

**MOUNT STERLING FARMS PUD PHASE 4 – FINAL PLAT**  
**675 WEST 20 NORTH**  
**CITY COUNCIL MEETING**  
**APRIL 15, 2021**

Summary: Beth Larcher is seeking Final Plat approval for Phase 4 of Mount Sterling Farms. The proposed plat contains 27 single family lots on 10.33 acres. This plat includes 3.15 acres of open space. Lots range from 7,070 to 13,576 square feet. This phase is located between 575 West and 775 West, and 50 North and Main Street.

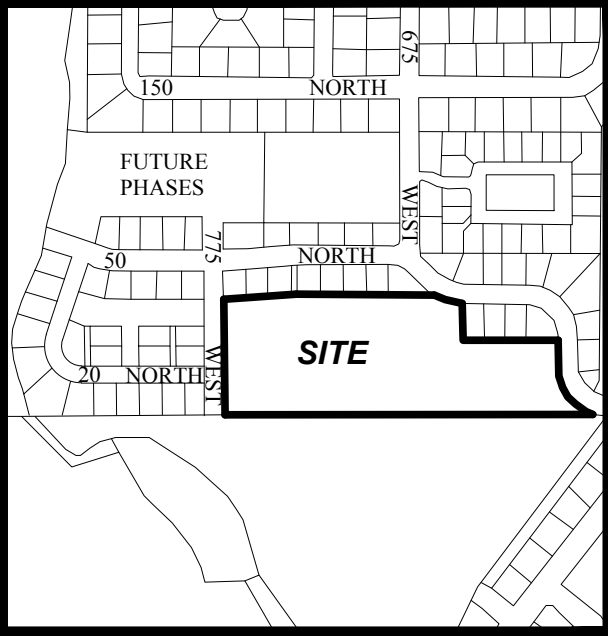
ZONING: R-2 Residential

UTILITIES:

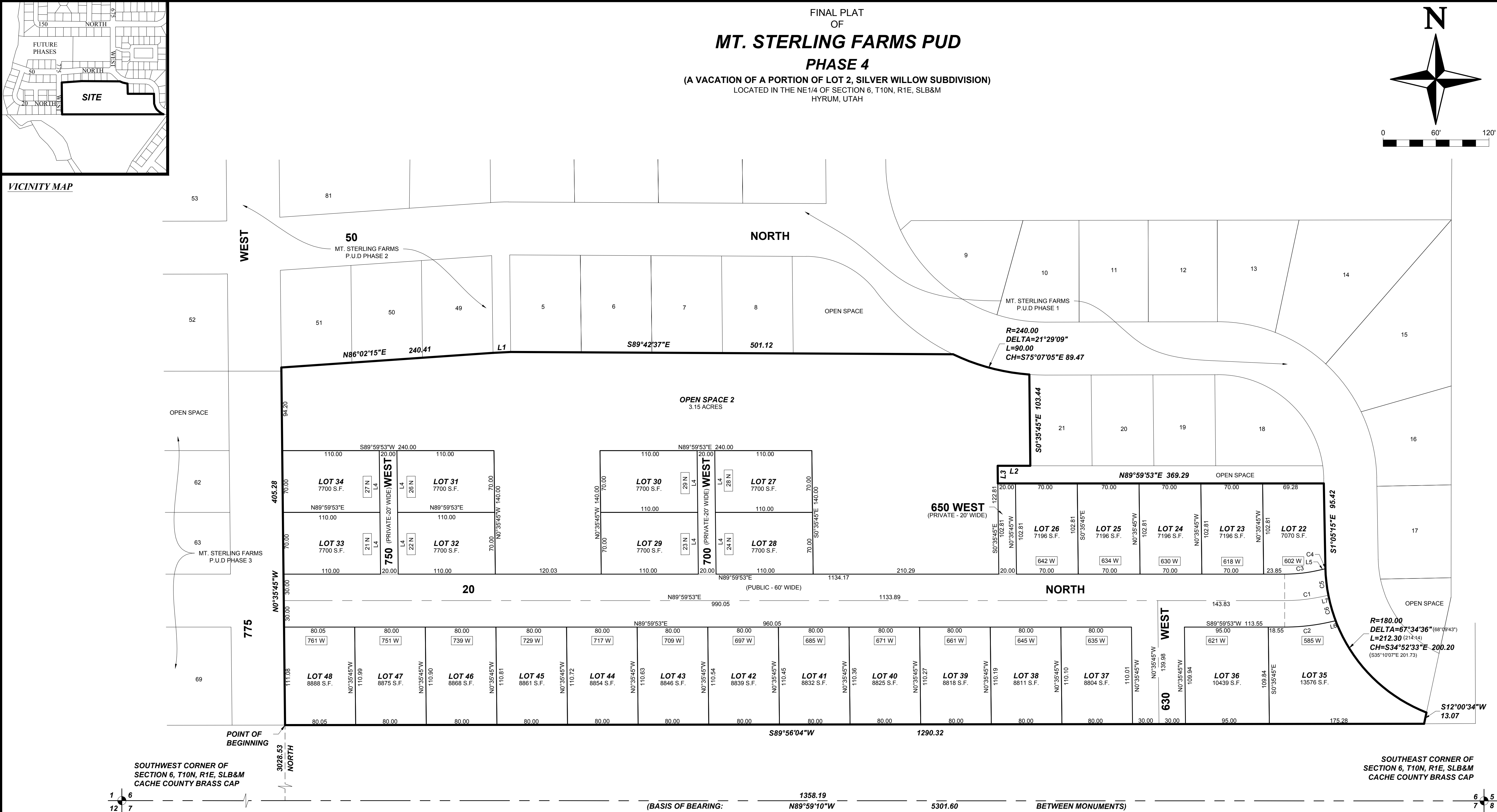
|             |                                    |
|-------------|------------------------------------|
| Power:      | To be constructed with development |
| Culinary:   | To be constructed with development |
| Sewer:      | To be constructed with development |
| Irrigation: | To be constructed with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

PARKING & ROADS:

NOTES: All changes to plat have been completed. Preliminary Plat showed a sports court to be provided in the open space. Developer is polling the current residents to determine what kind of court to provide. Open space will also include a splash pad.



VICINITY MAP



- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
  - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR 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.
  - THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT AND ARE TO BE USED FOR THE LOTS SHOWN ON THIS PLAT UNLESS CHANGED BY CITY ORDINANCE: FRONT: 10', REAR: 10', SIDE: 3' (10' 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.
  - IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY.
  - OPEN SPACE 2 IS A NON-BUILDABLE LOT AND IS HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY HYRUM CITY.
  - THE PRIVATE DRIVEWAYS SHOWN AND DESCRIBED HEREON AS 650 WEST, 700 WEST & 750 WEST, ARE HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY THE MT. STERLING FARMS PUD HOMEOWNERS ASSOCIATION, ALONG WITH THE DESIGNATION AS PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE, AND UNDER THEM FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.

| CURVE TABLE |        |           |            |                   |
|-------------|--------|-----------|------------|-------------------|
| CURVE #     | RADIUS | DELTA     | ARC LENGTH | CHORD             |
| C1          | 200.00 | 12°21'57" | 43.17      | N83°48'54"E 43.08 |
| C2          | 230.00 | 12°21'31" | 49.61      | S83°48'41"W 49.51 |
| C3          | 170.00 | 12°22'34" | 36.72      | N83°49'13"E 36.65 |
| C4          | 180.00 | 0°25'14"  | 1.32       | N1°17'53"W 1.32   |
| C5          | 180.00 | 9°36'51"  | 30.20      | S6°18'56"E 30.17  |
| C6          | 180.00 | 9°34'43"  | 30.09      | S15°54'43"E 30.06 |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N87°11'57"E | 20.01    |
| L2         | S89°59'53"W | 37.03    |
| L3         | S0°35'45"E  | 20.00    |
| L4         | N0°35'45"W  | 70.00    |
| L5         | N77°37'56"E | 10.00    |
| L6         | S77°37'56"W | 8.67     |
| L7         | S77°37'56"W | 6.82     |

| LAND USE TABLE            |                |
|---------------------------|----------------|
| COMBINED LOT AREA:        | 5.23+/- ACRES  |
| OPEN SPACE AREA:          | 3.15+/- ACRES  |
| DEDICATION ROAD AREA:     | 1.78+/- ACRES  |
| PRIVATE DRIVE AREA:       | 0.17+/- ACRES  |
| TOTAL PROJECT AREA:       | 10.33+/- ACRES |
| TOTAL # OF LOTS:          | 27             |
| OPEN SPACE PARCELS:       | 1              |
| TOTAL LANE MILES OF ROAD: | 0.25 MILES     |

OWNER INFORMATION

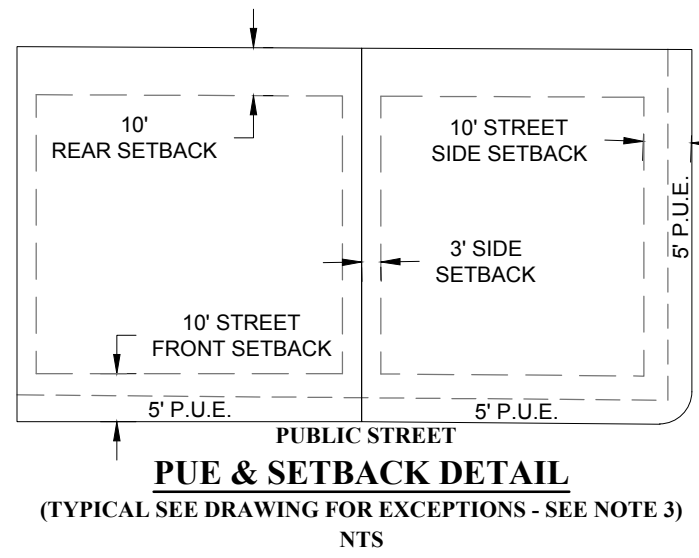
OBODO DEVELOPMENT  
45 NORTH MAIN STREET, STE 101  
LOGAN, UTAH 84321

LEGEND

XXX

(XXXXX)

LOT ADDRESSES  
RECORD DATA  
SECTION MONUMENT



PUE & SETBACK DETAIL  
(TYPICAL SEE DRAWING FOR EXCEPTIONS - SEE NOTE 3)  
NTS

**SURVEYOR'S CERTIFICATE**  
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 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.

DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 2, SILVER WILLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder located in the NE1/4 of Section 6, Township 10 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:  
Beginning at the southeast corner of Phase 3, MT. STERLING FARMS PUD, according to the Official Plat thereof on file in the Office of the Cache County Recorder located N89°59'10"W along the Section line 1,358.19 feet and North 3,028.53 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B. & M.; thence N0°35'45"W along the easterly line of said Plat and extension thereof 405.28 feet to the southwest corner of Lot 51, Phase 2, MT. STERLING FARMS PUD; thence N86°02'15"E along the south line of said Plat 240.41 feet to the southwest corner of Phase 1, MT. STERLING FARMS PUD; thence along said Plat the following 9 (nine) courses and distances: N87°11'57"E 20.01 feet; thence S89°42'37"E 501.12 feet; thence Southeasterly along the arc of a 240.00 foot non-tangent curve (radius bears: N25°37'30"E) to the left 90.00 feet through a central angle of 21°29'09" (chord: S75°07'05"E 89.47 feet); thence S0°35'45"E 103.44 feet; thence S89°59'53"W 37.03 feet; thence S0°35'45"E 20.00 feet; thence N89°59'53"E 369.29 feet; thence S1°05'15"E 95.42 feet; thence along the arc of a 180.00 foot radius curve to the left 212.30 feet through a central angle of 67°34'36" (chord: S34°52'33"E 200.20 feet) to the easterly line of said Lot 2, SILVER WILLOW Subdivision as defined by a Survey prepared by A.A. Hudson and filed as Survey No. 2014-091 in the Office of the Cache County Surveyor; thence along said lot the following 2 (two) courses and distances: S12°00'34"W 13.07 feet; thence S89°56'04"W 1,290.32 feet to the point of beginning.  
Contains: 10.33+/- 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, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

MT. STERLING FARMS PUD  
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 OWNER(S) 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 OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)

OBODO DEVELOPMENT, LLC

BY: (PRINTED NAME)

ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO AFTER BEING DULY SWORN, DID \_\_\_\_\_ OF OBODO DEVELOPMENT, 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

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 \_\_\_\_\_

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 \_\_\_\_\_

FINAL PLAT

MT. STERLING FARMS PUD  
PHASE 4

(A VACATION OF A PORTION OF LOT 2, SILVER WILLOW SUBDIVISION)  
LOCATED IN THE NE1/4 OF SECTION 6, 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.

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SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net



UTILITY COMPANIES

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.

CULINARY WATER AND SANITARY SEWER

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

CULINARY WATER AUTHORITY

SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

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

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

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 \_\_\_\_\_