

GREEN CANYON SQUARE SUBDIVISION (PHASE 1)

TOWNHOME PLAT

LOCATED IN PART OF LOTS 4 AND 5, BLOCK 18, PLAT "D" OF THE LOGAN FARM SURVEY SALT LAKE BASE AND MERIDIAN NORTH LOGAN CITY, CACHE COUNTY JANUARY 2014 SHEET 1 OF 2

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE 6 SINGLE FAMILY LOTS AND 12 TOWNHOME LOTS OUT OF 2.6 ACRES OF LAND. 200 EAST STREET WILL BE A PUBLIC STREET. ALL OTHER STREETS AND PARKING AREAS WILL BE PRIVATE AND OWNED BY THE HOMEOWNERS ASSOCIATION.

GENERAL NOTES:

- CURRENT ZONE: MIXED RESIDENTIAL EIGHT (MR8)
- SINGLE FAMILY LOT MINIMUM FRONTAGE: 45'
- SINGLE FAMILY LOT BUILDING SETBACKS: SIDE: 7', FRONT: 15', REAR: 7'
- TOWNHOUSE LOT MINIMUM FRONTAGE: NO MINIMUM.
- TOWNHOUSE LOT SETBACKS: SIDE: 5', FRONT: 15', REAR: 5'
- PROPOSED RIGHT OF WAY WIDTH: 60' CROSS SECTION (200 EAST).
- PROPOSED RIGHT OF WAY WIDTH: 20' ROW ON 2480 NORTH PRIVATE ROAD AND 28' ROW WIDENING TO 30' ROW ON 150 EAST PRIVATE ROAD.
- 20% OPEN SPACE REQUIRED PER CITY CODE. 25.5% OPEN SPACE PROVIDED.
- TOTAL PROJECT AREA: 2.6 ACRES
- 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 SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- RIGHT OF WAY WIDTH REFLECTS THE EXISTING DIMENSIONS OF THE EXISTING 200 EAST TIE OFF OF 2500 NORTH. 48' FROM TOP BACK CURB TO TOP BACK CURB PLUS 12' OF LANDSCAPING STRIP PLUS 10' OF SIDEWALK PLUS 2' OF OFFSET TO PROPERTY LINES. TOTAL = 72'. THE NEW LOCATION FOR 200 EAST, SOUTH OF 2500 NORTH, IS IN LIEU OF THE 200 EAST ROW SHOWN PREVIOUSLY, PLUS THE AREA DEDICATED TO PUBLIC USE SHOWN IN THE ADJACENT CINNAMON RIDGE SUBDIVISION.
- 200 EAST STREET IS THE ONLY PUBLIC STREET. ALL OTHER STREETS ARE PRIVATE AND CONSIDERED COMMON AREAS. THE HOA WILL MANAGE THE COMMON AREAS.
- PROJECT MUST CONNECT TO SECONDARY IRRIGATION WHEN ADJACENT PROPERTY IS DEVELOPED AND CONNECTED TO SECONDARY IRRIGATION.

PROPERTY OWNER:
LEWISTON STATE BANK
C/O BOB WRIGHT

DEVELOPER:
SIERRA HOMES INC.
JAY STOCKING
470 NORTH 2450 WEST
TREMONTON, UT 84337
435.257.4963

CIVIL ENGINEER:
CIVIL SOLUTIONS GROUP
DANNY MACFARLANE
540 WEST GOLF COURSE ROAD SUITE B1
PROVENCE, UT 84332
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E: DANNY@CIVILSOLUTIONSGROUP.NET

LAND SURVEYOR
A.A. HUDSON AND ASSOCIATES
TIM CHRISTENSEN
132 S STATE STREET
PRESTON, ID 83283
P: 208.221.4144
E: TIM@AAHUDSON.COM

LANDSCAPE ARCHITECT
CIVIL SOLUTIONS GROUP
JAKE YOUNG
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PROVENCE, UT 84332
P: 435.213.3782
E: JYOUNG@CIVILSOLUTIONSGROUP.NET

STREET ADDRESS TABLE

LOT 1:	156 E. 2480 N.
LOT 2:	162 E. 2480 N.
LOT 3:	170 E. 2480 N.
LOT 4:	176 E. 2480 N.
LOT 5:	186 E. 2480 N.
LOT 6:	2460 N. 200 E.
LOT 1-1:	2496 N. 150 E.
LOT 1-2:	2490 N. 150 E.
LOT 1-3:	2486 N. 150 E.
LOT 1-4:	2482 N. 150 E.
LOT 2-1:	2497 N. 180 E.
LOT 2-2:	2493 N. 180 E.
LOT 2-3:	2489 N. 180 E.
LOT 2-4:	2485 N. 180 E.
LOT 3-1:	2498 N. 180 E.
LOT 3-2:	2492 N. 180 E.
LOT 3-3:	2488 N. 180 E.
LOT 3-4:	2484 N. 180 E.

TOWNHOUSE BUILDING POINT OF BEGINNING LOCATIONS:

- FROM THE TRUE POINT OF BEGINNING OF THE SUBDIVISION BOUNDARY
- BUILDING #1: S 89°46'37" E 44.98 FT. SOUTH 5.33 FEET
- BUILDING #2: S 89°46'37" E 200.88 FT. SOUTH 5.33 FEET
- BUILDING #3: S 89°46'37" E 252.88 FT. SOUTH 5.33 FEET



VICINITY MAP

- ### LEGEND
- EXISTING FENCE
 - DEED (RECORD) LINE
 - SECTION CORNER FOUND
 - PROPERTY CORNER REPORTED TO BE SET BY THIS SURVEY 5/8" REBAR W/ CAP
 - PUBLIC UTILITY EASEMENT
 - BUILDING SETBACKS
 - WATER AND SEWER EASEMENT
 - SUBDIVISION BOUNDARY
 - LOT LINES

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS GREEN CANYON SQUARE IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE: 1/29/14

Signed: Timothy Lynn Christensen
TIMOTHY LYNN CHRISTENSEN

LEGAL DESCRIPTION FOR SUBDIVISION BOUNDARY

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO BEING IN LOT 5, BLOCK 18 OF PLAT "D" OF THE LOGAN CITY FARM SURVEY, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 18 OF PLAT "D" OF THE LOGAN CITY FARM SURVEY;

THENCE NORTH 00° 56' 49" EAST 343.99 FEET ALONG THE WEST LINE OF SAID LOT 4;

THENCE SOUTH 88° 44' 30" EAST 5.00 FEET TO A FOUND REBAR WITH CAP LABELED, RLS 325023 SET ON THE NEW EAST RIGHT OF WAY LINE OF US HIGHWAY 91;

THENCE SOUTH 88° 44' 30" EAST 808.72 FEET TO A FOUND REBAR WITH CAP LABELED, RLS 325023 SET ON THE SET ON THE NORTHEAST CORNER OF PARCEL NUMBER 04-080-0035;

THENCE NORTH 01° 29' 50" EAST 228.98 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173" SET ON THE NORTHEAST CORNER OF PARCEL NUMBER 04-080-0056, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 2500 NORTH STREET;

THENCE SOUTH 89° 44' 37" EAST 287.77 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 46' 37" EAST 444.44 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE WEST LINE OF THE WEST 4.00 FOOT BUFFER STRIP AS SHOWN ON CONNAMED RIDGE MOBILE HOME PARK ENTRY NUMBER 473977 IN THE OFFICIAL RECORDS OF CACHE COUNTY;

THENCE SOUTH 01° 42' 08" WEST 257.65 FEET ALONG SAID WEST LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 87° 37' 45" WEST 101.72 FEET TO A 5/8" REBAR WITH CAP SET ON THE EAST RIGHT OF WAY LINE OF 200 EAST STREET;

THENCE SOUTH 87° 45' 36" WEST 61.16 FEET TO A 5/8" REBAR WITH CAP SET ON THE WEST RIGHT OF WAY LINE OF SAID 200 EAST STREET;

THENCE NORTH 89° 46' 37" WEST 275.04 FEET TO A 5/8" REBAR WITH CAP;

THENCE NORTH 00° 13' 23" EAST 256.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.6 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO SINGLE FAMILY DWELLING LOTS, TOWNHOME LOTS, STREETS AND COMMON AREAS TO BE HEREAFTER KNOWN AS GREEN CANYON SQUARE, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE OWNERS OF GREEN CANYON SQUARE HOMEOWNERS ALL AREAS SHOWN AS STREETS AND COMMON AREAS ON THIS PLAT, SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROJECT WHICH WILL BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CACHE COUNTY, UTAH, CONCURRENTLY WITH THE RECORDING OF THIS PLAT. THE UNDERSIGNED FURTHER CONSENTS TO THE RECONSTRUCTION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW. WE ALSO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

A) PUBLIC STREETS: DEDICATE, GRANT AND CONVEY TO NORTH LOGAN CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER.

B) PUBLIC UTILITIES, AND DRAINAGE EASEMENTS: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY NORTH LOGAN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR SIGNATURES THIS 29th DAY OF February 2014.

Signed: *Robert E. Wainford*
LEWISTON STATE BANK
Sierra Homes Construction Inc
Jay Stocking President

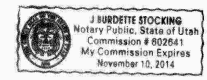
ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Box Elder) ss

ON THIS 25th DAY OF February 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RONALD E. WAINFORD, JAY STOCKING, SIERRA HOMES CONSTRUCTION INC AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LEWISTON STATE BANK, AND ACKNOWLEDGED TO ME THAT LEWISTON STATE BANK EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Signed: *B. Stocking*
NOTARY PUBLIC FOR UTAH
RESIDING AT: Cache County
MY COMMISSION EXPIRES: 11/10/2014



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.
DATE: 2/29/14
CIVIL ENGINEER: *Danny MacFarlane*

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 27th DAY OF February 2014
CITY ATTORNEY: *Danny MacFarlane*

UTILITY COMPANIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

COMCAST CABLE: *Justin May*
DATE: 2/2/14

QUESTAR GAS: *Justin May*
DATE: 2/2/14

CENTURYLINK COMMUNICATIONS: *Justin May*
DATE: 2/2/14

ROCKY MOUNTAIN POWER: *Dave Gardner*
DATE: 2-21-2014

COUNTY RECORDER'S NO. 1103406

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF *DAVEK*
DATE: 6 MAR 2014 TIME: 4:46 PM FEE: \$20.00
INDEX: 2014-2735
FILED IN: FILE OF PLATS
COUNTY RECORDER: *Michael Gleed*

COUNTY SURVEYOR'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 FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.
DATE: _____ COUNTY SURVEYOR: _____

PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

PRESENTED TO THE NORTH LOGAN CITY PLANNING COMMISSION CHAIRMAN THIS 18th DAY OF March A.D. 2014, AS THIS WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.
NR Clarke

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NORTH LOGAN CITY MAYOR THIS 4th DAY OF March A.D. 2014, AS THIS WAS APPROVED AND ACCEPTED.
Justin May
MAYOR

TOWNHOME PLAT FOR GREEN CANYON SQUARE
SECTION 15, T. 12 N. R. 1 E. S. 15, BASE & MERIDIAN
BLOCK 18, PLAT "D" LOGAN CITY FARM SURVEY, CACHE COUNTY, UTAH

REVISIONS: 1
2

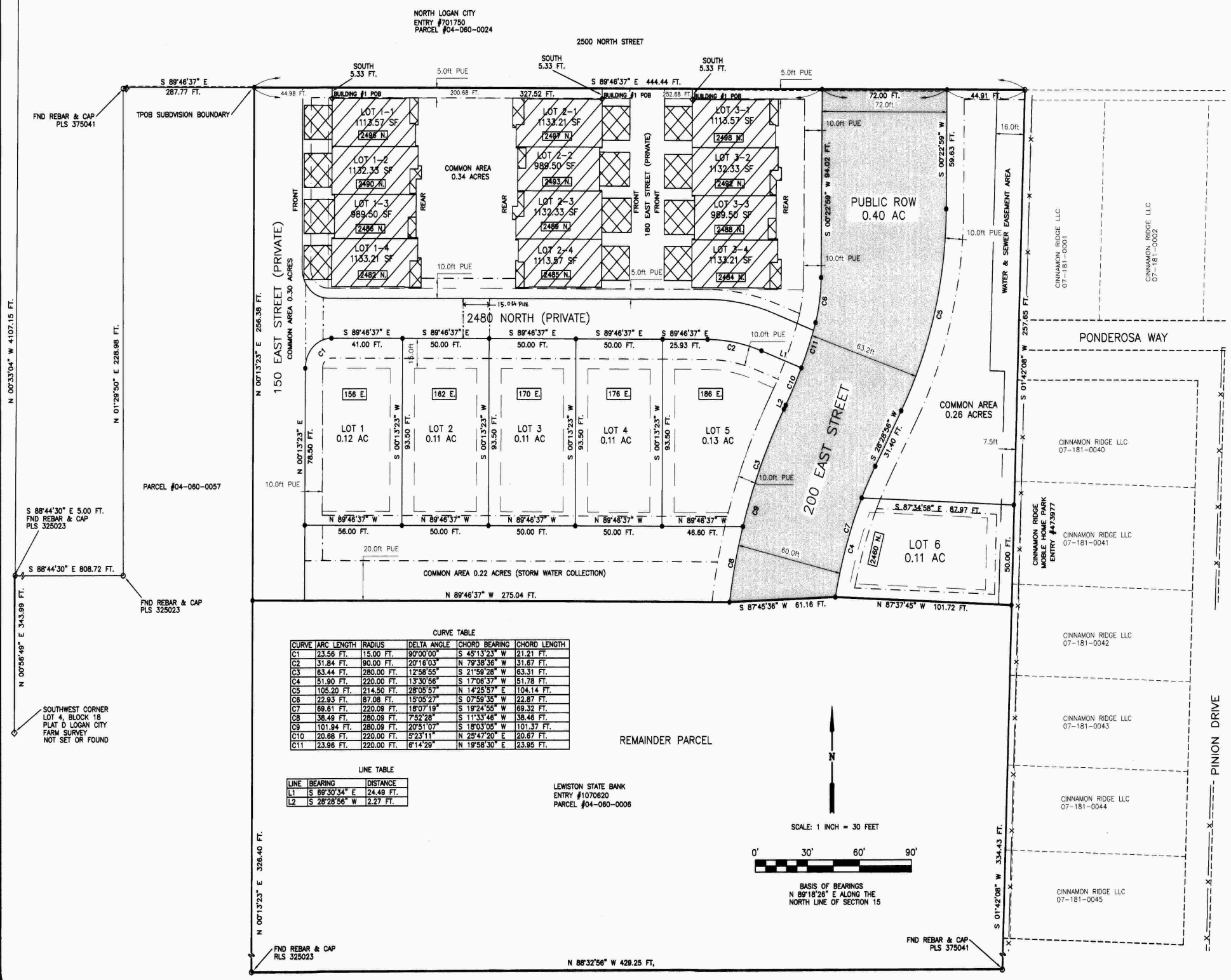
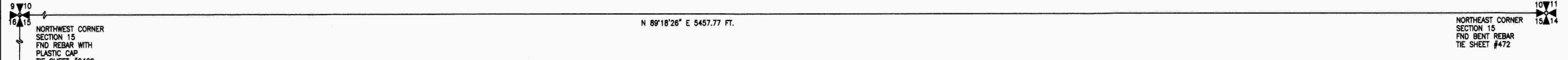
SURVEYED BY: BY
OFFICE WORK BY: BY, MP
FIELD BOOK NO.:
PROJECT NO. 13180
COMPLETE DATE: JAN 2014

LAND SURVEYORS
A.A. HUDSON AND ASSOCIATES
132 SOUTH STATE
PRESTON, ID 83283
(208)852-1155

civilsolutionsgroup inc

GREEN CANYON SQUARE SUBDIVISION (PHASE 1) TOWNHOME PLAT

LOCATED IN PART OF LOTS 4 AND 5, BLOCK
18, PLAT "D" OF THE LOGAN FARM SURVEY
SALT LAKE BASE AND MERIDIAN
NORTH LOGAN CITY, CACHE COUNTY
JANUARY 2014
SHEET 2 OF 2



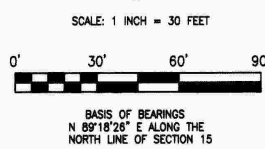
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56 FT.	15.00 FT.	90°00'00"	S 45°13'23" W	21.21 FT.
C2	31.84 FT.	90.00 FT.	20°18'03"	N 79°38'36" W	31.87 FT.
C3	63.44 FT.	280.00 FT.	12°58'55"	S 21°59'28" W	63.31 FT.
C4	51.90 FT.	220.00 FT.	13°30'58"	S 17°08'37" W	51.78 FT.
C5	105.20 FT.	214.50 FT.	28°05'57"	N 14°25'57" E	104.14 FT.
C6	22.93 FT.	87.08 FT.	15°09'27"	S 07°59'35" W	22.87 FT.
C7	69.61 FT.	220.08 FT.	18°07'19"	S 19°24'55" W	69.32 FT.
C8	38.49 FT.	280.08 FT.	7°52'28"	S 11°33'46" W	38.46 FT.
C9	101.84 FT.	280.08 FT.	20°51'07"	S 18°03'05" W	101.37 FT.
C10	20.68 FT.	220.00 FT.	5°23'11"	N 25°47'20" E	20.67 FT.
C11	23.96 FT.	220.00 FT.	6°14'29"	N 19°58'30" E	23.95 FT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°30'34" E	24.48 FT.
L2	S 28°28'56" W	2.27 FT.

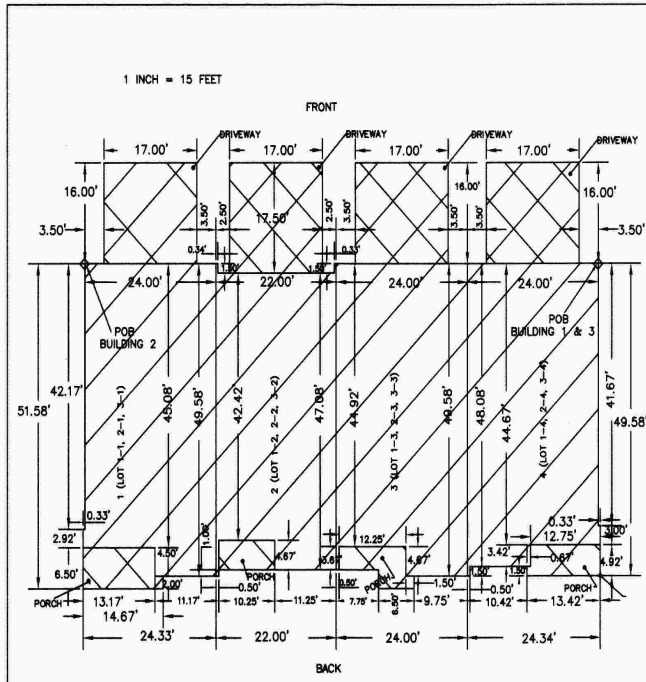
LEWIS STATE BANK
ENTRY #1070630
PARCEL #04-080-0006



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- OWNERSHIP LEGEND**
- TOWNHOME LOT AREA
TOTAL AREA = 0.30 ACRES
(TO BE OWNED BY INDIVIDUAL TOWNHOME LOT OWNERS)
 - COMMON AREA (EXCLUDES LOTS 1-6)
TOTAL AREA = 1.12 ACRES
(TO BE OWNED BY HOMEOWNERS ASSOCIATION AND USED BY ALL LOT OWNERS)
 - LIMITED COMMON AREA
TOTAL AREA = 0.09 ACRES
(AREAS OWNED BY HOMEOWNERS ASSOCIATION, BUT ONLY TO BE USED BY INDIVIDUAL TOWNHOME LOT OWNER)
 - PUBLIC RIGHT OF WAY
TOTAL AREA = 0.40 ACRES

BUILDING #1 LOT NUMBERS: LOT 1-1, LOT 1-2, LOT 1-3, LOT 1-4
BUILDING #2 LOT NUMBERS: LOT 2-1, LOT 2-2, LOT 2-3, LOT 2-4
BUILDING #3 LOT NUMBERS: LOT 3-1, LOT 3-2, LOT 3-3, LOT 3-4



RECORDER'S CERTIFICATE
INSTRUMENT NO. 1103406
DATE 02/18/2014
RECORDED BY MICHAEL L. CLEED
FEE
DRAWING: JMBZS.DWG VIEW: 001

LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE
- QUARTER CORNER FOUND
- PROPERTY CORNER
- UNRECORDED SETBACK SURVEY
- 5/8" REBAR W/ CAP
- RING & I.D. CENTERLINE
- MONUMENTS

TOWNHOME PLAT FOR
GREEN CANYON SQUARE
SECTION 15, T. 12 N. R. 1 E. S. 1, S. L. BASE & MERIDIAN
BLOCK 18, PLAT "D" LOGAN CITY FARM SURVEY, CACHE COUNTY, UTAH
SURVEYED BY: BY
OFFICE WORK BY: BY, MP
FIELD BOOK NO.
PROJECT NO. 13180
JAN., 2014

LAND SURVEYORS
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PRESTON, IDAHO 83263
(208)962-1155

