

**HIDDEN VALLEY SUBDIVISION  
CITY COUNCIL MEETING  
OCTOBER 5, 2017  
FINAL PLAT  
30 NORTH 650 WEST**

**ZONING-** R-2 Allows Residential

**UTILITIES-** Currently stubbed at 85 South out of the South Cache Subdivision. They will eventually also connect into the Mt. Sterling subdivision. This development will bring the first sewer lift to Hyrum City. It will be placed at the end of 85 South.

**CURB AND SIDEWALKS-** Will be installed on all streets with sidewalks running in front of all homes.

**ROADS-** Sixty-eight-foot ROW on roads throughout subdivision.

**STORM WATER-** They will be installing a storm water pond on the northwest portion of the development.

**FENCING-** The city code allows the city to require a fence by the canal. The canal company is also demanding a fence be built. There is some disagreement as to how far off the canal the fence will be placed. Previously maintenance for the canal has been performed by the canal company from the west side of the canal. The Savage family will still leave access to the canal from that side so they don't feel like they need to have the fence very far off of the canal on the high side towards Hidden Valley. This is being finalized between Roy and the canal company as part of their overall agreement for storm water, etc.

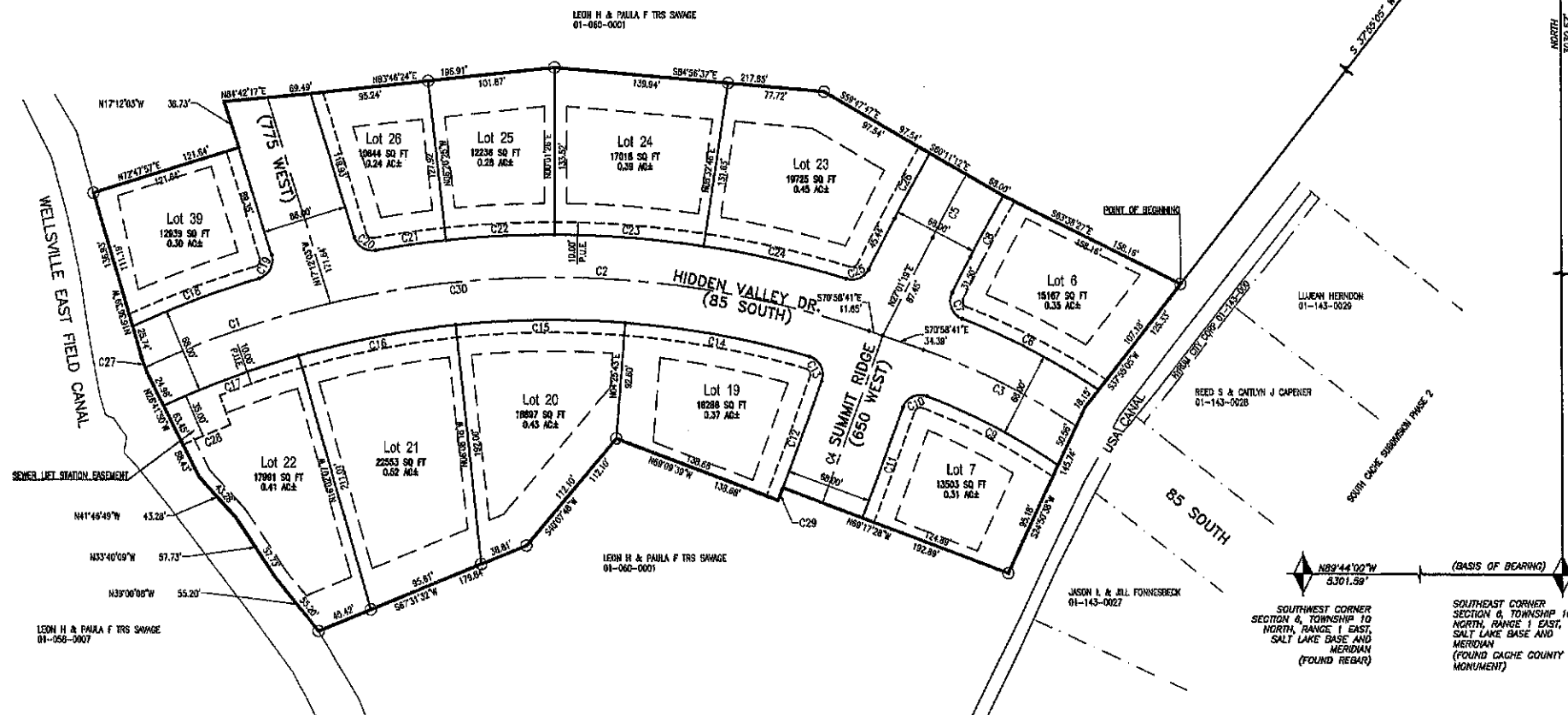
**CANAL-** The Wellsville Canal Company was notified of this subdivision as per state law. Final agreements are being worked out with them by the Savage Family. The Little Feeder Ditch was piped on the east end of the development previously. The Savage family participated in that project.

**NOTES-**

The developer's plan is for this to be a little higher end subdivision. The views are really nice and should be a unique location for a subdivision.

The City Engineer and Staff have reviewed this plat and recommend approval with the conditions that the canal agreement is finalized as to the fence location & storm water being allowed to overflow into the canal and that final construction drawings are approved by the City Engineer.

**HIDDEN VALLEY SUBDIVISION PHASE 1**  
 PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE & MERIDIAN, CACHE COUNTY, UTAH  
 HYRUM, UTAH



**BOUNDARY DESCRIPTION**

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND THENCE NORTH 3030.57 FEET THENCE WEST 38.73 FEET TO THE WEST LINE OF THE USA CANAL RIGHT OF WAY AND THENCE SOUTH 37°58'05" WEST 588.82 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE SOUTH 37°58'05" WEST ALONG THE USA CANAL RIGHT OF WAY, 125.33 FEET; THENCE SOUTH 24°50'38" WEST ALONG THE USA CANAL RIGHT OF WAY, 143.74 FEET; THENCE NORTH 89°17'28" WEST, 192.89 FEET; THENCE 10.90 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4790.87 FEET AND INCLUDED ANGLE OF 00°07'49" AND A LONG CHORD THAT BEARS SOUTH 20°48'28" WEST, 10.90 FEET; THENCE NORTH 69°09'39" WEST, 138.88 FEET; THENCE SOUTH 40°07'48" WEST, 112.10 FEET; THENCE SOUTH 67°31'32" WEST, 179.84 FEET TO THE EAST BANK OF THE WELLSVILLE EAST FIELD CANAL; THENCE ALONG SAID CANAL IN THE FOLLOWING SIX COURSES: 1. NORTH 39°00'08" WEST, 55.20 FEET; 2. NORTH 33°40'09" WEST 57.73 FEET; 3. NORTH 41°48'49" WEST, 43.28 FEET; 4. NORTH 26°41'50" WEST, 88.43 FEET; 5. 17.50 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100 FEET AND INCLUDED ANGLE OF 10°05'10" AND A LONG CHORD THAT BEARS NORTH 21°39'15" WEST, 17.58 FEET; 6. NORTH 16°38'39" WEST, 136.93 FEET; THENCE NORTH 72°47'57" EAST, 121.64 FEET; THENCE NORTH 17°12'03" WEST, 38.73 FEET; THENCE NORTH 84°42'17" EAST, 69.49 FEET; THENCE NORTH 83°48'24" EAST, 166.91 FEET; THENCE SOUTH 84°56'37" EAST, 217.65 FEET; THENCE SOUTH 59°47'47" EAST, 97.54 FEET; THENCE SOUTH 80°11'12" EAST, 68.00 FEET; THENCE SOUTH 83°38'27" EAST, 158.18 FEET TO THE POINT OF BEGINNING

CONTAINS 5.84 ACRES

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLANT AND NAME SAID TRACT HIDDEN VALLEY SUBDIVISION PHASE 1, 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 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\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH  
 COUNTY OF CACHE

ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME,

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS(ARE) THE TRUSTEE(S) OF THE ENDO TRUST, AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**HIDDEN VALLEY SUBDIVISION PHASE 1**

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE & MERIDIAN, CACHE COUNTY, UTAH

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	157.14'	775.00'	01°13'01"	156.87'	S70°48'20"W	C16	128.88'	741.00'	00°55'53"	128.50'	S78°58'18"W
C2	436.14'	775.00'	03°23'29"	432.32'	N87°10'28"W	C17	115.16'	741.00'	00°54'15"	115.04'	S67°30'45"W
C3	137.02'	526.72'	01°43'46"	136.64'	N83°31'32"W	C18	108.03'	809.00'	00°39'03"	107.95'	N69°10'02"E
C4	142.04'	1624.67'	00°14'11"	142.03'	N18°51'55"E	C19	23.81'	15.00'	00°11'37"	21.25'	N27°53'46"E
C5	57.55'	1000.00'	00°31'01"	57.55'	S28°40'25"W	C20	21.72'	15.00'	00°25'28"	19.87'	S58°44'17"E
C6	123.24'	560.72'	01°23'54"	122.99'	S92°30'00"E	C21	56.05'	809.00'	00°40'00"	56.04'	N81°50'28"E
C7	25.09'	15.00'	00°51'05"	22.28'	S20°53'14"E	C22	47.06'	809.00'	00°09'57"	47.02'	N89°56'27"E
C8	56.00'	956.00'	00°31'01"	55.99'	S28°40'25"W	C23	120.33'	809.00'	00°31'21"	120.22'	S89°42'54"E
C9	118.91'	490.72'	01°34'58"	118.52'	N62°20'53"W	C24	117.45'	762.45'	00°38'00"	117.24'	S77°17'42"E
C10	23.86'	15.00'	00°19'37"	21.42'	S85°10'21"W	C25	20.00'	15.00'	07°50'31"	19.25'	N65°58'35"E
C11	93.98'	959.57'	00°19'30"	93.97'	S22°09'17"W	C26	56.31'	1334.00'	00°31'12"	59.30'	N28°39'35"E
C12	101.81'	4790.57'	00°11'38"	101.80'	N88°13'46"E	C27	17.60'	100.00'	01°05'10"	17.38'	N21°39'15"W
C13	24.50'	15.00'	00°33'41"	21.96'	N27°08'42"W	C28	42.07'	706.00'	00°24'51"	42.06'	S66°48'04"W
C14	150.34'	721.14'	01°15'23"	150.07'	N78°45'34"W	C29	10.50'	4790.57'	00°07'49"	10.50'	S22°46'26"W
C15	136.00'	741.00'	01°03'38"	135.91'	S89°10'15"W	C30	59.27'	775.00'	04°00'30"	58.75'	S87°01'04"W

**LEGEND**

- PHASE BOUNDARY LINE
- ADJACENT PROPERTY LINES
- ROAD CENTER LINE
- SETBACK LINE PER HYRUM CITY ORDINANCE
- UTILITY EASEMENT LINE
- CANAL BOUNDARY LINE
- SECTION CORNER
- 5/8" REBAR AND PLASTIC CAP FOR BACK CORNERS. SET NAIL IN STREET SIDE CURB EXTENSION OF PROPERTY LINE



**SURVEYOR'S CERTIFICATE**

I, LAYNE SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334561 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE HIDDEN VALLEY PHASE 1 SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE OF PLAT OR MAP: \_\_\_\_\_  
 LICENSE NO. 334561

File Path: P:\171581\_Survey\Hidden Valley Subdivision\Drawings\Final Plat\Revised West Boundary.dwg Sep 22, 2017 - 10:57am

<p align="center"><b>COUNTY SURVEYOR'S CERTIFICATE</b></p> <p>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 THE COUNTY.</p> <p>DATE _____ COUNTY SURVEYOR _____</p>	<p align="center"><b>UTILITY COMPANY APPROVAL</b></p> <p>THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.</p> <p>HYRUM CITY POWER _____ CENTURY LINK COMMUNICATIONS _____              DOMINION ENERGY _____ HYRUM SEWER _____              COMCAST CABLE _____ HYRUM WATER _____</p>	<p align="center"><b>CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND WITH THE CITY ORDINANCE.</p> <p>DATE _____ CITY ENGINEER _____</p>	<p align="center"><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.</p> <p>_____              CITY ATTORNEY</p>	<p align="center"><b>CITY COUNCIL APPROVAL AND ACCEPTANCE</b></p> <p>PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>ATTEST: CITY RECORDER _____ MAYOR _____</p>
<p align="center">RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>FEES _____ CACHE COUNTY RECORDER _____</p>		<p align="center">SHEET 1 OF 1</p>		