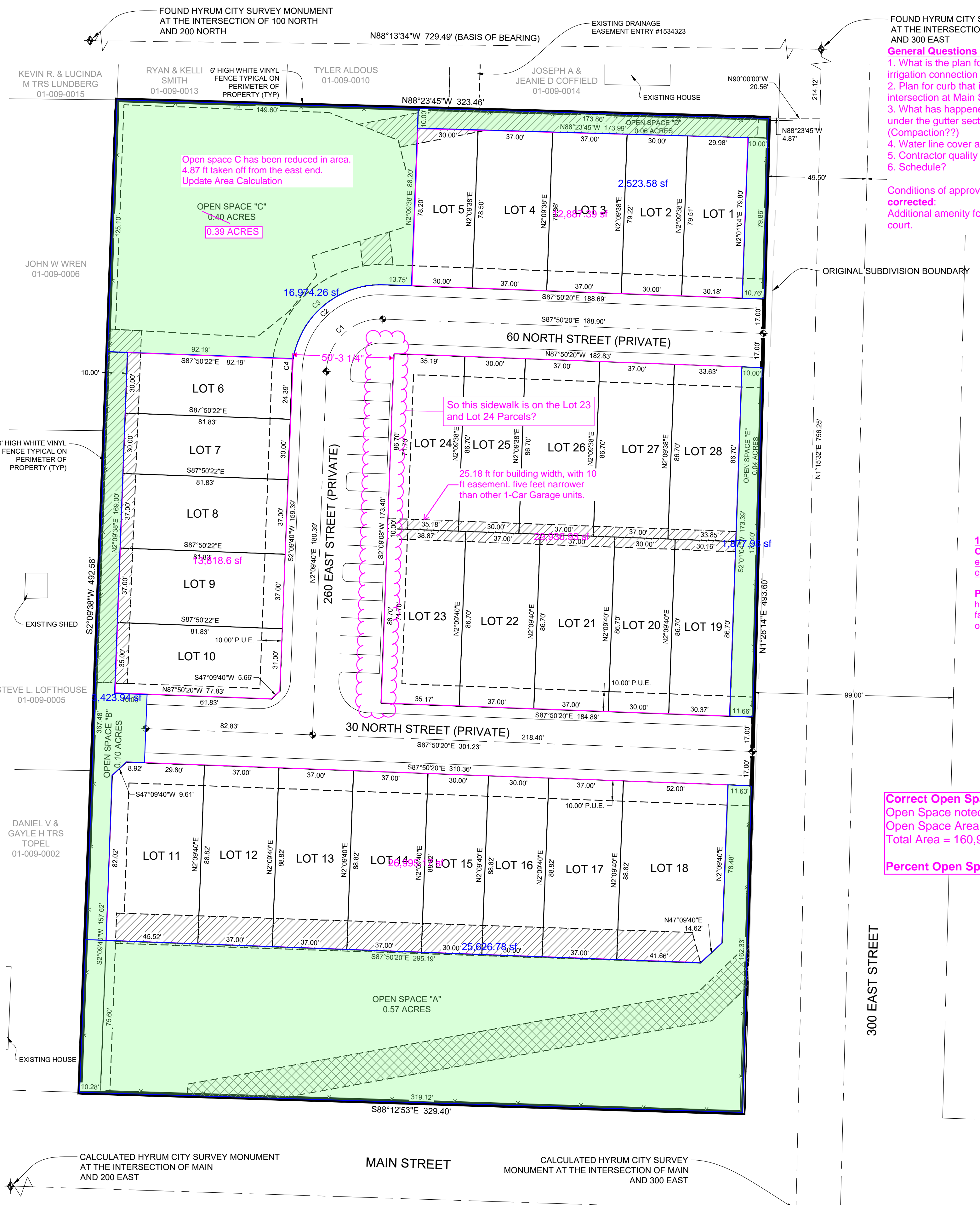
The developer in coordination with the City is seeking to amend the plat to adjust the east boundary of the plat to reflect the accepted city right of way. The significant changes to this include shifting away from the east boundary to meet the 10-foot setback.

- Lot lines for Lots 24-28 need adjusted to match the building envelopes.
- The easement along the east side of 260 East should be moved to open space as this will be used by the entire development.
- With the reduced property, the open space is very near or under the minimum 50%. If driveways and sidewalks are allowed to be considered under HCC 17.30.070 (E)(3)(f) this will meet the requirements.

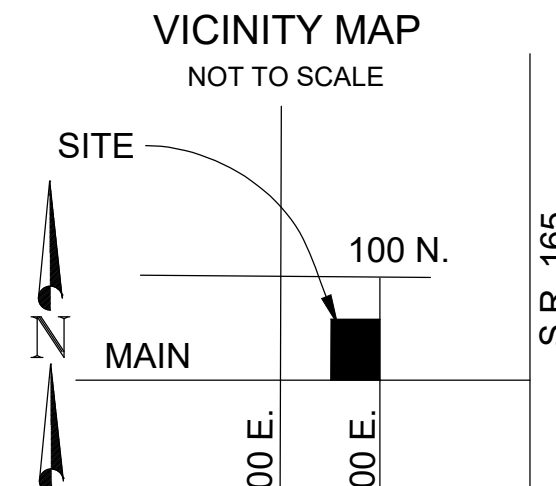
Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
SHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
HYRUM CITY, CACHE COUNTY, UTAH



FOUND HYRUM CITY SURVEY MONUMENT AT THE INTERSECTION OF 100 NORTH AND 300 EAST
EXISTING DRAINAGE EASEMENT ENTRY #1534323
EXISTING HOUSE
GENERAL QUESTIONS ABOUT DEVELOPMENT PRACTICE
1. What is the plan for the manhole extending into the air at the irrigation connection by Main Street?
2. Plan for curb that is mis-aligned on 300 East and the curb intersection at Main Street?
3. What has happened with the utility installations - large gaps under the gutter sections, and undermined parallel to gutter. (Compaction??)
4. Water line cover along west property line?
5. Contractor quality of work?
6. Schedule?
Conditions of approval for amended plat after items are corrected:
Additional amenity for reduction in open space. Pickleball court.

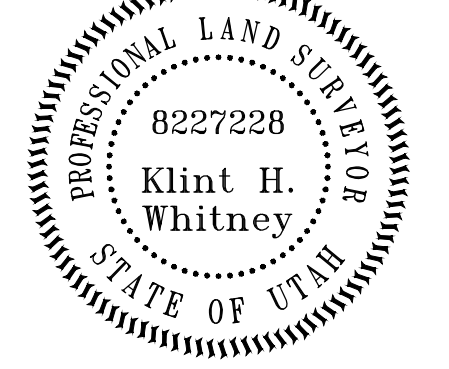


BOUNDARY DESCRIPTION

ALL OF LOTS 1, 7, 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, CONTAINING 3.72 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS _____ DAY OF _____, 2024.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY

I HEREBY STATE THAT I AM THE MANAGER OF UNREASONABLE CAPITAL HYRUM LLC, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE THE REAL PROPERTY DESCRIBED BELOW IN DEDICATION AS EASEMENTS FOR FOLLOWING PURPOSES:

ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC UTILITY EASEMENT IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC UTILITY PURPOSES.
ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC RIGHT OF WAY IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES.
THE REAL PROPERTY DESCRIBED HEREON IS DEDICATED AS AN EASEMENT FOR STORMDRAIN AND IRRIGATION PURPOSES IS HEREBY DEDICATED TO HYRUM IRRIGATION COMPANY FOR SAID CONVEYANCE PURPOSES.
ALL LAND SHOWN HEREON AS PRIVATE STREETS AS WELL AS OPEN SPACE B TO ALSO BE DEDICATED TO HYRUM CITY AS PUBLIC UTILITY AND DRAINAGE PURPOSES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SEEN FIT BY HYRUM CITY;
WE HEREBY DEDICATE THE LAND DESIGNATED AS IRRIGATION EASEMENT TO HYRUM IRRIGATION COMPANY FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AND DRAINAGE.

WE HEREBY RETAIN THE PORTIONS NOT LOCATED WITHIN A NUMBERED LOT FOR THE HOMEOWNERS' ASSOCIATION AS COMMON SPACE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT, TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER AND TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

WE HEREBY RETAIN THE PORTION OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT AND DETENTION POND EASEMENT TO BE USED BY THE HOMEOWNERS' ASSOCIATION FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITIES, DRAINAGE AND THE MAINTENANCE AND REPAIRS FOR WALLS, DITCHES OR BERMS USED FOR GRADING AND DRAINING PURPOSES.

SIGNED THIS _____ DAY OF _____, 2024.

UNREASONABLE CAPITAL HYRUM, LLC

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2024, personally appeared before me CORY WADDOUPS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF UNREASONABLE CAPITAL HYRUM, LLC, and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporation executed the same.

SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER - EXPIRES _____

(SEAL)

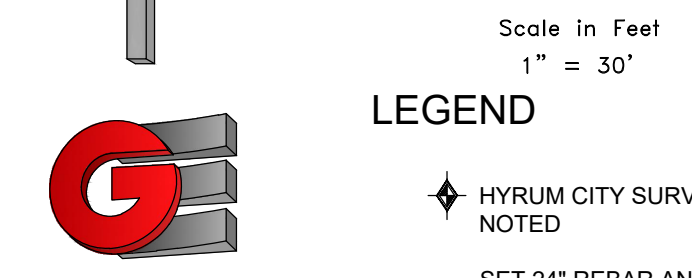
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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C3	63.49	44.00	82.67	N50° 49' 26"E	58.12
C4	5.63	44.00	7.33	N5° 49' 26"E	5.62

By Definition of Open Space, Paved Streets are NOT part of open space, unless it can be shown that the street is devoted to recreation. Such as a parking lot for a park.

17.04.070 Definitions

Open Space - "Open Space" means any area of land or water that (1) is not a part of a residential lot, (2) is devoted to environmental preservation, agricultural production, or outdoor recreation and (3) generally lacks buildings or other structures except for structures that are subordinate to and customarily incidental to the use of the open space.

Planned Unit Development (PUD) - "Planned Unit Development" means a development, which permits the clustering of housing units and other creative site development. The council may waive the setback, and individual lot size requirement in favor of "common" open spaces which are part of the development. While more flexible in many respects, PUD's rely strongly on design to convince City officials of their merit.



Private Lots are NOT Common Open Space.

Correct Open Space Calculation
Open Space noted as screened area on plat.
Open Space Area = 50,427 Square Feet
Total Area = 160,955
Percent Open Space = 31.3%

NOTE:
EASEMENTS AND DEDICATIONS HAVE NOT CHANGED. USE THE ORIGINAL PLAT OF HARVEST VALLEY COURT P.U.D. FOR ADDITIONAL EASEMENT AND DEDICATION INFORMATION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND A PLANNED UNIT DEVELOPMENT SUBDIVISION WITH 28 LOTS/UNITS FOR SENIOR LIVING. THE SURVEY WAS ORDERED BY DAVID MADSEN. THE AMENDMENT IS INTENDED TO CLARIFY DISCREPANCIES OF RIGHT-OF-WAY ALONG 300 EAST AND HONOR THE RIGHT-OF-WAY AS DETERMINED BY FORESIGHT LAND SURVEYING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING HYRUM CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 200 NORTH AND THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 300 EAST WHICH BEARS NORTH 88°13'34" WEST CACHE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NOTES

- ZONING FOR THIS LOT AND SURROUNDING AREA IS R-2
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49005C0.90C WITH AN EFFECTIVE DATE OF 5/24/2011.
- DEVELOPER WILL PLANT TREES PER LANDSCAPE PLAN AND ACCORDING TO HYRUM CITY STANDARDS FOR PLANNED UNIT DEVELOPMENTS.
- THE PURPOSE OF THIS SUBDIVISION AMENDMENT IS TO ADJUST THE SUBDIVISION BOUNDARY TO FIT THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET AS DETERMINED BY FORESIGHT LAND SURVEYING.

SITE DATA

- TOTAL AREA 160,955 SQ. FT. OR 3.695 ACRES.
- OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 77,116 SQ. FT. OR 1.77 ACRES
- 28 LOTS FOR A TOTAL OF 83,872 SQ. FT. OR 1.925 ACRES
- PRIVATE STREETS: 19,441 SQ. FT. 0.45 ACRES
- PARKING: ON STREET PARKING 14 STALLS
GARAGE PARKING 42 STALLS
DRIVEWAY PARKING 42 STALLS
TOTAL PARKING 98 STALLS

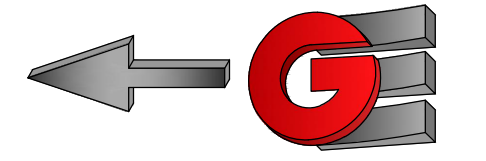
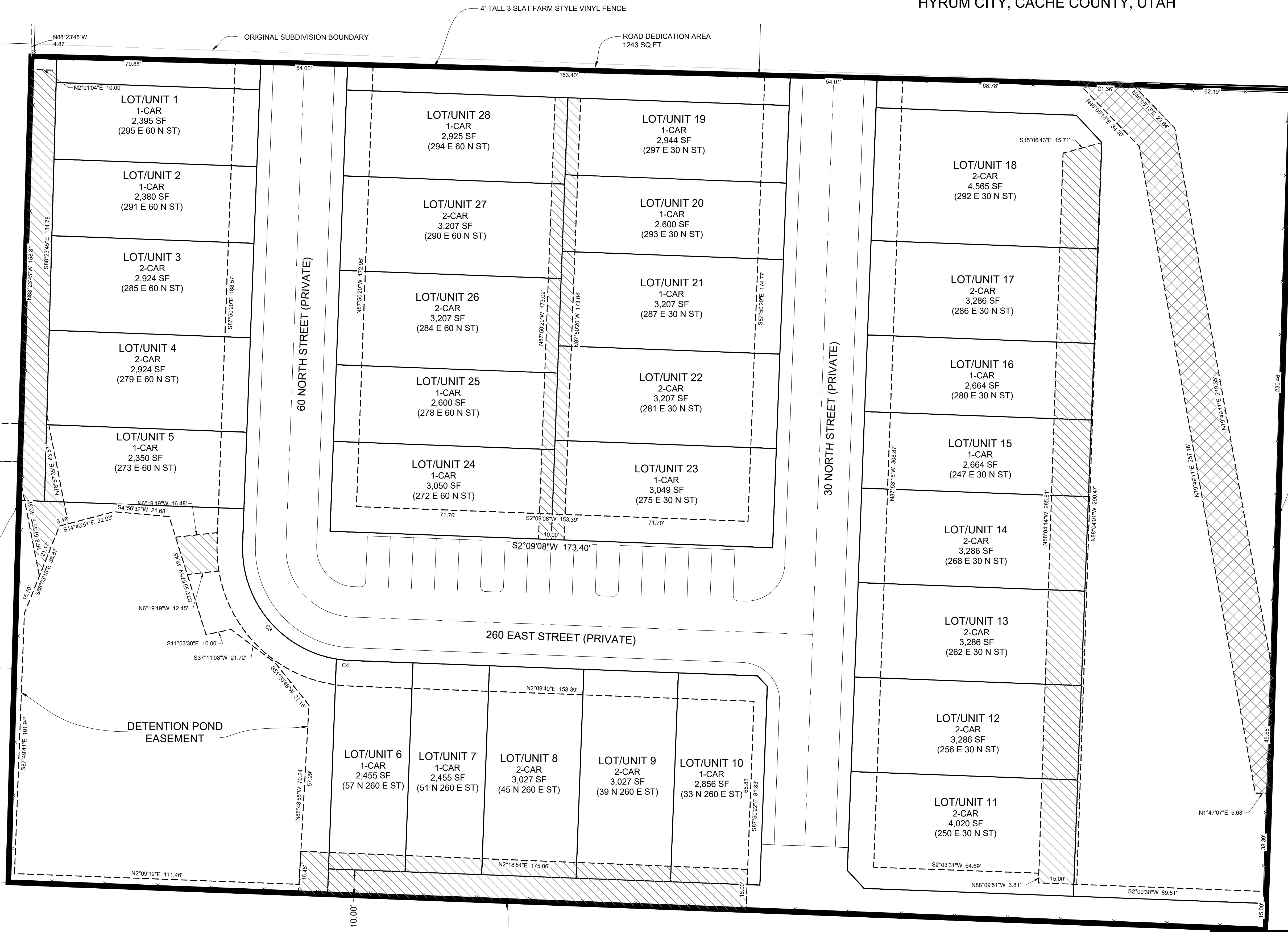
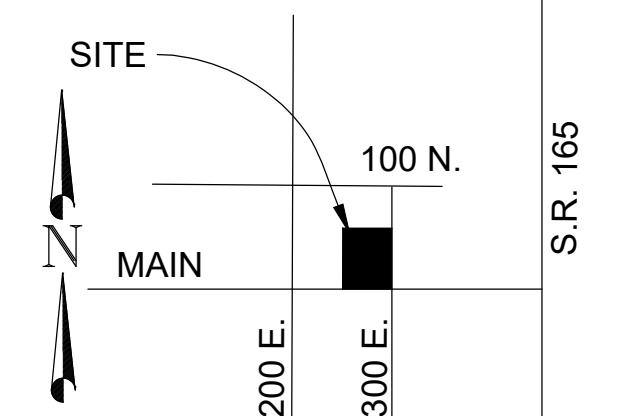
<p>HYRUM CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p>SIGNED THIS _____ DAY OF _____, 2024.</p> <p>CITY ENGINEER _____</p>	<p>HYRUM CITY COUNCIL ACCEPTANCE</p> <p>THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE HYRUM CITY COUNCIL ON THE _____ DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 2024.</p> <p>ATTEST: _____ CITY RECORDER</p>	<p>HYRUM CITY PLANNING COMMISSION</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HYRUM CITY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2024.</p> <p>CHAIRMAN, HYRUM CITY PLANNING COMMISSION _____</p>	<p>HYRUM CITY UTILITY APPROVAL</p> <p>SANITARY SEWER _____ DATE _____ CULINARY WATER _____ DATE _____ HYRUM CITY POWER _____ DATE _____</p> <p>UTILITY COMPANY APPROVALS</p> <p>DOMINION ENERGY _____ DATE _____</p>
---	---	--	--

<p>DEVELOPER: CORY WADDOUPS 411 WEST 7200 SOUTH STE 201 MIDVALE UTAH, 84047</p>	<p>S1 2</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____</p>
<p>GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OPEN UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
HYRUM CITY, CACHE COUNTY, UTAH

VICINITY MAP
NOT TO SCALE



Scale in Feet
1" = 20'

LEGEND

- HYRUM CITY SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENTS
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- STREET CENTERLINE
- SURVEY TIE LINE
- EASEMENT
- PROPOSED FENCE LINE
- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT
- PUBLIC RIGHT OF WAY

P:\3601 - MISC SURVEYING DEVELOPMENTS\SURVEYING\3601 HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT.DWG

DEVELOPER:
CORY WADDUPS
411 WEST 7200 SOUTH STE 201
MIDVALE UTAH, 84047

S2
2

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT

A SENIOR LIVING COMMUNITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
HYRUM CITY, CACHE COUNTY, UTAH

BOUNDARY DESCRIPTION

ALL OF LOTS 1, 7, 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, CONTAINING 3.72 ACRES MORE OR LESS.

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I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS _____ DAY OF _____, 2024.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

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SIGNED THIS _____ DAY OF _____, 2024.

UNREASONABLE CAPITAL HYRUM, LLC

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF WEBER)

On this _____ day of _____, 2024, personally appeared before me CORY WADDOUPS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF UNREASONABLE CAPITAL HYRUM, LLC, and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporation executed the same.

SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER - EXPIRES _____

(SEAL)

NOTE:

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NARRATIVE

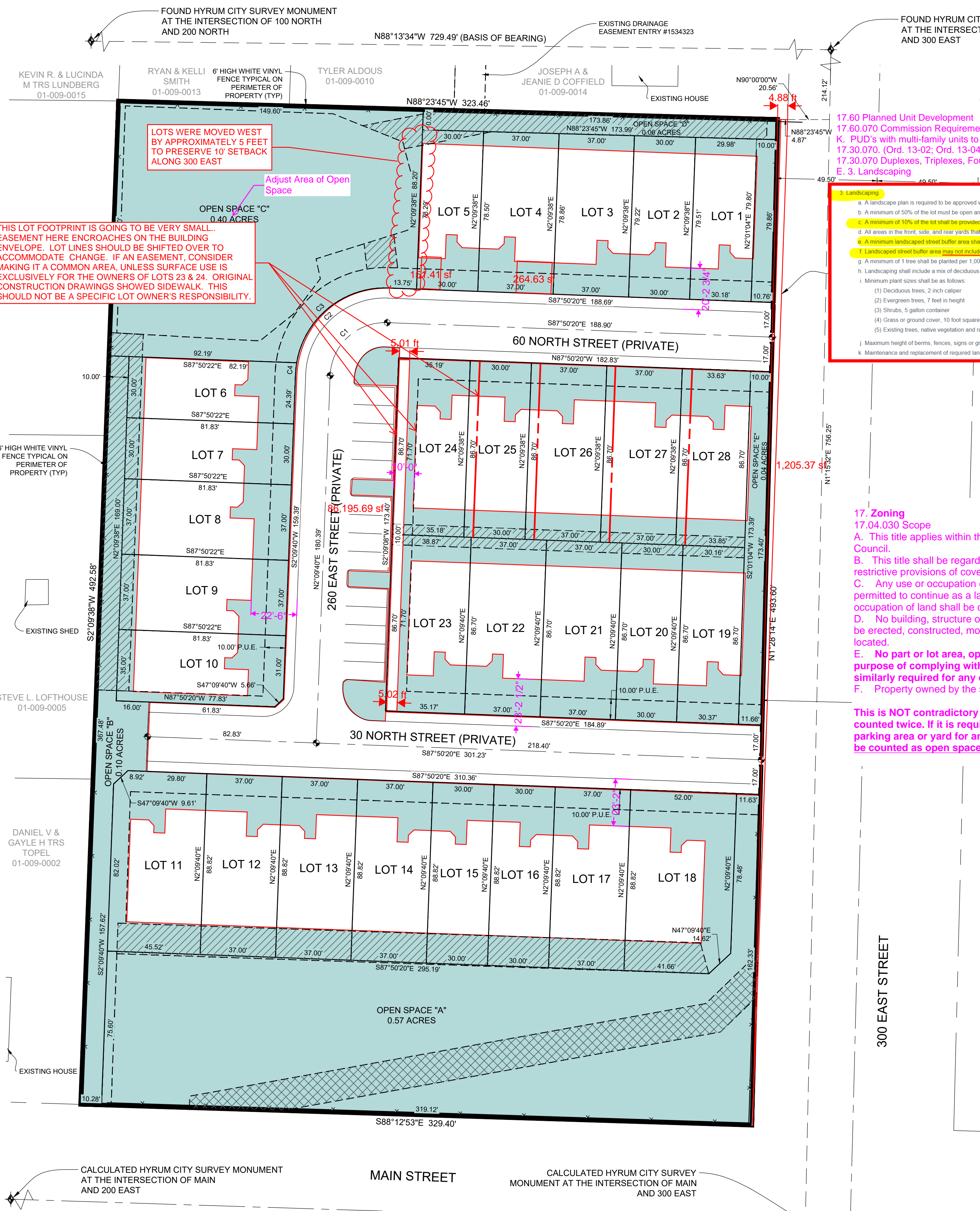
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- PARKING: ON STREET PARKING 14 STALLS
GARAGE PARKING 42 STALLS
DRIVEWAY PARKING 42 STALLS
TOTAL PARKING 98 STALLS



86087-5,823=80264 sf
161565/2=80782.5
80264k<80782k reduces the development below the minimum 50 percent landscaped

17.60 Planned Unit Development
17.60.070 Commission Requirements and Recommendations
K. PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070, (Ord. 13-02; Ord. 13-04)
17.30.070 Duplexes, Triplexes, Fourplexes/All Multi-Family Housing
E. 3. Landscaping

Playground does not apply in senior housing, but can substitute with amenity such as pickleball, which seniors would regularly use.

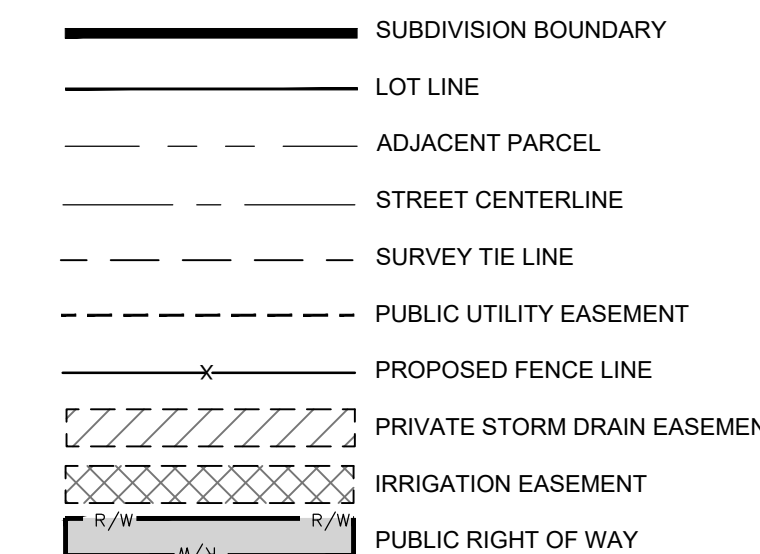
Private Streets are a paved surface, and are not included in the Landscape buffer or Open Space.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.41	27.00	90.00	N47° 09' 40"E	38.18
C2	69.12	44.00	90.00	S47° 09' 40"W	62.23
C3	63.49	44.00	82.67	N50° 49' 26"E	58.12
C4	5.63	44.00	7.33	N5° 49' 26"E	5.62

17. Zoning
17.04.030 Scope
- A. This title applies within the corporate boundaries of the City as they presently exist or as they may be amended by the City Council.
- B. This title shall be regarded as the minimum requirements for the purpose herein stated and shall not nullify the more restrictive provisions of covenants, conditions, agreements, or other ordinances or laws.
- C. Any use or occupation of land previously approved as of the effective date of the ordinance codified in this title shall be permitted to continue as a lawful use or exception. However, any proposed changes to a previously approved site plan, use or occupation of land shall be done in compliance with the conditions and requirements of this title.
- D. No building, structure or land may hereafter be used or occupied, and no building or structure or part thereof may hereafter be erected, constructed, moved or altered except in conformity with all the regulations applicable to the zone in which it is located.
- E. No part or lot area, open space, off-street parking area or yard required in connection with any building for the purpose of complying with this title may be included as part of a lot area, open space, off-street parking area or yard primarily required for any other building or use.
- F. Property owned by the state or the United States shall not be subject to the regulations of this title.

This is NOT contradictory with f. above. In the 3. Landscaping f. the statement is saying that an area cannot be counted twice. If it is required on a Lot for one building, it cannot be counted as lot area, open space, off-street parking area or yard for another building or use. Therefore, if the area is included in a Lot for one building, it cannot be counted as open space for the overall development. I do not see a contradiction, or discrepancy in the Ordinance.



HYRUM CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS _____ DAY OF _____, 2024.
CITY ENGINEER _____

HYRUM CITY COUNCIL ACCEPTANCE
THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE HYRUM CITY COUNCIL ON THE _____ DAY OF _____, 2024 DATED THIS _____ DAY OF _____, 20____.
MAYOR, HYRUM CITY _____
CITY RECORDER _____

HYRUM CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE HYRUM CITY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2024.
CHAIRMAN, HYRUM CITY PLANNING COMMISSION _____

HYRUM CITY UTILITY APPROVAL
SANITARY SEWER _____ DATE _____
CULINARY WATER _____ DATE _____
HYRUM CITY POWER _____ DATE _____
UTILITY COMPANY APPROVALS _____
DOMINION ENERGY _____ DATE _____

DEVELOPER: CORY WADDOUPS
411 WEST 7200 SOUTH STE 201
MIDVALE UTAH, 84047

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COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OPEN UT
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