

**MOUNTAIN VIEW ESTATES SOUTH PHASE 1 – FINAL PLAT**

**600 SOUTH 1490 EAST**

**CITY COUNCIL MEETING**

**MAY 6, 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.

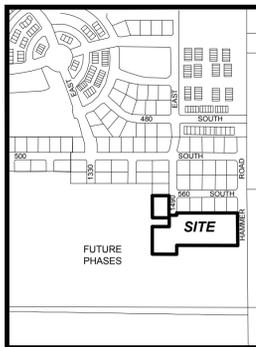
ZONING: R-2 Residential

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: Neighborhood Housing Solutions needs to update plat with a note to dedicate vehicular access rights along 700 S.

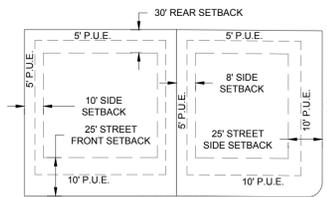
NOTES: Addresses and street numbers to be corrected to City standards. Need to include signatures for all land owners including the owners of Lot 13 (formerly Lot 20 of Phase 1).



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)



ROAD (PUBLIC - FUTURE 88' WIDE) (1620' EAST)  
HAMMER  
ROAD (PUBLIC - 60' WIDE)

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.

EAST 1/4 CORNER OF SECTION 10, T10N, R1E, S.L.B.&M. 1011 CACHE COUNTY MONUMENT

**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

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 50°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 said 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.

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

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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)  
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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HYRUM, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

\$ FEE \_\_\_\_\_ CACHE COUNTY RECORDER

**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

CULINARY WATER 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 \_\_\_\_\_

**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