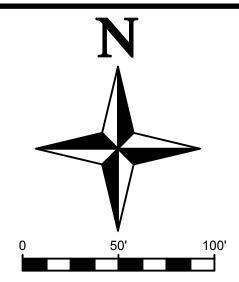
SITE

CANYON ESTATES SUBDIVISION

FINAL PLAT

PHASE 4

LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M HYRUM, UTAH



BASIS OF BEARING: N89°46'42"E 5326.44 VICINITY MAP S89°38'29"E 2651.67 2662.68 **NORTH 1/4 CORNER** NORTHEAST CORNER **NORTH 1/4 CORNER NORTHEAST CORNER** OF SECTION 16, OF SECTION 16, OF SECTION 15, OF SECTION 15, T10N, R1E, S.L.B.&M. T10N, R1E, S.L.B.&M. T10N, R1E, S.L.B.&M. T10N, R1E, S.L.B.&M. 3.5" CACHE COUNTY ALUMINUM CAP PK NAIL 2" CACHE COUNTY 3.5" CACHE COUNTY **ALUMINUM CAP ALUMINUM CAP** S89°36'32"E 198.00 GERALD C. SWENSON PATSY R. SWENSON **POINT OF** REVOCABLE TRUST **CANYON ESTATES** BEGINNING 1281/431 SUBDIVISION S89°25'45"E 495.00 **NOTES:** WEST 632.27 99.00 1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE S89°36'32"E SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES. 2. 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, LOT 83 14559 S.F. AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER. 8. ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY **LOT 46** LOT 47 LOT 48 16189 S.F. LOT 49 16189 S.F. REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE LOT 50 16189 S.F. SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING 16188 S.F. PERMITS ARE ISSUED. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS: 138 00 FRONT: 25' S89°36'32"E REAR: 30' SIDE: 8' & 10' (SEE DETAIL) 25' (IF SIDEYARD FRONTS A STREET) 653 E 667 E 683 E THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, 699 E 713 E EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN 79.00 99.00 99.00 BART W. OLSEN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE LOT 82 S89°25'45"E RISKS INHERENT WITH LIVESTOCK. 10. THE DEVELOPER WILL PLANT TWO (2) TREES HAVING A MINIMUM DIAMETER (PUBLIC - 60' WIDE) \$89°25'45"E FOUR (4) TREES SHALL BE PLANTED ON CORNER LOTS. 525.00 11. ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION. 138.00 S89°25'45"E 475.00 12. THIS AREA HAS BEEN KNOWN TO HAVE A HIGH WATER TABLE. IF LOT OWNERS S89°36'32"E 99.00 99.00 99.00 DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A 658 E 684 E 670 E 700 E 714 E HISTORIC HIGH WATER TABLE STUDY TO THE CITY WITH THE BUILDING LOT 81 14559 S.F. LOT 55 LOT 54 16204 S.F. LOT 53 16204 S.F. LOT 52 16204 S.F. LOT 51 16118 S.F. 16204 S.F. N89°36'32"W 198.00 N0°23'28"E 58.63-99 00 99.00 99.00 N89°25'45"W 495.00 REAR SETBACK **FUTURE** DEVELOPMENT SETBACK 10' SIDE CURVE TABLE SETBACK **LEGEND** 25' STREET CURVE # | RADIUS | DELTA | ARC LENGTH CHORD FRONT SETBACK XXX LOT ADDRESSES SIDE SETBACK SECTION MONUMENT 20.00 15.74 N67°03'25"W 15.34 45°06'12" 10' P.U.E. EAST 1/4 CORNER 20.00 | 45°05'24" 15.74 N22°56'10"E 15.34 OF SECTION 16, T10N, R1E, S.L.B.&M. **PUE & SETBACK DETAIL** 3" BRASS CAP 16_15 (TYPICAL SEE DRAWING FOR EXCEPTIONS - SEE NOTE 10)

CERTIFICATE NO. 172675

Meridian, located in Hyrum, Utah, more particularly described as follows:

PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE

PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base &

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 PROPERT 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 CORRECTL'

SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS

Beginning at the southwest corner of Lot 13, Phase 1, CANYON ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Cache Count Recorder, located S0°27'00"W along the Section line 559.26 feet and West 632.27 feet from the Northeast Corner of Section 16, T10N, R1E, S.L.B.& M.; thence S0°23'28"W 387.20 feet; thence N89°25'45"W 495.00 feet; thence N0°23'28"E 58.63 feet; thence N89°36'32"W 198.00 feet to the east line of the NW1/4 of the NE1/4 of said Section; thence N0°23'28"E alor the 1/16th (40 acre) line 422.00 feet to the southwest corner of Lot 30, Phase 2 of sai Subdivision; thence along Phases 2 & 1 of said Subdivision the following 3 (three) courses and distances: S89°36'32"E 198.00 feet; thence S0°23'28"W 93.43 feet; thence S89°25'45"E 495.00 feet to the point of beginning.

Contains: 6.32+/- acres

DATI

OWNER'S DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE T OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS A SET FORTH TO BE HEREAFTER KNOWN AS:

CANYON ESTATES

SUBDIVISION PHASE 4

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AI STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBL THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USE FOR THE INSTALLATION MAINTENANCE AND OPERATION OF UTILITY LINES AN FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHE EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR TH PURPOSES SHOWN HEREON.

(SIGNATURE)

ROSEHILL HOLDINGS, LLC (PRINTED NAME)

LIMITED LIABILITY ACKNOWLEDGMENT

_, 20____, PERSONALLY APPEARED BEFORE , WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE

ROSEHILL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR ANI IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN

MY COMMISSION EXPIRES:

NOTARY PUBLIC (SIGNATURE) RESIDING IN

MY COMMISSION No.

PRINTED FULL NAME OF NOTARY

, 20 , AT WHICH TIME THIS SUBDIVISION WAS

CITY COUNCIL APPROVAL

PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY

, 20 , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HYRUM CITY MAYOR

DATE

HYRUM CITY RECORDER

PLANNING COMMISSION APPROVAL PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS

RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL

PLANNING COMMISSION CHAIR

DATE

DATE

DATE

FINAL PLAT

CANYON ESTATES **SUBDIVISION**

PHASE 4

LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M HYRUM, UTAH

RECORD STATE OF UT OF:		ACHE, RECORDED AN	ND FILED AT THE REQUEST
DATE:	TIME:	BOOK:	PAGE:
\$			
FFF		CACHE COUNTY R	SECORDER

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THE UTILITY EASEMENTS SHOWN ON THIS P	LAT HAVE BEEN I	REVIEWED AND ARE APPROVED.	
DOMINION ENERGY*	DATE	HYRUM POWER	DATE
COMCAST CABLE	DATE	CENTURYLINK COMMUNICATIONS	DATE
		THE PURPOSE OF CONFORMING THAT THE PLAT CONSEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS	
CONSTITUTE ABROGATION OR WAIVER OF	ANY EXISTING	RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY	LAW OR EQUITY. THIS
APPROVAL DOES NOT CONSTITUTE ACCEPT.	ANCE, APPROVAI	L OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN	N 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

UTILITY COMPANIES

CULINARY WATER AND SANITARY SEWER APPROVED THIS DAY OF, 20, BY HYRUM CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY	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 PLAREQUIRED BY COUNTY ORDINANCE AND STATE LAW.	
CULINARY WATER AND SANITARY SEWER AUTHORITY	COUNTY SURVEYOR DATE	
ENGINEER'S APPROVAL 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.	ATTORNEY APPROVAL APPROVED AS TO FORM THISDAY OF, 20	

CITY ENGINEER

CITY ATTORNEY

SITE

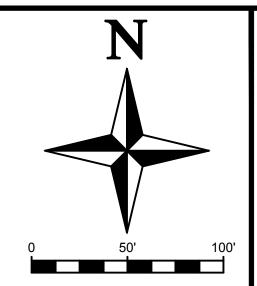
VICINITY MAP

CANYON ESTATES **SUBDIVISION**

FINAL PLAT

PHASE 5

LOCATED IN THE NE1/4 OF SECTION 16, 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 PROPERT 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 CORRECTL' SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATI DENNIS P. CARLISLE PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of State Road 165 located S0°27'00"W along the Section line 850.01 feet and West 38.00 feet from the Northeast Corner of Section 16, T10N, R1E, S.L.B.& M.; thence S0°27'00"W parallel with, and 38.00 feet westerly o the east line of said Section 466.40 feet; thence N89°25'58"W along the extension of, and alon the northerly line of Survey 97-111 (filed in the Office of the Cache Coun Surveyor) 692.48 feet; thence N0°23'28"E 364.08 feet; thence S89°25'45"E 495.00 feet; thenc N0°23'28"E 101.74 feet; thence S89°36'32"E 197.96 feet to the point of beginning.

Contains: 6.25+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE TH OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE TH SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS A SET FORTH TO BE HEREAFTER KNOWN AS:

CANYON ESTATES

SUBDIVISION PHASE 5

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AI STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLI USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND AI PUBLIC UTILITY COMPANIES A PERPETUAL. NON-EXCLUSIVE EASEMENT OVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USE FOR THE INSTALLATION. MAINTENANCE AND OPERATION OF UTILITY LINES AN FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHE EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR TH

(SIGNATURE)

ROSEHILL HOLDINGS, LLC (PRINTED NAME)

LIMITED LIABILITY ACKNOWLEDGMENT

, 20 , PERSONALLY APPEARED BEFOR WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE

ROSEHILL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AN IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES

PURPOSES SHOWN HEREON.

NOTARY PUBLIC (SIGNATURE) RESIDING IN

PRINTED FULL NAME OF NOTARY CITY COUNCIL APPROVAL

PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY

, 20 , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HYRUM CITY MAYOR

HYRUM CITY RECORDER

PLANNING COMMISSION APPROVAL PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS , 20 , AT WHICH TIME THIS SUBDIVISION WAS

RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL

PLANNING COMMISSION CHAIR

DATE

DATE

DATE

FINAL PLAT

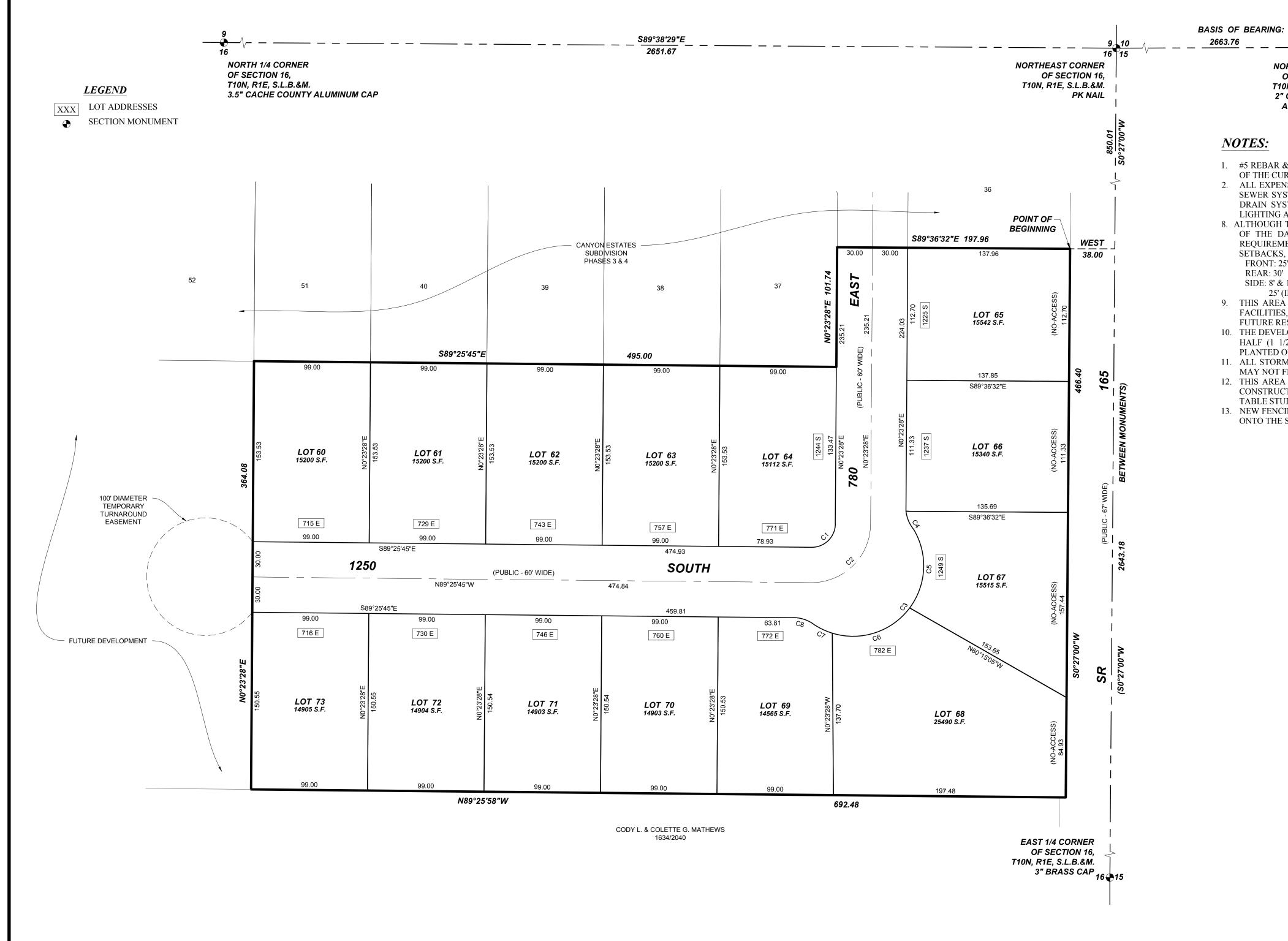
CANYON ESTATES **SUBDIVISION**

PHASE 5

LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M HYRUM, UTAH

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

CACHE COUNTY RECORDER



REAR SETBACK SETBACK 10' SIDE **SETBACK** 25' STREET FRONT SETBACK SIDE SETBACK

N89°46'42"E

NORTH 1/4 CORNER

OF SECTION 15,

T10N, R1E, S.L.B.&M.

2" CACHE COUNTY

ALUMINUM CAP

2663.76

NOTES:

FRONT: 25'

SIDE: 8' & 10' (SEE DETAIL)

PLANTED ON CORNER LOTS.

REAR: 30'

5326.44

OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.

SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:

25' (IF SIDEYARD FRONTS A STREET)

MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION.

TABLE STUDY TO THE CITY WITH THE BUILDING PERMIT.

ONTO THE STATE RIGHT-OF-WAY OF HIGHWAY 165

2662.68

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP

2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY

8. ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS

9. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT,

10. THE DEVELOPER WILL PLANT TWO (2) TREES HAVING A MINIMUM DIAMETER OF ONE AND ONE

11. ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS

12. THIS AREA HAS BEEN KNOWN TO HAVE A HIGH WATER TABLE. IF LOT OWNERS DESIRE TO

13. NEW FENCING WILL BE REQUIRED TO BE INSTALLED ALONG THE REAR OF ALL LOTS BACKING

FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.

HALF (1 1/2) INCHES FOR EACH APPROVED SUBDIVISION LOT. FOUR (4) TREES SHALL BE

CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER

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.

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

NORTHEAST CORNER

T10N, R1E, S.L.B.&M.

3.5" CACHE COUNTY

OF SECTION 15,

ALUMINUM CAP

PUE & SETBACK DETAIL (TYPICAL SEE DRAWING FOR EXCEPTIONS - SEE NOTE 10)

CURVE TABLE					
CURVE #	RVE # RADIUS DELTA ARC LENGTH CHORD				
C1	20.00	90°10'47"	31.48	S45°28'52"W	28.33
C2	50.00	90°10'47"	78.70	N45°28'52"E	70.82
C3	60.00	70°19'32"	73.64	S71°51'35"W	69.11
C4	30.00	31°52'28"	16.69	N22°32'20"W	16.47
C5	60.00	67°52'41"	71.08	N2°45'29"E	67.00
C6	60.00	70°19'32"	73.64	S71°51'35"W	69.11
C7	60.00	17°27'02"	18.27	N64°15'10"W	18.20
C8	30.00	34°10'42"	17.90	N72°36'58"W	17.63

REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR'S APPROVAL

AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND

FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORREC

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THE UTILITY EASEMENTS SHOWN ON THIS P	PLAT HAVE BEEN	REVIEWED AND ARE APPROVED.
DOMINION ENERGY*	DATE	HYRUM POWER

THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL

CENTURYLINK COMMUNICATIONS

UTILITY COMPANIES

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

COUNTY SURVEYOR ATTORNEY APPROVAL APPROVED AS TO FORM THIS DAY OF DATE **CITY ATTORNEY** DATE

SITE

BART W. OLSEN

1527/676

CHET W. & JURENE D. OLSEN

1114/454

VICINITY MAP

CANYON ESTATES **SUBDIVISION**

FINAL PLAT

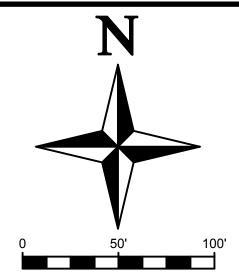
PHASE 6

POINT OF

BEGINNING

WEST

LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M HYRUM, UTAH



BASIS OF BEARING: N89°46'42"E 5326.44 NORTHEAST CORNER **NORTH 1/4 CORNER** OF SECTION 15, OF SECTION 15, T10N, R1E, S.L.B.&M.

3.5" CACHE COUNTY

ALUMINUM CAP

CANYON ESTATES

SUBDIVISION

LOT 59 15200 S.F.

701 E

702 E

LOT 74

14905 S.F.

LEGEND

XXX LOT ADDRESSES

SECTION MONUMENT

396.00

LOT 58 15200 S.F.

685 E

686 E

LOT 75

594.00

S89°38'29"E

S89°25'45"E

LOT 57 15200 S.F.

669 E

S89°25'45"E

99.00

LOT 76 14906 S.F.

670 E

S89°25'45"E

15115 S.F.

655 E

656 E

14820 S.F.

(PUBLIC - 60' WIDE)

NOTES:

NORTHEAST CORNER

T10N, R1E, S.L.B.&M.

OF SECTION 16,

PK NAIL

- 1. #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. 2. 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.
- 8. 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)

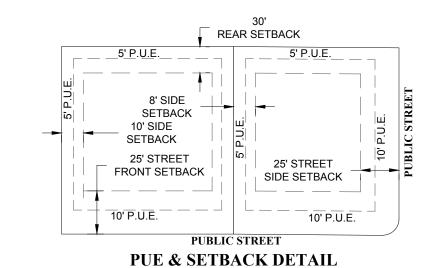
T10N, R1E, S.L.B.&M.

2" CACHE COUNTY

ALUMINUM CAP

25' (IF SIDEYARD FRONTS A STREET)

- 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. 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.
- 11. ALL STORM WATER SWALES SHALL REMAIN IN PLACE AFTER CONSTRUCTION. LOT OWNERS MAY NOT FILL IN OR MODIFY SWALE CONSTRUCTION.
- 12. THIS AREA HAS BEEN KNOWN TO HAVE A HIGH WATER TABLE. IF LOT OWNERS DESIRE TO CONSTRUCT A BASEMENT, THEY WILL BE REQUIRED TO SUBMIT A HISTORIC HIGH WATER TABLE STUDY TO THE CITY WITH THE BUILDING



(TYPICAL SEE DRAWING FOR EXCEPTIONS - SEE NOTE 10)

CURVE TABLE					
CURVE# RADIUS DELTA ARC LENGTH CHORD			ı		
C1	20.00	90°00'00"	31.42	S45°23'28"W	28.28
C2	20.00	44°54'45"	15.68	N22°03'54"W 15.28	
C3	20.00	45°17'35"	15.81	S23°02'15"W	15.40
C4	20.00	90°00'01"	31.42	N44°36'31"W	28.28

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NORTH 1/4 CORNER

T10N, R1E, S.L.B.&M.

3.5" CACHE COUNTY ALUMINUM CAP

198.00

1250

30.00 30.00 N89°25'58"W

S 2

OF SECTION 16,

S89°36'32"E

LOT 80

LOT 81 14559 S.F.

138.00

S89°36'32"E

14578 S.F.

S89°25'45"E

168.00

647 E

118.00

S89°25'45"E

S89°25'45"E

118.00

648 E

UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED. DOMINION ENERGY* HYRUM POWER COMCAST CABLE CENTURYLINK COMMUNICATIONS

CODY L. & COLETTE G. MATHEWS

1634/2040

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 CORREC AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE A THE CITY ORDINANCE. CITY ATTORNEY CITY ENGINEER

EAST 1/4 CORNER OF SECTION 16, T10N, R1E, S.L.B.&M.

3" BRASS CAP 16 🛟 15

COUNTY SURVEYOR'S APPROVAL I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORREC 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
CT ND	ATTORNEY APPROVAL APPROVED AS TO FORM THISDAY OF	, 20

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 PROPERT 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 CORRECTL' SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE	DATE
PROFESSIONAL LAND SURVEYOR	
CERTIFICATE NO. 172675	

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 16, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:

Beginning at a point located S0°27'00"W along the Section line 945.47 feet and West 730.870 feet from the Northeast Corner of Section 16, T10N, R1E, S.L.B.& M.; thence S0°23'28"W 364.08 feet; thence N89°25'58"W along the northerly line of Survey 97-111 (filed in the Office of the Cache County Surveyor) 594.00 feet to the east line of the NW1/4 of the NE1/4 of said Section; thence N0°23'28"E along the 1/16th (40 acre) line 422.13 feet; thence S89°36'32"E 198.00 feet; thence S0°23'28"W 58.63 feet; thence S89°25'45"E 396.00 feet to the point of beginning.

Contains: 5.23+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE T OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE TI SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS A SET FORTH TO BE HEREAFTER KNOWN AS:

CANYON ESTATES

SUBDIVISION PHASE 6

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AI STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBL USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND A PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVE THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USI FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AN FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHE EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR TH PURPOSES SHOWN HEREON.

ROSEHILL HOLDINGS, LLC	(SIGNATURE)
BY:	(PRINTED NAME)

LIMITED LIABILITY ACKNOWLEDGMENT

, 20 , PERSONALLY APPEARED BEFOR , WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE

ROSEHILL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR ANI IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN

IY COMMISSION EXPIRES:		
	NOTARY PUBLIC (SIC	NATURE)
	RESIDING IN	COUNTY

PRINTED FULL NAME OF NOTARY CITY COUNCIL APPROVAL PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY

, 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 , 20 , AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL

DATE PLANNING COMMISSION CHAIR

FINAL PLAT

CANYON ESTATES **SUBDIVISION**

PHASE 6

LOCATED IN THE NE1/4 OF SECTION 16, T10N, R1E, SLB&M HYRUM, UTAH

DATE	RECORDED #STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUESTOR:
0	DATE: TIME: BOOK: PAGE:
DATE	\$ FEE CACHE COUNTY RECORDER