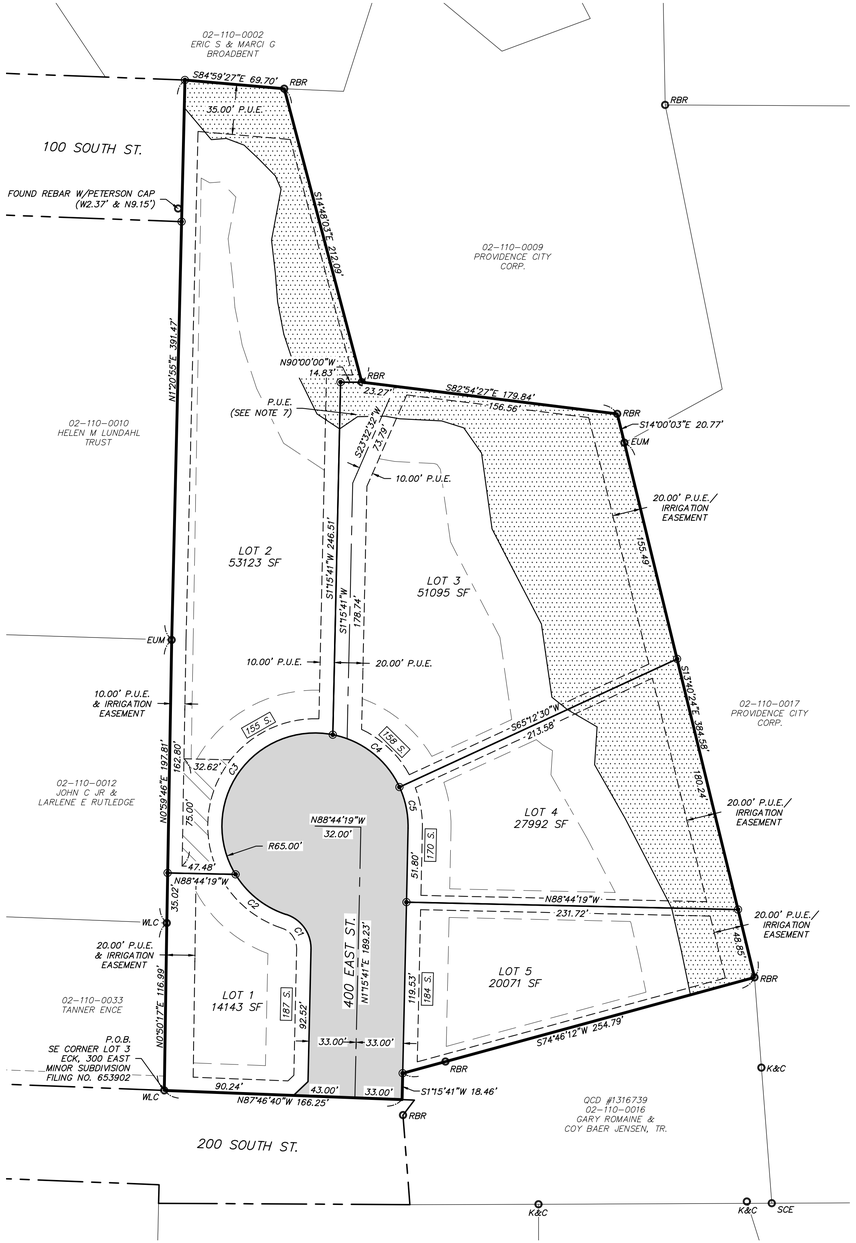
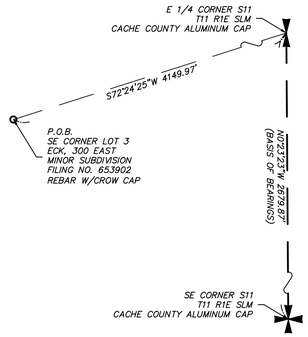
PARK VIEW HEIGHTS

PART OF THE SW 1/4 OF SEC 11, T11N, R1E, SLM
PROVIDENCE CITY, CACHE COUNTY, UTAH

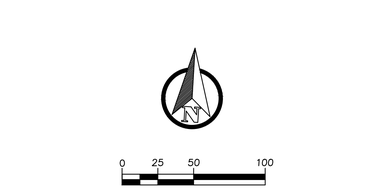


SECTION CORNER TIE



PUE & SETBACK DETAIL

(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	31.94'	25.00'	73°12'31"	N35°20'34"W	29.81'
C2	46.09'	65.00'	40°37'46"	S51°37'56"E	45.13'
C3	150.11'	65.00'	132°19'19"	S34°50'37"W	118.91'
C4	61.49'	65.00'	54°12'14"	N51°53'37"W	59.22'
C5	29.56'	65.00'	26°03'10"	N11°45'55"W	29.30'

LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- MINIMUM BUILDING SETBACK
- PUBLIC UTILITY EASEMENT 5/10 FEET WIDE, EXCEPTIONS NOTED
- RIGHT-OF-WAY LINE
- PUBLIC STREET HEREBY DEDICATED
- PUE/STORMWATER POND EASEMENT
- HAZARDOUS SLOPE (30% OR STEEPER)
- 1234 E — STREET ADDRESS
- SET REBAR W/CAP OR CURB PLUG
- WLC — REBAR W/WAYNE CROW CAP
- K&C — REBAR W/KNIGHTON & CROW CAP
- SCE — REBAR W/STEVEN EARL CAP
- EUM — IRON PIN SET BY ERWIN MOSER
- RBR — REBAR WITHOUT CAP

NOTES & RESTRICTIONS

1. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
2. ALL LOTS HAVE AN ADEQUATE BUILDING ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, ZONING SETBACKS, ETC. STRUCTURES SHALL NOT BE PLACED WITHIN THOSE AREAS DESIGNATED WITH HAZARDOUS SLOPES.
3. THE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED IN SECTION 11-5-2 OF THE PROVIDENCE CITY CODE ARE COMPLETE.
5. LOTS 1, 3, 4 AND 5 ARE SUBJECT TO 20-FT WIDE PUBLIC UTILITY/IRRIGATION EASEMENTS AS SHOWN.
6. LOT 2 IS SUBJECT TO A PUBLIC UTILITY / UNDERGROUND STORM WATER RETENTION EASEMENT WHERE SHOWN. THIS AREA IS TO BE MAINTAINED BY THE OWNER OF LOT 20. IT MAY BE LANDSCAPED WITH TURF GRASS OR SMALL SHRUBBERY, BUT CARE SHOULD BE TAKEN TO NOT DISTURB THE UNDERGROUND RETENTION FACILITY. LOT 2 IS ALSO SUBJECT TO A 10-FT WIDE PUBLIC UTILITY/IRRIGATION EASEMENT ALONG ITS WEST SIDE AS SHOWN. IT IS ALSO SUBJECT TO A 10-FT WIDE PUBLIC UTILITY EASEMENT ALONG ITS EAST SIDE WHERE SHOWN. LOT 2 IS ALSO SUBJECT TO A 35-FT WIDE EASEMENT ACROSS ITS NORTH END AS SHOWN.
7. LOT 3 IS SUBJECT TO A 20-FT WIDE PUBLIC UTILITY EASEMENT AS SHOWN. THE TRIANGULAR PORTION OF THIS LOT AT ITS NORTHWEST CORNER IS ALSO SUBJECT TO A PUBLIC UTILITY EASEMENT.
8. REAR SETBACK FOR LOTS 2, 3, 4, AND 5 IS 30-FEET FROM TOP OF STEEP SLOPE.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) 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:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER _____ DATE: _____

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE 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 TO BE HEREAFTER KNOWN AS PARK VIEW HEIGHTS, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN PROVIDENCE CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF THE ECK, 300 EAST MINOR SUBDIVISION, FILING NUMBER 653902, AS MONUMENTED BY A REBAR WITH WAYNE CROW CAP;
THENCE N0°50'17"E 116.99 FEET (N1°15'11"W 117.00 FEET BY RECORD) TO A REBAR WITH WAYNE CROW CAP AT THE NORTHEAST CORNER OF SAID LOT;
THENCE N0°59'46"E (N1°05'E BY RECORD) 197.81 FEET TO AN IRON PIN SET BY ERWIN MOSER;
THENCE N1°20'55"E (N1°05'E BY RECORD) 391.47 FEET TO THE NORTH LINE OF 100 SOUTH STREET;
THENCE S84°59'27"E 69.70 FEET (S87°50'E 96.25 FEET, MORE OR LESS, BY RECORD) ALONG A FENCE TO A REBAR;
THENCE S14°48'03"E 212.09 FEET (S14°13'E 212.75 FEET BY RECORD) TO A REBAR;
THENCE S82°54'27"E 179.84 FEET (S82°29'E 186.6 FEET BY RECORD) TO A REBAR;
THENCE S14°00'03"E (S13°58'E BY RECORD) 20.77 FEET TO AN IRON PIN SET BY ERWIN MOSER;
THENCE S13°40'24"E (S13°58'E BY RECORD) 384.58 FEET TO A REBAR;
THENCE S74°46'12"W 254.79 FEET;
THENCE S1°15'41"W 18.46 FEET TO THE NORTH LINE OF 200 SOUTH STREET;
THENCE N87°46'40"W 166.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.34 ACRES, MORE OR LESS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:
PARK VIEW HEIGHTS
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. WE DEDICATE TO PROVIDENCE CITY ALL IMPROVEMENTS INCLUDING THE STORM WATER SYSTEM, WATER WORKS, SEWER WORKS, ETC.. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

STANLEY DEE BARRETT _____ ALEECE C. BARRETT _____

DAVID EARLY _____ KAREN EARLY _____

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE §

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED STANLEY DEE BARRETT AND ALEECE C. BARRETT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN STATE OF UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE §

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID EARLY AND KAREN EARLY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN STATE OF UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))

LAND USE AUTHORITY

PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
LAND USE AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY

PRESENTED TO THE PROVIDENCE CULINARY WATER AND SANITARY SEWER AUTHORITY THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 2022
BY _____
TITLE _____

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY DEE BARRETT TO SUBDIVIDE THE PROPERTY AS SHOWN. SEVERAL SURVEY MONUMENTS WERE FOUND AND HELD AS SHOWN. THE ORIGINAL SURVEY AND DEED WERE ROTATED TO THE UTAH NORTH ZONE NAD83 STATE PLANE COORDINATE GRID AS SHOWN. NO MAJOR DISCREPANCIES WERE FOUND.

5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE LOCATIONS INDICATED.

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____

ABSTRACTED _____

INDEX _____ _____
FILED IN: FILE OF PLATS DEVRON ANDERSEN, COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.

_____
CITY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS _____ DAY OF _____, 2022.

_____
CITY ENGINEER

UTILITY COMPANY APPROVALS

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.

CENTURY LINK _____ DATE: _____
COMCAST CORPORATION _____ DATE: _____
SPRING CREEK IRRIG. CO. _____ DATE: _____

STEVEN C. EARL
318575-2201
6/7/22
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

S11 T11N R1E SLM

FINAL PLAT

PARK VIEW HEIGHTS

SHEET DESCRIPTION:

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 7 JUNE 2022
SCALE: 1" = 50'
CALCULATED BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 21006CRM

1 / 1

Z:\2021 Projects\21006CRM Kory Crompton - 02-110-0015 - Providence, UT\ACAD\Survey\Final Plat\21006CRM Park View Heights Final Plat (Current).dwg, 6/6/2022 5:39:35 PM, seer
6/6/2022 5:39 PM Z:\2021 PROJECTS\21006CRM KORY CROMPTON - 02-110-0015 - PROVIDENCE, UT\ACAD\SURVEY\FINAL PLAT\21006CRM PARK VIEW HEIGHTS FINAL PLAT (CURRENT).DWG