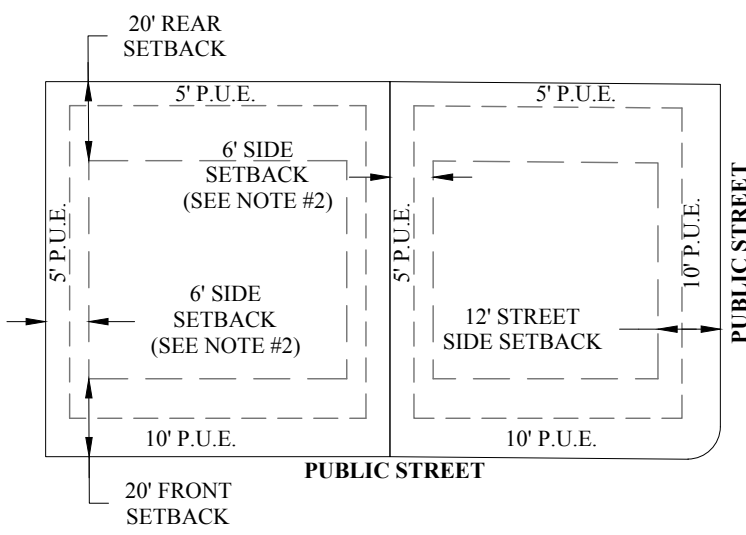


VICINITY MAP

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - CURRENT ZONE: SINGLE-FAMILY RESIDENTIAL.
 - SETBACKS:
 - FRONT: 20'
 - BACK: 20'
 - SIDE: 6' (WITH 15' BETWEEN HOUSES) STREET SIDE: 12'
 - THE SANITARY SEWER GENERATED BY THE LOTS ON THIS PLAT SHALL FLOW TO A PRIVATE LIFT STATION, WHICH SHALL BE OPERATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), FOX MEADOWS OWNERS ASSOCIATION.
 - LOTS: 35
 - OPEN SPACE PARCELS: 2
 - OPEN SPACE PARCELS 1 & 2 ARE NON-BUILDABLE PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THESE PARCELS SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCELS, ARE SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER THEM FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
 - SMITHFIELD CITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO REQUIRE, AND IF NECESSARY, PERFORM OR CAUSE TO BE PERFORMED, AT THE EXPENSE OF THE OWNER OF THE OPEN SPACE AND OTHER PRIVATE AREA(S), INCLUDING CLUBHOUSE, POOL AND OTHER RECREATION FACILITIES, (HOA, HEREINAFTER), ALL LANDSCAPING, SNOW REMOVAL, AND OTHER UPKEEP AND MAINTENANCE SERVICES, AS APPLICABLE, WITHIN THE OPEN SPACE AREAS, IF THE HOA FAILS ADEQUATELY TO PERFORM SUCH TASK. THE CITY MAY TAKE THESE ACTIONS WHEN ASKED TO ASSUME RESPONSIBILITY FOR SUCH UPKEEP AND MAINTENANCE TASKS BY THE HOA AND THE CITY COUNCIL MAY ALSO TAKE SUCH ACTIONS WHEN IT DETERMINES THE NEED BASED ON A PATTERN OF NEGLECT AND LACK OF MAINTENANCE AND AFTER MEETING THE PROCEDURES OUTLINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS), RECORDED CONCURRENTLY WITH THIS FINAL PLAT. IN THE EVENT SMITHFIELD CITY EXERCISES THIS RIGHT, THE CITY SHALL BE ENTITLED TO ASSESS AND COLLECT THE NECESSARY HOA FEES AND RECOVER ANY ASSOCIATED COSTS AND ATTORNEYS FEES. THIS NOTATION SHALL NOT BE AMENDED OR DELETED WITHOUT THE APPROVAL OF SMITHFIELD CITY. SMITHFIELD CODE 17.88.140(A)(6)(j)

LEGEND

ROADWAY DEDICATION AREA
(3867 +/- s.f.)



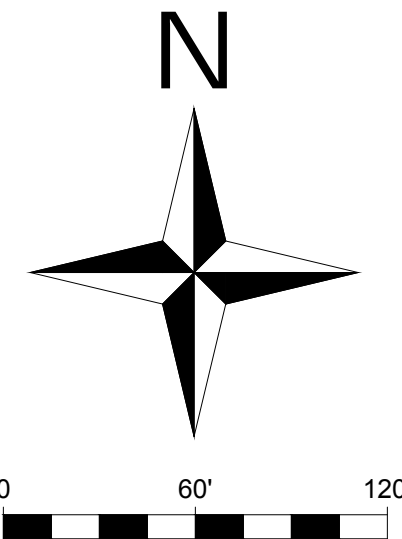
RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ FEE _____
CACHE COUNTY RECORDER

FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 3

LOCATED IN THE SW1/4 OF SECTION 21, T13N, R1E, SLB&M
SMITHFIELD, UTAH



WEST 1/4 CORNER OF
SECTION 21, T13N,
R1E, SLB&M
COUNTY MONUMENT (FOUND)



SOUTHWEST CORNER
OF SECTION 21, T13N,
R1E, SLB&M
REBAR & CAP (FOUND)

WEST 1/4 CORNER OF
SECTION 28, T13N,
R1E, SLB&M
1971 COUNTY MONUMENT (FOUND)

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:
Beginning at a point on the westerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located N0°16'37"W along the Section line 293.82 feet and East 98.96 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); then N1°11'43"E 616.98 feet; then along the arc of a 167.00 foot radius curve to the right 71.99 feet through a central angle of 24°42'01" (chord: N13°32'44"E 71.44 feet) to a point of compound curvature; then along the arc of an 87.00 foot radius curve to the left 63.40 feet through a central angle of 41°45'04" (chord: N46°46'16"E 62.00 feet); then N67°38'48"E 18.36 feet; then along the arc of a 133.00 foot radius curve to the left 34.12 feet through a central angle of 14°41'48" (chord: N60°17'54"E 34.02 feet); then S74°30'22"E 98.89 feet; then N29°58'10"E 15.82 feet; then S56°38'48"E 100.79 feet; then N28°51'59"E 10.44 feet; then S61°06'17"E 50.00 feet; then S58°30'41"E 94.16 feet; then S55°30'13"E 30.29 feet; then S63°23'49"E 92.45 feet; then N26°36'14"E 25.86 feet; then S63°23'46"E 50.00 feet; then S67°49'01"E 249.65 feet; then Southwesterly along the arc of a 175.00 foot radius non-tangent curve (radius bears: S65°16'08"E) to the left 7.78 feet through a central angle of 2°32'55" (chord: S23°27'25"W 7.78 feet); then S22°10'57"W 160.67 feet; then N69°38'31"W 50.02 feet; then Southwesterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: N67°49'03"W) to the right 19.84 feet through a central angle of 87°26'14" (chord: S65°54'04"W 17.97 feet) to a point of reverse curvature; then along the arc of a 1,414.00 foot radius curve to the left 7.71 feet through a central angle of 0°18'44" (chord: N70°32'16"W 7.71 feet); then S19°18'27"W 152.31 feet; then S69°16'20"E 63.04 feet; then S72°24'16"E 75.01 feet; then S83°01'14"E 82.67 feet; then N85°51'56"E 77.25 feet; then N79°04'45"E 128.65 feet; then N87°28'06"E 25.02 feet; then S87°30'49"E 54.69 feet; then S19°40'34"E 37.35 feet; then S0°08'50"W 71.51 feet; then N89°31'51"W 221.32 feet to the easterly line of Lot 12 of said P.U.D.; then along said Plat the following 6 (six) courses and distances: N0°28'10"E 88.00 feet; then N89°31'51"W 336.00 feet; then N87°30'46"W 335.85 feet; then S3°45'30"W 98.00 feet; then N86°14'30"W 22.17 feet; then along the arc of a 13.00 foot radius curve to the right 19.84 feet through a central angle of 87°26'13" (chord: N42°31'23"W 17.97 feet) to the point of beginning.
Contains: 11.22 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 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
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 3
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. 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. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

LAND HAVEN, INC. _____ (SIGNATURE)
BY: _____ (PRINTED NAME)
ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF LAND HAVEN, INC., A UTAH CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION NO. _____ (PRINTED FULL NAME OF NOTARY)
A NOTARY PUBLIC COMMISSIONED IN UTAH

FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 3

LOCATED IN THE SW1/4 OF SECTION 21,
T13N, R1E, SLB&M
SMITHFIELD, UTAH

1 OF 2

1 OF 2

1 OF 2

1 OF 2

1 OF 2

1 OF 2

1 OF 2

1 OF 2

1 OF 2

FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 3
LOCATED IN THE SW1/4 OF SECTION 21, T13N, R1E, SLB&M
SMITHFIELD, UTAH



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N67°38'48"E	18.36
L2	S29°58'10"W	15.82
L3	N28°51'59"E	10.44
L4	S61°06'17"E	50.00
L5	S55°30'13"E	30.29
L6	N26°36'14"E	25.86
L7	S63°23'46"E	50.00
L8	N69°38'31"W	50.02
L9	N69°16'20"E	63.04
L10	S72°24'16"E	75.01
L11	S83°01'14"E	82.67
L12	N85°51'56"E	77.25
L13	N87°28'06"E	25.02
L14	N87°30'49"E	54.69
L15	S19°40'34"E	37.35
L16	S1°11'43"W	15.17
L17	N1°11'43"E	15.17
L18	N88°48'17"W	12.00

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	167.00	24°42'01"	71.99	N13°32'44"E 71.44
C2	87.00	41°45'04"	63.40	N46°46'16"E 62.00
C3	133.00	14°41'48"	34.12	N60°17'54"E 34.02
C4	175.00	2°32'55"	7.78	S23°27'25"E 7.78
C5	13.00	87°26'14"	19.84	S65°54'04"W 17.97
C6	1414.00	0°18'44"	7.71	N70°32'16"E 7.71
C7	13.00	87°26'13"	19.84	N42°31'23"E 17.97
C8	13.00	90°00'00"	20.42	S46°11'43"W 18.38
C9	1354.00	0°22'05"	8.70	N88°37'15"W 8.70
C10	1354.00	2°29'48"	59.00	N87°11'18"W 59.00
C11	1354.00	2°00'33"	47.48	N84°56'08"W 47.48
C12	1354.00	2°39'20"	62.75	N82°36'12"W 62.75
C13	1354.00	2°38'47"	62.54	N79°57'08"W 62.53
C14	1354.00	2°38'47"	62.54	N77°18'21"W 62.53
C15	1354.00	2°38'47"	62.54	N74°39'34"W 62.53
C16	1354.00	2°38'47"	62.54	N72°00'39"W 62.53
C17	1354.00	18°06'52"	428.07	S79°44'51"E 426.29
C18	1384.00	8°33'04"	206.56	N74°57'58"W 206.36
C19	1384.00	9°33'47"	231.00	N84°01'23"W 230.73
C20	1384.00	18°06'51"	437.56	N79°44'51"W 435.74
C21	1414.00	3°40'03"	90.51	S72°12'51"E 90.50
C22	1414.00	3°39'30"	90.29	S75°52'30"E 90.27
C23	1414.00	7°19'32"	180.79	S74°02'34"E 180.66
C24	13.00	91°11'40"	20.69	S32°06'25"E 18.58
C25	275.00	13°06'49"	62.94	S20°02'49"W 62.80
C26	300.00	15°50'42"	82.96	S18°40'52"W 82.70
C27	325.00	4°40'09"	26.49	N24°16'09"E 26.48
C28	325.00	9°03'20"	51.37	N17°24'24"E 51.31
C29	325.00	13°43'29"	77.85	S19°44'29"W 77.67
C30	13.00	86°21'46"	19.60	N56°03'37"E 17.79
C31	1414.00	3°14'30"	80.00	S82°22'54"E 79.99
C32	1414.00	1°13'23"	30.18	S84°36'41"E 30.18
C33	1414.00	3°30'48"	86.71	S86°58'39"E 86.69
C34	1414.00	7°58'41"	196.89	S84°44'50"E 196.73
C35	13.00	89°55'53"	20.40	S43°46'14"E 18.37
C36	175.00	14°00'10"	42.77	S8°11'48"W 42.66
C37	175.00	13°40'06"	41.75	S22°01'56"W 41.65
C38	175.00	27°40'16"	84.52	N15°01'51"E 83.70
C39	200.00	27°40'16"	96.59	S15°01'51"W 95.65

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C40	225.00	3°35'52"	14.13	N27°04'03"E 14.13
C41	225.00	13°21'37"	52.47	N18°35'19"E 52.35
C42	225.00	10°42'48"	42.07	N6°33'07"E 42.01
C43	225.00	27°40'16"	108.66	N15°01'51"E 107.61
C44	13.00	90°00'00"	20.42	N46°11'43"E 18.38
C45	13.00	90°00'00"	20.42	S43°48'17"E 18.38
C46	254.00	17°13'56"	76.39	S9°48'41"W 76.11
C47	254.00	16°28'09"	73.01	S26°39'44"W 72.76
C48	254.00	10°05'18"	44.72	S39°56'27"W 44.66
C49	254.00	43°47'23"	194.13	S23°05'24"W 189.44
C50	320.00	1°53'51"	10.60	S44°17'51"W 10.60
C51	320.00	8°02'22"	44.90	S39°19'45"W 44.86
C52	320.00	9°56'13"	55.50	N40°16'40"E 55.43
C53	225.00	1°58'55"	7.78	N23°10'25"E 7.78
C54	200.00	2°13'48"	7.78	S23°17'51"W 7.78

ENGINEER'S 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 AND THE CITY ORDINANCE.

CITY ENGINEER _____ DATE _____

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY _____ DATE _____

PLANNING COMMISSION APPROVAL
PRESENTED TO THE SMITHFIELD CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ DATE _____

CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE SMITHFIELD CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ DATE _____

CITY RECORDER _____ DATE _____

FINAL PLAT
OF
THE VILLAGE AT FOX MEADOWS P.U.D.
PHASE 3
LOCATED IN THE SW1/4 OF SECTION 21,
T13N, R1E, SLB&M
SMITHFIELD, UTAH

2 OF 2

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____

CACHE COUNTY RECORDER

UTILITY COMPANIES
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*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 EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 53-3-27 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.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(e)(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 FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



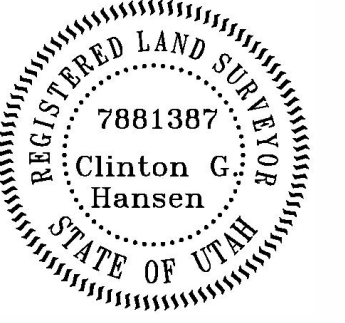
Preliminary Plan for:
Hoyt Skabelund Subdivision

Smithfield City, Cache County, Utah
A Part of the Northwest Quarter of Section 27,
Township 13 North, Range 1 East, Salt Lake
Base & Meridian, March 2022

SURVEY CERTIFICATE
I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Four (3) Lots, know Hereafter as **386 North Subdivision**, in Smithfield City, Cache County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Smithfield City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2022

Clinton G. Hansen P.L.S.
Utah Land Surveyor
Licence No. 7881387



SUBDIVISION BOUNDARY
A Part of Lot 6, Block 34, Plat 'A' of the Smithfield City Survey in the Northwest Quarter of Section 27, Township 13 North, Range 1 East, S.L.B.&M. (The Basis of Bearings is the Utah Coordinate System 1983 North Zone)

Beginning at the Northwest Corner of said Lot 6 and RUNNING THENCE South 88°36'58" East (East by Record) 305.25 Feet Along the North Line of said Lot 6; Thence South 01°16'19" West (South by Record) 132.00 Feet to the South Line of said Lot 6; Thence North 88°36'58" West (West by Record) 160.00 Feet Along said South Lot Line; Thence North 01°16'19" East (North by Record) 62.38 Feet; Thence North 88°36'58" West (West by Record) 145.25 Feet to the West Line of said Lot 6; Thence North 01°16'19" East (North by Record) 69.62 Feet Along said West Lot Line to the Point of Beginning. Containing 0.716 Acres.

OWNER'S DEDICATION
Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into Lots to be hereafter known as **386 North Subdivision** do hereby dedicate, grant, and convey to Smithfield City, Utah those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance, and operation of public utility service lines and drainage as intended for public use.

In witness we have hereunto set our signature
this _____ day of _____, 20____.

PREFERRED PROPERTY INVESTMENTS, LLC
By: _____
Miles P. Jensen, Manager/Member

NARRATIVE
The purpose of this survey was to create a subdivision of the parcel as shown and described hereon. The survey was ordered by Logan Brown. The control used to establish the property corners was the existing Smithfield City survey monumentation, records of surveys, and fences within and around Block 34, Plat 'A' of the Smithfield City Survey located in the Northwest Quarter of Section 27, Township 13 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the West line of the Northwest Quarter of said Section, which bears South 88°31'56" West, "Utah Coordinate System 1983 North Zone".

ADVANCED LAND SURVEYING INC
1770 Research Park Way #111
Logan Utah 84341
(P) 435-770-1585 (F) 435-514-5883
www.advancedlsi.com

COUNTY RECORDER'S NO. _____
State of Utah, County Cache, Recorded and Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed In: File of Plats _____
County Recorder _____



ADJUSTED PARCEL A
A Part of Lot 6, Block 34, Plat 'A' of the Smithfield City Survey in the Northwest Quarter of Section 27, Township 13 North, Range 1 East, S.L.B.&M. (The Basis of Bearings is the Utah Coordinate System 1983 North Zone)

Beginning on the West Line of said Lot 6 at a Point Located 69.62 Feet South 01°16'19" West (South by Record) from the Northwest Corner of said Lot 6, and RUNNING THENCE South 88°36'58" East (East by Record) 145.25 Feet; Thence South 01°16'19" West (South by Record) 62.38 Feet to the South Line of said Lot 6; Thence North 88°36'58" West (West by Record) 145.25 Feet Along said South Lot Line to the Southwest Corner of said Lot 6; Thence North 01°16'19" East (North by Record) 62.38 Feet Along said West Lot Line to the Point of Beginning. Containing 0.208 Acres.



- LEGEND**
- Primary Boundary Line
 - Lot Line
 - Other property Line
 - Proposed Concrete
 - Proposed Water Line
 - Proposed Sewer Line
 - Proposed Asphalt
 - Proposed Power
 - Proposed Pond Overflow
 - Existing Asphalt Edge
 - Existing Over-Head Power
 - Existing Over-Head Telephone
 - Existing Water Line
 - Existing Gas Line
 - Existing Sewer Line
 - Fence Line

- SYMBOLS**
- Section Corner
 - Found Survey Point
 - Set 5/8" by 24" Rebar With Cap
 - Power Pole
 - Fire Hydrant

Developer:
Logan Brown
PO Box 332
Mendon UT 84325
435-213-6929

CITY ENGINEER'S APPROVAL
I have examined this plat and find it is correct and in accordance with the information on filed in this office.

City Engineer _____ Date _____

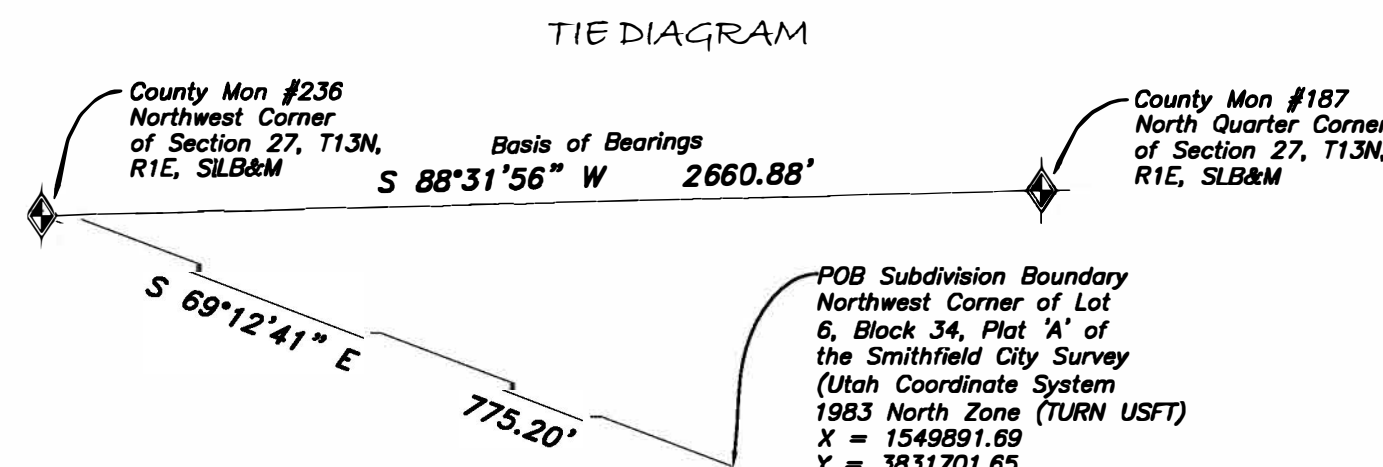
CITY COUNCIL ACCEPTANCE AND APPROVAL
Approved by the Smithfield City Council, this _____ day of _____ A.D., 20____.

Attest: _____
Mayor _____ City Recorder _____

PLANNING AND ZONING APPROVAL
This plat approved by the Smithfield City Planning and Zoning Commission this _____ day of _____ A.D., 20____.

Attest: _____
Chairman _____ Secretary _____

- NOTES:**
- Storm Drain pipes will be required under the future driveways of Lots 2 & 3 for drainage to the retention pond.
 - Some site grading may be required to acquire positive slope for roof drain flow.
 - All P.U.E.'s are 5.00 Feet Wide

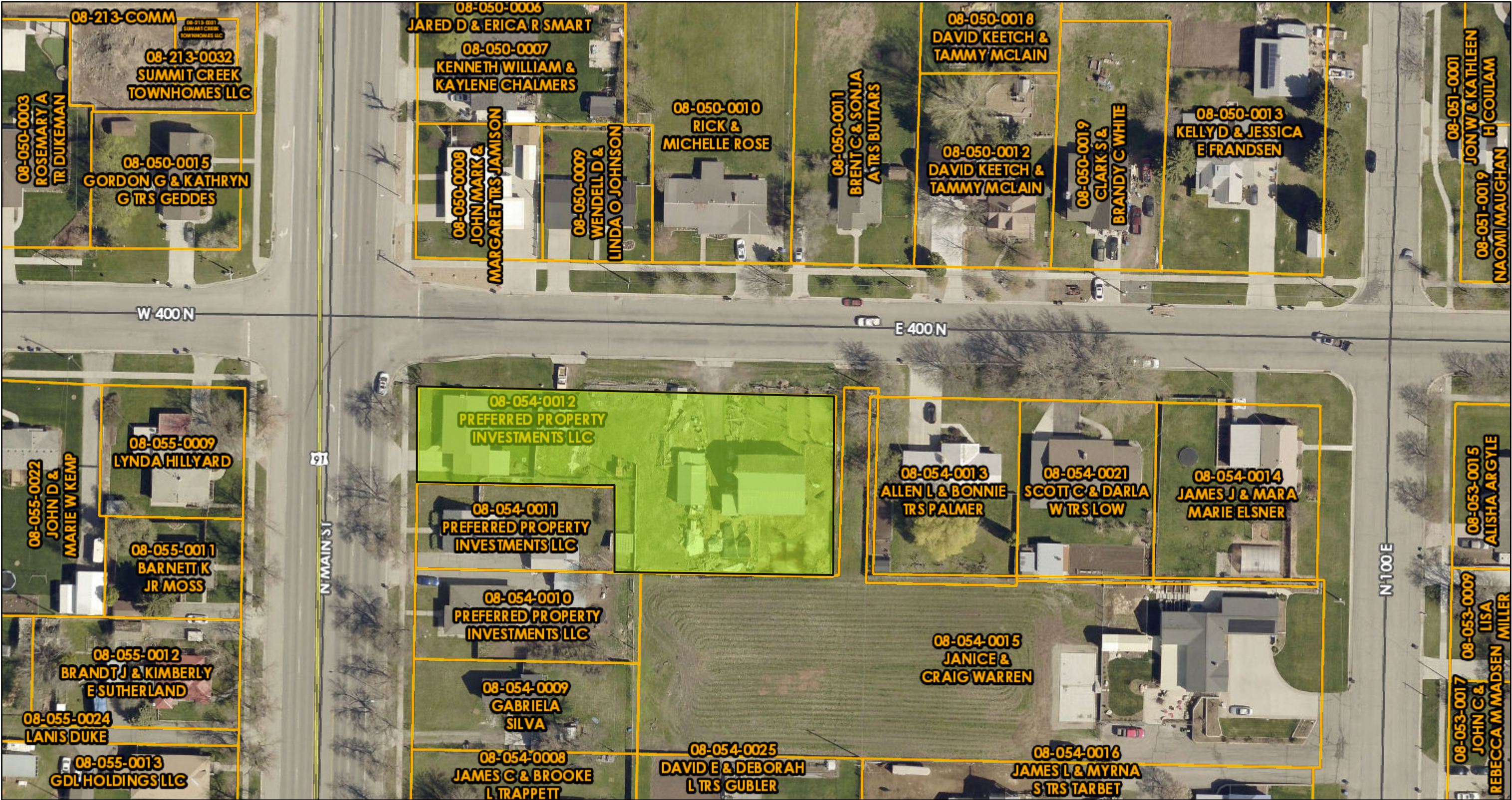


State of Utah
County of _____

On this _____ day of _____, 20____, Miles P. Jensen, registered agent of Preferred Property Investment, LLC, a Utah Limited Liability Company, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached owners dedication, who duly acknowledged to me he signed it freely and voluntarily and for the purpose therein mentioned on behalf of said company.

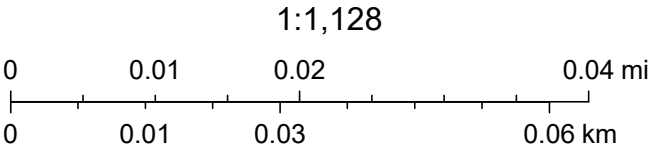
Notary Public Signature _____
Notary Public Commissioned in Utah (Print Name) _____
Commission Number - Expires _____

Parcel Map



6/6/2022, 7:23:20 AM

- Override 1
- Class B Surface Type
- ASPHALT
- GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ORDINANCE NO. 22-11

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

**AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE
TITLE 17 “ZONING REGULATIONS”, CHAPTER 17.92 “ACCESSORY
APARTMENT”, SECTIONS 17.92.010 “PURPOSE OF CHAPTER”, 17.92.020
“CONDITIONS” AND ADDING IN ITS ENTIRETY 17.92.040 “DEFINITIONS”.**

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The attached table shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in **yellow** shall be added.

17.92 ACCESSORY APARTMENT DWELLING UNIT

17.92.010 PURPOSE OF CHAPTER

The purpose of permitting an accessory ~~apartment~~ **dwelling unit** is to:

- E. Allow more efficient use of existing single-family dwellings and public infrastructure.**

17.92.020 CONDITIONS

A. A conditional use permit will be granted for a use to be known as an accessory **dwelling unit** ~~apartment rental in owner occupied single family dwellings~~, provided that the following standards and criteria are met:

- ~~1. The apartment will be a separate housekeeping unit that can be isolated within the original unit.~~
- ~~2. Only one apartment will be created within a single family house.~~
- ~~3. The owner(s) of the residence in which the accessory apartment is created shall occupy at least one of the units in the dwelling, except for bona fide temporary absences determined by the zoning administrator.~~
- ~~4. The accessory apartment shall be designed so that the appearance of the building remains that of a one family residence. Any new entrances shall be located on the side or in the rear of the building.~~
- ~~5. The design and size of the apartment conforms to all applicable standards in the health, building and other codes.~~
- ~~6. At least three (3) off street hard surfaced parking surfaces are available for use by the owner-occupant(s) and tenant(s). Parking not to exceed twenty five percent (25%) of front or side property line.~~
- ~~7. Other conditions for accessory apartment:~~

a. ~~Building permit;~~

b. ~~Upon sale of property, new owner(s) must provide an updated, signed notarized letter, stating that the owner will occupy one of the dwelling units on the premises. No Building Permit is required for those properties that have existing conditional use permits.~~

~~8. Any other appropriate or more stringent conditions deemed necessary by the zoning administrator to protect public health, safety and welfare, and the single family character of the neighborhood.~~

1. The original unit, including any accessory dwelling unit, shall all be considered a single-family residence rather than a “duplex” or “multi-family” as defined by the applicable building codes.

2. An accessory dwelling unit may be connected to, and served by, the same water and sewer services that serve the primary building.

3. Any new construction, remodeling or renovation done to accommodate an accessory dwelling unit shall conform to the setbacks, height restrictions, health, fire, building and other code requirements current at the time of application. Additionally,

a. An accessory dwelling unit shall be designed so that the appearance of the building remains that of a single-family residence.

b. An accessory dwelling unit must have its own entryway with eating, sleeping, and sanitation facilities that can be isolated from the original unit.

c. Any wall of a detached accessory dwelling unit shall be a minimum of ten feet (10') away from any wall of the primary structure.

4. There shall be no more than one attached accessory dwelling unit and one detached accessory dwelling unit, for a maximum of two accessory dwelling units, per single-family residence.

5. An accessory dwelling unit shall not exceed the lesser of fifty percent (50%) of the size of the original dwelling unit or fifteen hundred (1,500) livable square feet.

6. The owner(s) of the residence shall occupy at least one (1) of the units on the lot, except for bona fide temporary absences of three (3) years or less for activities such as:

a. A temporary job assignment, sabbatical, or voluntary service.

b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

c. City staff may require written documentation verifying the temporary absence.

d. The owner(s) shall apply for a continuance of their accessory dwelling unit permit during their absence by notifying the Zoning Administrator in writing. They shall include in the request their anticipated length of absence and estimated return date, a forwarding address, phone number and email address where they may be contacted by

the city, and the names, phone numbers and email addresses of those who will act in their stead as the “surrogate” owners of the property in their absence.

- e. If the owners of the residence elect to temporarily leave their home in the care of the residents that occupy an accessory dwelling unit; and if they choose not to lease the owner-residence; then just one family will be living in the residence and there is no longer any need to have the residence licensed as an accessory dwelling unit. The license can then lapse while the owners are not living in the residence and the license may be re-established upon their return using the existing conditional use permit and by renewing the accessory dwelling unit license.

7. Parking:

- a. A single-family residence with one accessory dwelling unit must have at least three (3) off street hard surfaced parking surfaces available for use by the owner-occupant(s) and tenant(s).
- b. A single-family residence with both an attached and a detached accessory dwelling unit, must have at least four (4) off street hard surfaced parking surfaces available for use by the owner-occupant(s) and at least one dedicated for each accessory dwelling unit.
- c. Any additional vehicles owned by occupants and tenant(s) must be accommodated on-site with off-street hard surfaced parking.
- d. Parking not to exceed twenty five percent (25%) of front or side property line.

8. Other conditions for an accessory dwelling unit:

- a. Building permit may be required.
- b. An accessory dwelling unit shall not be sold separately or subdivided from the original single-family dwelling unit.
- c. Conditional-use permit does not expire upon sale of the lot but must be updated. Upon sale of property, new owner(s) must provide an updated, signed notarized letter, stating that the owner will occupy one of the dwelling units on the premises.

17.92.040 DEFINITIONS

A. Definition of Accessory dwelling unit: A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is:

- 1. Within or attached to a single-family residential building, or
- 2. Within a detached accessory structure on the same lot as the associated single-family residence.

B. Accessory dwelling units may go by different names including accessory apartments, extended living areas, over-the-garage or basement living spaces, mother-in-law apartments, casitas, guest houses, tiny homes, etc.

C. Accessory dwelling units are permanent structures. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.

D. Definition of Owner: An individual who is listed on a recorded deed as an owner of the property; any person who is related by blood, marriage, or adoption to an individual who is listed on a recorded deed as an owner of the property; or an individual who is a trustor of a family trust who possesses legal ownership of the property.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and signed this 13th day of July, 2022

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder