

MOUNTAIN VIEW ESTATES SOUTH

FINAL PLAT – PHASE 4

CITY COUNCIL MEETING

MARCH 2, 2023

Summary: Josh Runhaar of Neighborhood Nonprofit Housing Corporation is seeking final plat approval for Phase 4 of the Mountain View Estates South Subdivision. This phase consists of 22 single-family lots on 7.1 acres.

ZONING: R-2 Residential (minimum area 9,900 sq. ft., frontage 82.5 ft.)

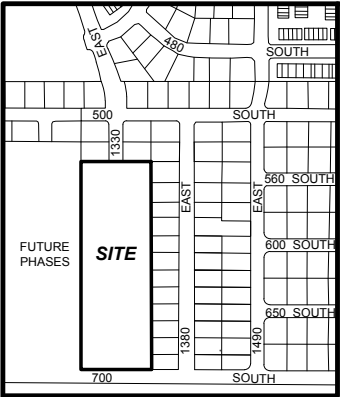
UTILITIES:

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

NOTES:

1. TIE CENTERLINE TO NEXT INTERSECTION DIST&BEARING
2. PLEASE CHECK, DELTAS SHOULD BE 90°0'33"AND 89°59'27" BASED ON THE BEARINGS
3. INCLUDE “EXECUTIVE DIRECTOR” IN SIGNATURE AREA TO MATCH ACKNOWLEDGMENT
4. INCLUDE NOTATIONS OF ADJACENT SURVEYS AND OWNERS
5. SHOW ZONING OF DEVELOPMENT AND ADJACENT AREAS. SHOW BOUNDARY OF COUNTY/CITY
6. DISTANCE FROM EAST QUARTER CORNER IS DIFFERENT THAN RECORD. SHOW RECORD IF MEASURED DIFFERENTLY AND INCLUDE REFERENCE TO SURVEY/PLAT REFERENCED
7. INCLUDE NOTE FOR MONUMENTATION FOR THE INDIVIDUAL LOTS. REBAR WITH T-POST AND NAIL/RAMSET IN CURB ALONG PROLONGATION.
8. SHOW PROJECT SUMMARY AS REQUIRED IN HCC 16.16.030 (B.25)

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.



VICINITY MAP
NTS

LEGEND

- XXX LOT ADDRESSES
SECTION MONUMENT
CENTERLINE MONUMENT
(TO BE SET)
NO VEHICULAR ACCESS
(SEE NOTE #8)

<XX>

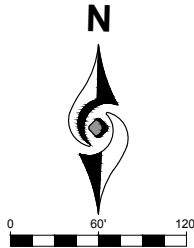
RECORD DATA
PER MOUNTAIN
VIEW ESTATES
SOUTH, PHASE
3, BOOK 2022 AT
PAGE 3675, O.R.
CACHE COUNTY

TIE CENTERLINE
TO NEXT
INTERSECTION
DIST&BEARING

FINAL PLAT
OF
**MOUNTAIN VIEW ESTATES SOUTH
SUBDIVISION
PHASE 4**

LOCATED IN THE NE1/4 OF SECTION 10, T10N, R1E, SLB&M
HYRUM, UTAH

NORTHEAST CORNER
OF SECTION 10,
T10N, R1E, S.L.B.&M.
(CALCULATED POSITION)



NEED A SUMMARY OF
PROJECT

PROJECT ACRES
TOTAL ACRES IN LOTS
NUMBER OF UNITS
ACREAGE OF OPEN SPACE
ACREAGE OF ROADS
LINE MILES OF ROADS

NOTES:

- 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.
- SECTIONAL DATA AND OTHER SURVEY INFORMATION DISCLOSED ON THIS PLAT IS REFERENCED FROM A SURVEY PREPARED FOR GREGORY NIELSEN BY A.A. HUDSON AND ASSOCIATES AND FILED IN THE OFFICE OF THE CACHE COUNTY SURVEYOR UNDER SURVEY No. 2015-055.
- OPEN SPACE PARCELS 1 & 2 ARE NON-BUILDABLE PARCELS AND ARE HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY HYRUM CITY.
- AS A CONDITION OF THE DEDICATION OF 700 SOUTH, THE OWNER(S) OF LOTS 61 & 82 ABUTTING THIS HIGHWAY WILL HAVE NO VEHICULAR RIGHT OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

BETWEEN MONUMENTS)

2645.69

N0°24'20"W

(BASIS OF BEARING:

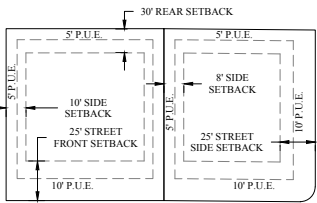
HYRUM CITY ZONE R-2

CACHE COUNTY
(WITH
ZONING)

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	15.00	89°59'25"	23.56	S44°57'40"E 21.21
C2	15.00	90°00'32"	23.56	S45°02'20"W 21.21

PLEASE CHECK, DELTAS SHOULD BE 90°0'33" AND
89°59'27" BASED ON THE BEARINGS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°02'03"E	14.00
L2	S0°02'03"W	14.00
L3	N0°02'03"E	14.00
L4	S0°02'03"W	14.00



PUE & SETBACK DETAIL
(TYPICAL SEE NOTE #2)
NTS

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(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.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

BOUNDARY DESCRIPTION

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

Beginning at a point located N89°57'24"W along the 1/4 Section line 1059.05 feet from the East 1/4 Corner of Section 10, T10N, R1E, S.L.B.&M. (Basis of Bearing: N0°24'20"W along the Section line between said East 1/4 Corner and the Northeast Corner of said Section 10); thence N89°57'24"W along the 1/4 Section line 324.82 feet; thence N0°02'03"E 957.57 feet to the southwest corner of Lot 10, Phase 1, MOUNTAIN VIEW ESTATES Subdivision, according to the Official Plat thereof on file of the Office of the Cache County Recorder; thence S89°58'23"E along said Plat 324.82 feet to the northwest corner of Lot 50, Phase 3, MOUNTAIN VIEW ESTATES SOUTH Subdivision, according to the Official Plat thereof on file of the Office of the Cache County Recorder; thence S0°02'03"W along said Plat 957.66 feet to the point of beginning.

Contains: 7.14 +/- 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, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**MOUNTAIN VIEW ESTATES SOUTH
SUBDIVISION
PHASE 4**

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 OWNERS 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 OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__.

(SIGNATURE)

BY: _____ (PRINTED NAME)

ITS: **EXECUTIVE DIRECTOR**

CORPORATE ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__, I, _____, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE EXECUTIVE DIRECTOR OF NEIGHBORHOOD NONPROFIT HOUSING CORPORATION AND THAT THIS 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 _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC 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

ATTORNEY APPROVAL

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

CITY ATTORNEY _____ DATE

FINAL PLAT
OF
**MOUNTAIN VIEW ESTATES SOUTH
SUBDIVISION
PHASE 4**

LOCATED IN THE NE1/4 OF SECTION 10, 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

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



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.

UTILITY COMPANIES

CULINARY WATER AND SANITARY SEWER

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

CULINARY WATER AUTHORITY _____ 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

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

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

INCLUDE NOTATIONS OF ADJACENT SURVEYS AND OWNERS

SOUTH

1059.05

N89°57'24"W

POINT OF BEGINNING

(PUBLIC, 66' WIDE)

162.41

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