

FINAL PLAT
SINGLETON SUBDIVISION
 A PARTIAL AMENDMENT OF EVERTON MINOR SUBDIVISION, SUBDIVIDING LOT 1
 PART OF THE SW 1/4 OF SEC 14, T11N, R1E, SLM
 PROVIDENCE CITY, CACHE COUNTY, UTAH



S14 T11N R1E SLM

FINAL PLAT

SHEET DESCRIPTION

SINGLETON SUBDIVISION



Cache • Landmark
 Engineers
 Surveyors
 Planners

95 W. Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

DATE: 10 MAY 2022
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 CHECKED BY: L. ANDERSON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 210375NG

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 AND STREETS TO BE HEREAFTER KNOWN AS SINGLETON SUBDIVISION, 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 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN;
 LOT 1 OF AN ALTERATION OF EVERTON MINOR SUBDIVISION, RECORDED AS ENTRY NUMBER 974780, LOCATED IN PROVIDENCE CITY, CACHE COUNTY, UTAH,
 CONTAINING 4.95 ACRES, MORE OR LESS.

OWNER'S DEDICATION

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 DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:
 SINGLETON SUBDIVISION
 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.

BY: SINGLETON FAMILY TRUST, U/A DATED AUGUST 31, 1983

BY: RICHARD J. SINGLETON, TRUSTEE CARRIE L. SINGLETON, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH §
 COUNTY OF CACHE §
 ON THIS ____ DAY OF _____, IN THE YEAR 2022, BEFORE ME,
 _____, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD J. SINGLETON AND CARRIE L. SINGLETON, TRUSTEES OF THE SINGLETON FAMILY TRUST, U/A DATED AUGUST 31, 1983, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY HAD THE CAPACITY TO SIGN IN BEHALF OF SAID TRUST, AND THAT THEY SIGNED THIS DOCUMENT IN BEHALF OF SAID TRUST AND THAT SAID TRUST EXECUTED THE SAME.

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

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)(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:
 (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: _____

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 _____

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 WATER CO. _____ DATE: _____

CULINARY WATER AND SANITARY SEWER AUTHORITY

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

DATE: _____
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 CHECKED BY: L. ANDERSON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 210375NG

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 _____

NOTES & RESTRICTIONS

- THIS SUBDIVISION IS A PARTIAL AMENDMENT TO THE EVERTON MINOR SUBDIVISION, SUBDIVIDING LOT 1.
- LOT 3 IS SUBJECT TO A PUBLIC EASEMENT FOR AN UNDERGROUND STORMWATER DETENTION BASIN AS SHOWN. THE DETENTION AREA IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 3. THE DETENTION AREA IS INTENDED TO BE BURIED. THERE ARE NO KNOWN WELLS OR SPRINGS WITHIN 100 FEET OF THE PROPOSED DEVELOPMENT.
- 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.
- ALL LOTS HAVE AN ADEQUATE BUILDING ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, ZONING SETBACKS, ETC.
- 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.
- AN IRRIGATION EASEMENT TRAVERSES ALL LOTS AS SHOWN AND IS DEDICATED TO SPRING CREEK WATER COMPANY. ALL IMPROVEMENTS WITHIN THIS EASEMENT ARE SUBJECT TO THE APPROVAL OF SAID COMPANY. SAID COMPANY IS ALLOWED TO ACCESS IRRIGATION PIPELINE AND CLEANOUT BOXES WITHIN THIS EASEMENT FOR REPAIRS AND MAINTENANCE. A BERM IS TO BE CONSTRUCTED OVER THE PIPELINE IN SAID EASEMENT THAT SERVES TO PROTECT THE IRRIGATION PIPE AND ALSO TO DIVERT STORM WATER RUNOFF. ONCE IN PLACE, THE BERM CANNOT BE ALTERED.
- NO PERMANENT STRUCTURES ARE ALLOWED TO BE CONSTRUCTED WITHIN ANY EASEMENT.

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY MARCUS SINGLETON FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES AND STREET IMPROVEMENTS WERE RETRACED TO ESTABLISH THE BOUNDARY. VERY LITTLE MONUMENTATION WAS FOUND FROM PRIOR SURVEYS. THE NORTH EDGE OF THE ASPHALT DRIVEWAY WAS FOUND TO BE INCORRECTLY DESCRIBED ON PRIOR SURVEYS. THE RECORD LOCATION FOR THE DRIVEWAY IS SHOWN. SURVEY 2016-0110 DEPICTS THE MEASURED LOCATION AND DESCRIPTION OF THIS DRIVEWAY. NO OTHER MAJOR DISCREPANCIES WERE FOUND.

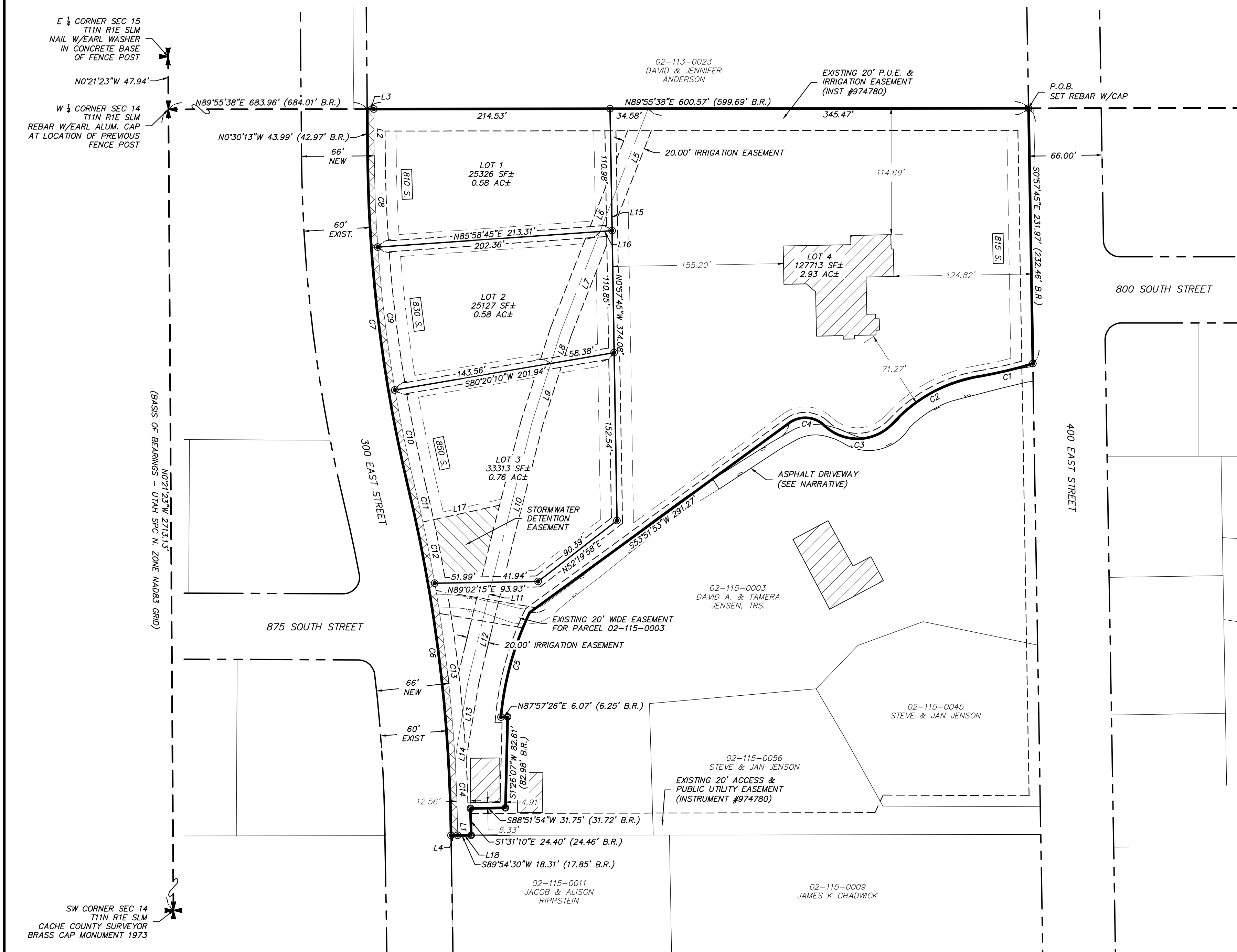
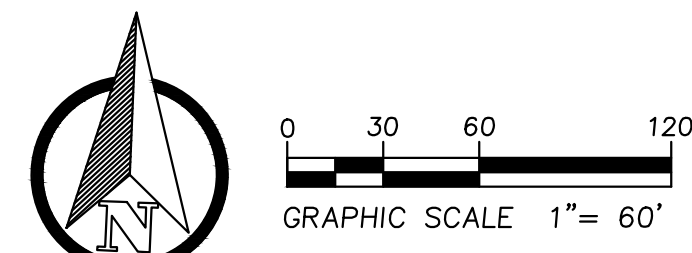
5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PLS 318575" WERE SET AT THE LOCATIONS INDICATED.

LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- MINIMUM BUILDING SETBACK
20 FEET FRONT
10 FEET SIDE
15 FEET REAR
- PUBLIC UTILITY EASEMENT
5/10 FEET WIDE, EXCEPTIONS NOTED
- STORMWATER DETENTION POND EASEMENT
- RIGHT-OF-WAY LINE
- FENCE
- SET REBAR W/CAP
- FOUND REBAR W/WESTON CAP
- PUBLIC STREET HEREBY DEDICATED
- EXISTING BUILDING

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	50.86'	395.25'	722°23'	S76°41'13"W	50.83'
C2	89.79'	135.00'	38°06'29"	S61°19'10"W	88.14'
C3	89.83'	43.73'	91°29'33"	S88°00'42"W	62.64'
C4	34.86'	25.00'	79°53'36"	N86°11'19"W	32.10'
C5	99.30'	279.08'	20°23'15"	S15°26'18"W	98.78'
C6	302.97'	1393.57'	12°27'23"	N71°18'16"W	302.37'
C7	303.26'	1333.57'	13°01'45"	N7°01'05"W	302.60'
C8	81.50'	1327.57'	3°31'02"	S21°5'44"E	81.48'
C9	130.76'	1327.57'	5°38'36"	S6°50'32"E	130.70'
C10	89.64'	1327.57'	3°52'07"	S11°35'54"E	89.62'
C11	32.94'	1399.57'	1°20'55"	S12°51'30"E	32.94'
C12	56.57'	1399.57'	2°18'57"	S11°01'34"E	56.56'
C13	162.89'	1399.57'	6°40'07"	S6°32'03"E	162.80'
C14	51.87'	1399.57'	2°07'25"	S2°08'17"E	51.87'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.48'	S1°04'35"E
L2	43.95'	N0°30'13"W
L3	6.00'	N89°55'38"E
L4	6.00'	S89°54'30"W
L5	90.96'	S21°22'36"W
L6	28.77'	S21°22'36"W
L7	97.75'	S21°22'36"W
L8	30.25'	S17°34'57"W
L9	57.34'	S17°34'57"W
L10	148.43'	N14°03'17"E
L11	11.90'	S14°03'17"W
L12	80.66'	S13°35'25"W
L13	59.00'	S9°26'39"W
L14	14.60'	S7°36'56"W
L15	26.03'	S0°57'45"E
L16	10.95'	S85°58'45"W
L17	71.32'	S77°36'40"W
L18	12.30'	N89°54'30"E



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 _____

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 _____

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 _____

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 _____

5/10/2022 7:56 AM Z:\2021 PROJECTS\210375NG\MARCUS_SINGLETON - SUBDIVISION - PROVIDENCE, UT\CAD\SURVEY\FINAL PLAT\ARCHIVE\202510 210375NG FINAL PLAT (BACKUP).DWG