

# **MOUNT STERLING FARMS PUD PHASE 5 – FINAL PLAT**

**~800 WEST 100 NORTH**

## **CITY COUNCIL MEETING**

**MAY 5, 2022**

Summary: Beth Larchar is seeking Final Plat approval for Phase 5 of Mount Sterling Farms. The proposed plat contains 13 single family lots on 5.25 acres. This plat includes 10,650 square feet of open space. Lots range from 9,300 to 24,860 square feet. This phase is located between 750 West and 875 West, and 50 North and 100 North.

ZONING: R-2 Residential

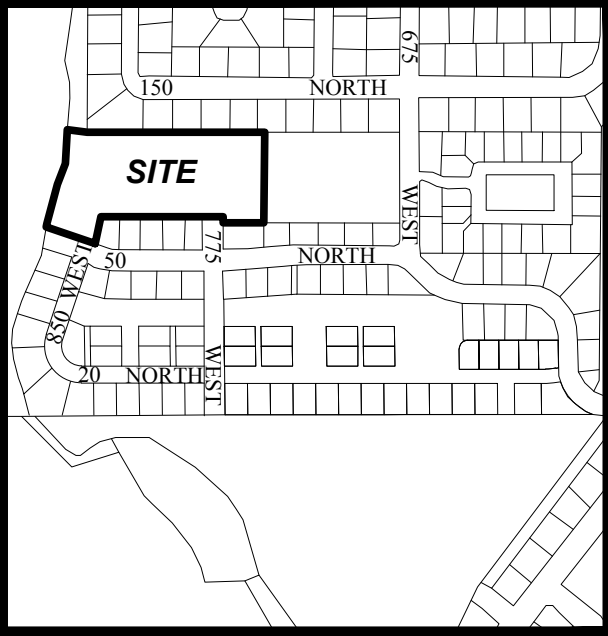
### UTILITIES:

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:

**Electrical component delays for equipment not already ordered are estimated to be 2.5 years.**



VICINITY MAP

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD	
C1	180.00	12°59'54"	40.84	S24°54'28"W	40.75
C2	180.00	23°27'02"	73.67	N43°07'56"E	73.16
C3	180.00	23°06'53"	72.62	N66°24'53"E	72.13
C4	180.00	11°57'30"	37.57	N83°57'05"E	37.50
C5	180.00	71°31'19"	224.69	N54°10'10"E	210.39
C6	150.00	71°31'19"	187.24	S54°10'10"W	175.32
C7	120.00	71°31'19"	149.80	N54°10'10"E	140.26
C8	120.00	66°21'02"	138.96	S51°35'02"W	131.33
C9	120.00	5°10'17"	10.83	S87°20'41"W	10.83
C10	70.00	89°28'25"	109.31	N45°19'58"W	98.54
C11	100.00	89°28'25"	156.16	N45°19'58"W	140.77
C12	130.00	89°28'25"	203.01	N45°19'58"W	183.00
C13	130.00	27°42'07"	62.85	S76°13'07"E	62.24
C14	130.00	31°38'56"	71.81	N46°32'35"W	70.90
C15	130.00	30°07'22"	68.35	S15°39'26"E	67.56

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S18°24'31"W	30.01

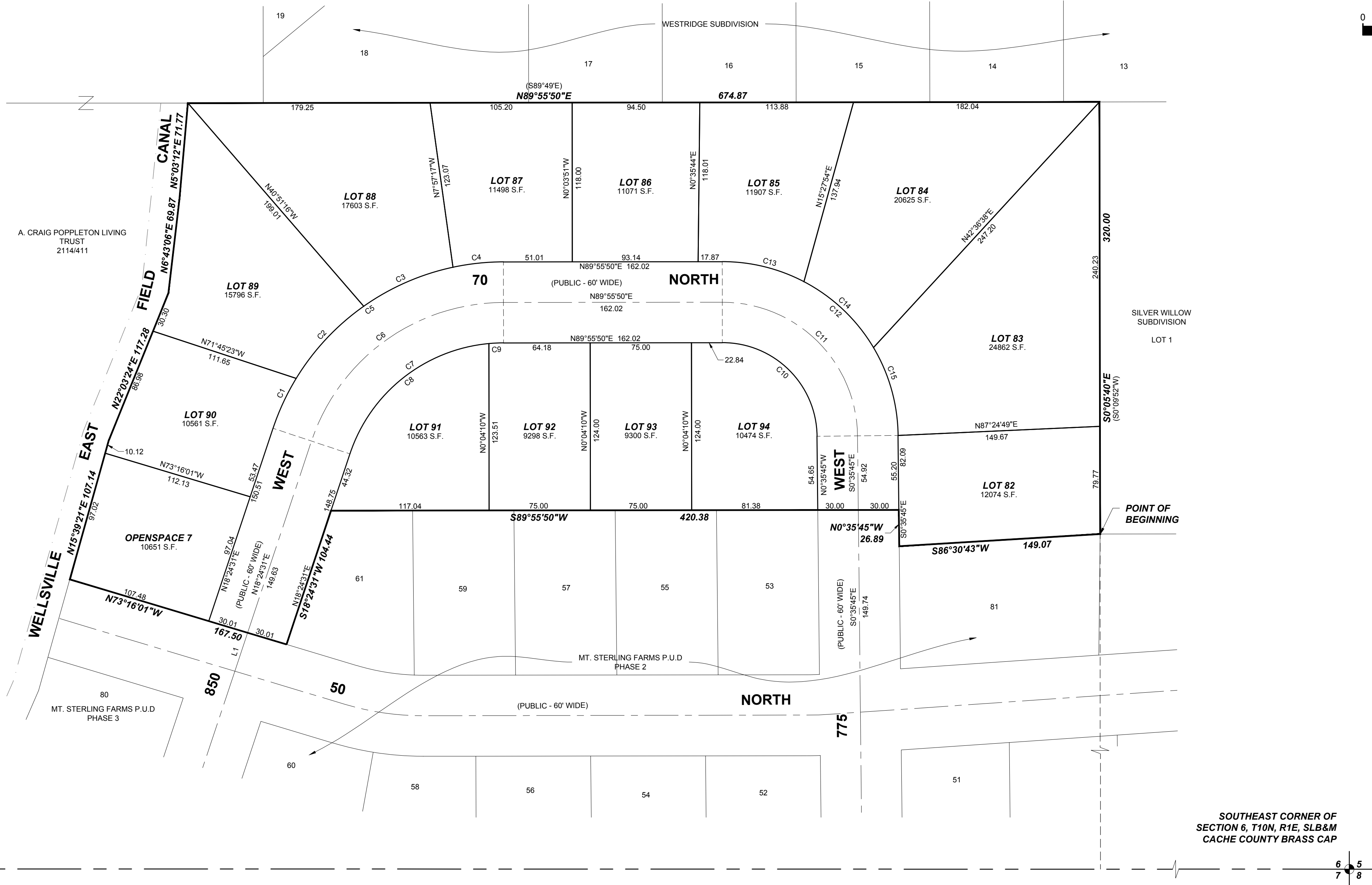
- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
  - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, 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 & SIDEYARD THAT FRONTS A STREET: 10', REAR: 10', SIDE: 3' (BUILDING/RESIDENTIAL CODE MAY HAVE DIFFERENT SETBACK REQUIREMENTS BASED ON FIREWALL CONSTRUCTION)
  - 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 7 IS A NON-BUILDABLE PARCEL AND IS HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY HYRUM CITY.

**civilsolutionsgroup inc.**  
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UTAH VALLEY | P: 801.874.1432  
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www.civilsolutionsgroup.net



FINAL PLAT  
OF  
**MT. STERLING FARMS PUD**  
**PHASE 5**

(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



**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 northeast corner of Lot 81, Phase 2, 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 1,216.32 feet and North 3,703.96 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B. & M.; thence along said Plat the following 4 (four) courses and distances: S86°30'43"W 149.07 feet; thence N0°35'45"W 26.89 feet; thence S89°55'50"W 420.38 feet; thence S18°24'31"W 104.44 feet to the northerly line of Phase 3, MT. STERLING FARMS PUD; thence N73°16'01"W along said Plat 167.50 feet the easterly bank of the Wellsville East Field Canal as defined and described by a Survey prepared by AA Hudson & Associates and filed as Survey No. 2014-091 in the Office of the Cache County Surveyor; thence along said easterly bank the following 4 (four) courses and distances: N15°39'21"E 107.14 feet; thence N22°03'24"E 117.28 feet; thence N6°43'06"E 69.87 feet; thence N5°03'12"E 71.77 feet to the southerly line of WESTRIDGE Subdivision, according to the Official Plat thereof on file on the Office of the Cache County Recorder; thence N89°55'50"E (plat: S89°49'E) 674.87 feet to the northwest corner of Lot 1, SILVER WILLOW Subdivision; thence S0°05'40"E (plat: S0°09'52"W) 320.00 feet to the point of beginning.  
Contains: 5.25+/- 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 5**

AND DO HEREBY DEDICATE TO HYRUM CITY 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 \_\_\_\_\_ ACKNOWLEDGE TO ME THAT HE/SHE IS THE \_\_\_\_\_ 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 5**

(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

**LAND USE TABLE**

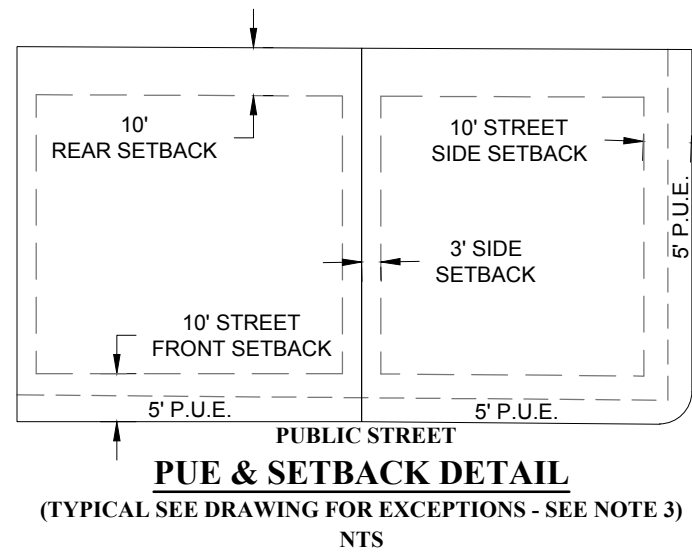
TOTAL PROJECT AREA: 5.25+/- ACRES
TOTAL # OF LOTS: 14
TOTAL AREA OF LOTS: 4.19+/- ACRES
OPEN SPACE PARCELS: 1
TOTAL ROAD AREA: 0.97+/- ACRES
TOTAL ROAD MILES: 0.13 +/- MILES

**OWNER INFORMATION**

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

**LEGEND**

XXX  
(XXXXXX)  
SECTION MONUMENT



**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 \_\_\_\_\_