

MOUNTAIN VIEW ESTATES SOUTH PHASE 1 – FINAL PLAT

600 SOUTH 1490 EAST

CITY COUNCIL MEETING

APRIL 15, 2021

Summary: Neighborhood Housing Solutions is seeking Final Plat approval for Phase 1 of their Mountain View Estates South development. This proposes 17 single family lots to be built on approximately 5.4 acres. This phase is located between 1400 East and 1600 East (Hammer Road), and 550 South and 650 South.

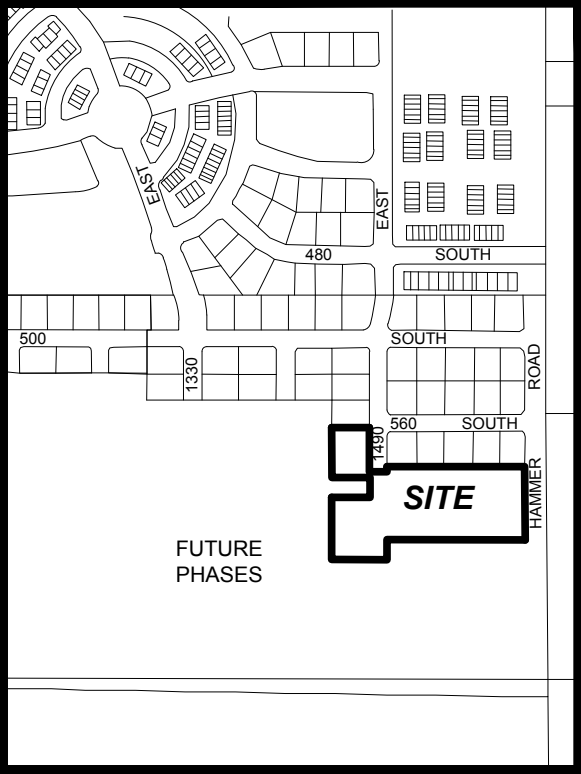
ZONING: R-2 Residential

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: A vacation of a portion of a previously dedicated road will be required to enable this design. A public hearing must be held for the vacation to be allowed. Neighborhood Housing Solutions needs to update plat with a note to dedicate vehicular access rights along 700 S.

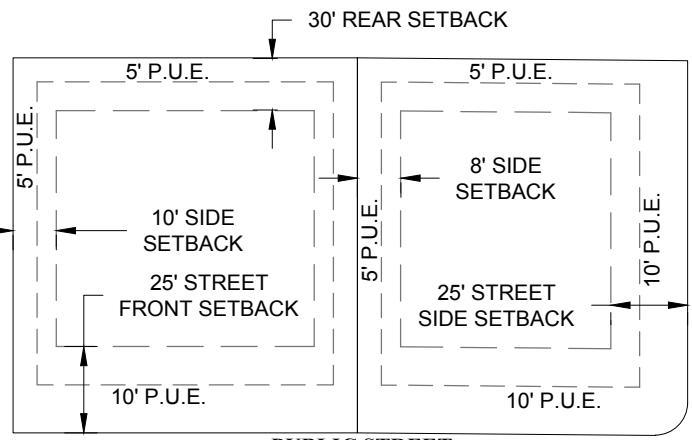
NOTES: Addresses and street numbers to be corrected to City standards. Need to include signatures for all land owners including the owners of Lot 13 (formerly Lot 20 of Phase 1).



VICINITY MAP

NOTES:

- T-POST WITH #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.
- 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.



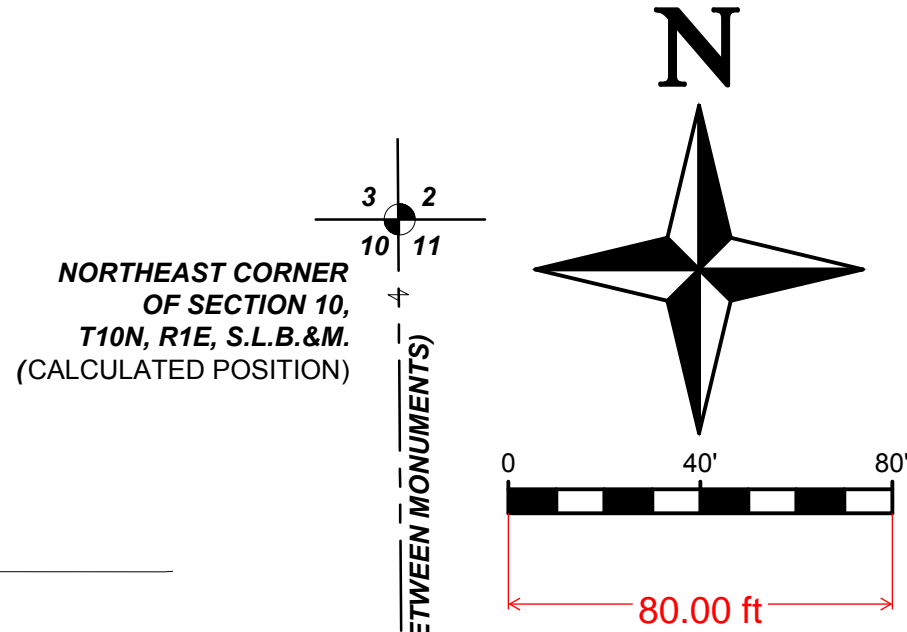
LEGEND

- XXX LOT ADDRESSES
SECTION MONUMENT

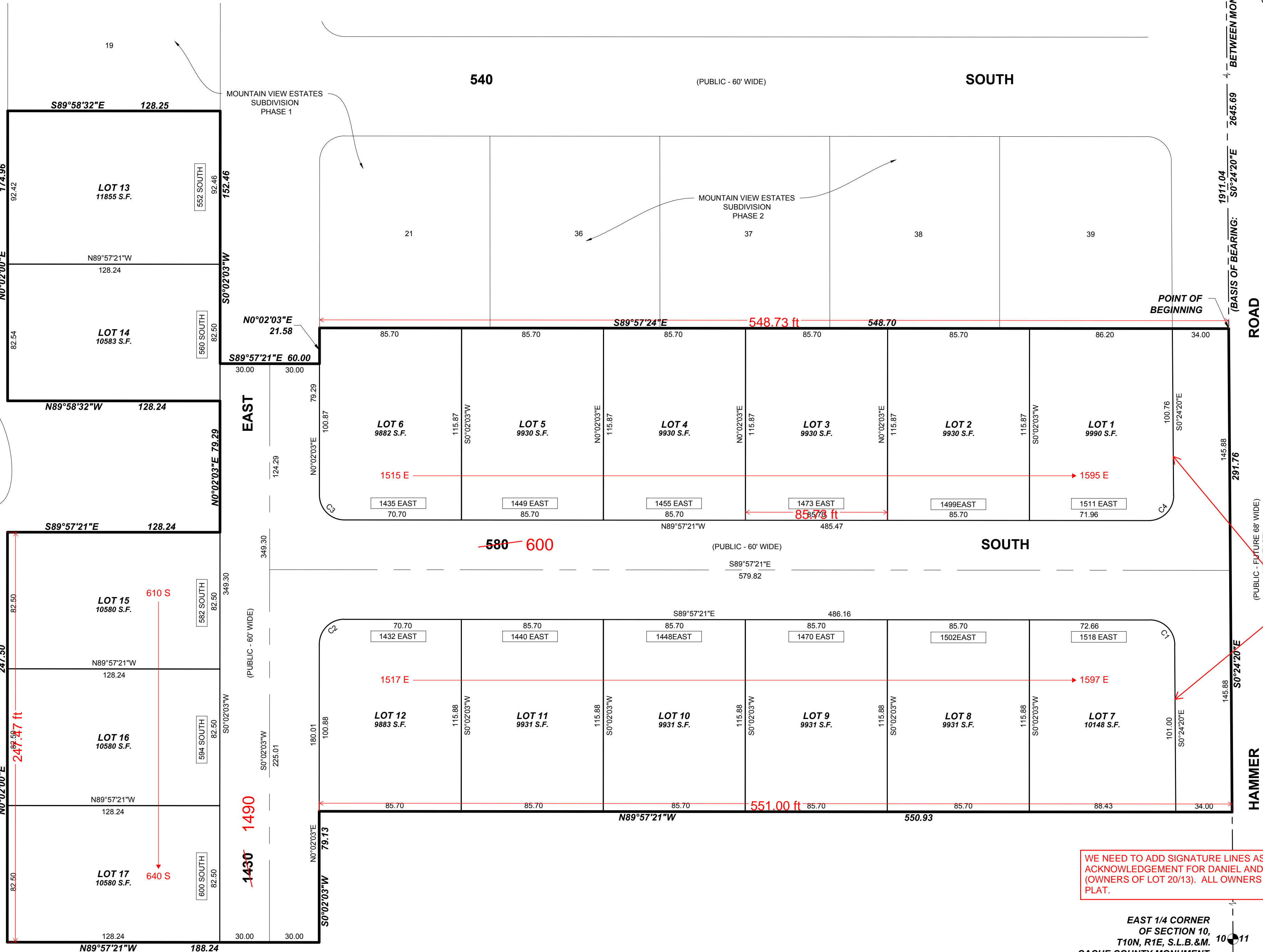
LAND USE TABLE
COMBINED LOT AREA: 3.98 +/- ACRES
OPEN SPACE AREA: 0.00 ACRES
DEDICATION ROAD AREA: 1.42 +/- ACRES
PRIVATE DRIVE AREA: 0.00 ACRES
TOTAL PROJECT AREA: 5.40 +/- ACRES
TOTAL # OF LOTS: 17
OPEN SPACE PARCELS: 0
TOTAL LANE MILES OF ROAD: 0.23 +/- MILES

FINAL PLAT
OF
**MOUNTAIN VIEW ESTATES SOUTH
SUBDIVISION**
PHASE 1

(INCLUDES THE VACATION OF LOT 20 & A PORTION OF 560 SOUTH STREET, PHASE 1, MOUNTAIN VIEW ESTATES SUBDIVISION)
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 THE DEDICATION
OF THE ABUTTER'S
VEHICULAR RIGHTS OF
ACCESS

WE NEED TO ADD SIGNATURE LINES AS WELL AS NOTARY
ACKNOWLEDGEMENT FOR DANIEL AND CARLIE MILLER
(OWNERS OF LOT 20/13). ALL OWNERS MUST SIGN THE
PLAT.

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	15.00	89°33'01"	23.44	N45°10'51"W 21.13
C2	15.00	90°00'36"	23.56	S45°02'21"W 21.22
C3	15.00	89°59'24"	23.56	S44°57'52"E 21.21
C4	15.00	90°26'59"	23.68	N44°49'09"E 21.30

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 AUTHORITY AND 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 _____

ATTORNEY APPROVAL

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

CITY ATTORNEY _____ DATE _____

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 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.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

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 the southeast corner of Phase 2, MOUNTAIN VIEW ESTATES Subdivision,
according to the Official Plat thereof on file in the Office of the Cache County Recorder located
S0°24'20"E along the Section line 1911.04 feet from the Northeast Corner of Section 10, T10N,
R1E, S.L.B.& M.; thence S0°24'20"E along said section line 291.76 feet; thence N89°57'21"W
550.93 feet; thence S0°02'03"W 79.13 feet; thence N89°57'21"W 188.24 feet; thence N0°02'00"E
247.50 feet; thence S89°57'21"E 128.24 feet; thence N0°02'03"E 79.29 feet; thence N89°58'32"W
128.24 feet; thence N0°02'00"E 174.96 feet to the southwest corner of Lot 19, Phase 1,
MOUNTAIN VIEW ESTATES Subdivision, according to the Official Plat thereof on file in the
Office of the Cache County Recorder; thence S89°58'32"E along the south line of said lot 128.25
feet to the west line of 1430 East Street; thence S0°02'03"W along said street 152.46 feet to the
south line of said Phase 1, thence along Phase 1 and Phase 2, the following 3 (three) courses
and distances: S89°57'21"E 60.00 feet; thence N0°02'03"E 21.58 feet; thence S89°57'24"E 548.70
feet to the point of beginning.

CHANGE TO "1490 EAST
(FORMERLY 1430 EAST)" Contains: 5.40 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE
OWNERS OF THE ABOVE DESCRIBED TRACTS 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 _____ PRESENTS & KNOWN

**MOUNTAIN VIEW ESTATES SOUTH
SUBDIVISION**
PHASE 1

(INCLUDES THE VACATION OF LOT 20 & A PORTION OF 560 SOUTH
STREET, PHASE 1, MOUNTAIN VIEW ESTATES SUBDIVISION)

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
UTILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER
SEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE
PROPOSES SHOWN HEREON.

(SIGNATURE)
NEIGHBORHOOD NONPROFIT HOUSING CORPORATION

BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, 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 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
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 _____

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PHASE 1

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STREET, PHASE 1, MOUNTAIN VIEW ESTATES SUBDIVISION)
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