

# **CANYON ESTATES PHASE 3 - FINAL PLAT**

**750 E 1200 SOUTH**

**CITY COUNCIL MEETING**

**AUGUST 6, 2020**

Summary: Rosehill Holdings LLC, is requesting final approval of Phase 2 for Canyon Estates. This phase consists of 15 lots on approximately 7.0 acres. Lots range between 15,565 and 23,404 square feet. This is located immediately south of Phase 1 that is currently under construction between 1100 South and 1250 South, and 700 East and 800 East (S.R. 165).

ZONING: R-2 RESIDENTIAL

UTILITIES:

Power: Connecting to improvements in Phase 1

Culinary: Connecting to improvements in Phase 1

Sewer: Connecting to improvements in Phase 1

Irrigation: Connecting to improvements in Phase 1

PARKING & ROADS: Connecting to improvements in Phase 1

NOTES: Need to show canal fence on plat, addresses for lots, turn around for emergency services, minor corrections



LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M  
HYRUM, UTAH

**NORTH 1/4 CORNER  
OF SECTION 16,  
T10N, R1E, S.L.B.&M.  
3.5" CACHE COUNTY ALUMINUM CAP**



I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THE ATTACHED SURVEY MAP, UTAH STATE CODE 17-23-17 OF SAID UTAH STATE 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.

DENNIS P. CARLISLE  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 172675

A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at the northeast corner of Lot 1, Phase 1, CANYON ESTATES Subdivision according to the Official Plat thereof on file in the Office of the Cache County Recorder, at a point on the westerly right-of-way line of State Road 165 located S02°7'00"W along the Section line 198.80 feet and West 38.00 feet from the Northeast Corner of Section 16, T10N, R15E, S.L.B.M.; (Basis of Bearing: N89°46'42"E along the Section line between the Northeast Corner of Section 16 and the Northeast Corner of Section 15); thence S02°7'00"W parallel with, and 38.00 feet westerly of the east line of said Section 651.21 feet, thence N89°36'32"W 197.96 feet, thence S02°23'28"W 101.74 feet, thence N89°25'45"W 396.00 feet, thence N02°23'28"E 387.20 feet to the south line of said Phase 1, thence along said Plat the following 5 (five) courses and distances: S89°24'53"E 297.00 feet, thence N02°23'28"E 153.68 feet, thence S89°24'53"E 60.00 feet, thence N02°23'28"E 120.70 feet, thence S89°24'53"E 237.63 feet to the point of beginning.

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, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

AND TO 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 OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE AREAS SHOWN ON THIS PLAT AS INTENDED TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

\_\_\_\_\_, (SIGNATURE)  
ROSEHILL HOLDINGS, LLC

BY: \_\_\_\_\_ (PRINTED NAME)

ITS: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO AFTER BEING DULY SWORN, DID  
ACKNOWLEDGE TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF  
ROSEHILL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/  
SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND  
IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN  
MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC (SIGNATURE)  
RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

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 \_\_\_\_\_

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 |
|---------------------------|------|

LOCATED IN THE NE1/4 OF SECTION 16,  
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.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY HYRUM  
CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY

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

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 \_\_\_\_\_

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

| CURVE # | RADIUS | DELTA      | ARC LENGTH | CHORD              |
|---------|--------|------------|------------|--------------------|
| C1      | 30.00  | 34°05'20"  | 17.85      | N73°31'35"E 17.59  |
| C2      | 60.00  | 61°38'11"  | 64.55      | N87°18'01"E 61.48  |
| C3      | 60.00  | 66°43'58"  | 69.88      | S28°30'55"E 66.00  |
| C4      | 60.00  | 29°34'11"  | 30.97      | S19°38'10"W 30.62  |
| C5      | 30.00  | 34°01'47"  | 17.82      | S17°24'22"W 17.56  |
| C6      | 60.00  | 157°56'20" | 165.39     | N44°32'55"W 117.78 |
| C7      | 20.00  | 89°49'13"  | 31.35      | N44°31'09"W 28.24  |
| C8      | 50.00  | 89°49'13"  | 78.38      | N44°31'08"W 70.60  |
| C9      | 20.00  | 90°10'47"  | 31.48      | N45°28'51"E 28.33  |
| C10     | 20.00  | 89°49'13"  | 31.35      | N44°31'08"W 28.24  |

| <b><i>LINE TABLE</i></b> |             |          |
|--------------------------|-------------|----------|
| LINE #                   | BEARING     | DISTANCE |
| L1                       | S89°25'45"E | 4.11     |
| L2                       | N89°25'45"W | 19.15    |

XXX  
 SECTION MONUMENT

LOT ADDRESSES  
SECTION MONUMENT