

ELK MOUNTAIN P.U.D., PHASE 13
KARTCHNER HOMES
1170 EAST & 480 SOUTH
CITY COUNCIL MEETING
NOVEMBER 19, 2020

Summary: Kartchner Homes is seeking Final Plat approval for Phase 13 of Elk Mountain. This phase contains nineteen (19) single family lots zoned as R-2. Lots range from 9,824 to 12,238 square feet. This phase is part of the Elk Mountain Planned Unit Development. This phase is located between 1150 East and 1280 East, and 425 South and 500 South.

ZONING: R-2, Planned Unit Development

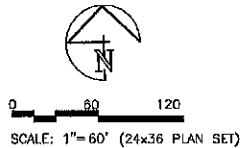
UTILITIES:

Power:	By Developer
Culinary:	By Developer
Sewer:	By Developer
Irrigation:	Not Proposed

PARKING & ROADS: By Developer

NOTES – Minor changes to be made to plat:

- Plat title to be changed to Elk Mountain P.U.D., Phase 13
- Lot 317 address on 480 South to be changed to 1255 to match numbering standards
- City Council acceptance block to add “Attest” line for City Recorder
- Legend does not show street monument symbol
- Street monuments need to be shown on plat



ELK MOUNTAIN, PHASE 13
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

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

- NOTES:
- OWNER: KARTCHNER HOMES
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-755-7080
 - ZONING: R-2 MULTI FAMILY RESIDENTIAL
 - TOTAL ACRES: 6.47
NUMBER OF LOTS: 18
MIN. LOT SIZE: 0.826 a.c.
 - SETBACKS PER CURRENT ZONING REQUIREMENTS
 - PUBLIC UTILITY EASEMENTS
FRONT AND REAR: 10 FT (WHERE SHOWN)
 - THE BASIS OF BEARING IS S 00°23'22" 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

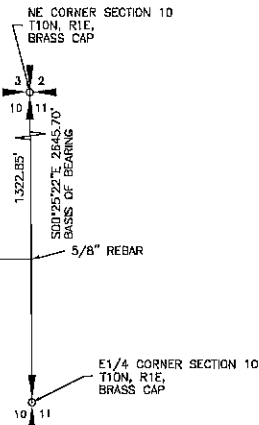
Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S00°23'22" E 1322.85 feet along the east line of the Northeast Quarter of said Section 10 to a 5/8" rebar; thence N89°58'58"W 1999.34 feet along the south line of Elk Mountain Phase 10 and 11 to the POINT OF BEGINNING and running

thence N 89°58'58" W 636.99 feet (N 89°52'56" W. By Record) along the boundary of Mountain View Estates Phase 3;
thence N 00°01'31" W 438.22 feet;
thence along the boundary of Elk Mountain Phase 12, PUD the next four courses:

- thence S 58°58'31" E 435.42 feet;
- thence N 00°01'31" E 3.63 feet;
- thence Northerly, a distance of 67.43 feet along a curve to the left, with a radius of 459.93 feet, having a central angle of 08°13'18" and a chord that bears N 04°08'08" W 87.37 feet;
- thence N 13°48'04" E 8.40 feet;
- thence Easterly, a distance of 65.67 feet along a non-tangent curve to the right of which the radius point lies S 17°04'30" W, with a radius of 673.00 feet, having a central angle of 04°45'22" and a chord that bears S 77°32'49" E 65.85 feet;
- thence Easterly, a distance of 123.25 feet along a reverse curve to the left having a radius of 827.82 feet and a central angle of 07°38'40" and a chord that bears S 78°58'28" E 123.16 feet to the Northwest Corner of Lot 1, Elk Mountain Phase 2;
- thence S 00°01'31" W 148.85 feet along the west line of said Lot 1;
- thence S 00°01'31" W 153.69 feet;
- thence S 89°58'29" E 29.39 feet;
- thence S 00°01'31" W 179.08 feet to the point of beginning, containing 6.47 acres, more or less.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C530	67.43	469.93	8°13'18"	N04°08'08"W	67.37
C531	55.87	673.00	4°45'22"	N77°32'49"W	55.85
C532	123.25	827.82	7°38'40"	S78°58'28"E	123.16
C533	20.42	13.00	90°00'07"	S44°58'26"E	18.39
C534	20.42	13.00	90°00'00"	N45°01'31"E	18.38
C535	20.42	13.00	89°59'53"	S45°01'34"W	18.38
C536	20.42	13.00	90°00'00"	S44°58'29"E	18.38
C537	28.48	673.00	2°25'30"	N78°42'45"W	28.48
C538	27.38	673.00	2°19'52"	N78°20'04"W	27.38
C539	24.69	827.82	1°31'29"	S75°55'53"E	24.69
C540	98.56	927.82	8°05'11"	S79°44'13"E	98.51
C541	43.91	530.00	4°44'49"	N02°20'54"W	43.90
C542	26.13	13.22	113°13'22"	S52°22'48"W	22.08



SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Professional 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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as ELK MOUNTAIN PHASE 13, 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 13, 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: _____

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 _____

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____

Date _____ Time _____ Fee _____

Entry _____

Index _____
Filed In: File of plats _____ County Recorder _____

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 _____

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 _____

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____.

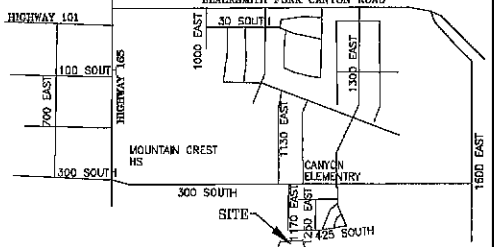
City Attorney _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____
Canyon Energy _____
Cannon Cable _____
Century Link Communications _____
Hyrum Sewer _____
Hyrum Water _____

VICINITY MAP



ELK MOUNTAIN, PHASE 13

PROJECT

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

SHEET
1
OF
1 SHEET

ELK MOUNTAIN P.U.D., PHASE 14
KARTCHNER HOMES
1170 EAST & 480 SOUTH
CITY COUNCIL MEETING
NOVEMBER 19, 2020

Summary: Kartchner Homes is seeking Final Plat approval for Phase 14 of Elk Mountain. This phase contains seventeen (17) single family lots zoned as R-2. Lots range from 9,817 to 17,055 square feet. This phase is part of the Elk Mountain Planned Unit Development. This phase is located between 1280 East and 1330 East, and 425 South and 500 South.

ZONING: R-2, Planned Unit Development

UTILITIES:

Power:	By Developer
Culinary:	By Developer
Sewer:	By Developer
Irrigation:	Not Proposed

PARKING & ROADS: By Developer

NOTES – Minor changes to be made to plat:

- Plat title to be changed to Elk Mountain P.U.D., Phase 14.
- Lot 320 address on 480 South to be changed to 1265 to eliminate doubled address.
- City Council acceptance block to add “Attest” line for City Recorder.
- Legend does not show street monument symbol.
- Street monuments need to be shown on plat.
- Bearing and distance data at east end of 480 South needs to be cleaned up. Line table needs to be added if data is too congested.
- Easement linetype in drawing to be changed to meet legend.

