

ROLLING HILLS PHASES 8-11 – PRELIMINARY PLAT

1300 E 480 SOUTH

CITY COUNCIL MEETING

FEBRUARY 18, 2021

Summary: Kartchner Homes is seeking preliminary approval for 44 single family lots to be built on approximately 24 acres. Lot sizes will range from 12,500 square feet to 51,480 square feet. These phases are located between 550 South and 700 South, and 400 East and 600 East.

ZONING: R-2 Residential

UTILITIES:

Power: To be constructed with development
Culinary: To be constructed with development
Sewer: To be constructed with development
Irrigation: To be constructed with development

PARKING & ROADS: To be constructed with development

NOTES:

Rolling Hills Final Plat Phase 8	Needs minor corrections
Rolling Hills Final Plat Phase 9	Needs correction to the Legal Description and minor corrections
Rolling Hills Final Plat Phase 10	Needs corrections to the Legal Description, addresses, easements, and other various notes
Rolling Hills Final Plat Phase 11	Needs correction to the Legal Description as well as clarification why several bearings and distances along the boundary of the tract differ significantly from the preliminary plat, need addresses and other minor corrections

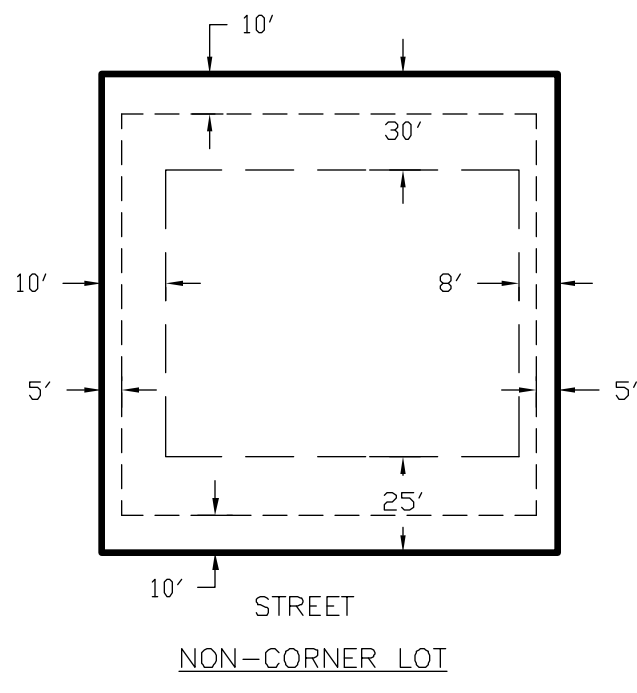
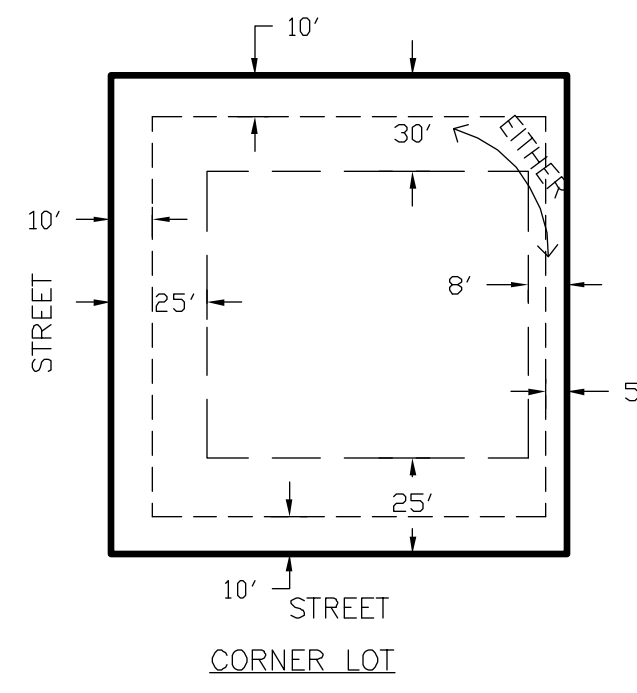
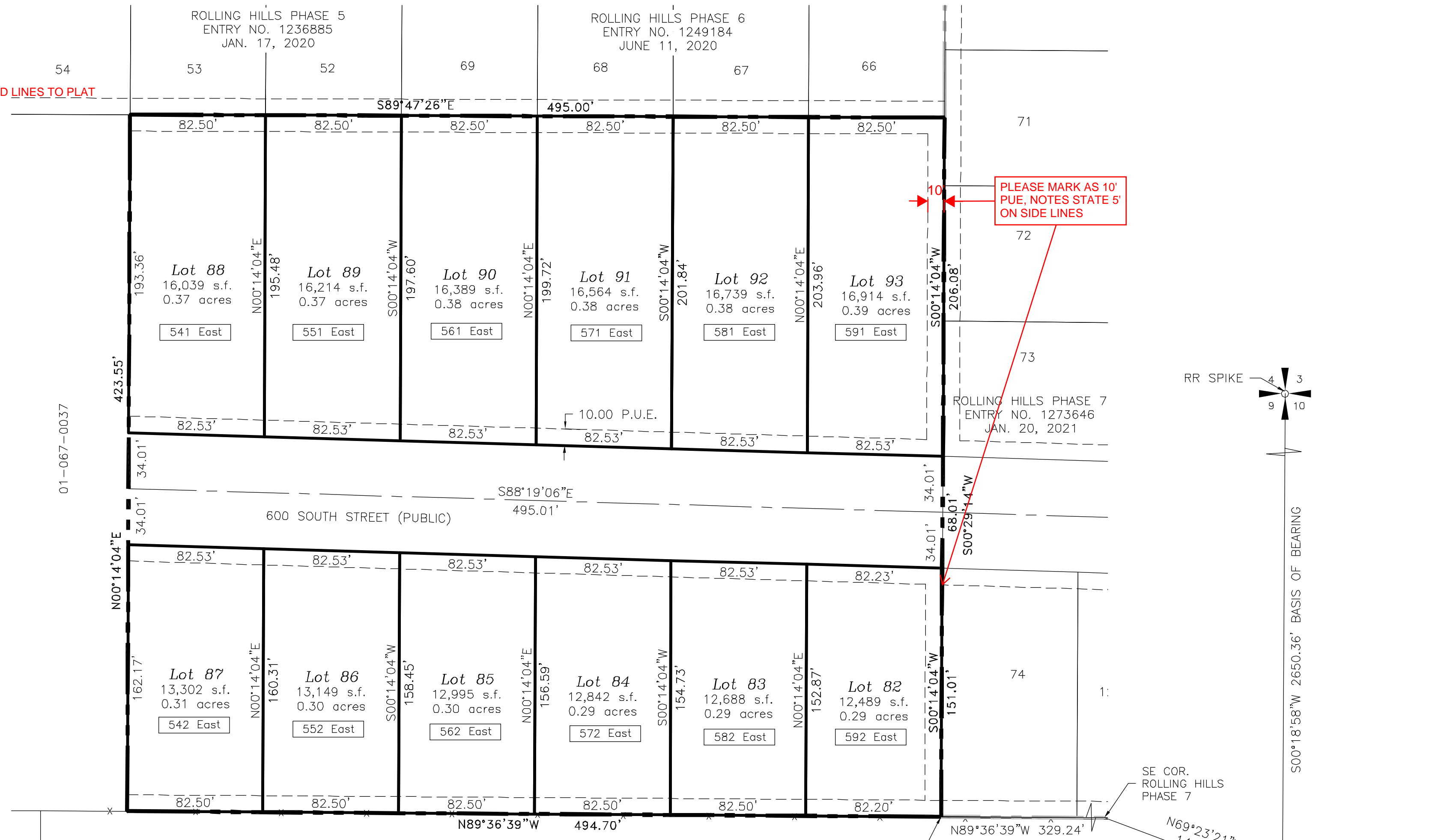
VICINITY MAP



ROLLING HILLS SUBDIVISION, PHASE 8
PART OF THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

- OWNER: KARTCHNER LAND MANAGEMENT, INC. 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080
- ZONING- R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES- 4.82
NUMBER OF LOTS- 12
MIN. LOT SIZE: 12,489 S.F.
OPEN SPACE: 0.0 ACRES
UNITS PER ACRES: 2.49
- SETBACKS
FRONT - 25 FT
SIDE - 8 & 10 FT
REAR - 30 FT
CORNER LOTS- 25 FT
- PUBLIC UTILITY EASEMENTS
FRONT AND REAR- 10 FT
SIDEYARD- 5 FT **PLEASE ADD NOTE "WHERE NOT SHOWN OTHERWISE" OR ADD LINES TO PLAT**
- TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
- 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
- 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 OWNER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
- 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.

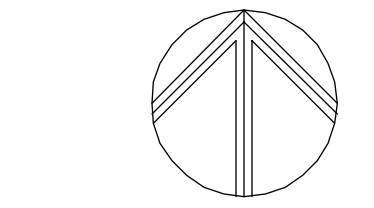
PROJECT



TYPICAL LOT DETAILS

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C100	23.87	15.00	91°10'01"	N46°05'53"E	21.43	15.31
C101	23.26	15.00	88°49'59"	S43°54'07"E	21.00	14.70

NORTH



0 50 100ft.
SCALE 1" = 50'-0"

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- ROAD
- PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
- ADDRESS BLOCK
- STREET MONUMENT
- FOUND REBAR AS NOTED

LEGAL DESCRIPTION

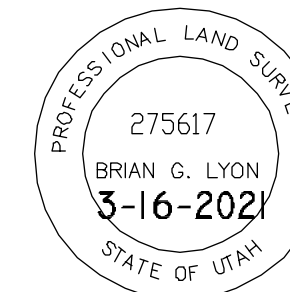
Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike; thence S 00°18'58" W 2650.36 feet to the East Quarter Corner of Section 9 monumented with an Aluminum Cap; thence N 69°23'21" W 1410.56 feet to the Southeast Corner of Rolling Hills Phase 7; thence N 89°36'39" W 329.24 feet to the Southwest Corner of Lot 74, Rolling Hills Subdivision Phase 7 and the POINT OF BEGINNING and running

thence N 89°36'39" W 494.70 feet along an existing fence line; thence N 00°14'04" E 423.55 feet; thence S 89°47'26" E 495.00 feet along the boundary of Rolling Hills, Phase 5 and 6; thence along the boundary of Rolling Hills, Phase 7 the next three courses:
1) thence S 00°14'04" W 206.08 feet;
2) thence S 00°29'14" W 68.01 feet;
3) thence S 00°14'04" W 151.01 feet to the point of beginning, containing 4.821 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered 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 ROLLING HILLS SUBDIVISION PHASE 8, 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 Rolling Hills Subdivision, Phase 8, 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____.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF CACHE }
On the _____ day of _____, A.D., 20____, personally appeared before me, _____, the signer(s) of the above Owner's Dedication, of Kartchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: _____

Notary Public _____
Residing at: _____

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 _____

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 _____ **NEED ROOM FOR ATTEST LINE FOR CITY RECORDER**

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Planning Commission chairman this _____ day of _____, A.D., 20____, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman _____ Date _____

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 _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

- Hyrum City Power
- Dominion Energy Gas
- Comcast Cable
- Hyrum City Culinary Water
- Hyrum City Sanitary Sewer

PLEASE RECONFIGURE SIGNATURE LINES TO PROVIDE ROOM FOR SIGNATURES

REVISIONS

DATE 10/24/2020

SCALE 1"=50'

DRAWING BY BGL

DRAWN BY BGL

PROJECT ROLLING HILLS SUBDIVISION, PHASE 8

PART OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HYRUM, UTAH

FINAL PLAT

ENGINEER'S CERTIFICATE

ALLIANCE CONSULTING ENGINEERS

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

SHEET 1 OF 1 SHEETS

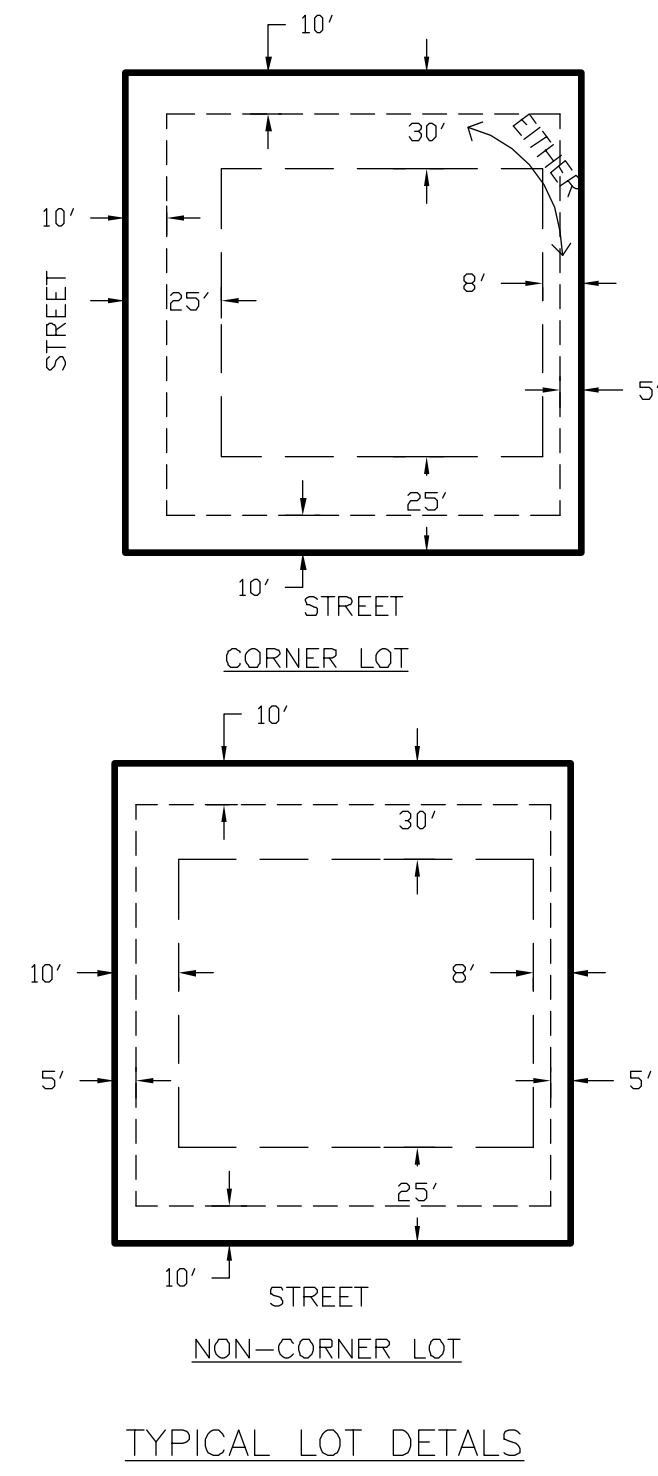
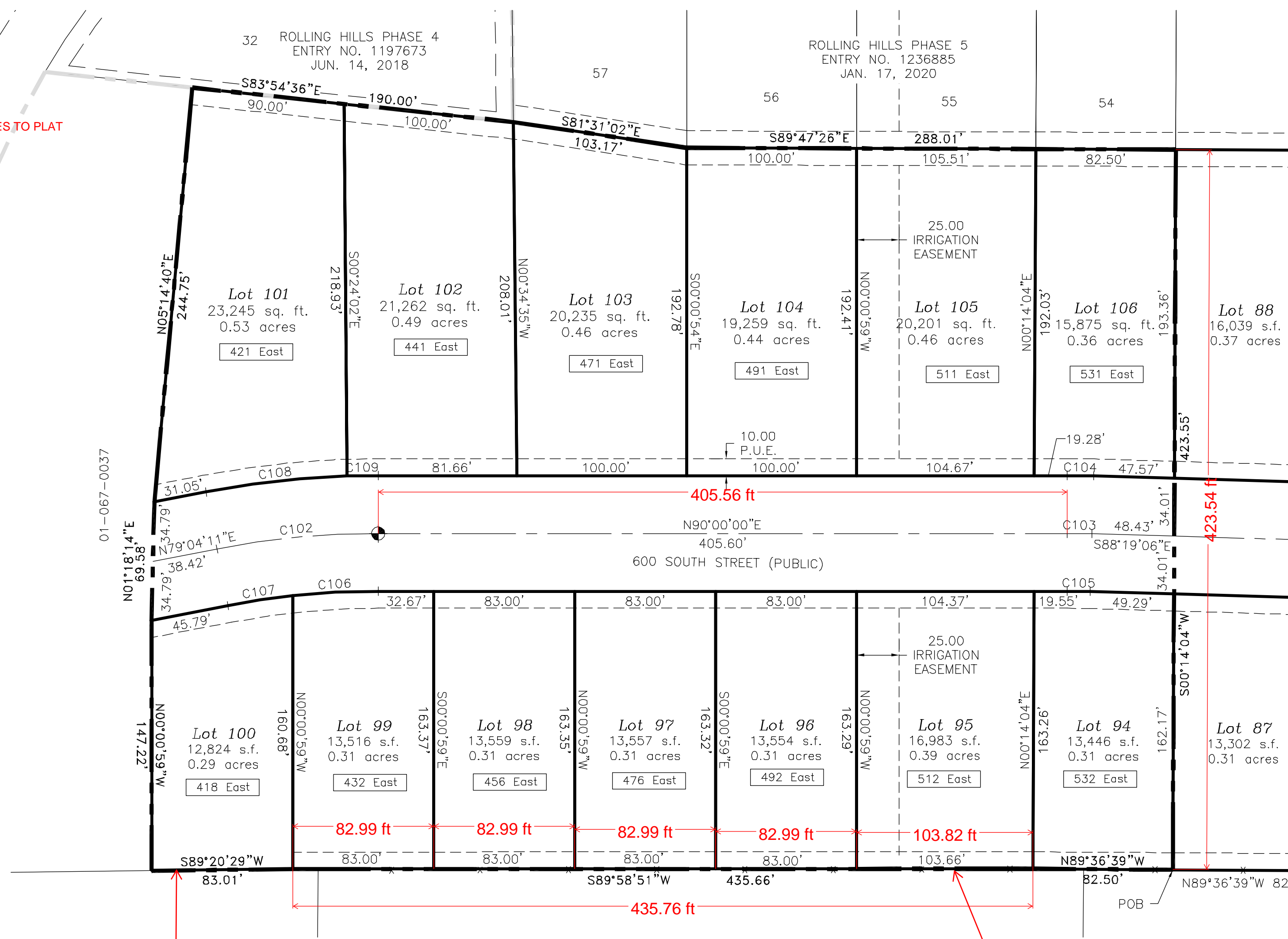
ROLLING HILLS SUBDIVISION, PHASE 9
PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

VICINITY MAP



1. OWNER:
KARTCHNER LAND MANAGEMENT, INC.
601 WEST 1700 SOUTH SUITE A
LOGAN, UTAH
435-755-7080
2. ZONING- R-2 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES- 5.934
NUMBER OF LOTS- 13
MIN. LOT SIZE: 12,824 S.F.
OPEN SPACE: 0.0 ACRES
UNITS PER ACRES: 2.19
4. SETBACKS
FRONT - 25 FT
SIDE - 8 & 10 FT
REAR- 30 FT
CORNER LOTS- 25 FT
5. PUBLIC UTILITY EASEMENTS **PLEASE ADD NOTE "UNLESS SHOWN OTHERWISE" OR ADD LINES TO PLAT**
FRONT AND REAR- 10 FT
SIDEYARD- 5 FT
6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
7. 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
8. 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 - SP?**
A METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
9. 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.

PROJECT



IS THERE INTENT TO HAVE A 5' PUE OR 10' HERE. IF LEFT TO THE NOTES IT WILL BE A 10'

PLEASE INCLUDE ADJOINING OWNERSHIP/PLATS/DEVELOPMENTS (TYP.)

IT LOOKS LIKE THE DRAWING IS SCALING WELL BUT THERE SEEMS TO BE AN ISSUE HERE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C102	95.38	500.00	10°55'49"	S84°32'06"W	95.24
C103	14.68	500.00	1°40'54"	N89°09'33"W	14.67
C104	15.67	534.00	1°40'54"	N89°09'33"W	15.67
C105	13.68	466.00	1°40'54"	N89°09'33"W	13.68
C106	50.42	466.00	6°11'58"	S86°54'01"W	50.40
C107	38.48	466.00	4°43'50"	S81°26'06"W	38.46
C108	83.52	534.00	8°57'42"	S83°33'02"W	83.44
C109	18.35	534.00	1°58'06"	S89°00'57"W	18.34

NORTH

LEGEND

--- SUBDIVISION BOUNDARY LINE	□ ADDRESS BLOCK
--- LOT LINES	⊕ STREET MONUMENT
--- ROAD	○ FOUND REBAR AS NOTED
--- PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)	

AND NORTHWEST 1/4 OR CHANGE TO NORTH 1/2 ON

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monument with a Railroad Spike; thence S 00°18'58" W 2650.36 feet to the East Quarter Corner of Section 9 monument with Aluminum Cap; thence N 69°23'21" W 1410.56 feet to the Southeast Corner of Rolling Hills Phase 7; thence N 89°36'39" W 823.94 feet to the Southwest Corner of Lot 87, Rolling Hills Subdivision Phase 8 and the POINT OF BEGINNING and running

thence N 89°36'39" W 82.50 feet;
thence S 89°58'51" W 435.66 feet;
thence S 89°20'29" W 83.01 feet;
thence N 00°00'59" W 147.22 feet;
thence N 01°18'14" E 69.58 feet;
thence S 83°54'36" E 190.00 feet along the boundary of Rolling Hills, Phase 4;
thence along the boundary of Rolling Hills, Phase 5 the next two courses:
1) thence S 81°31'02" E 103.17 feet;
2) thence S 89°47'26" E 288.01 feet;
thence S 00°14'04" W 423.55 feet along the boundary of Rolling Hills, Phase 8 to the point of beginning, containing 5.934 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered 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 ROLLING HILLS SUBDIVISION PHASE 9, 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 **Rolling Hills Subdivision, Phase 9**, 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.

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COUNTY OF CACHE }

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Notary Public _____
Residing at: _____

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City Attorney

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Mayor

NEED ROOM FOR ATTEST LINE FOR CITY RECORDER

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

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Planning Commission Chairman

Date

COUNTY RECORDER'S NO.

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

Date _____ Time _____ Fee _____
Entry _____

Index _____
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UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____
Dominion Energy Gas _____
Comcast Cable _____
Hyrum City Culinary Water _____
Hyrum City Sanitary Sewer _____

PLEASE RECONFIGURE SIGNATURE LINES TO PROVIDE ROOM FOR SIGNATURES

ROLLING HILLS SUBDIVISION, PHASE 9
PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

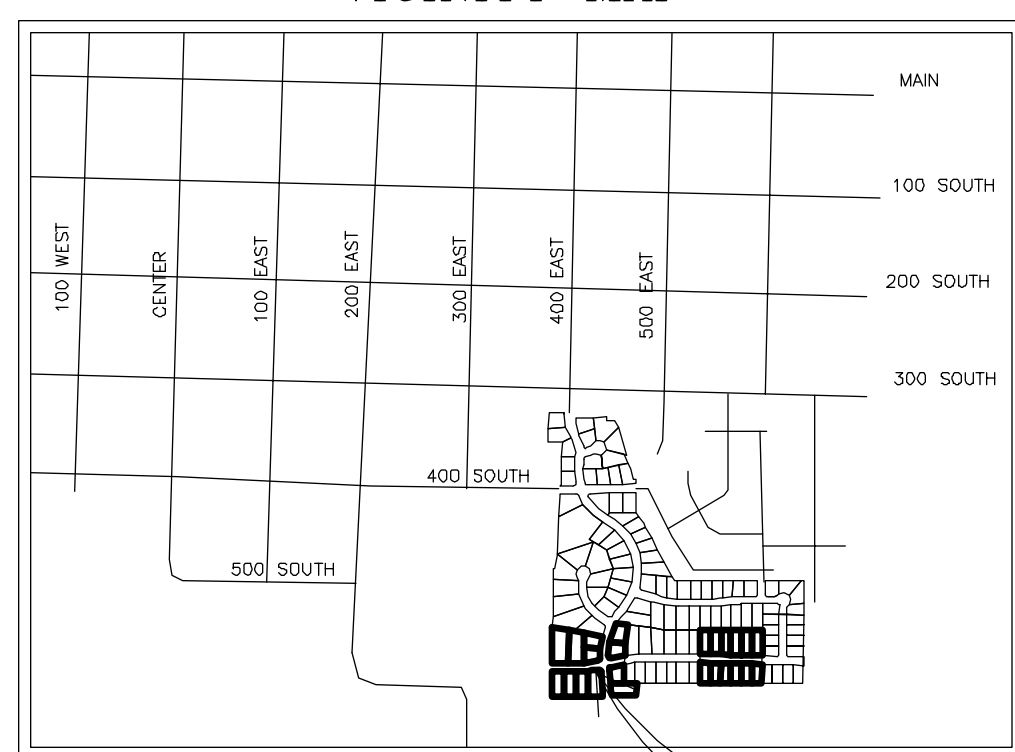
ALLIANCE CONSULTING ENGINEERS

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

SHEET
1
OF
1 SHEETS

ROLLING HILLS SUBDIVISION, PHASE 10
 PART OF THE NORTH HALF OF SECTION 9
 TOWNSHIP 10 NORTH RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 HYRUM, UTAH
FINAL PLAT

VICINITY MAP

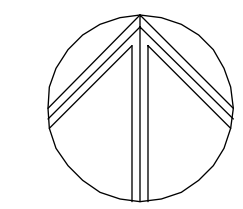


1. OWNER:
 KARTCHNER LAND MANAGEMENT, INC.
 601 WEST 1700 SOUTH SUITE A
 LOGAN, UTAH
 435-755-7080
2. ZONING- R-2 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES- 7.275
 NUMBER OF LOTS- 12
 MIN. LOT SIZE: 14,132 S.F.
 OPEN SPACE: 0.0 ACRES
 UNITS PER ACRES: 1.65
4. SETBACKS
 FRONT - 25 FT
 SIDE - 8 & 10 FT
 REAR- 30 FT
 CORNER LOTS- 25 FT
5. PUBLIC UTILITY EASEMENTS
 FRONT AND REAR- 10 FT
 SIDEYARD- 5 FT
6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT
 ARE REQUIRED BY HYRUM CITY SPECS.
7. 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND
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 SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND
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PROJECT

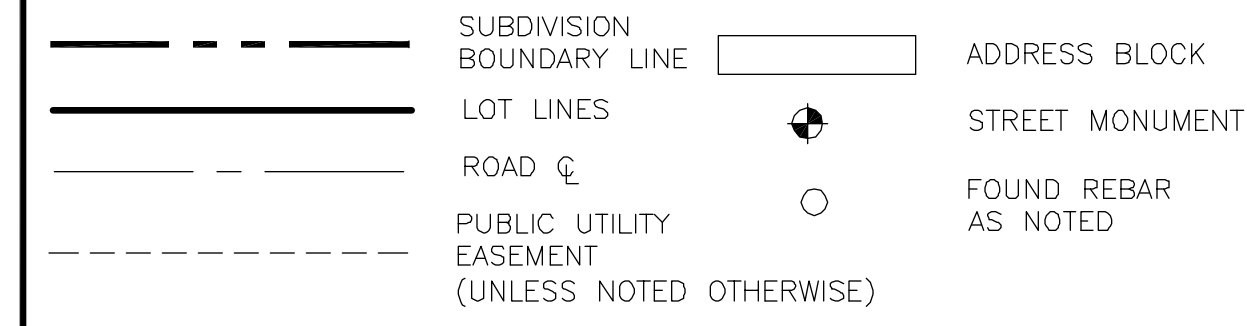
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C110	70.22	518.50	7°45'33"	S19°18'05"W	70.16
C111	62.55	466.00	7°41'27"	S27°01'34"W	62.50
C112	29.28	20.00	83°52'38"	S37°07'52"W	26.73
C113	40.61	534.00	4°21'25"	N02°37'44"W	40.60
C114	29.82	534.00	3°11'59"	N80°40'11"E	29.82
C115	33.55	20.00	96°07'22"	N52°52'08"W	29.75
C116	46.45	466.00	5°42'39"	N01°57'07"W	46.43
C117	72.05	534.00	7°43'50"	N86°08'05"E	71.99
C118	34.07	466.00	4°11'22"	N87°54'19"E	34.07
C119	76.69	534.00	8°13'44"	S00°26'41"W	76.63
C120	28.88	20.00	82°44'22"	N37°42'00"E	26.44
C121	54.82	466.00	6°44'27"	N82°26'25"E	54.79
C122	100.00	534.00	10°43'46"	S09°55'26"W	99.85
C123	152.22	466.00	18°42'59"	S21°30'48"W	151.55
C124	34.57	20.00	99°01'55"	S51°24'51"E	30.42
C125	114.30	466.00	14°03'13"	S09°07'42"W	114.01
C126	244.24	500.00	27°59'18"	S09°11'12"W	241.82
C127	43.52	500.00	4°59'14"	N02°18'50"W	43.51

NORTH



0 50 100ft.
 SCALE 1" = 50'-0"

LEGEND



NORTHWEST? LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike;

thence S 00°18'58" W 2650.36 feet to the East Quarter Corner of Section 9 monumented with an Aluminum Cap; thence N 69°23'21" W 1410.56 feet to the Southeast Corner of Rolling Hills Phase 7; thence N 89°36'39" W 906.44 feet to the Southwest Corner of Lot 94, Rolling Hills Subdivision, Phase 9; thence N89°58'51" W 421.31 feet and the POINT OF BEGINNING and running

thence S 00°58'46" W 104.44 feet;

thence N 89°31'53" W 199.65 feet;

thence S 80°22'05" W 69.01 feet;

thence N 89°54'06" W 402.44 feet;

thence N 00°17'54" W 401.50 feet along the boundary of Parcel 01-067-0051 shown on Gittins Mini Subdivision;

thence N 01°12'34" E 158.48 feet along an existing fence line;

thence along the boundary of Rolling Hills, Phase 4 the next five courses:

- 1) thence S 79°08'56" E 418.10 feet;
- 2) thence Northerly, a distance of 70.22 feet along a non tangent curve to the right of which the radius point lies S 74°34'42" E, with a radius of 518.50 feet, having a central angle of 07°45'33" and a chord that bears N 19°18'05" E 70.16 feet;
- 3) thence S 66°49'09" E 52.50 feet;
- 4) thence Northeasterly, a distance of 62.55 feet along a non tangent curve to the right of which the radius point lies S 66°49'09" E, with a radius of 466.00 feet, having a central angle of 07°41'27" and a chord that bears N 27°01'34" E 62.50 feet;
- 5) thence S 83°54'36" E 87.23 feet;

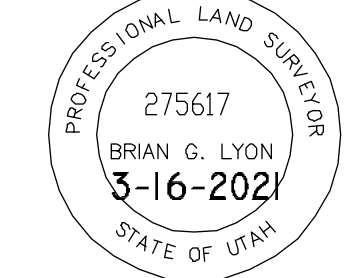
thence along the boundary of Rolling Hills, Phase 9 the next five courses:

- 1) thence S 05°14'40" W 244.75 feet;
- 2) thence S 01°18'14" W 69.58 feet;
- 3) thence S 00°00'59" E 147.22 feet;
- 4) thence N 89°20'29" E 83.01 feet;
- 5) thence N 89°58'51" E 14.35 feet to the point of beginning, containing 7.275 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered 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 therewith, and have subdivided said tract of land into lots and streets to be hereafter known as ROLLING HILLS SUBDIVISION PHASE 10, 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

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In witness whereof, we have hereunto set our hands this _____ day of _____, 20____.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF CACHE }

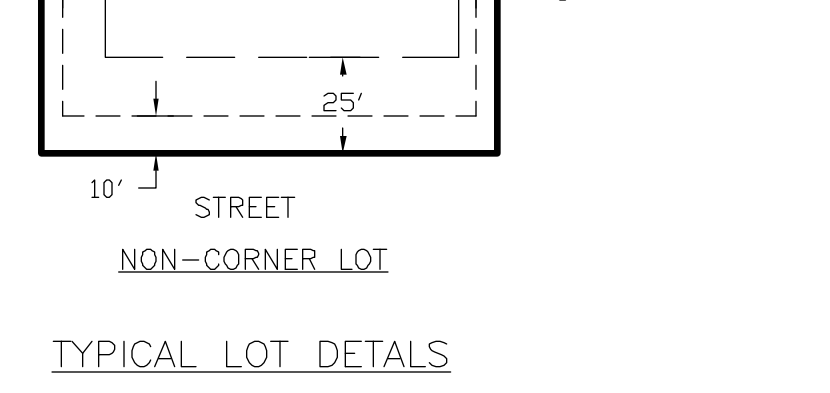
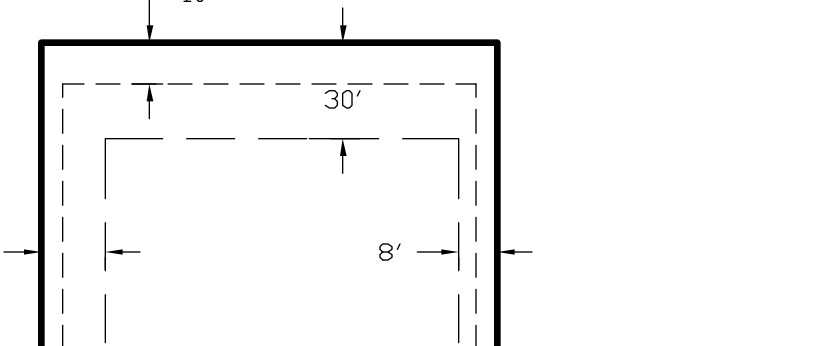
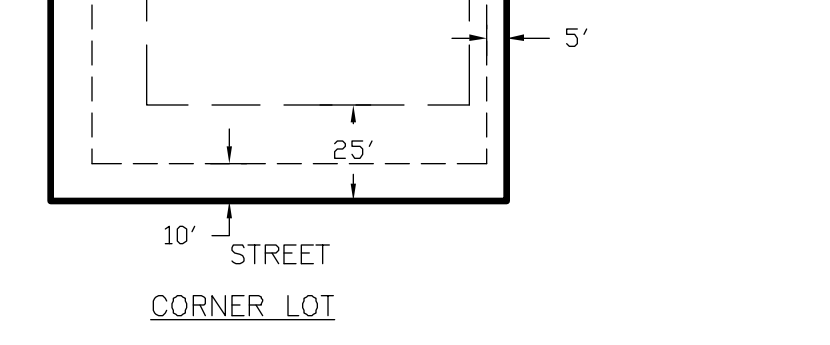
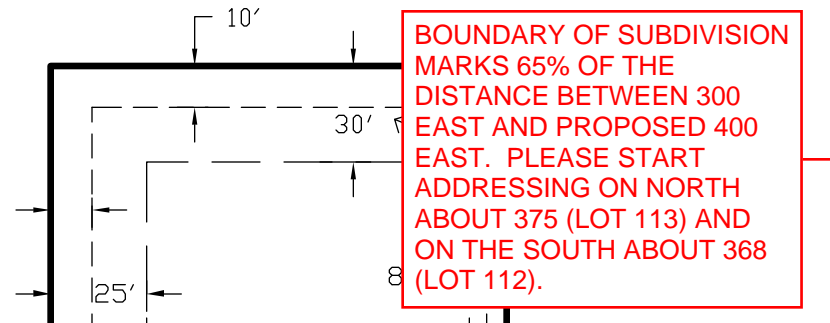
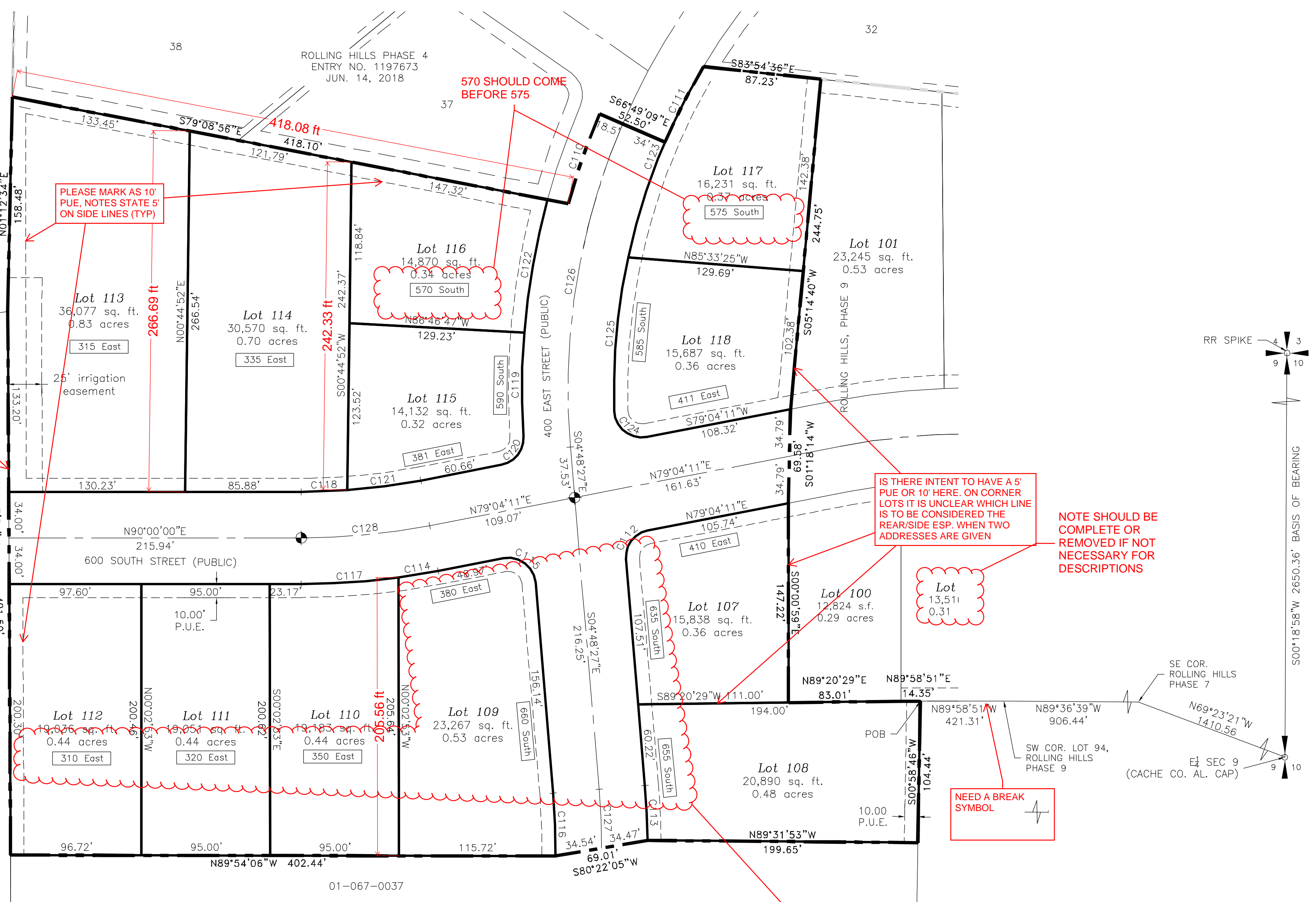
On the _____ day of _____, A.D., 20____, personally appeared before me, _____ the signer(s) of the above Owner's Dedication, of Kartchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: _____

Notary Public _____
 Residing at: _____

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

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 **NEED ROOM FOR ATTEST LINE FOR CITY RECORDER**

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Planning Commission chairman this _____ day of _____, A.D., 20____, at which time this subdivision was recommended to the City Council for approval.

 Planning Commission Chairman _____ Date _____

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 _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____

Dominion Energy Gas _____

Comcast Cable _____

Hyrum City Culinary Water _____

Hyrum City Sanitary Sewer _____

PLEASE RECONFIGURE SIGNATURE LINES TO PROVIDE ROOM FOR SIGNATURES

REVISIONS

NO.	DATE	DESCRIPTION

DATE 3/16/2021

SCALE 1"=50'

DRAWN BY BGL

ROLLING HILLS SUBDIVISION, PHASE 10

PART OF THE NORTH HALF OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HYRUM, UTAH

FINAL PLAT

PROJECT

ALLIANCE CONSULTING ENGINEERS

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

SHEET 1 OF 1 SHEETS

VICINITY MAP

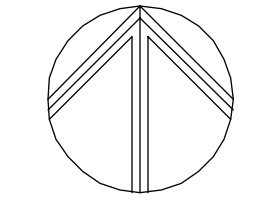


ROLLING HILLS SUBDIVISION, PHASE 11

PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT



NORTH



SCALE 1" = 50'-0"

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINES
- ROAD
- PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
- ADDRESS BLOCK
- STREET MONUMENT

LEGAL DESCRIPTION

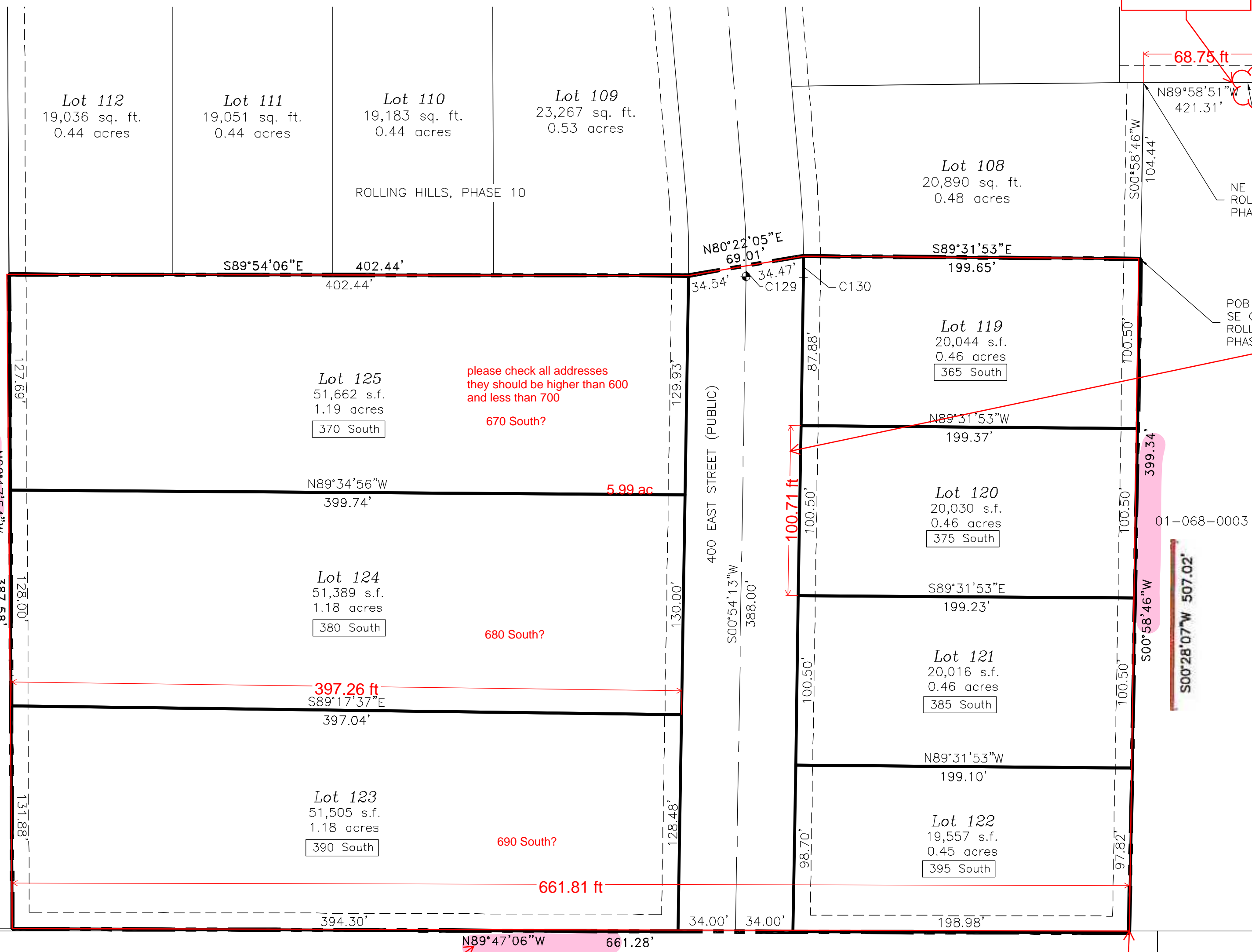
Part of the Northwest Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike; thence S 00°18'58" W 2650.36 feet to the East Quarter Corner of Section 9 monumented with an Aluminum Cap; thence N 69°23'21" W 1410.56 feet to the Southeast Corner of Rolling Hills Phase 7; thence N 89°36'39" W 906.44 feet to the Southwest Corner of Lot 94, Rolling Hills Subdivision Phase 9; thence N 89°58'51" W 421.31 feet to the Northeast Corner of Lot 108, Rolling Hills, Phase 10; thence S 00°58'46" W 104.44 feet to the Southeast Corner of Lot 108, Rolling Hills, Phase 10 and the POINT OF BEGINNING and running

thence S 00°58'46" W 399.34 feet;
thence N 89°47'06" W 661.28 feet;
thence N 00°17'54" W 387.58 feet along the boundary of Parcel 01-067-0051 shown on Gittins Mini Subdivision;
thence along the boundary of Rolling Hills Subdivision, Phase 10 the next three courses:
1) thence S 89°54'06" E 402.44 feet;
2) thence N 80°22'05" E 69.01 feet;
3) thence S 89°31'53" E 199.65 feet to the point of beginning, containing 5.99 acres, more or less.

- OWNER: KARTCHNER LAND MANAGEMENT, INC. 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 435-755-7080
- ZONING- R-2 SINGLE FAMILY RESIDENTIAL
- TOTAL ACRES- 5.99
- NUMBER OF LOTS- 7
- MIN. LOT SIZE- 19,557 S.F.
- OPEN SPACE- 0.0 ACRES
- UNITS PER ACRES- 1.17
- SETBACKS
FRONT - 25 FT
SIDE - 8 & 10 FT
REAR- 30 FT
CORNER LOTS- 25 FT
- PUBLIC UTILITY EASEMENTS
FRONT AND REAR- 10 FT
SIDEYARD- 5 FT
- TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
- 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
- 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.
- 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.

PROJECT



NEED A BREAK SYMBOL

IS LABEL IN CORRECT LOCATION? IT IS NOT POINTING TO THE SHOWN CORNER.

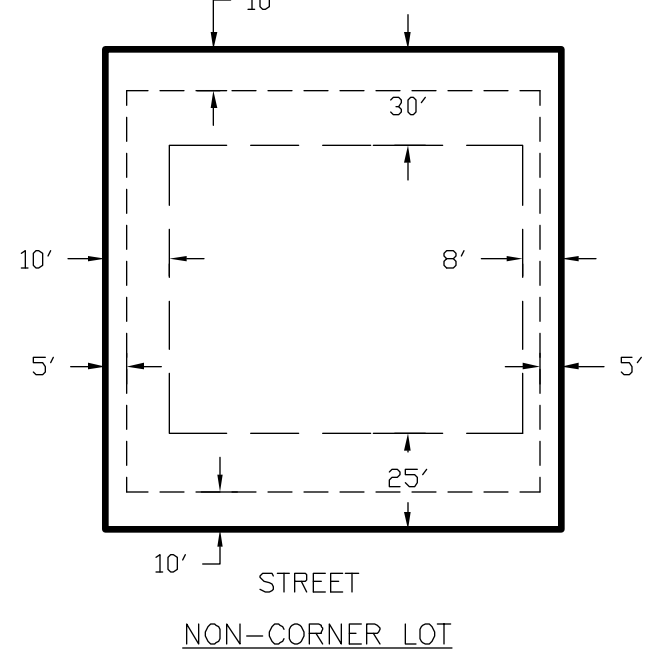
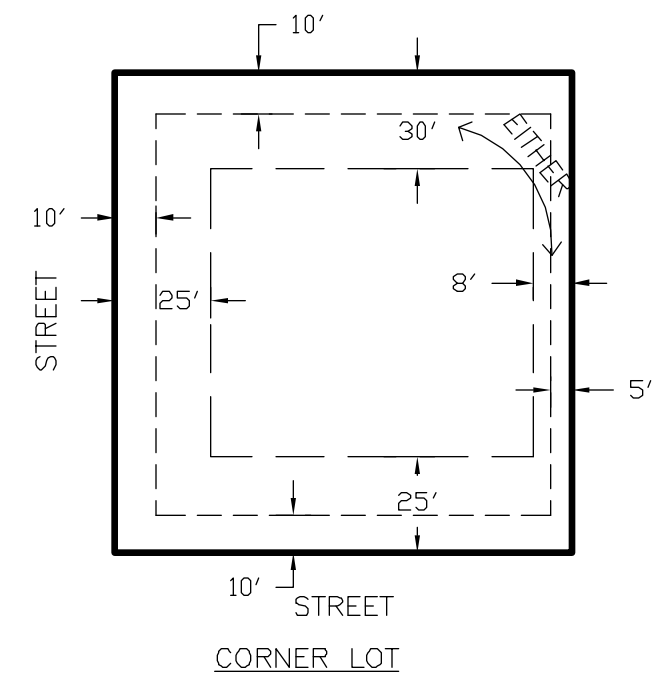
PLEASE CHECK SCALE VS DRAWING SCALE

please check all addresses they should be higher than 600 and less than 700

IS THERE A REASON THE BOUNDARIES CHANGED SO SIGNIFICANTLY FROM THE PRELIMINARY?

PLEASE INCLUDE ADJOINING OWNERSHIP/PLATS/DEVELOPMENTS (TYP.)

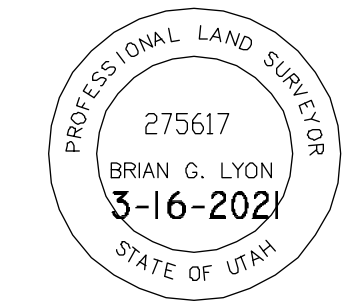
CENTER OF SECTION 9 SHOULD BE SOMEWHERE IN THIS AREA. PLEASE INCLUDE AND TIE TO LOTS. RESET IF DESTROYED IN CONSTRUCTION



TYPICAL LOT DETAILS

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered 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 ROLLING HILLS SUBDIVISION PHASE 11, and that the same has been surveyed and staked on the ground as shown on this plat.



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 Rolling Hills Subdivision, Phase 11, 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____.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF CACHE }
On the ____ day of _____ A.D., 20____, personally appeared before me, _____ the signer(s) of the above Owner's Dedication, of Kartchner Land Management, a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: _____

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C129	6.32	500.00	0°43'26"	N00°32'30"E	6.32
C130	12.62	534.00	1°21'15"	N00°13'35"E	12.62

APPROVAL AS TO FORM
Approved as to form this ____ day of _____ A.D., 20____.

City Attorney

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DRAWING BGL
SCALE 1"=50'
DRAWN BY BGL

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