

MOUNTAINSIDE ESTATES PART OF THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN LOGAN, UTAH

DOMINION ENERGY NOTE

1. Dominion Energy approves this plot solely for the purpose of confirming that the plot contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute approval or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or endorsement of any terms contained in the plot, 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 1-800-366-6532.

PLANNING DIRECTOR APPROVAL

THIS SUBDIVISION, ENTERED INTO CITY RECORDS AS PLANNING COMMISSION Docket #2022-001, WAS HEARD BEFORE THE COMMISSION IN A PUBLIC HEARING ON THE 24th DAY OF April, 2022, AND WAS APPROVED IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS AND DESIGN SHOWN UPON THIS PLAT MAP.

[Signature] 5/10/22
DIRECTOR OF COMMUNITY DEVELOPMENT

NARRATIVE/NOTES

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A 64 LOT SUBDIVISION FROM THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY MATT NELSON.
- THE BASIS OF BEARING IS N 89°39'23"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN.
- THE BOUNDARY IS SHOWN 1400 NORTH ROAD DEDICATION PLAT RECORDED IN THE CACHE COUNTY RECORDER'S OFFICE UNDER ENTRY NO. 1085216 ON APRIL 12, 2013.
- CURB PINS TO BE SET IN THE CURB AT PROPERTY LINE PROJECTIONS. REAR PROPERTY CORNERS TO BE MONUMENTED WITH 5/8" REBAR WITH CAP.
- PUBLIC UTILITY EASEMENTS:
FRONT: 10'
REAR/SIDE: 5'
OPEN SPACE B, C, D AND PARCEL E ALSO SERVE AS A PUBLIC UTILITY EASEMENT.
- ALL COMMON AREAS ARE NOT-BUILDABLE. HOA TO INSTALL AND MAINTAIN COMMON SPACE AREAS.
- ANY DEVELOPMENT, LANDSCAPING, EXCAVATING OR OTHER ACTIVITY IDENTIFIED IN LAND DEVELOPMENT CODE RELATED TO CRITICAL SLOPES IN 17.24.070 ARE COMPLIED WITH.
- THIS PROPERTY HAS A GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY CIVIL ENGINEERING LABORATORIES INC. PROJECT NO. 8653 DATED JUNE 28, 2016 AND ADDENDUM TO GEOTECHNICAL STUDY CMT PROJECT NO. 17117.
- LOTS 1-5 AND 8-25 HAVE SLOPES OF 2 HORIZONTAL TO 1 VERTICAL (2:1 OR 26% SLOPE). ALL DEVELOPMENT IN THE GEOLOGICAL UNSTABLE LANDS PER LAND DEVELOPMENT CODE SHALL COMPLY WITH SECTION 17.24.070 OF THE LAND DEVELOPMENT CODE.
- DRIVEWAYS SHALL NOT BE PLACED OVER WATER METER BARRELS.
- PRIVATE ACCESS DRIVE FOR LOTS 24, 25 AND 26 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A 20' MINIMUM REAR BUILDING SETBACK FOR ALL HOMES THAT BACK UP AGAINST 1200 EAST STREET AND 1400 NORTH STREET.

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 AND STREETS TO BE HEREAFTER KNOWN AS MOUNTAINSIDE ESTATES, FOR THE PUBLIC 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS

DAY OF April, 2022.

Brent J. Lawyer, Authorized Agent
SHREE GIRRAJI JL, INC.
Brent J. Lawyer, Managing Member
Capstone Consulting, LLC

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

On the 27 day of April, A.D. 2022, personally appeared before me, Shree Girraji JL, Inc., a Michigan Corporation, signers of the within instrument who declared to me, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation.

My commission expires 12-03-2025

Notary Public: *[Signature]*
Residing at: *[Signature]*

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

On this 27 day of April, A.D. 2022, personally appeared before me Brent J. Lawyer, Manager of Capstone Consulting, LLC, who, being by me duly sworn, did say that he is the Manager of Capstone Consulting, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said LLC by authority of its Articles of Organization and he duly acknowledged to me that said Limited Liability Company executed the same.

My COMMISSION EXPIRES 12-03-2025

NOTARY PUBLIC
RESIDING AT *[Signature]*

LOGAN CITY UTILITIES

WATER: *[Signature]* DATE 5-3-22

WASTEWATER TREATMENT: *[Signature]* DATE 5/3/22

SOLID WASTE: *[Signature]* DATE 5/3/22

LIGHT & POWER: *[Signature]* DATE 5-3-22

CENTURY LINK: *[Signature]* DATE 4-27-22

DOMINION ENERGY: *[Signature]* DATE 5-2-22

CITY ATTORNEY APPROVAL

APPROVED THIS 13th DAY OF May, 2022
BY THE LOGAN CITY ATTORNEY.

[Signature]
LOGAN CITY ATTORNEY

CITY ENGINEER APPROVAL

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.

[Signature] 5/11/22
CITY ENGINEER

MAYOR APPROVAL

APPROVED THIS 19 DAY OF May, 2022
BY THE LOGAN CITY MAYOR

[Signature]
LOGAN CITY MAYOR

COUNTY RECORDER'S CERTIFICATE 1503265

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT 12:00 O'CLOCK P.M. May 27, 2022, AND IS DULY RECORDED IN BOOK 166, PAGE NO. 367.

[Signature] (DEPT)
COUNTY RECORDER

NARRATIVE/NOTES CONTINUED

20. PRIOR TO BUILDING PERMIT ISSUANCE FOR INDIVIDUAL HOMES, EACH LOT SHALL HAVE A GEOTECHNICAL REVIEW AND APPROVAL BASED ON THE OVERALL REPORT, HOME LAYOUT, RETENTION WALL SPECIFICS, GRADING, CUTS AND FILLS, DRAINAGE AND DRIVEWAY LAYOUT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	205.17	360.00	32°39'13"	S73°19'47"W	202.40
C2	77.88	1533.00	2°54'39"	N00°41'42"E	77.87
C3	196.37	340.00	33°05'30"	N73°32'55"E	193.65
C4	131.84	100.00	75°26'20"	N38°01'09"E	122.34
C5	10.11	200.00	2°53'42"	S74°16'58"W	10.10
C6	55.26	200.00	15°49'53"	S64°58'11"W	55.09
C7	142.47	150.00	54°25'16"	N05°47'08"W	137.18
C8	204.90	420.00	27°57'05"	S08°08'33"W	202.87
C9	12.88	80.00	9°13'26"	N01°13'17"W	12.87
C10	90.43	100.00	51°48'50"	N07°05'24"W	87.38
C11	170.79	500.00	19°34'18"	S09°01'53"W	169.97
C12	73.26	50.00	83°56'30"	S41°12'47"W	66.88
C13	159.83	350.00	26°10'23"	N70°05'40"E	158.54
C14	56.57	130.00	24°58'55"	N12°46'27"E	56.12
C15	70.94	130.00	31°15'51"	N40°52'20"E	70.06
C16	20.31	13.00	89°30'01"	S11°45'15"W	18.30
C17	16.82	20.00	48°11'23"	S05°05'27"E	16.33
C18	26.28	55.00	27°22'34"	N67°29'51"W	26.03
C19	69.39	55.00	72°17'28"	N17°39'51"W	64.88
C20	62.34	55.00	64°56'39"	N50°57'12"E	59.06
C21	61.41	55.00	63°58'16"	S64°35'20"E	58.27
C22	12.53	170.00	4°13'23"	S59°06'56"W	12.53
C23	19.46	13.00	85°46'37"	N75°53'04"W	17.69
C24	16.82	20.00	48°11'23"	N08°54'04"W	16.33
C25	45.88	55.00	47°47'47"	S08°42'12"E	44.56
C26	20.42	13.00	90°00'00"	S73°00'14"W	18.38
C27	64.85	180.00	20°38'32"	N22°40'30"W	64.50
C28	82.25	180.00	26°10'54"	N00°44'14"E	81.54
C29	23.97	180.00	7°37'49"	N17°38'35"E	23.95
C30	61.14	390.00	8°58'54"	S17°38'21"W	61.07
C31	390.00	390.00	133°1'25"	S06°23'12"W	91.84
C32	37.15	390.00	8°22'29"	S03°06'15"E	37.14
C33	17.71	110.00	9°13'26"	N01°13'17"W	17.69
C34	4.58	20.00	13°07'22"	S03°10'14"E	4.57
C35	60.69	40.00	86°55'32"	N13°17'46"E	55.03
C36	7.13	20.00	20°26'04"	S19°56'58"E	7.10
C37	46.11	40.00	66°02'38"	N89°48'52"E	43.60
C38	11.71	20.00	33°33'26"	N73°58'32"W	11.55
C39	10.28	20.00	22°22'42"	S74°30'54"W	10.17
C40	48.91	40.00	70°03'36"	S89°16'54"E	45.92
C41	1.43	20.00	4°05'45"	S57°44'10"W	1.43
C42	11.71	20.00	33°33'26"	N16°01'10"E	11.55
C43	31.49	40.00	45°06'18"	S10°14'44"W	30.68
C44	20.30	13.00	89°28'07"	N45°29'37"E	18.30
C45	20.54	13.00	90°03'53"	N44°30'23"E	18.47
C46	32.18	1543.00	1°11'42"	N01°33'10"E	32.18
C47	46.21	1543.00	1°42'57"	N00°05'51"E	46.21
C48	39.37	80.00	28°11'45"	S13°20'20"W	38.97
C49	20.53	350.00	3°21'40"	N58°41'00"E	20.53
C50	19.76	13.00	87°04'58"	N13°27'45"E	17.91
C51	29.06	320.00	5°12'11"	N59°36'20"E	29.05
C52	63.30	70.00	51°48'52"	N07°05'24"W	61.17
C53	20.42	13.00	89°59'56"	N77°59'48"W	18.38
C54	15.76	380.00	2°22'36"	N58°11'32"E	15.76
C55	83.10	380.00	12°31'46"	N65°38'44"E	82.93
C56	74.78	380.00	11°16'29"	N77°32'52"E	74.66
C57	29.30	20.00	85°56'39"	S41°12'47"W	28.75
C58	20.42	13.00	89°59'42"	S45°45'24"E	18.38
C59	20.42	13.00	90°00'00"	N44°14'44"E	18.38
C60	68.24	530.00	7°22'37"	S02°56'03"W	68.19
C61	92.25	530.00	9°58'23"	S11°36'33"W	92.14
C62	20.55	530.00	2°13'18"	S17°42'23"W	20.55
C63	20.42	13.00	90°00'00"	S45°45'16"E	18.38
C64	103.59	470.00	12°37'41"	S05°33'35"W	103.38
C65	56.96	470.00	8°56'36"	S13°20'20"W	56.92
C66	20.84	130.00	9°11'09"	N11°13'28"E	20.82
C67	88.80	130.00	39°08'07"	N09°56'11"W	87.08
C68	20.42	13.00	90°00'04"	S12°00'12"W	18.38
C69	7.93	130.00	3°29'35"	N31°15'02"W	7.92
C70	20.42	13.00	90°00'00"	N77°59'46"W	18.38
C71	70.36	120.00	35°35'41"	N16°11'55"W	69.36
C72	43.69	120.00	20°51'34"	N11°01'42"E	43.45
C73	57.91	450.00	7°22'24"	S18°25'15"W	57.87
C74	91.45	450.00	11°38'39"	S08°54'43"W	91.30
C75	70.08	450.00	8°55'24"	S01°22'18"E	70.01
C76	8.05	50.00	9°13'27"	N01°13'17"W	8.04
C77	19.48	13.00	85°51'18"	N46°19'06"E	17.71
C78	21.06	13.00	92°55'02"	S76°32'02"E	18.85
C79	51.03	350.00	8°21'12"	S61°10'48"W	50.98
C80	57.68	230.00	14°22'06"	S64°11'18"W	57.53
C81	17.49	230.00	4°21'28"	S73°33'05"W	17.49
C82	92.15	70.00	75°25'20"	N38°01'09"E	85.64
C83	125.49	350.00	20°32'32"	S75°37'38"W	124.82
C84	117.16	320.00	20°58'41"	N72°41'46"E	116.51
C85	77.84	80.00	55°44'54"	S55°18'30"W	74.80
C86	29.28	40.00	41°56'41"	S33°16'46"E	28.83
C87	33.50	360.00	5°19'56"	S86°59'25"W	33.49
C88	171.66	360.00	27°19'17"	S79°39'48"W	170.04

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.89	N57°00'10"E
L2	13.79	S76°29'56"E
L3	40.04	N57°00'10"E
L4	40.04	N57°00'10"E
L5	14.51	N13°25'36"E
L6	507.48	N57°00'10"E
L7	13.97	S49°10'51"E
L8	1.19	N89°39'23"E
L9	40.00	N89°39'23"E
L10	14.22	N44°58'56"E
L11	50.30	S02°09'01"W
L12	13.85	S44°02'20"W
L13	40.03	N02°09'01"E
L14	40.03	S02°09'01"E
L15	14.43	N45°57'41"E
L16	10.01	S89°46'22"W
L17	144.32	N89°39'23"E
L18	353.90	N02°09'01"E

ADDRESS TABLE

LOT	ADDRESS
Lot 1	1350 E TALLMADE LANE
Lot 2	1346 E TALLMADE LANE
Lot 3	1372 AMELIA CIRCLE
Lot 4	1366 AMELIA CIRCLE
Lot 5	1358 AMELIA CIRCLE
Lot 6	1330 E TALLMADE LANE
Lot 7	1371 AMELIA CIRCLE
Lot 8	1378 N 1275 E
Lot 9	1374 N 1275 E
Lot 10	1368 N 1275 E
Lot 11	1360 N 1275 E
Lot 12	1352 N 1275 E
Lot 13	1346 N 1275 E
Lot 14	1340 N 1275 E
Lot 15	1334 N 1275 E
Lot 16	1328 N 1275 E
Lot 17	1322 N 1275 E
Lot 18	1316 N 1275 E
Lot 19	1310 N 1275 E
Lot 20	1304 N 1275 E
Lot 21	1298 N 1275 E
Lot 22	1292 N 1275 E
Lot 23	1286 N 1275 E
Lot 24	1280 N 1275 E
Lot 25	1274 N 1275 E
Lot 26	1268 N 1275 E
Lot 27	1262 N 1275 E
Lot 28	1256 N 1275 E
Lot 29	1250 N 1275 E
Lot 30	1244 N 1275 E
Lot 31	1238 N 1275 E
Lot 32	1232 N 1275 E
Lot 33	1226 N 1275 E
Lot 34	1220 N 1275 E
Lot 35	1214 N 1275 E
Lot 36	1208 N 1275 E
Lot 37	1202 N 1275 E
Lot 38	1196 N 1275 E
Lot 39	1190 N 1275 E
Lot 40	1184 N 1275 E
Lot 41	1178 N 1275 E
Lot 42	1172 N 1275 E
Lot 43	1166 N 1275 E
Lot 44	1160 N 1275 E
Lot 45	1154 N 1275 E
Lot 46	1148 N 1275 E
Lot 47	1142 N 1275 E
Lot 48	1136 N 1275 E
Lot 49	1130 N 1275 E
Lot 50	1124 N 1275 E

2022-361701

MOUNTAINSIDE ESTATES
PART OF THE NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
LOGAN, UTAH



SCALE: 1"=80' (24x36 PLAN SET)

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - EASEMENT
 - ROAD
 - ADDRESS BLOCK
 - SECTION CORNER
 - SENSITIVE LANDS (SEE NOTE 9)

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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as MOUNTAINSIDE ESTATES and that the same has been surveyed and staked on the ground as shown on this plat.



LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 26, Township 12 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 26, Township 12 North, Range 1 East of the Salt Lake Base and Meridian monument with a Railroad Spike, thence S 89°39'23" W 1366.76 feet along the north line of the Northeast Quarter of said Section 26; South 50.00 feet to the POINT OF BEGINNING and running

- thence S 00°33'21" W 110.57 feet;
thence N 89°32'24" E 26.23 feet;
thence along the boundary of Hillcrest Heights North, Unit No. 1 the next six courses:
1) thence S 00°33'49" E 90.00 feet;
2) thence S 05°39'05" W 90.51 feet;
3) thence S 03°02'41" W 109.74 feet;
4) thence S 60°52'30" W 205.81 feet;
5) thence S 08°36'04" E 101.12 feet;
6) thence S 11°14'22" W 101.98 feet;

- thence S 26°29'41" W 180.22 feet along the boundary of Hillcrest Heights North, Unit No. 1, Hillcrest Heights North, Phase 4 and Hillcrest Heights North, Phase 5;
thence along Hillcrest Heights North, Phase 5 the next four courses:
1) thence S 24°36'48" W 23.46 feet;
2) thence S 00°42'00" E 199.21 feet;
3) thence S 88°48'02" E 20.82 feet;
4) thence S 00°41'35" E 20.08 feet;

- thence N 89°36'25" E 307.19 feet;
thence S 00°39'12" E 10.32 feet;
thence S 89°48'20" W 1293.67 feet to the east right of way line of 1200 East Street;
thence along said east right of way line the next three courses:
1) thence N 02°09'01" E 484.28 feet;
2) thence Northerly, 77.88 feet along a curve to the left having a radius of 1,533.00 feet, a central angle of 02°54'39" and a chord that bears N 02°41'42" E 77.87 feet;
3) thence N 00°45'38" W 269.09 feet;

- thence along the south right of way line of 1400 North/1500 North Street the next five courses:
1) thence S 89°54'20" E 85.09 feet;
2) thence Easterly, 196.37 feet along a curve to the left having a radius of 340.00 feet, a central angle of 33°05'30" and a chord that bears N 73°32'55" E 193.65 feet;
3) thence N 57°00'10" E 659.45 feet;
4) thence Easterly, 205.17 feet along a curve to the right having a radius of 360.00 feet, a central angle of 32°39'13" and a chord that bears N 72°19'47" E 202.40 feet;
5) thence N 89°39'23" E 191.51 feet to the point of beginning, containing 26.14 acres, more or less.

COUNTY RECORDER'S CERTIFICATE 1320325

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT SALT LAKE CITY, UTAH, ON 04/19/22, AND IS DULY RECORDED IN BOOK 3022, PAGE NO. 2617.

[Signature] (DEPUTY)
COUNTY RECORDER

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84301
(435)755-5121



NO.	REVISIONS / DIMENSIONS	DATE	BY	CHK

PROJECT TITLE
MOUNTAINSIDE ESTATES
PART OF THE NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
LOGAN, UTAH
FINAL PLAT

DATE: MAR 2022
DRAWING NO. 1
1 OF 2