

AMENDED FINAL PLAT  
LITTLE BEAR CREEK SUBDIVISION PHASE 2  
275 NORTH 575 WEST  
CITY COUNCIL MEETING  
AUGUST 17, 2017

The developers of Little Bear Creek would like to amend the final plat to change the way the detention pond is maintained. They would prefer not to create an HOA just to maintain the pond. They are proposing that the developer landscape and install the sprinkler system in the pond and then sell it as part of the lot next to it with the agreement that they can use it but must maintain it. This is something we had talked to them about in the past. This could work out best for the city if it was handled this way. It is important to require it finished by the developer before turning it over to the home owner. These details would need to be clearly stated in the purchase agreement with the home owner making the purchase.

# LITTLE BEAR CREEK ESTATES - PHASE 2

LOCATED IN THE PART OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASIN & WARDEN, HURON CITY, CAGHE COUNTY, UTAH

**SURVEYORS CERTIFICATE**

WE, THE UNDERSIGNED SURVEYORS, HAVE BEEN EMPLOYED BY THE PLATTEE TO SURVEY THE ABOVE DESCRIBED PROPERTY, AND TO PREPARE THE ACCOMPANYING PLAT. WE HEREBY CERTIFY THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE BY US, AND THAT WE HAVE COMPLIED WITH ALL THE REQUIREMENTS OF THE UTAH PLATTING ACT AND THE UTAH SUBDIVISION ACT. WE FURTHER CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE UTAH PLATTING ACT AND THE UTAH SUBDIVISION ACT, AND THAT WE HAVE FULLY DISCLOSED TO THE PLATTEE ALL FACTS AND CIRCUMSTANCES WHICH MAY AFFECT THE INTERESTS OF THE PUBLIC.

**BOUNDARY DESCRIPTION**

... (detailed survey data) ...

**PLATTEE'S CERTIFICATE AND DECLARATION**

I, THE UNDERSIGNED, THE PLATTEE OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT I HAVE FULLY DISCLOSED TO THE SURVEYORS ALL FACTS AND CIRCUMSTANCES WHICH MAY AFFECT THE INTERESTS OF THE PUBLIC. I FURTHER CERTIFY THAT I HAVE FULLY DISCLOSED TO THE SURVEYORS ALL FACTS AND CIRCUMSTANCES WHICH MAY AFFECT THE INTERESTS OF THE PUBLIC. I HEREBY AUTHORIZE THE SURVEYORS TO SIGN AND SUBSCRIBE TO THE ACCOMPANYING PLAT AND TO MAKE NECESSARY CORRECTIONS AND AMENDMENTS TO THE PLAT AS NECESSARY TO MAKE IT ACCURATE AND COMPLETE.

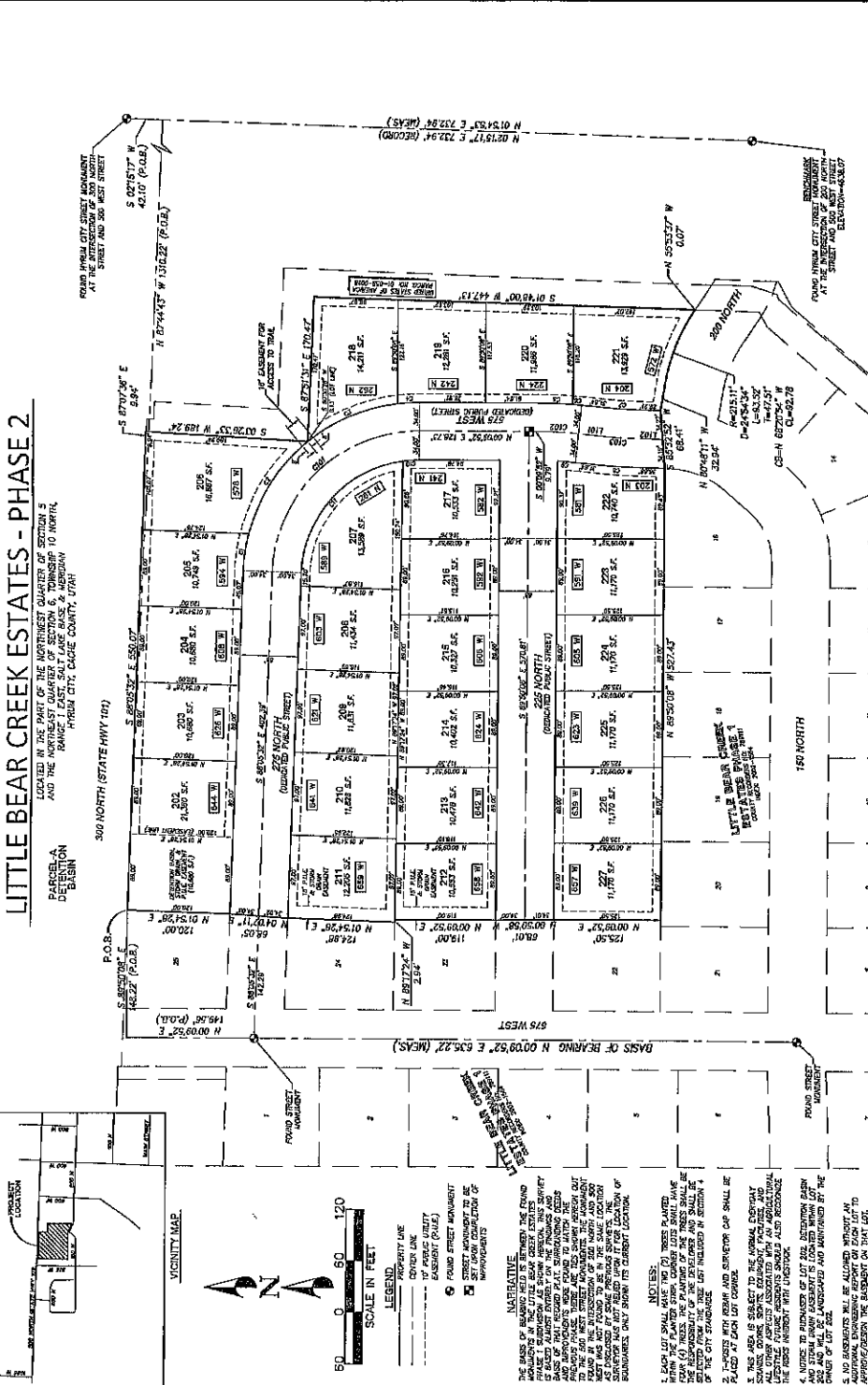
STATE OF UTAH } \$4.  
 COUNTY OF CAGHE }  
 I, PEGG CONSULTING, Surveyors, do hereby certify that the above described plat was prepared by me or under my supervision and to the best of my knowledge and belief it is a true and accurate representation of the survey made by me or under my supervision.

Commissioner Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 Permit Name of Name: \_\_\_\_\_

**PEGG CONSULTING**

227 SOUTH 200 WEST • SALT LAKE CITY, UTAH 84115  
 PHONE (801) 582-2241 • FAX (801) 582-2251

FILED AND RECORDED:  
 CAGHE COUNTY RECORDER,  
 COUNTY OF CAGHE,  
 DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 TIME \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 REQUEST OF: \_\_\_\_\_



**CURVE TABLE (CENTERLINE)**

STATION	CHORD BEARING	CHORD LENGTH	CURVE LENGTH	CHORD BEARING	CHORD LENGTH	CURVE LENGTH
0+00	S 11.70° E	11.70	11.70	N 11.70° W	11.70	11.70
0+10	S 11.70° E	11.70	23.40	N 11.70° W	11.70	23.40
0+20	S 11.70° E	11.70	35.10	N 11.70° W	11.70	35.10
0+30	S 11.70° E	11.70	46.80	N 11.70° W	11.70	46.80
0+40	S 11.70° E	11.70	58.50	N 11.70° W	11.70	58.50
0+50	S 11.70° E	11.70	70.20	N 11.70° W	11.70	70.20
0+60	S 11.70° E	11.70	81.90	N 11.70° W	11.70	81.90
0+70	S 11.70° E	11.70	93.60	N 11.70° W	11.70	93.60
0+80	S 11.70° E	11.70	105.30	N 11.70° W	11.70	105.30
0+90	S 11.70° E	11.70	117.00	N 11.70° W	11.70	117.00

**LINE TABLE (CENTERLINE)**

STATION	CHORD BEARING	CHORD LENGTH	CURVE LENGTH	CHORD BEARING	CHORD LENGTH	CURVE LENGTH
0+00	S 11.70° E	11.70	11.70	N 11.70° W	11.70	11.70
0+10	S 11.70° E	11.70	23.40	N 11.70° W	11.70	23.40
0+20	S 11.70° E	11.70	35.10	N 11.70° W	11.70	35.10
0+30	S 11.70° E	11.70	46.80	N 11.70° W	11.70	46.80
0+40	S 11.70° E	11.70	58.50	N 11.70° W	11.70	58.50
0+50	S 11.70° E	11.70	70.20	N 11.70° W	11.70	70.20
0+60	S 11.70° E	11.70	81.90	N 11.70° W	11.70	81.90
0+70	S 11.70° E	11.70	93.60	N 11.70° W	11.70	93.60
0+80	S 11.70° E	11.70	105.30	N 11.70° W	11.70	105.30
0+90	S 11.70° E	11.70	117.00	N 11.70° W	11.70	117.00

**CURVE TABLE (LOTS)**

LOT NO.	CHORD BEARING	CHORD LENGTH	CURVE LENGTH	CHORD BEARING	CHORD LENGTH	CURVE LENGTH
1	S 11.70° E	11.70	11.70	N 11.70° W	11.70	11.70
2	S 11.70° E	11.70	23.40	N 11.70° W	11.70	23.40
3	S 11.70° E	11.70	35.10	N 11.70° W	11.70	35.10
4	S 11.70° E	11.70	46.80	N 11.70° W	11.70	46.80
5	S 11.70° E	11.70	58.50	N 11.70° W	11.70	58.50
6	S 11.70° E	11.70	70.20	N 11.70° W	11.70	70.20
7	S 11.70° E	11.70	81.90	N 11.70° W	11.70	81.90
8	S 11.70° E	11.70	93.60	N 11.70° W	11.70	93.60
9	S 11.70° E	11.70	105.30	N 11.70° W	11.70	105.30
10	S 11.70° E	11.70	117.00	N 11.70° W	11.70	117.00

**ENGINEERS CERTIFICATE**

WE, THE UNDERSIGNED ENGINEERS, HAVE BEEN EMPLOYED BY THE PLATTEE TO SURVEY THE ABOVE DESCRIBED PROPERTY, AND TO PREPARE THE ACCOMPANYING PLAT. WE HEREBY CERTIFY THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE BY US, AND THAT WE HAVE COMPLIED WITH ALL THE REQUIREMENTS OF THE UTAH PLATTING ACT AND THE UTAH SUBDIVISION ACT.

ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SURVEYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**HYRUM CITY COUNCIL WATER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

FORWARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

FORWARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**HYRUM CITY COUNCIL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

FORWARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**HYRUM CITY PLANNING COMMISSION**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

FORWARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**COUNTY SURVEYORS CERTIFICATE**

WE, THE UNDERSIGNED SURVEYORS, HAVE BEEN EMPLOYED BY THE PLATTEE TO SURVEY THE ABOVE DESCRIBED PROPERTY, AND TO PREPARE THE ACCOMPANYING PLAT. WE HEREBY CERTIFY THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE BY US, AND THAT WE HAVE COMPLIED WITH ALL THE REQUIREMENTS OF THE UTAH PLATTING ACT AND THE UTAH SUBDIVISION ACT.

COUNTY SURVEYOR: \_\_\_\_\_ DATE: \_\_\_\_\_