

PLANNING COMMISSION
JUNE 11, 2015
CENTRE STREET MINI SUBDIVISION
CORNER OF PARK AVENUE & CENTRE AVENUE

1. ZONING

R-2 OK- Public structures are a permitted use

2. SEWER

Available on Centre Ave.

3. CULINARY WATER

Available on Centre Ave.

4. PRESSURIZED IRRIGATION

Available on Centre Ave.

5. ELECTRICAL

Available on Centre Ave

6. FRONTAGE & AREA

OK

NOTES: This property is part of the City's future Cemetery expansion. The City plans to donate this smaller piece to Cache County for an Ambulance Station. The County plans to present a Site Plan proposal at ~~next month's~~^{this} meeting, with construction planned to begin in August.

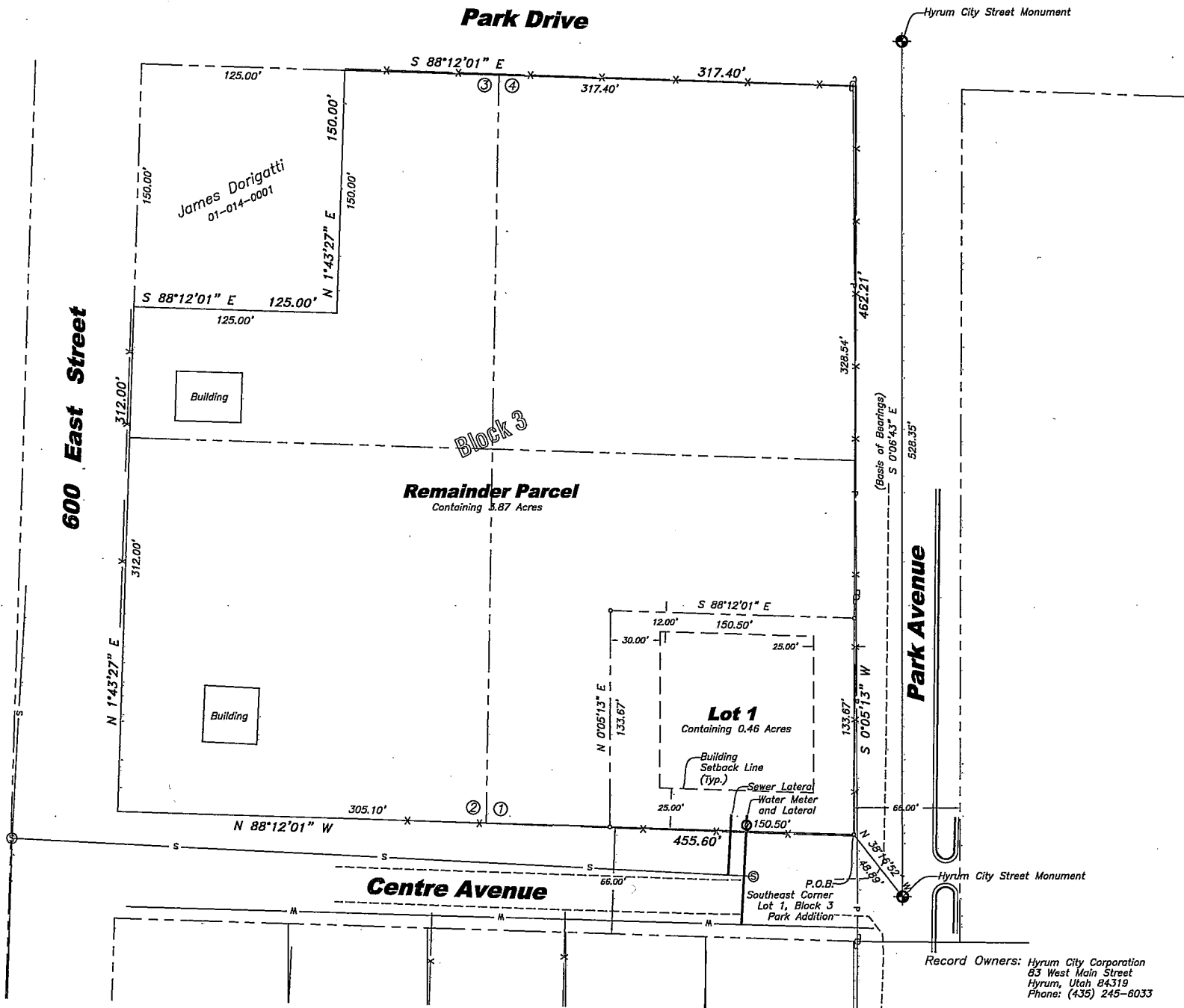
Centre Street "Mini" Subdivision

A PART OF THE NORTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
ALSO A PART OF LOTS 1, 2, 3 AND 4, BLOCK 3, PARK ADDITION



LEGEND:

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- SEWER LINE
- POWER LINE
- WATER LINE
- Water Valve
- Fire Hydrant
- Water Meter
- Power Pole
- Found Rebar and Cap
- SET 5/8" REBAR W/ CAP



Survey Narrative

The purpose of this survey was to create a two lot "mini" subdivision on parcel 01-014-0003. The survey was ordered by Ron Salvesen for Hyrum City. The control used to establish the property corners was the existing survey monumentation found in the area. The basis of bearings for this survey was the Hyrum City monument line between the two monuments found on Park Avenue between at the intersections of Centre Street and Park Drive which was assumed to bear South 00°06'43" East.

Record Owners: Hyrum City Corporation
83 West Main Street
Hyrum, Utah 84319
Phone: (435) 245-8033

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152861 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: CENTRE STREET "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

Lot 1
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO BEING A PART OF LOT 1, BLOCK 3, PARK ADDITION TO HYRUM CITY, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 88°12'01" WEST, A DISTANCE OF 150.50 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE NORTH 00°05'13" EAST, A DISTANCE OF 133.67 FEET; THENCE SOUTH 88°12'01" EAST, A DISTANCE OF 150.50 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 00°05'13" WEST, A DISTANCE OF 133.67 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES.

Remainder Parcel
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 1, 2, 3 AND 4, BLOCK 3, PARK ADDITION TO HYRUM CITY, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1 LOCATED NORTH 88°12'01" WEST, A DISTANCE OF 150.50 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1; RUNNING THENCE NORTH 88°12'01" WEST, A DISTANCE OF 305.10 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°43'27" EAST, A DISTANCE OF 312.00 FEET ALONG THE WEST BLOCK LINE; THENCE SOUTH 88°12'01" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 01°43'27" EAST, A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF SAID BLOCK 3; THENCE SOUTH 88°12'01" EAST, A DISTANCE OF 317.40 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°05'13" WEST, A DISTANCE OF 328.54 FEET ALONG THE EAST LINE OF SAID BLOCK; THENCE NORTH 88°12'01" WEST, A DISTANCE OF 150.50 FEET; THENCE SOUTH 00°05'13" WEST, A DISTANCE OF 133.67 FEET TO THE POINT OF BEGINNING, CONTAINING 3.87 ACRES.



SIGNATURE _____ DATE _____

FORESIGHT SURVEYING

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

15-57 5/29/2015

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this _____ day of _____,
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this _____ day of _____,
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, _____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.
DATE _____ CACHE COUNTY SURVEYOR _____

CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____ ATTEST _____

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 _____

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 _____

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: CENTRE STREET "MINI" SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.
_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2015.

COUNTY RECORDERS NO. _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
BOOK: _____ PAGE: _____
CACHE COUNTY RECORDER _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 2015 BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.
BY: _____ CHAIRPERSON

CITY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS _____ DAY OF _____, 2015.
DATE _____ HYRUM CITY ATTORNEY _____