

VICINITY MAP
NTS

LEGEND

- SECTION MONUMENT
- #5 REBAR AND CAP SET AT ALL LOT CORNERS
- JSH REBAR & CAP FOUND (UNLESS OTHERWISE NOTED)
- EXISTING BUILDING
- ASPHALT ROAD
- GRAVEL ROAD
- PROPERTY BOUNDARY LINE
- SECTION LINE
- TIE LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- 20% TO 30% SLOPES
- SLOPES EXCEEDING 30%
- RIGHT OF WAY DEDICATION AREA

- NOTES**
- AT THE REQUEST OF THE OWNER, THIS AMENDMENT IS TO CHANGE THE AGRICULTURAL REMAINDER PARCEL 01-081-0017 TO A BUILDABLE LOT.
 - AGRICULTURAL USES: CURRENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL ACTIVITIES WHICH ARE PERMITTED USES IN THE AGRICULTURAL ZONE AND FOREST RECREATION ZONE.
 - CULINARY WATER: CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY OF ADEQUACY OF CULINARY WATER TO ANY OF THESE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED OF THE REQUIREMENTS TO OBTAIN AN APPROVED CULINARY WATER SOURCE AND COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF AN BUILDING PERMIT.
 - STORM WATER DRAINAGE: COMPLIANCE WITH THE STANDARDS OF THE CACHE COUNTY MANUAL OF ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND STATE OF UTAH STORM WATER PERMITTING ARE REQUIRED. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY INCREASED LEVEL OF STORM WATER DRAINAGE FROM ANY PORTION OF ANY LOT OR REMAINDER PARCEL OF THIS SUBDIVISION TO ANY ADJACENT PROPERTIES, DITCHES, CANALS, OR WATERWAYS, OR THE ALTERATION OF ANY EXISTING, HISTORIC, OR NATURAL DRAINAGE WITHOUT PRIOR WRITTEN AUTHORIZATION PROVIDED BY THE EFFECTED PARTY OR ENTITY (MAY INCLUDE BUT IS NOT LIMITED TO: ADJACENT PROPERTY OWNERS), DITCH OR CANAL COMPANY, CACHE COUNTY, OR THE STATE WATER ENGINEER'S OFFICE.)
 - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT COUNTY 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 30'
REAR 30'
SIDE 12' (SEE DETAIL)
30' (IF SIDE YARD FRONTS A STREET)

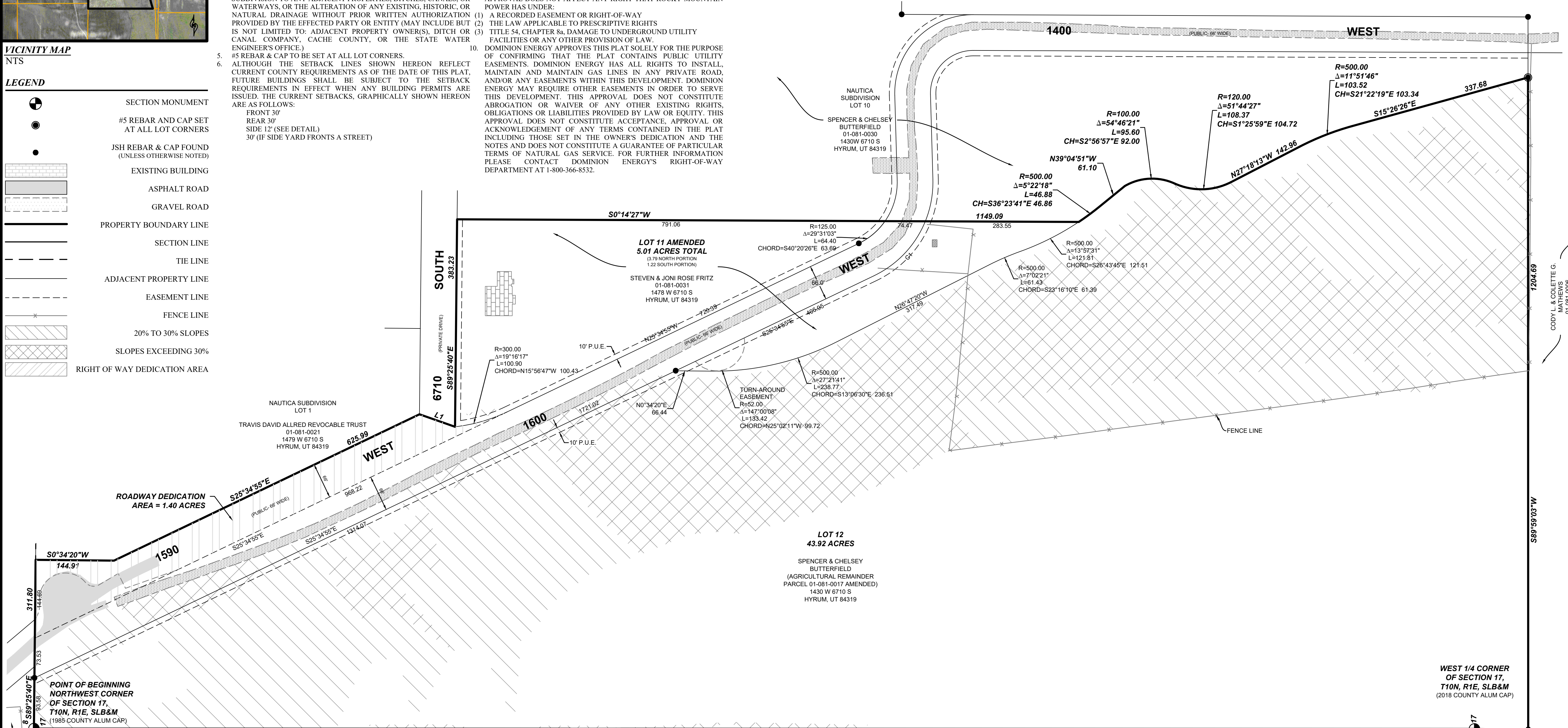
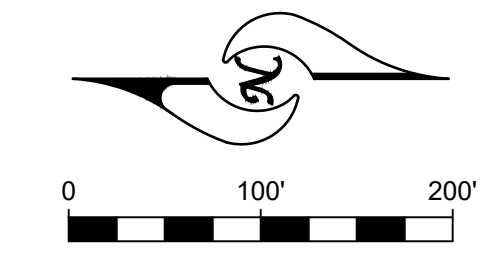
LAYOUT OF PROPOSED POWER LINES, INCLUDING THE SOURCE AND CONNECTION TO THE EXISTING POWER SUPPLY, TOGETHER WITH THE LOCATION OF EXISTING AND PROPOSED BRIDGES, CULVERTS, UTILITIES, UTILITY EASEMENTS, AND ANY COMMON SPACE OR OPEN SPACES AREAS INCLUDING THE LOCATION AND DIMENSIONS OF ALL PROPERTY PROPOSED TO BE SET ASIDE FOR PUBLIC OR PRIVATE RESERVATION, WITH DESIGNATION OF THE PURPOSES OF THOSE SET ASIDE, AND CONDITIONS, IF ANY, OF THE DEDICATION OR RESERVATION.

PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNERS(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW.
- DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY HAS ALL RIGHTS TO INSTALL, MAINTAIN AND MAINTAIN GAS LINES IN ANY PRIVATE ROAD, AND/OR ANY EASEMENTS WITHIN THIS DEVELOPMENT. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATION, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET IN THE OWNER'S 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.

FINAL PLAT
OF
NAUTICA SUBDIVISION
AMENDMENT OF AGRICULTURAL REMAINDER TO LOT 12
(INCLUDES THE AMENDMENT OF AGRICULTURAL REMAINDER, LOT 11 AND THE DEDICATION OF 1590 WEST)
LOCATED IN THE NW1/4 OF SECTION 17, T10N, R1E, SLB&M
CACHE COUNTY, UTAH



OWNER INFORMATION
Name: Spencer & Chelsey Butterfield
Address: 1430 West 6710 South
Hyrum, Utah, 84319

DATE OF PLAT PREPARATION:
December 20th, 2024

ZONE A10 SETBACK TABLE
(SEE NOTE 16)

FRONT YARD	30-FT
SIDE YARD	12-FT
SIDE YARD - STREET	30-FT
REAR YARD	30-FT

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S19°19'06"W	68.69
L2	N0°47'12"E	99.00

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	191.00	42°19'40"	141.10	S46°44'42"E 137.92

UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

COMCAST _____ DATE _____

QUESTAR GAS _____ DATE _____

QWEST _____ DATE _____

DEPUTY COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IS IT CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DEPUTY COUNTY SURVEYOR _____ DATE _____

BEAR RIVER HEALTH DEPARTMENT APPROVAL
THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS _____ DAY OF _____, 20____.

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER
APPROVED BY ROCKY MOUNTAIN POWER PER THE CONDITIONS OF SUBDIVISION NOTE NUMBER 9. THIS DAY OF _____, 20____.

SIGNATURE: _____

BY: _____

TITLE: _____

CACHE COUNTY PLANNING COMMISSION
THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20____ DATED THIS _____ DAY OF _____, 20____.

BY: _____

CHAIR

COUNTY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE.

CACHE COUNTY ATTORNEY _____ DATE _____

ASSOCIATION 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 _____ OF STERLING VIEWS HOME OWNERS ASSOCIATION AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID ASSOCIATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ASSOCIATION ACKNOWLEDGED TO ME THAT SAID ASSOCIATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
COMMISSIONED IN _____ COUNTY
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

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 _____ DATE _____
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION
All of AGRICULTURAL REMAINDER PARCEL 01-081-0017, LOT 11 PARCEL 01-081-0031, AND 1590 WEST STREET, NAUTICA SUBDIVISION of the Official Plat thereof on file in the Office of the Cache County Recorder.

Contains: 53.06 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 KNOWN AS:

NAUTICA SUBDIVISION
AMENDMENT OF AGRICULTURAL REMAINDER TO LOT 12
(INCLUDES THE AMENDMENT OF AGRICULTURAL REMAINDER, LOT 11 AND THE DEDICATION OF 1590 WEST)

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 DEDICATE, GRANT AND CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES AND CACHE COUNTY ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CACHE COUNTY. THE UNDERSIGNED OWNER(S) ALSO HEREBY DEDICATE, GRANT AND CONVEY TO CACHE COUNTY THE TURNAROUND EASEMENT AS SHOWN HEREON. 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) _____ (SIGNATURE) _____
SPENCER BUTTERFIELD CHELSEY BUTTERFIELD
(PRINTED NAME) _____ (PRINTED NAME) _____

(SIGNATURE) _____ (SIGNATURE) _____
STEVEN FRITZ JONI ROSE FRITZ
(PRINTED NAME) _____ (PRINTED NAME) _____

(SIGNATURE) _____
STERLING VIEWS HOME OWNERS ASSOCIATION

BY: _____

ITS: _____

ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME SPENCER AND CHELSEY BUTTERFIELD, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSIONED IN _____
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME STEVEN AND JONI ROSE FRITZ, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSIONED IN _____
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

1 OF 1
FINAL PLAT
OF
NAUTICA SUBDIVISION
AMENDMENT OF AGRICULTURAL REMAINDER TO LOT 12
(INCLUDES THE AMENDMENT OF AGRICULTURAL REMAINDER, LOT 11 AND THE DEDICATION OF 1590 WEST)
LOCATED IN THE NW1/4 OF SECTION 17, T10N, R1E, SLB&M
CACHE COUNTY, 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