

**ROLLING HILLS SUBDIVISION-PHASE 4
CITY COUNCIL MEETING
NOVEMBER 2, 2017
FINAL 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. Adding a ground sump.

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.

NORTH

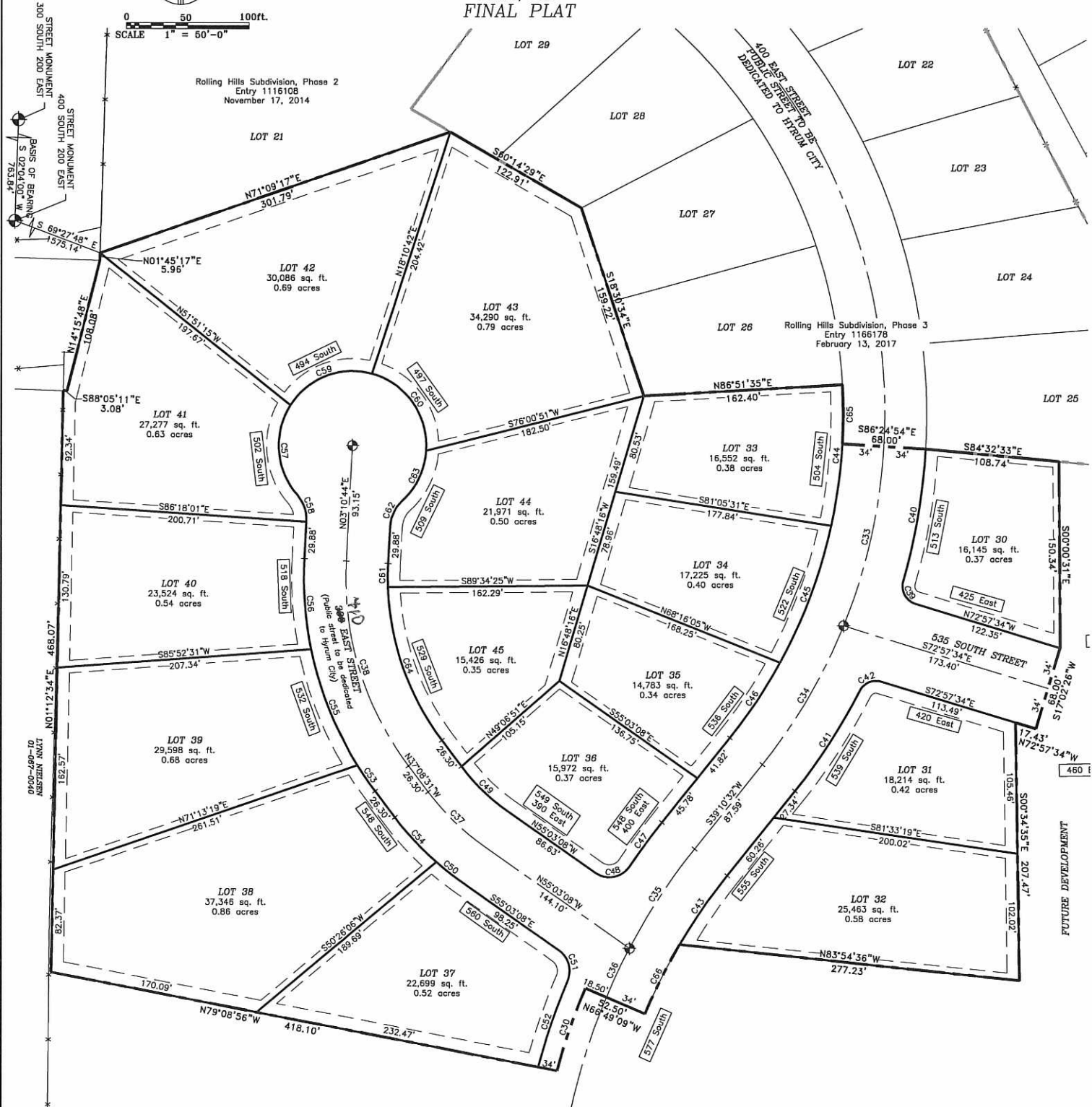


ROLLING HILLS SUBDIVISION, PHASE 4
PART OF THE NORTH HALF OF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

0 50 100ft.
SCALE 1" = 60'-0"

Rolling Hills Subdivision, Phase 2
Entry 1116108
November 17, 2014

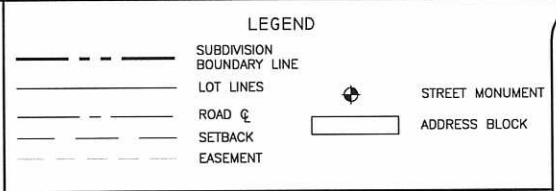
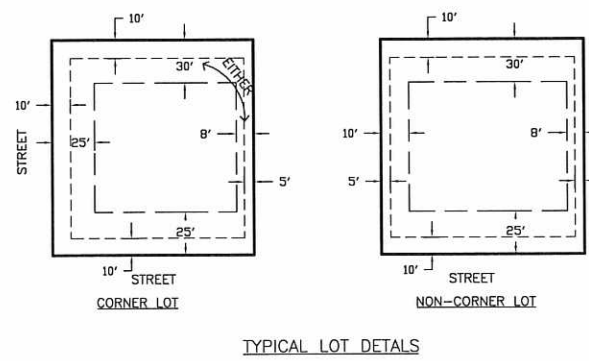
Rolling Hills Subdivision, Phase 3
Entry 1166178
February 13, 2017



- NOTES:
- OWNER: KARTCHNER LAND MANAGEMENT, INC. 601 WEST 1700 SOUTH SUITE A LOGAN, UTAH 433-755-7080
 - ZONING- R-2 SINGLE FAMILY RESIDENTIAL
 - TOTAL ACRES- 10.36
NUMBER OF LOTS- 18
MIN. LOT SIZE: 12,000 S.F.
OPEN SPACE: 0.0 ACRES
DEDICATED ROADS: 1.94 ACRES
TOTAL AREA IN ROW: 1.94 ACRES
 - SETBACKS
FRONT - 25 FT
SIDE - 8 & 10 FT
REAR- 30 FT
 - PUBLIC UTILITY EASEMENTS
FRONT AND REAR- 10 FT
SIDEYARD- 5 FT
 - TWO TREES PER LOT AND FOUR TREES PER CORNER LOT ARE REQUIRED BY HYRUM CITY SPECS.
 - 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.
 - 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.
 - 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.

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|--------|--------|-------------|---------------|--------------|---------|
| C30 | 70.22 | 518.50 | 7°45'33" | S19°18'05"W | 70.16 | 35.16 |
| C33 | 149.03 | 450.00 | 18°58'29" | N13°04'21"E | 148.35 | 75.20 |
| C34 | 130.50 | 450.00 | 16°36'57" | N30°52'04"E | 130.04 | 65.71 |
| C35 | 96.01 | 500.00 | 11°00'07" | S33°40'29"W | 95.86 | 48.15 |
| C36 | 43.57 | 500.00 | 4°59'34" | S25°40'38"W | 43.56 | 21.80 |
| C37 | 62.52 | 200.00 | 17°54'37" | S46°05'49"E | 62.26 | 31.52 |
| C38 | 175.93 | 250.00 | 40°19'15" | S18°58'54"E | 172.32 | 91.79 |
| C39 | 23.39 | 15.00 | 89°20'36" | S28°17'18"E | 21.09 | 14.83 |
| C40 | 108.12 | 484.00 | 12°47'56" | N09°59'04"E | 107.89 | 54.28 |
| C41 | 96.96 | 484.00 | 11°28'41" | N33°22'12"E | 96.80 | 48.64 |
| C42 | 20.77 | 15.00 | 79°20'34" | S67°22'09"W | 19.15 | 12.44 |
| C43 | 67.54 | 466.00 | 8°18'15" | S35°01'25"W | 67.48 | 33.83 |
| C44 | 114.31 | 416.00 | 15°44'36" | N04°54'18"E | 113.95 | 57.51 |
| C45 | 118.55 | 416.00 | 16°19'39" | N20°56'25"E | 118.15 | 59.68 |
| C46 | 73.12 | 416.00 | 10°04'17" | N34°08'24"E | 73.03 | 36.66 |
| C47 | 44.20 | 534.00 | 4°44'34" | S36°48'16"W | 44.19 | 22.11 |
| C48 | 31.60 | 20.00 | 90°30'54" | N79°41'25"E | 28.41 | 20.18 |
| C49 | 51.89 | 166.00 | 17°54'37" | S46°05'49"E | 51.68 | 26.16 |
| C50 | 23.86 | 234.00 | 9°50'35" | S52°07'50"E | 23.85 | 11.94 |
| C51 | 27.31 | 20.00 | 78°13'59" | N16°58'08"W | 25.24 | 16.26 |
| C52 | 73.56 | 534.00 | 7°53'32" | S19°14'05"W | 73.50 | 36.84 |
| C53 | 25.39 | 284.00 | 5°07'18" | S34°34'52"E | 25.38 | 12.70 |
| C54 | 49.28 | 234.00 | 12°04'02" | S43°10'32"E | 49.19 | 24.73 |
| C55 | 101.00 | 284.00 | 20°22'35" | S21°49'56"E | 100.47 | 51.04 |
| C56 | 73.47 | 284.00 | 14°49'22" | S04°13'57"E | 73.27 | 36.94 |
| C57 | 77.78 | 60.00 | 74°16'28" | S04°21'31"E | 72.45 | 45.44 |
| C58 | 23.39 | 30.00 | 44°40'29" | N19°09'31"W | 22.80 | 12.33 |
| C59 | 76.05 | 60.00 | 72°37'14" | S69°05'19"W | 71.06 | 44.09 |
| C60 | 82.16 | 60.00 | 78°27'36" | N35°22'16"W | 75.89 | 48.99 |
| C61 | 18.93 | 216.00 | 5°01'14" | S00°40'07"W | 18.92 | 9.47 |
| C62 | 23.39 | 30.00 | 44°40'29" | S25°30'58"W | 22.80 | 12.33 |
| C63 | 46.07 | 60.00 | 43°59'40" | N25°51'22"E | 44.95 | 24.24 |
| C64 | 133.08 | 216.00 | 35°18'01" | S19°29'31"E | 130.98 | 68.73 |
| C65 | 47.57 | 416.00 | 6°33'06" | N00°18'33"E | 47.54 | 23.81 |
| C66 | 62.55 | 466.00 | 7°41'27" | S27°01'34"W | 62.50 | 31.32 |



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. 1116108 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 60°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 416.00 feet (center bears S87°02'00"W), a central angle of 6°33'06" 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" E 150.34 feet;
- thence S 17°02'26" W 68.00 feet;
- thence N 72°57'34" W 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 466.00 feet (center bears S59°07'42"E), a central angle of 7°41'27" and a chord that bears S27°01'34"W 62.50 feet;
- thence N 66°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°08'54" E 418.10 feet;
- thence N 01°12'34" E 488.07 feet along an existing fence line;
- thence along the boundary of Foxroter 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.

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 ROLLING HILLS SUBDIVISION PHASE 4, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.

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 Rolling Hills Subdivision, Phase 4, 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____.

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

On the _____ day of _____, A.D., 20____, personally appeared before me, _____ the signer(s) of the above Owner's Dedication, of Kartchner Land Management, 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: _____

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 _____

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 _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

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 _____

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____

Date _____ Time _____ Fee _____

Entry _____

Index _____

Filed in: File of plots _____ County Recorder _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved

Hyrum City Power _____
Dominion Energy Gas _____
Comcast Cable _____
Hyrum City Culinary Water _____
Hyrum City Sanitary Sewer _____

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 10-2017 | DRAWING |

SCALE 1"=50'

DRAWN BY BCL

PROJECT ROLLING HILLS SUBDIVISION, PHASE 4
PART OF THE NORTH HALF SECTION 9
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

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

SHEET 1 OF 1 SHEETS