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:

- o 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
- o City Council acceptance block to add "Attest" line for City Recorder
- o Legend does not show street monument symbol
- O Street monuments need to be shown on plat

SCALE: 1"=60" (24x36 PLAN SET)

12,442 s.f.

S89'58'31"E

LOT 301 11,025 s.f.

S89*58*20*1

LOT 303

LOT 304 11,002 s.f.

LOT 305 10,886 s.f.

County Recorder

Filed In: File of plats

425 SOUTH STREET (PUBLIC)

LOT 287 11,156 s.f.

LOT 313 10,310 s.f.

NB9*5B'29"W

LOT 312 10,310 s.f.

85,84* 1190 EAST

LOT 288 10,949 s.f. N00'01'31"E

LOT 314 10,499 a.f. S891581297E

LOT 315 10,498 s.f.

1225 EAST

LOT 308 11,194 s.f.

94.00

636,99

589'58'29"E 309.84'

B2.50' 1210 EAST)

LOT 307

82.50

189'58'58"W

MOUNTAIN VIEW ESTATES, PHASE

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

11,120 s.f.

LOT 318 11,724 s.f.

112.61

LOT 317 12,238 s.f.

1264 EAST

589'58'29"E 172.00'

LOT 310 11,192 s.f.

94.00

LOT 309 9,824 s.f.

B2.50'

(PUBLIC)

LOT 2 12,548 s.f.

N89'68'58'W 1999.34'

-S89'58'29"E 29.39"

LEGEND SUBDIVISION BOUNDARY LINE

NE CORNER SECTION 10

5/8" REBAR

E1/4 CORNER SECTION 10 T10N, R1E, BRASS CAP

10 11 0

STREET MONUMENT ADDRESS BLOCK

1. ONNER: NOTES:

KARTCHMER HOMES

(001 WEST 1700 SOUTH SUITE A
LOGAN, UTAH

435-755-7080

2 ZONING—R-2 MULTI FAMILY RESIDENTIAL

3. TOTAL AGRES—647

NUMBER R-2 MULTI FAMILY RESIDENTIAL

3. TOTAL AGRES—647

4. SETIADORS PER CURRENT ZONING REQUIREMENTS

PUBLIC UTILITY ZASEMENTS

FRONT AND BEAR—10 FT (WHERE SHOWN)

5. THE BASIS OF BEARING IS SO/002/22° E BETWEEN THE HORITHMEST

CORNER CORNER AND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP TO

ONTHI, RANGE 1 EAST OF THE SAL LAKE BASELINE AND MERIDIAN. THIS IS

A COLMIER CLOCKWISE ROTATION OF GO'08/32° FROM THE ELK MUDITAIN

PLASE I PLASS SIX AT ALL INTERIDER PROPRIET CORNERS. CURRE PAIN

FASS 1 FALL EXPENSES INVOLVED IN TERMS PROPRIETY CORNERS. CURRE PAIN

EXTENSIONS FOR SANITARY SEWER SYSTEM, DAS SERVICE, ELECTRICAL

SERVICE, ROTAGION BAY LONGED HIS THE MEDITAL PROPRIETS, MORNING, MOD OTHER

MARTE LINES, IRRIGATION SYSTEM, CURBE AND GUTTERS, MONLIAGENTS, FIRE

HYDRANTS, PAYMENT, SIEWER SYSTEM, DAS SERVICE, ELECTRICAL

SERVICE, ROTAGION BAY LONGED HIS THE SUBDIMER. THE DEVELOPER'S

MONDO TREES PER LOT. (4) PER CORNER LOT, ARE REQUIRED BY HYRUM

CITY SPECS.

10. THIS AREA IS SUBJECT TO THE NORMAL EVERTIVATY SOUNDS, GOORS,

SIGHTS, EQUIPMENT, FACILITIES, AND ALL DIFFER ASPECTS ASSESSIVED WITH

AM AGRICULURAL LIFESTYLE. FUTURE RESIDENCES SHOULD ALSO RECOONIZE

THE RISKS INHERENT WITH LIVESTOCK.

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH			
C530	67.43	469,93	8'13'16"	NO4"05"06"W	67.37			
C531	55.87	673.00	4'45'22"	N77*32'49"W	55,85			
0532	123.25	927,82	7'36'40"	S78'58'2B"E	123.16			
0533	20.42	13.00	90'00'07"	S44'58'26"E	18,39			
C634	20,42	13.00	90"00"00"	N45'01'31"E	18.38			
2535	20,42	13.00	89'59'53"	\$45'01'34"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"	N76"20'04"W	27.38			
C539	24.69	927.82	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			
0542	26.13	13.22	113'13'22"	S52'22'48"W	22.08			

BOUNDARY DESCRIPTION

Part of the Northeost Quarter of Section 10, Township 10 North, Range 1 East of the Solt Lake Bose and Meridian described as follows:

Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Bass and Meridian manumented with a Brass Cap; thence 500°25'22" 1222.85 feet clong the east line of the Northeast Quarter of sald Section 10 to a 5/6" reber; thence N69°56'58"¥ 1999.34 feet along the south line of Elk Mountain Phase 10 and 11 to the POINT OF BECKINNING and cuming

thence N 89'58'58' W 636.99 feet (N 88'55'56' W, By Record) clong the boundary of Mountain View Eatates Phase 3; thence N 00'01'50' W 438.22 feet; thence also g the boundary of Etk Mountain Phase 12; PUO the next four

to the state of th

S 7732'40" E 55.85 feet; thence controlled the cont

Phose 2; 00'01'31' W 148,85 feet along the sent line of sold Lot 1; theree 5 00'01'31' W 153,89 feet; theree 5 00'01'31' W 153,89 feet; theree 5 00'01'31' W 179,06 feet to the point of beginning, containing 6.47 ocrse, more or less.

AE VISIONS:	150 47
DATE 10-2-2020	DRAWING ELKMTN PH7 v91
3CALE 1"=60'	DRAWN BY BGL

TO PERSONAL PHASE 1
TOWNSHIP IN NORTH RANGE 1 EAST
SALT LICE RANGE 1 EAST
THEN, ONL
FINAL PLAT ELK

SURVEYOR'S CERTIFICATE

h, Brien C, Lyon, a Professional Land Surveyor, hold Cartificate No. 275617, as preenrised by the laws of the State of Utoh, and do hereby certify that by outbority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and hove subdivided sold tract of land into lats and streets to be hereafter known as ELK MOLINTAIN PHASE 13, and that the same has been surveyed and staked on the ground as shown on this plat.



OWNERS DEDICATION

ACKNOWLEDGEMENT

On the day of A.D., 20 person 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 solid

Notary Public .

ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTH 84.321 (435) 755-5121

SHEET 1 SHEET

COUNTY SURVEYOR'S CERTIFICATE	CITY COUNCIL PLANNING COMMISSION		
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 mests the minimum standards for plats required by county ordinance, and state law.	Presented to the Hyrum City Council this day of A.D., 20, at which time this subdivision was approved and accepted.		
Date Causly Surveyor	Moyar Data	ì	
CAUKITY DECARDED ON NA			

State of Utah, County of Cache, recorded and filed at the request of Presented to the Hyrum City Council this _____ day of _____ A.D., 20___, at which time this subdivision was approved and accepted.

Hyrum Water

MOUNTAIN CREST 300 SOUTH SITE-

HIGHWAY 101

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. Oote City Engineer CITY COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AS TO FORM

Camposi Cable Century Link Communication

VICINITY MAP UTILITY COMPANY APPROVAL

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:

- o 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.
- o City Council acceptance block to add "Attest" line for City Recorder.
- o Legend does not show street monument symbol.
- O 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.
- o Easement linetype in drawing to be changed to meet legend.

060120 SCALE: 1"=60" (24×36 PLAN SET)	PART OF THE TOWNS	OUNTAIN, PHASE 14 NORTHEAST QUARTER OF SECTION 10 HIP 10 NORTH RANGE 1 EAST LAKE BASE AND MERIDIAN HYRUM, UTAH FINAL PLAT	LEGEND SUBDIVISION BOUNDARY LINE EASEMENT ADDRESS BLOCK	1. OWNER: NOTES: KARTCHARE HOMES 601 WEST 1700 SOUTH SUITE A LOCAN, 1774-1 LOCAN, 177	BOUNDARY DESCRIPTION Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Sail Lake Base and Meridian described as follows: Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Sail Lake Base and Meridian monumented with a Brase Cap; thence S00°252°ET 1922.95 feet doing the east like of the Northeast Quarter of said Section 10 to a 5/8" reber; thence N80°58'55°W 1262.98 feet clong the south fixe of Elik Mountain Phase 10 and 11 to the POINT OF BEONNING and running thence N80°58'55° W 736.36 feet (N 89°57'58° W, By Record) clong the boundary of Mountain View Estates Phase 3, thence N80°58'55° W 728.36 feet; 12 thence N80°58'55° W 29.36 feet; 2) thence N80°58'55° W 29.36 feet; 3) thence N80°58'55° W 29.36 feet; 13 thence N80°58'55° W 59.15 feet; 2) thence N80°58'55° E 55.00 feet; 1) thence N80°58'55° E 54.79 of Feet; 3) thence N80°59'51° E 247.97 feet; 4) thence N80°59'51° E 247.97 feet; 4) thence N 77'45'12° E 50.13 feet; thence clong the west right of way line of boundary 1330 East Street the next since unions.	ONS:
1288 C	425 SOUTH NT1.671127E	75	83		1) theree Southwesterly, a distance of 107.18 feet clang a non tangent curve to the left of which the radius plan libe in \$252.57° E, with a radius of 108.00 feet, having a central angle of \$6*51'47° and a chard that bears \$5.6533'17° E 100.28 feet; 2) leance \$0.22'19'19" E 190.75 feet; 3) thence \$0.000therly, \$3.67 feet along a curve to the right having a radius of 46.00 feet, a central angle of 04'24'39" and a chard that bears \$2.00055" E 35.87 feet; 4) thence \$1.754'37" E 108.05 feet; 5) thence \$0.000therly, \$1.50.0 feet doing a ourse to the left having a radius of 1,03-0.0 feet, a central angle of 00'50'33" and a chard that bears \$1.976'37" E 108.05 feet; 6) thence \$0.000therly, \$1.50.0 feet doing a chard that bears \$1.976'37" and a chard that bears \$2.0000therly, \$1.50.0 feet; 6) thence \$0.0000therly, \$1.50.0 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 94'25'57" and a chard that bears \$2.92'746" W 10.08 feet; thence \$1.41'19'17" E 60.00 feet; thence along the west right of way line of boundary 1330 East Street the next six courses:	SCALE DATE REVISION OF THE SCALE OF THE SCAL
LOT 319 11,120 s.f. LOT 1 12,308 s.f. LOT 2 12,548 s.f. ELK MOU LOT 318 11,724 s.f. S89'58'29"E N89'24'00"E 85.00' 91.51' LOT 320 13,064 s.f. LOT 317 12,236 s.f. [1275 EAST] [1275 EAST] [1275 EAST]	LOT 3 13,490 s.f. LOT 4 15,919 s.f. LOT 5 15,919 s.f. LOT 322 NBB* 29*51**E 247.97' 82.86' 82.86' 82.86' 82.86' 82.86' 82.86' 12,972 s.f. 13,391 s.f. 1289 FAST 1289 FAST 1289 FAST	328 8.1. 80 80 80 80 80 80 80 80 80 80 80 80 80	93	466.00 424'39" N20'06'57'W 35.87 1034.00 0'50'33" \$18'19'54"E 15.20 13.00 94'25'57" N28'27'48"E 19.08 486.17 1'10'32" N75'05'30"E 9.98 13.00 82'00'29" N64'29'32'W 17.06 1034.00 1'30'59" \$24'14'46"E 27.36 534.00 5'53'05" \$22'756'46"E 54.82 316.00 11'35'04" N25'05'48'W 63.78 330.00 6'59'18" N86'31'52"E 40.22 270.00 14'20'45" N82'51'08"E 67.43	1) thence Easterly, a distance of 9.98 feet clong a non tangent curve to the left of which the radius point lies N 1.418/14" W, with a radius of 486.17 feet, having a central engle of 0.110/32" and a chord that bears N 7905/30" E 9.88 feet; 2) thence Southeasterly, a distance of 18.61 feat along a reverse curve to the right having a radius of 13.00 feet and a central angle of 82/00/29" and a chard that bears 6.49/32" E 17.06 feet; 3) thance Southeasterly, a distance of 27.36 feet along a reverse curve to the left having a radius of 1.00.40.0 feet and a central angle of 01/30/56" and a chard that bears 5.49/32" E 17.06 feet; 4) thence Southeasterly, a distance of 27.36 feet along a compound curve to the left having a radius of 534,00 feet and a central angle of 01/30/56" and a chard that bears 5.276/48" E 5.43.5 feet along a compound curve to the left having a radius of 534,00 feet and a central engle of 05/53/05", and a chard that bears 5.276/48" E 5.43.78 feet along a reverse curve to the right having a radius of 316.00 feet and a central angle of 11/25/04" and a chard that bears 3.276/548" E 5.43.78 feet to the point of beginning, containing 5.78 acres, more or less.	ELK MOUNTAIN, PHASE 14 FART OF THE MORPHEAST QUARTER OF SECTION 10 SALT LACE BASE NO MODIAN FINAL PLAT
85:00' 91:50' 29.39	1285 EAS 1287 EAST 1287 EAST 1305 EAST	42.29' C560 8 8 8 8 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Act 388 11,920 s.f. OLINTAIN, PHASE 11	NE CORNER SECTION 10 TION, RIE, BRASS CAP	SURVEYOR'S CERTIFICATE 1, Brian G. Lyon, a Professional Land Surveyor, hold Certificate No. 275617, as prescribed by the lows of the State of Utoh, 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 occurately described therewith, and have subdivided solal tract of land into lats and streets to be hereafter known as ELK MOUNTAIN PHASE 14, and that the same has been surveyed and staked on the ground as shown on this plat.	PROJECT
LOT 309 LOT 310 2 10 2 10 2 10 2 10 2 10 2 10 2 10	1. LOT 334 1. LOT 333 1. LOT 332 1. LOT 332 1. LOT 333 1. LOT 333 1. LOT 334	E2.50' 156.83'	Lot ;	SOOTSE 22 ESAS.	Signed on thisday of20 20 275617 23 275617	9
	mountain view estates, phase J	POB 1	,	E1/4 CORNER SECTION 10 TIDM, RIE, BRASS CAP	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 sold tract ELK MOUNTAIN PHASE 14, do hereby dedicate for perpetual use of the public all parcels of land shown an 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 interfers with the municipality's use, operation and maintenance of the streets and do further dedicate the assembles as shown, with the same warranty as given for other dedicated property. In witness whereof, we have hersunto set our hands this day of	ALLIANCE CONSULTIN ENGINEERS 150 EAST 200 MORTH SUITE P 1004N, UTAH 84321 (438) 755-5121
COUNTY SURVEYOR'S CERTIFICATE I certify that I have examined this plot and find it to be correct and in peccardance with information on file in this office and further it meets the minimum standards for plots required by county ordinance, and state law. Date County Surveyor	CITY COUNCIL PLANNING COMMISSION Presented to the Hyrum City Dounds this day of AD., 20 ot which time this subdivision was approved and accepted. Mayor Date	ENGINEER'S CERTIFICATE I certify that I have examined this plot and find it to be correct and in occordance with information on file in this office and the city ordinance. Date City Engineer	UTILITY COMPANY APPROVALS The utility easements shown on this plot are opproved Hyrum City Panar Dominian Energy	VICINITY MAP ELACKSMITH FORK CANYON ROAD 100 SOUT 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	ACKNOWLEDGEMENT STATE OF UTAH } COUNTY OF CACHE } On the doy of A.D., 20,personally oppeared before me, of Kertchner Land Management, Inc., a Utah	
COUNTY RECORDER'S NO. Stote of Utah, County of Cache, recorded and filled at the request of Oute Time Fee	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	APPROVAL AS TO FORM Approved as to form this doy of A.D., 20 City Alterney	Connect Coble Cantary Unit Communications Hyrum Sewer	MOUNTAIN CREST PS CANYON ELEMENTRY SCO SOUTH	of Kartchner Land Management, Inc., a Utch 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 sold apparation. My commission expires: Notary Public	SHEET 1 OF 1 SHEET

Hyrum Water

Index _____ Filed In: File of plats