

# **AUBURN HILLS PHASE 7 – FINAL PLAT**

**~720 E 600 SOUTH**

## **CITY COUNCIL MEETING**

**MAY 5, 2022**

Summary: Auburn Hills LLC. is seeking preliminary approval for Phase 7 of their Auburn Hills development. This proposes 41 single family lots to be built on approximately 15 acres.

ZONING: R-1 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

NOTES:

Auburn Hills LLC has agreed to dedicate land along canal to the City thus preventing a “no man’s land.”

A chain-link fence has been installed along the northeasterly boundary of the canal. Installation of combustible fence and/or materials by owner to be prohibited on plat, or CC&R, and buyers to be notified of the risks. Canal Company/City not to be liable for fence damaged by fire.

Lots 101 and 102 at reduced area in exchange for additional dedication of portions of 770 E, 800 E, and 700 S. These lots meet the minimum width requirements but are reduced in depth.

The boundaries along 700 S and 800 E should be marked as having no rights of access from the lots along the road/property boundary.

Boundary adjustment are made for Lot 87 to clear up title for original layout of canal and Rolling Hills.

Easement for irrigation main added to lot 87. This will affect setbacks for this lot. Foundation will need to be outside of the easement and no permanent structures may be built over the mains, including concrete. No trees to be planted near enough that the root systems will interfere with the pipes.

**Electrical component delays are estimated to be 2.5 years.**

NORTH

SCALE 1" = 60'-0"

AUBURN HILLS SUBDIVISION, PHASE 7
PART OF THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT



LEGEND

- SUBDIVISION BOUNDARY LINE
LOT LINES
ROAD
EASEMENT
STREET MONUMENT
ADDRESS BLOCK

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as Auburn Hills Subdivision, Phase 7, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this \_\_\_ day of \_\_\_ 20\_\_.

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LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 9, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Railroad Spike, thence S 00°18'58" W 2650.36 feet along the east line of the Northeast Quarter of said Section 9 to the East Quarter Corner of said Section 9 monumented with an Aluminum Cap, thence S 89°54'10" W 34.49 feet to a point on the west right of way State Route 165 per Utah Department of Transportation plans F.A.S. 8A dated 1938 and the POINT OF BEGINNING and running

thence S 89°54'10" W 502.77 feet; thence along the center of Hyrum Canal the next five courses: 1) thence N 58°34'26" W 99.80 feet; 2) thence N 52°35'12" W 145.11 feet; 3) thence N 55°32'14" W 235.57 feet; 4) thence N 57°34'06" W 134.45 feet; 5) thence N 54°32'24" W 202.52 feet; thence N 89°36'39" W 60.47 feet to the Southeast Corner of Lot 77, Rolling Hills Subdivision, Phase 7; thence N 00°31'42" E 170.65 feet along the boundary line of Rolling Hills, Subdivision, Phase 7; thence S 89°59'44" E 1,288.66 feet along the south boundary of Auburn Hills Subdivision Phase 1 and 4 and their projection thereof to the west right of way line of State Route 165; thence along south right of way line the next two courses: 1) thence S 00°28'20" W 335.82 feet to a point at Station 1502+78 34.8 left; 2) thence S 00°17'22" W 331.33 feet to the point of beginning, containing 14.93 acres, more or less.

NOTES:

- 1. OWNER/DEVELOPER: AUBURN HILLS LLC, 601 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 435-755-7080
2. ZONING - R-1 SINGLE FAMILY RESIDENTIAL
3. TOTAL ACRES-14.93 acres
4. SETBACKS PER CURRENT ZONING REQUIREMENTS
5. PUBLIC UTILITY EASEMENTS-UNLESS OTHERWISE NOTED FRONT AND REAR- 10 FT SIDEYARD- 5 FT
6. TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
7. 5/8" REBAR WITH CAP# 275617 SET AT ALL REAR AND INTERIOR PROPERTY CORNERS. CURB PINS WILL BE SET AT THE INTERSECTION OF THE LOT LINE WITH THE CURBING ONCE IT IS PLACED.
8. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
9. 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.
10. PER THE NATIONAL WETLANDS INVENTORY NO KNOWN WETLANDS ARE FOUND ON THE SITE.
11. NO SLOPES OVER 30% ARE CONTAINED WITHIN THE SITE.
12. EXISTING VEGETATION CONSISTS MAINLY OF AGRICULTURAL CROPS.
13. ALL STREETS ARE TO BE DEDICATED PUBLIC STREETS.
14. LOTS 103-109 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO 700 SOUTH STREET.
15. LOTS 87-88 AND 92-99 SHALL NOT INSTALL A COMBUSTIBLE FENCE ALONG THE CANAL.
16. LOTS 87-88 AND 92-99 SHALL NOT INSTALL A COMBUSTIBLE FENCE ALONG THE CANAL.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract Auburn Hills Subdivision, Phase 7, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this \_\_\_ day of \_\_\_ 20\_\_.

Troy A. Kortchner, President
Kortchner Land Management, Inc.

CORPORATE ACKNOWLEDGEMENT

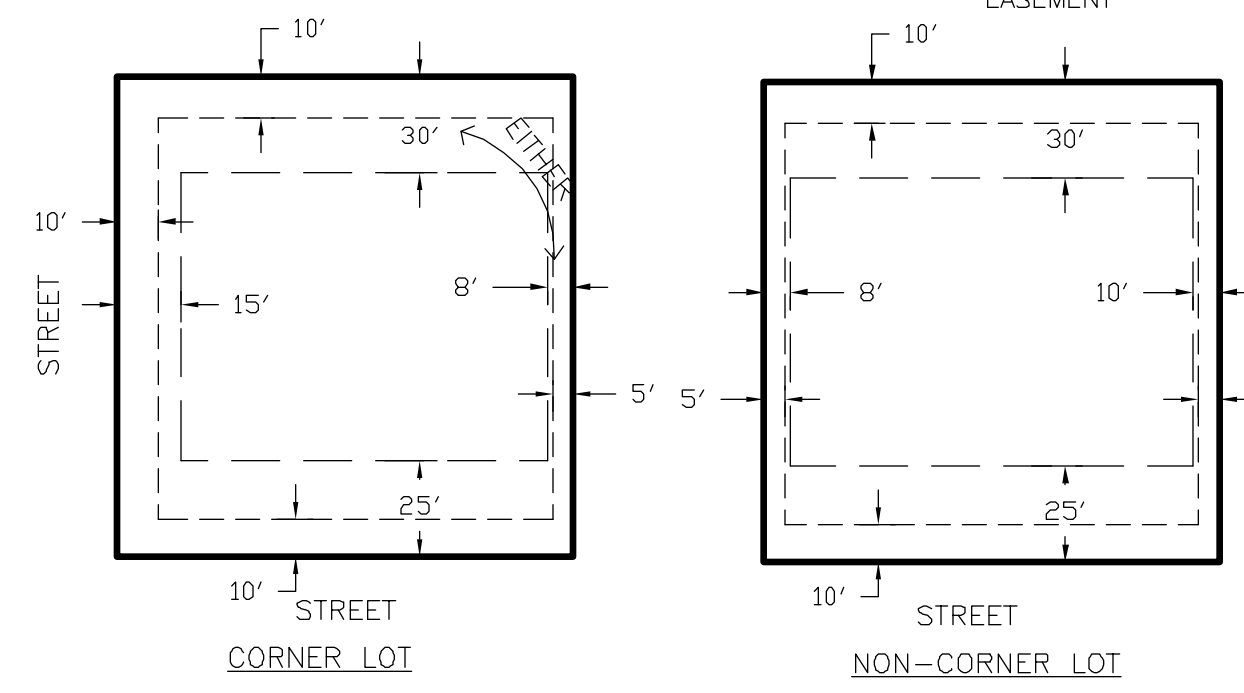
STATE OF UTAH
COUNTY OF CACHE
On the \_\_\_ day of \_\_\_ A.D., 20\_\_\_, the personally appeared before me, \_\_\_ the signer(s) of the above Owner's Dedication, of Kortchner Land Management, Inc., a corporation, who duly acknowledged to me that they signed it freely and voluntarily for and in behalf of the corporation and for the uses and purposes therein mentioned. My commission expires: \_\_\_

Notary Public

Residing at:



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Includes typical lot details diagrams.



DOMINION ENERGY NOTE
1. Dominion Energy approves this plat solely for the purpose of confirming 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 other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth 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 1-800-366-6532.

COUNTY RECORDER'S NO.
State of Utah, County of Cache, recorded and filed at the request of
Date Entry Time Fee

ENGINEER'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.
Date City Engineer

APPROVAL AS TO FORM
Approved as to form this \_\_\_ day of \_\_\_ A.D., 20\_\_
City Attorney

UTILITY COMPANY APPROVALS
The utility easements shown on this plat are approved
Hyrum City Power
Dominion Energy
Comcast Cable
Hyrum City Culinary Water
Hyrum City Sanitary Sewer

COUNTY SURVEYOR'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and further it meets the minimum standards for plats required by county ordinance, and state law.
Date County Surveyor

CITY COUNCIL APPROVAL AND ACCEPTANCE
Presented to the Hyrum City Council this \_\_\_ day of \_\_\_ A.D., 20\_\_\_, at which time this subdivision was approved and accepted.
Mayor Date

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TOWNSHIP 10 NORTH RANGE 1 EAST
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HYRUM, UTAH
FINAL PLAT

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121