

**MOUNTAIN GATE
SUBDIVISION PHASE 5A**
PART OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH
FINAL PLAT

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 2, Township 12 North, Range 1 East, Salt Lake Meridian, more particularly described as follows:
Commencing at the East Quarter Corner of Section 2 Township 12 North, Range 1 East of the Salt Lake Meridian thence S 89°57'29" W 371.28 feet along the south line of Mountain Gates Phase 3, recorded in the Cache County Recorder's Office under Entry No. 976418 on July 21, 2008 and the POINT OF BEGINNING and running
thence S 06°27'06" E 105.47 feet;
thence S 00°31'23" E 600.02 feet;
thence S 30°06'16" W 70.11 feet;
thence S 00°31'23" E 141.79 feet to the north line of Fox Canyon Estates;
thence S 89°23'03" W 288.42 feet along said north line;
thence N 00°21'08" W 139.65 feet;
thence N 07°03'46" E 60.61 feet;
thence N 00°31'23" W 493.02 feet;
thence N 07°18'11" W 97.53 feet;
thence N 12°16'53" W 15.29 feet;
thence N 08°51'42" W 100.99 feet to the south line of Mountain Gates, Phase 3;
thence N 88°57'29" E 334.12 feet along said south line to the point of beginning, containing 6.511 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, do hereby certify that I am a registered land surveyor and that I hold licence number 275617. As prescribed by the laws of the State of Utah, I further state that this plat of MOUNTAIN GATE SUBDIVISION PHASE 5A was prepared from field notes of actual surveys made by me or under my direct supervision and that the same are true and correct to the best of my knowledge and belief.



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 Mountain Gate Subdivision Phase 5A, 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 17 day of March, 2021

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Cache } ss
Notary Public - State of Utah
DAVID B. FREEMAN
Comm. # 709521
My Commission Expires 12-18-2022
On this 17th day of March A.D. 2021, personally appeared before me, David B. Freeman, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Heritage Land Development, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.
MY COMMISSION EXPIRES 12-18-2022 NOTARY PUBLIC RESIDING AT Logan, UT

GENERAL NOTES:

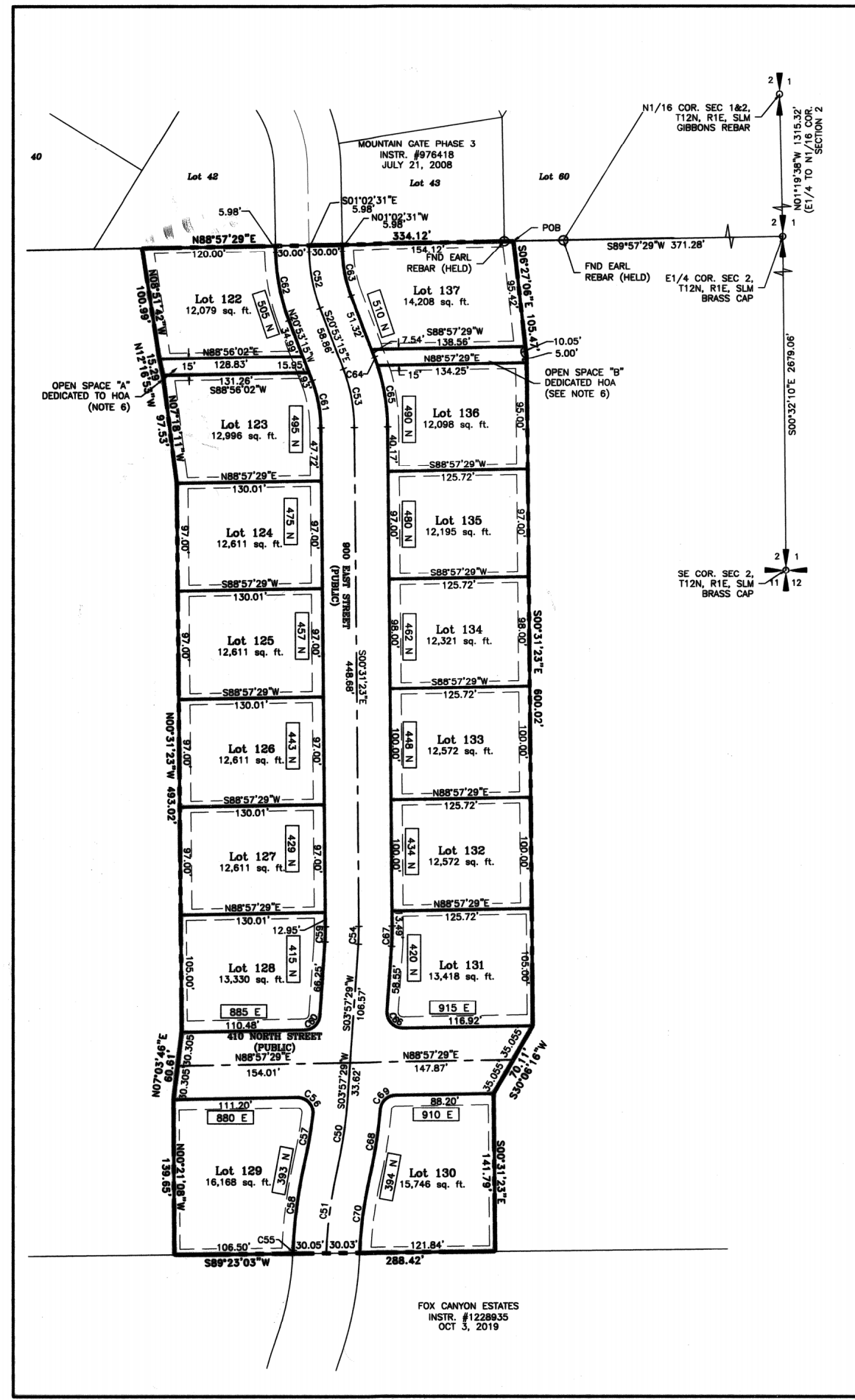
- SETBACK ARE AS FOLLOWS:
FRONT: 30 FT
SIDE YARD: 10 & 15 FT
REAR: 30 FT
- TYPICAL PUBLIC UTILITY EASEMENT IS
10' FRONT
5' SIDE
10' REAR
UNLESS OTHERWISE INDICATED
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND 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.
- ALL REAR PROPERTY CORNERS TO BE MARKED WITH 5/8 REBAR AND CAP. CURB PINS TO BE SET AT PROPERTY LINE EXTENSIONS AT THE CURB.
- LOT OWNERS SHALL HAVE ENGINEERED RETAINING WALLS WHERE NEEDED.
- OPEN SPACE A & B TO BE OWNED AND MAINTAINED BY THE HOA. SAID OPEN SPACE IS ALSO A PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.

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

| NO. | REVISIONS / SUBMISSIONS | DATE | BY | PROJECT NO.: |
|-----|-------------------------|------|----|--------------|
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MOUNTAIN GATES SUBDIVISION PHASE 5A
PART OF THE SOUTHEAST QUARTER OF SECTION 2,
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SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH
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DATE: JUNE 2020
DRAWING NO. 1



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - PUBLIC UTILITY EASEMENT (P.U.E.)
- - - STREET CENTERLINE
- SECTION CORNER
- ADDRESS BLOCK
- FOUND REBAR

SCALE: 1"=60'
(24x36 PLAN SET)

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|-------------|---------------|--------------|
| C50 | 62.52 | 400.00 | 8°57'21" | N08°26'10"E | 62.46 |
| C51 | 76.51 | 400.00 | 10°57'32" | S07°26'05"W | 76.39 |
| C52 | 51.96 | 150.00 | 19°50'44" | S10°57'53"E | 51.70 |
| C53 | 53.31 | 150.00 | 20°21'52" | N10°42'19"W | 53.03 |
| C54 | 15.64 | 200.00 | 4°28'52" | N01°43'03"E | 15.64 |
| C55 | 2.92 | 270.00 | 0°37'14" | N02°28'32"E | 2.92 |
| C56 | 23.84 | 14.00 | 97°33'11" | N42°15'55"W | 21.06 |
| C57 | 42.03 | 370.00 | 6°30'29" | N09°45'54"E | 42.00 |
| C58 | 81.46 | 430.00 | 10°51'14" | S07°35'32"W | 81.34 |
| C59 | 13.30 | 170.00 | 4°28'52" | N01°43'03"E | 13.29 |
| C60 | 20.77 | 14.00 | 85°00'00" | N46°27'29"E | 18.92 |
| C61 | 42.65 | 120.00 | 20°21'52" | N10°42'19"W | 42.43 |
| C62 | 62.35 | 180.00 | 19°50'44" | S10°57'53"E | 62.04 |
| C63 | 41.56 | 120.00 | 19°50'44" | S10°57'53"E | 41.36 |
| C64 | 8.34 | 180.00 | 2°39'18" | N19°33'36"W | 8.34 |
| C65 | 55.64 | 180.00 | 17°42'34" | N08°22'40"W | 55.41 |
| C66 | 23.21 | 14.00 | 95°00'00" | S43°32'31"E | 20.64 |
| C67 | 17.99 | 230.00 | 4°28'52" | N01°43'03"E | 17.98 |
| C68 | 60.12 | 430.00 | 8°00'41" | N09°00'49"E | 60.07 |
| C69 | 20.51 | 14.00 | 83°57'01" | S46°58'59"W | 18.73 |
| C70 | 70.10 | 370.00 | 10°51'19" | S07°35'29"W | 70.00 |

**DOMINION ENERGY
ROCKY MOUNTAIN POWER NOTES**

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth 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 1-800-368-6532.
- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.
Date _____ Cache County Surveyor

CITY ENGINEER'S CERTIFICATE OF APPROVAL
I hereby approve the above plat having reviewed it for conformity with standard engineering practice and Hyde Park City's Subdivision Ordinance.
Date 3/24/21 _____ City Engineer

CITY ATTORNEY'S CERTIFICATE OF APPROVAL
I have reviewed the above plat and approve it for acceptance by Hyde Park City.
Date 3/22/21 _____ City Attorney

CITY COUNCIL'S CERTIFICATE OF APPROVAL
The above plat is hereby approved and accepted by Hyde Park City Council on this _____ day of _____, 20____ A.D.
Mayor _____ Attest: _____

COUNTY RECORDER'S NO.
State of Utah, County of Cache, recorded and filed at the request of Heritage Land Dev.
Date 3/24/2021 Time 4:54 PM Fee 82.00
Entry 1282340
Index 2021-3474
Filed in: File of plats
County Recorder Deputy

**PLANNING COMMISSION CHAIRMAN
APPROVAL AND ACCEPTANCE**
This plat has been reviewed and approved by the Hyde Park City Planning and Zoning Commission.
Date 3/30/21 _____ City Planner

SURVEYOR NOTES:
1. THE BASIS OF BEARING IS N00°32'10"W BETWEEN THE SOUTHEAST CORNER AND EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN