

FINDINGS OF FACT FEBRUARY 17, 2011
LINDLEY ACRES SUBDIVISION
PRELIMINARY PLAT
540 WEST 200 NORTH

1. ZONING

R-2 OK

2. SEWER

Available on 200 north

3. CULINARY WATER

Available on 200 north

4. PRESSURIZED IRRIGATION

Available on 200 north

5. ELECTRICAL

Available on 200 north

6. FRONTAGE & AREA

OK

7. TREES

Two street trees will be required on each lot.

8. CURB, GUTTER AND SIDEWALK

No curb and gutter exists on the other side of the road or to the east. The city has no plans to extend curb, gutter or sidewalk in these areas.

9. STORM WATER

Swale will be required as needed.

10. ANIMAL RIGHTS

Because this subdivision is being approved through the major subdivision process it must be approved for animal rights at this time.

NOTES:

The owners of the property have decided to create a two lot subdivision, instead of the three lots originally proposed, because of the difficulty and expense of extending the sewer to the west end of this property. The Planning Commission recommends approval as proposed.

A PRELIMINARY PLAT FOR:
Lindley Acres Subdivision
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.
 ALSO
 A PART OF BLOCK 2, PLAT "E" ELEFSSENS ANNEX TO HYRUM CITY

SURVEYOR'S CERTIFICATE

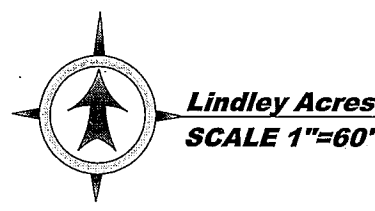
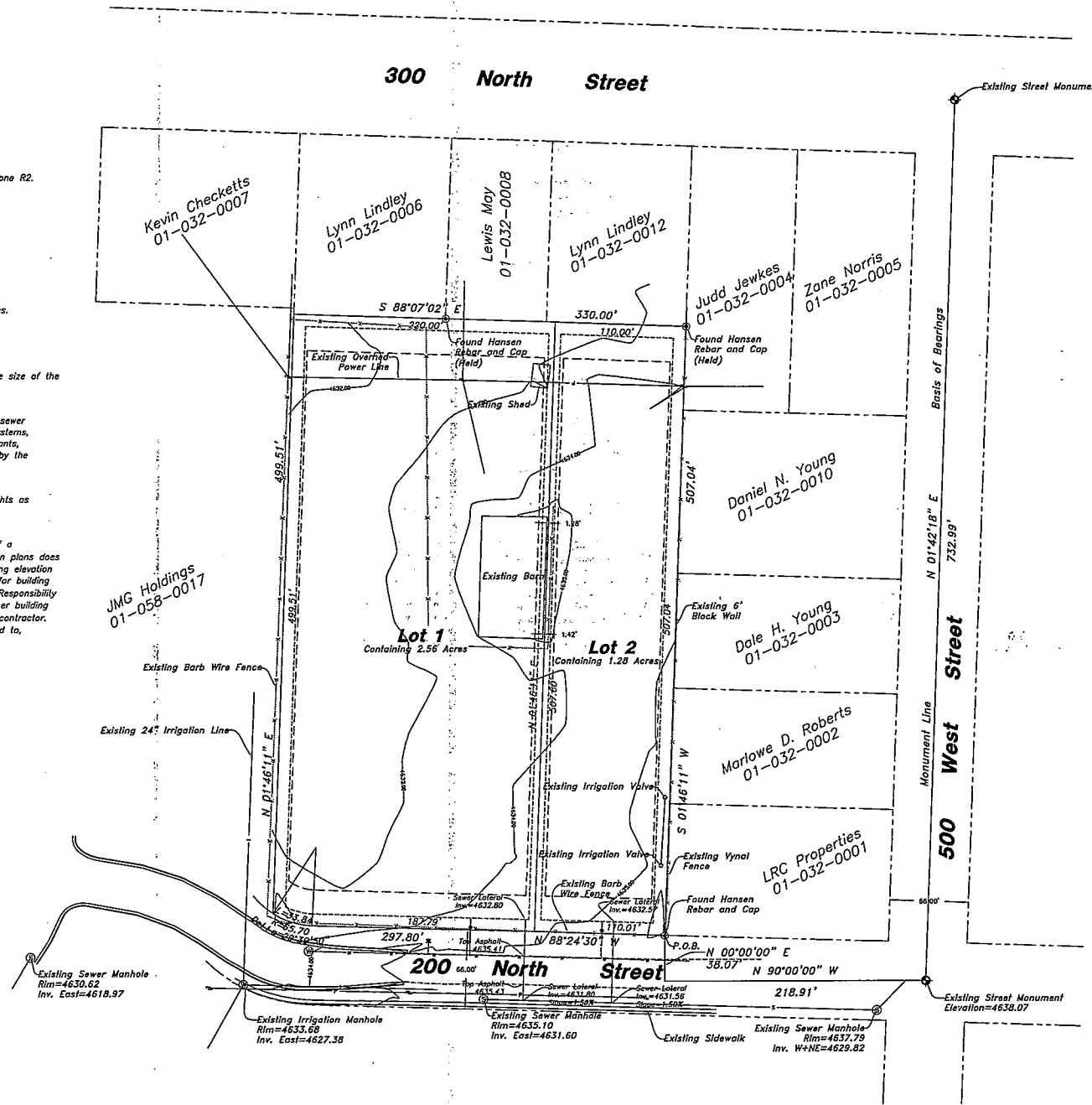
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: LINDLEY ACRES SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

ALL OF LOT 3 OF THE LYNN LINDLEY "MINI" SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET LOCATED NORTH 90°00'00" WEST, A DISTANCE OF 218.91 FEET AND NORTH 00°00'00" EAST, A DISTANCE OF 38.07 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 500 WEST AND 200 NORTH STREET; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°24'30" WEST, A DISTANCE OF 297.80 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 02°48'28" EAST, A RADIAL DISTANCE OF 65.70 FEET; (2) WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°30'50", A DISTANCE OF 33.84 FEET; THENCE NORTH 01°46'11" EAST, A DISTANCE OF 499.51 FEET; THENCE SOUTH 88°07'02" EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 01°46'11" WEST, A DISTANCE OF 507.04 FEET TO THE POINT OF BEGINNING, CONTAINING 3.845 ACRES AND TWO (2) LOTS.

Notes:

- This subdivision is located in an area that is designated by Hyrum City as zone R2.
 Minimum lot size: 12,000 square feet
 Setback requirements: 30.00 feet front and back
 12.00 feet and 8.00 feet side yard
- Total area included in this subdivision: 3.845 Acres.
- Utility easements: 10.00 feet front and rear
 10.00 feet side and centered on interior lot lines.
- Total number of lots: 2 Lots
- There are no wetlands located on this property. Furthermore, because of the size of the lots the environmental impact to the surrounding area will be minimal.
- All expenses involving the necessary improvements or extensions for sanitary sewer system, gas service, electrical service, grading and landscaping, storm drain systems, potable water lines, irrigation systems, curbs and gutters, monuments, fire hydrants, pavement, sidewalks, street lighting and other improvements shall be paid for by the developer.
- All lots as shown on this subdivision plat shall be allowed to have animal rights as allowed and described in Title 17, Section 17.85 of the Hyrum City Code.
- Areas in Hyrum City have groundwater problems due to the varying depths of a fluctuating water table. The City's approval of a building permit or construction plans does not constitute a representation by the City that building at any specified building elevation or location will solve subsurface groundwater problems. In addition, concerns for building elevations and/or grading and drainage are unique to each building lot site. Responsibility for these stated concerns, and all other such concerns related to a lot or other building site remains solely with the building permit applicant, property owner and/or contractor. Hyrum City is not responsible for other such concerns, including but not limited to, building location and/or elevation, site grading and drainage.



- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - PUBLIC UTILITY EASEMENT
 - SETBACK LINE
 - EDGE OF PAVED/DIRT
 - DITCH
 - FENCE LINE
 - SEWER LINE
 - GAS LINE
 - POWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - LIGHT POLE
 - WATER VALVE
 - TELEPHONE PEDIMENT
 - FIRE HYDRANT
 - WATER METER
 - GAS METER
 - AIRIGATION CONTROL BAR
 - POWER POLE
 - CLAY WIRE
 - FOUND REBAR AND CAP
 - STORM DRAIN JUNCTION BAR
 - STORM DRAIN CATCHBASIN
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - SET 3/4" REBAR W/ CAP

SIGNATURE _____ DATE _____

FORESIGHT SURVEYING
 Professional Land Surveyors
 2005 North 600 West Suite D
 Logan, Utah 84321
 (435) 753-1910 Office
 (435)-755-3213 Fax

Developer: Leishman and Sons Enterprises
 120 North 100 West
 Hyrum, Ut. 84319
 Phone: (435) 994-0431

UTILITY COMPANY APPROVALS	
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED	
HYRUM CITY CULINARY WATER AUTHORITY	DATE
HYRUM CITY SANITARY SEWER AUTHORITY	DATE
HYRUM CITY POWER	DATE
COMCAST	DATE
QUESTAR GAS	DATE
QWEST	DATE

Drawn By: J. Nielsen	Project No. 10-74	Sheet 1 of 1
Designed By: J. Nielsen	Drawing Name: 10-74 Prelim.dwg	
Checked By:	Date: Jan. 20, 2011	

CITY ENGINEERS CERTIFICATE
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

 DATE CITY ENGINEER

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____ A.D. 2011
 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

 BY: CHAIRPERSON

CITY COUNCIL APPROVAL AND ACCEPTANCE
 PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2011, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 _____ MAYOR
 _____ ATTEST

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