

FINDINGS OF FACT
MAY 10, 2018
MOUNTAIN VIEW DRIVE MINI SUBDIVISION
620 WEST 300 NORTH

1. ZONING

R-2 OK

2. SEWER

Available on 300 North

3. CULINARY WATER

Available on 300 North

4. PRESSURIZED IRRIGATION

Available on 300 North

5. ELECTRICAL

Available on 300 North

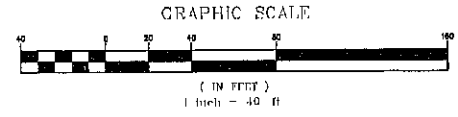
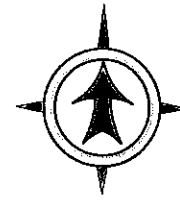
6. FRONTAGE & AREA

OK

NOTES: They have applied for a UDOT highway access permit and have received preliminary approval. Approval needs to be conditioned on this being completed. Utility mains are all available but all service laterals will need to be extended to the property. This lot split appears to meet city code requirements and city staff recommends approval.

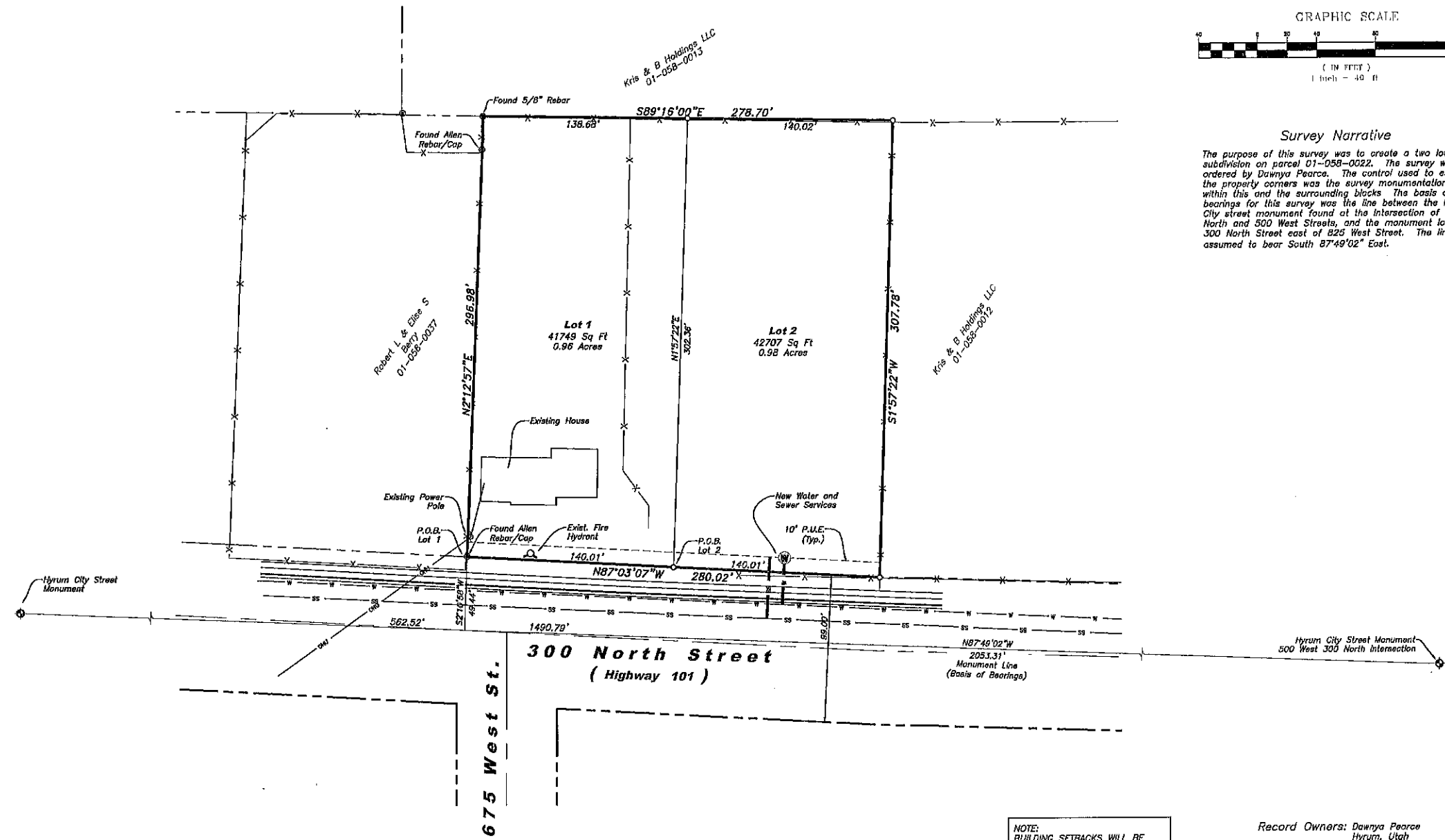
Mountain View Drive "Mini" Subdivision

A PART OF THE NORTHEAST QUARTER OF SECTION 6, T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH



Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 01-058-0022. The survey was ordered by Dawnya Pearce. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monument found at the intersection of 300 North and 500 West Streets, and the monument located in 300 North Street east of 825 West Street. The line was assumed to bear South 87°49'02" East.



NOTE:
BUILDING SETBACKS WILL BE THOSE REQUIRED FOR THE ZONE AT THE TIME THE BUILDING PERMIT IS APPLIED FOR.

Record Owners: Dawnya Pearce
Hyrum, Utah

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5182861 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: MOUNTAIN VIEW DRIVE "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

LOT 1 DESCRIPTION
PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH LINE OF 300 NORTH STREET LOCATED NORTH 87°49'02" WEST, A DISTANCE OF 1490.79 FEET AND NORTH 02°10'58" WEST, A DISTANCE OF 49.44 FEET FROM THE HYRUM CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF 300 NORTH AND 500 WEST STREETS AND RUNNING THENCE NORTH 02°12'57" EAST, A DISTANCE OF 296.98 FEET; THENCE SOUTH 89°16'00" EAST, A DISTANCE OF 138.68 FEET; THENCE SOUTH 01°57'22" WEST, A DISTANCE OF 302.36 FEET TO THE NORTH LINE OF SAID 300 NORTH STREET; THENCE NORTH 87°03'07" WEST, A DISTANCE OF 140.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 0.958 ACRES.

LOT 2 DESCRIPTION
PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH LINE OF 300 NORTH STREET LOCATED NORTH 87°49'02" WEST, A DISTANCE OF 1490.79 FEET AND NORTH 02°10'58" WEST, A DISTANCE OF 49.44 FEET and south 87°03'07" east, a distance of 140.01 feet FROM THE HYRUM CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF 300 NORTH AND 500 WEST STREETS AND RUNNING THENCE NORTH 01°57'22" EAST, A DISTANCE OF 302.36 FEET; THENCE SOUTH 89°16'00" EAST, A DISTANCE OF 140.02 FEET; THENCE SOUTH 01°57'22" WEST, A DISTANCE OF 307.78 FEET TO SAID NORTH LINE OF 300 NORTH STREET; THENCE NORTH 87°03'07" WEST, A DISTANCE OF 140.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 0.980 ACRES.



SIGNATURE _____ DATE _____

FORESIGHT SURVEYING
Professional Land Surveyors
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax
118-5.dwg 4/26/18

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 declaration, in numbers who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
ABSTRACTED _____
INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

CITY ENGINEER'S 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: MOUNTAIN VIEW DRIVE "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 _____, 20____.

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 _____, 2016.

DATE _____ HYRUM CITY ATTORNEY _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ ATTEST _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____ CHAIRPERSON