

**ROLLING HILLS SUBDIVISION-PHASE 4  
CITY COUNCIL MEETING  
SEPTEMBER 21, 2017  
PRELIMINARY PLAT  
~550 SOUTH 400 EAST**

**ZONING-** R-2 Residential Permitted

**UTILITIES-** Available on 400 East. There will need to be an added electrical connection to loop the 3-phase power from the line that runs down the West side of the property. This will be worked out with the construction drawing approvals.

**CURB AND SIDEWALKS-** In front of all lots.

**ROADS-** 68-foot ROW.

**STORM WATER-** Existing Storm Water Pond.

**FENCING-** None proposed.

**CANAL-** None in this phase.

**NOTES-**

This is a simple straightforward next phase for this subdivision. This phase has a number of larger lots and will add some variety to this subdivision. The City Staff and Engineer have reviewed and recommend approval with the condition of the city engineer approval of storm water calculations. The Planning Commission recommends approval with the same condition.



**ROLLING HILLS SUBDIVISION PHASE 4**

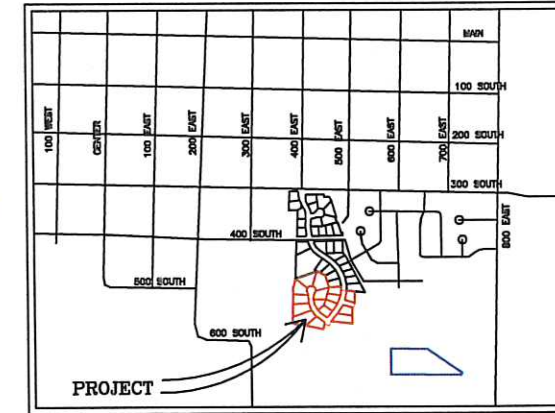
PART OF THE NORTH HALF OF SECTION 9  
TOWNSHIP 10 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
550 SOUTH, 400 EAST  
HYRUM, UTAH

**EXISTING SITE**  
**NORTH**



0 50 100ft.  
SCALE 1" = 50'-0"  
VICINITY MAP

LEGEND	
	SUBDIVISION BOUNDARY LINE
	EXISTING ZONE BOUNDARY
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING WATER AS NOTED
	EXISTING SEWER AS NOTED
	EXISTING IRRIGATION AS NOTED
	EXISTING STORM AS NOTED
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ASPHALT
	EXISTING CONCRETE



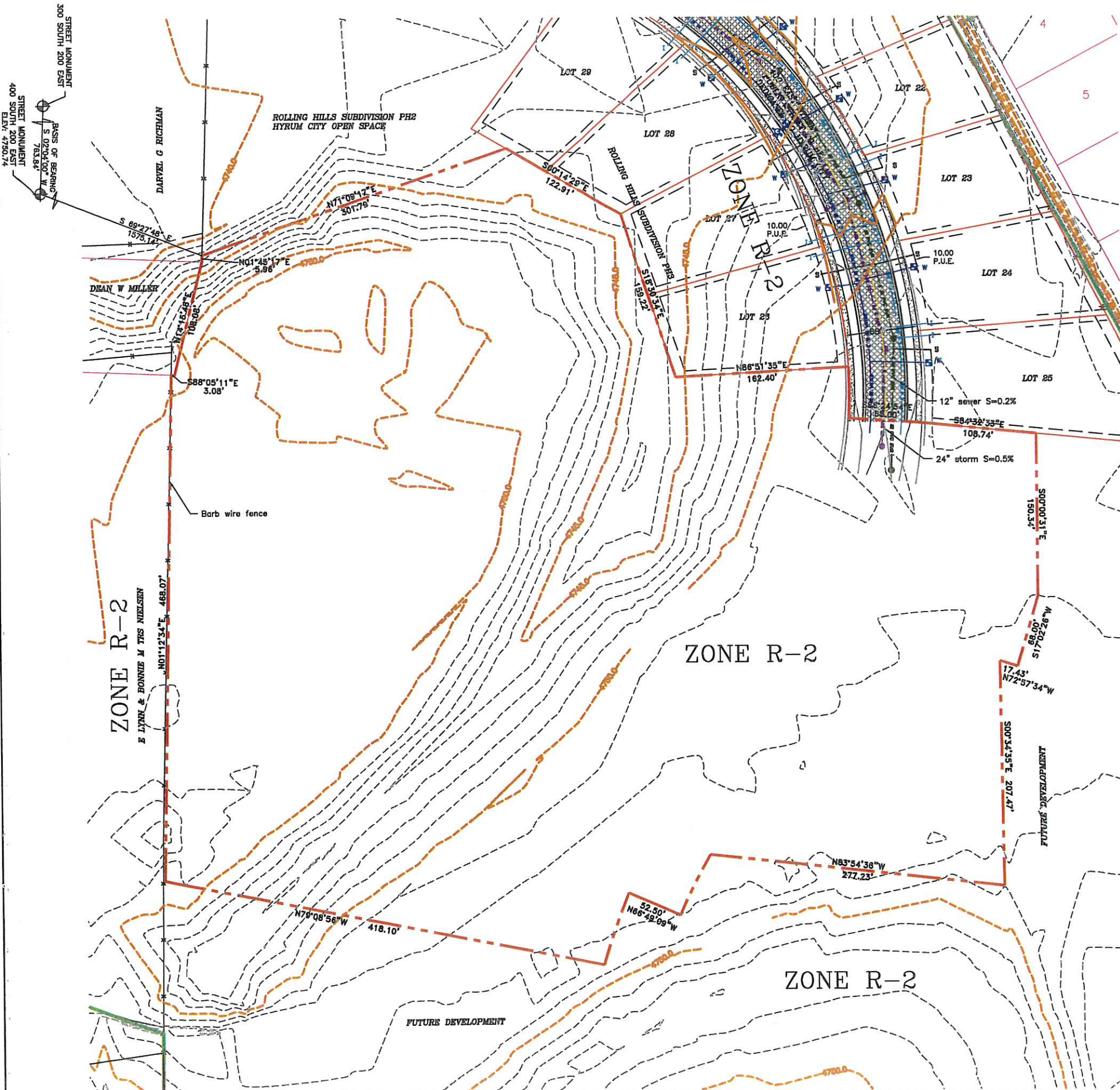
**LEGAL DESCRIPTION**

Part of the North Half of Section 9, Township 10 North, Range 1 East, Salt Lake Baseline and Meridian described as follows:  
Commencing at the Hyrum City Street monument at the intersection of 300 South 200 East thence S 02°04'00" W 763.84 along a line to a City Street monument at the intersection of 400 South 200 East; thence S 69°27'48" E 1575.14 feet to the POINT OF BEGINNING at the Southwest Corner of Lot 21, Rolling Hills Subdivision, Phase 2 recorded in the Cache County Recorder's Office on November 17, 2014 under Entry No. 1118108 and running

thence N 71°09'17" E 301.79 feet along the south line of Lot 2, Rolling Hills Subdivision, Phase 2;  
thence along the boundary of Rolling Hills Subdivision, Phase 3 the next six courses:  
1) thence S 80°14'29" E 122.91 feet;  
2) thence S 18°30'34" E 159.22 feet;  
3) thence N 86°51'35" E 162.40 feet;  
4) thence 47.57 feet along a curve to the right with a radius 418.00 feet (center bears S87°02'00"W), a central angle of 6°33'08" and a chord that bears S00°18'33"W 47.54 feet;  
5) thence S 86°24'54" E 68.00 feet;  
6) thence S 84°32'33" E 108.74 feet;  
thence S 00°00'31" W 150.34 feet;  
thence S 17°02'26" W 68.00 feet;  
thence N 72°57'34" E 17.43 feet;  
thence S 00°34'35" E 207.47 feet;  
thence N 83°54'36" W 277.23 feet;  
thence 62.55 feet along a curve to the left with a radius of 486.00 feet (center bears S59°07'42"E), a central angle of 7°41'27" and a chord that bears S27°01'34"W 82.50 feet;  
thence N 86°49'09" W 52.50 feet;  
thence 70.22 feet along a curve to the left with a radius of 518.50 feet (center bears S66°49'09"E), a central angle of 7°45'33" and a chord that bears S19°18'05"W 70.16 feet;  
thence N 79°08'56" W 418.10 feet;  
thence N 01°12'34" E 488.07 feet along an existing fence line;  
thence along the boundary of FoxTrotter Mini-Subdivision recorded in the Cache County Recorder's Office on March 7, 2006 under Entry No. 911585 the next two courses:  
1) thence S 88°05'11" E 3.08 feet;  
2) thence N 14°15'48" E 108.08 feet;  
thence N 01°45'17" E 5.96 feet to the point of beginning, containing 10.36 acres.



**WELL MAP**



<p><b>UTILITY COMPANY APPROVALS</b> The utility easements shown on this plot are approved</p> <p>Hyrum City Culinary Water _____ Hyrum City Sanitary Sewer _____ Hyrum City Power _____</p>	
<p><b>ENGINEER'S CERTIFICATE</b> I certify that I have examined this plot and find it to be correct and in accordance with information on file in this office and the city ordinance. Date _____ City Engineer _____</p>	
<p><b>PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE</b> Presented to the Hyrum City Planning Commission chairman this day of _____ A.D., 20____, at which time this subdivision was recommended to the City Council for approval. Planning Commission Chairman _____ Date _____</p>	
<p><b>CITY COUNCIL APPROVAL AND ACCEPTANCE</b> Presented to the Hyrum City Council this day of _____ A.D., 20____, at which time this subdivision was approved and accepted. Mayor _____ Date _____</p>	

<p><b>REVISION</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	BY									<p><b>AE ALLIANCE CONSULTING ENGINEERS</b> 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321</p> <p><b>ROLLING HILLS SUBDIVISION PH4 EXISTING SITE</b></p> <p>PART OF THE NORTH HALF OF SECTION 9 TOWNSHIP 10 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 550 SOUTH, 400 EAST HYRUM, UTAH</p>
DATE	BY											
<p>SCALE: AS NOTED DRAWN BY: AM CHECKED BY: AM DATE: 8-2017 APPROVED BY: BL DWG DATA: FINALPH4V2.DWG</p> <p>NOTES: 1-Type of development: residential 2-Owner/subdivider: RG Development LLC 601 W 1700 S BLDG B Logan, Utah 84321 3-Area tabulation Total acres: 10.36 Number of lots: 16 Open space: 0 acres Units per acre: 1.54</p>												
<p>SHEET 1 OF 3</p>												