

**FINDINGS OF FACT**  
**PLANNING COMMISSION MEETING**  
**FEBRUARY 8, 2018**  
**BCL HOLDINGS MINI SUBDIVISION**  
**~255 SOUTH 200 WEST**

1. ZONING

R-2 OK- Mini subdivisions allowed

2. SEWER

Available on 200 West

3. CULINARY WATER

Available on 200 West

4. PRESSURIZED IRRIGATION

Available on 200 West

5. ELECTRICAL

Available on 200 West

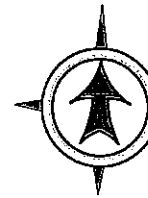
6. FRONTAGE & AREA

OK

NOTES: They are requesting a lot split to allow an extra lot, two total. This lot split appears to meet city code requirements and City Staff recommends approval.

# BCL Holdings "Mini" Subdivision

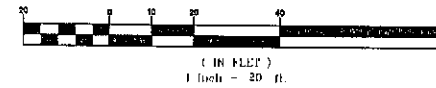
A PART OF THE SOUTHEAST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.  
ALSO, A PART OF LOTS 3 AND 4, BLOCK 4, PLAT "A", HYRUM CITY SURVEY  
HYRUM, CACHE COUNTY, UTAH  
CONTAINING 0.78 ACRES AND TWO LOTS



**BCL Holdings**  
**"Mini" Subdivision**

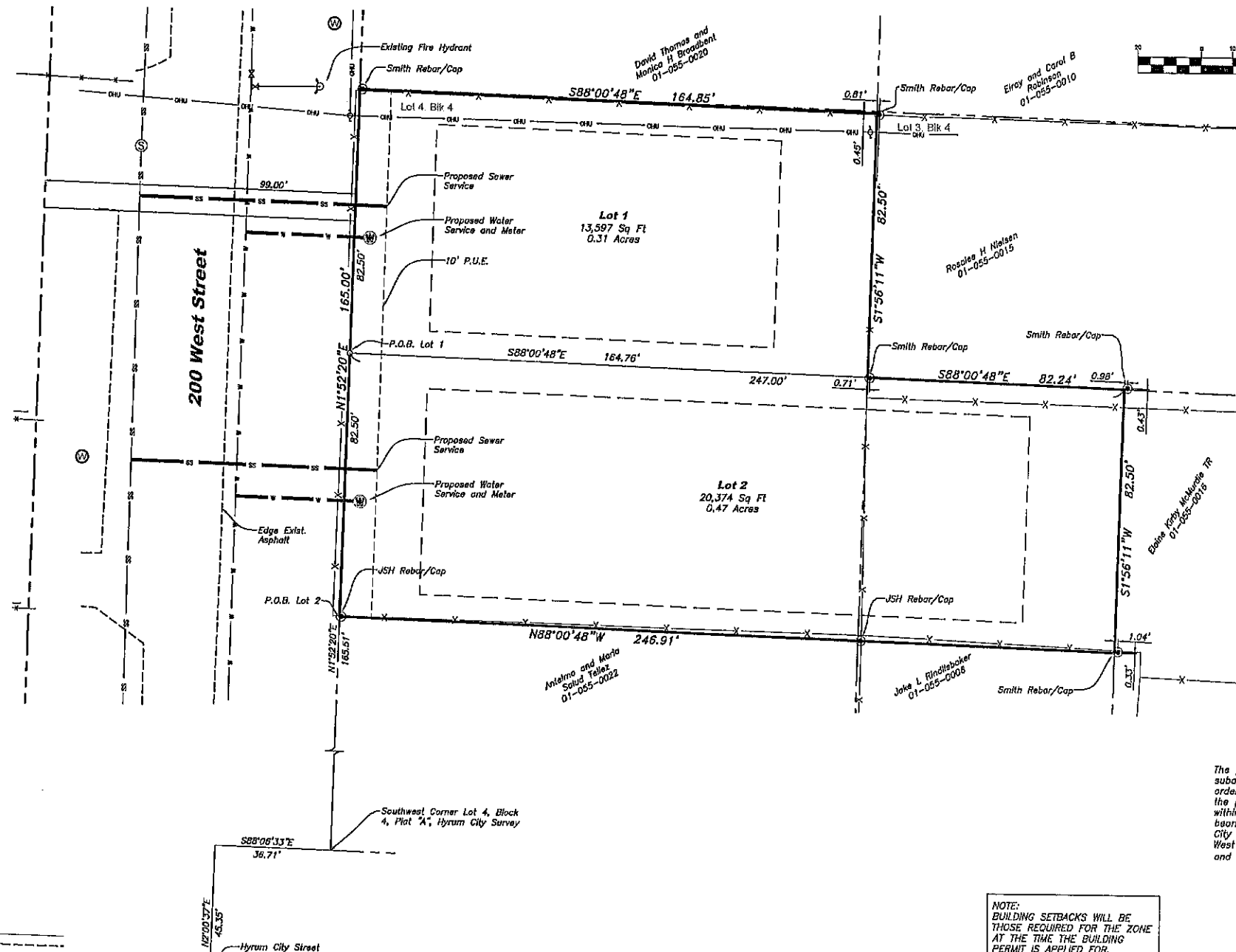
January 23, 2018

GRAPHIC SCALE



**LEGEND:**

- SUBDIVISION LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. FENCE LINE
- EXIST. SEWER LINE
- EXIST. WATER LINE
- OVERHEAD POWER LINE
- Water Valve
- Fire Hydrant
- Exist. Water Meter
- New Water Meter
- Existing Sewer Manhole
- Power Pole
- Found Rebar and Cap
- Found City Monument
- SET 5/8" REBAR W/ CAP



**Survey Narrative**

The purpose of this survey was to create a two lot subdivision on parcel 01-055-0028. The survey was ordered by Bruce Leshman. 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 monuments found at the intersections of 100 West and 300 South and 200 West and 300 South Streets and was assumed to bear South 88°44'24" East.

Record Owners: BCL Holdings LLC  
586 East 170 South  
Logan, Utah 84321

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

**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: BCL HOLDINGS "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

**Boundary Descriptions**

**LOT 1**  
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING A PART OF LOT 4, BLOCK 4, PLAT "A" OF THE HYRUM CITY SURVEY.  
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET, BEING LOCATED NORTH 1°52'20" EAST, A DISTANCE OF 248.01 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE ALONG SAID EAST LINE NORTH 1°52'20" EAST, A DISTANCE OF 82.50 FEET TO THE NORTH LINE OF SAID LOT 4;  
THENCE ALONG SAID NORTH LINE SOUTH 88°00'48" EAST, A DISTANCE OF 164.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;  
THENCE ALONG THE EAST LINE OF SAID LOT 4 SOUTH 1°56'11" WEST, A DISTANCE OF 82.50 FEET;  
THENCE NORTH 88°00'48" WEST, A DISTANCE OF 164.76 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.31 ACRES

**LOT 2**  
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING A PART OF LOTS 3 AND 4, BLOCK 4, PLAT "A" OF THE HYRUM CITY SURVEY.  
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET, BEING LOCATED NORTH 1°52'20" EAST, A DISTANCE OF 165.51 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE ALONG SAID EAST LINE NORTH 1°52'20" EAST, A DISTANCE OF 82.50 FEET;  
THENCE SOUTH 88°00'48" EAST, A DISTANCE OF 247.00 FEET;  
THENCE SOUTH 1°56'11" WEST, A DISTANCE OF 82.50 FEET;  
THENCE NORTH 88°00'48" WEST, A DISTANCE OF 246.91 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.47 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 January 23, 2018

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF CACHE ) SS.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE \_\_\_\_\_ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

**COUNTY RECORDER'S NO.**

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_

ABSTRACTED: \_\_\_\_\_

INDEXED: \_\_\_\_\_

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: BCL HOLDINGS "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 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

**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 \_\_\_\_\_, 20\_\_\_\_.

DATE \_\_\_\_\_ HYRUM CITY ATTORNEY \_\_\_\_\_