

PLANNING COMMISSION
FEBRUARY 12, 2015
BONNIE NIELSEN MINI SUBDIVISION
~140 SOUTH 700 EAST

1. ZONING

R-2 OK

2. SEWER

Available on 700 East

3. CULINARY WATER

Available on 700 East

4. PRESSURIZED IRRIGATION

Available on 700 East

5. ELECTRICAL

Available on 700 East

6. FRONTAGE & AREA

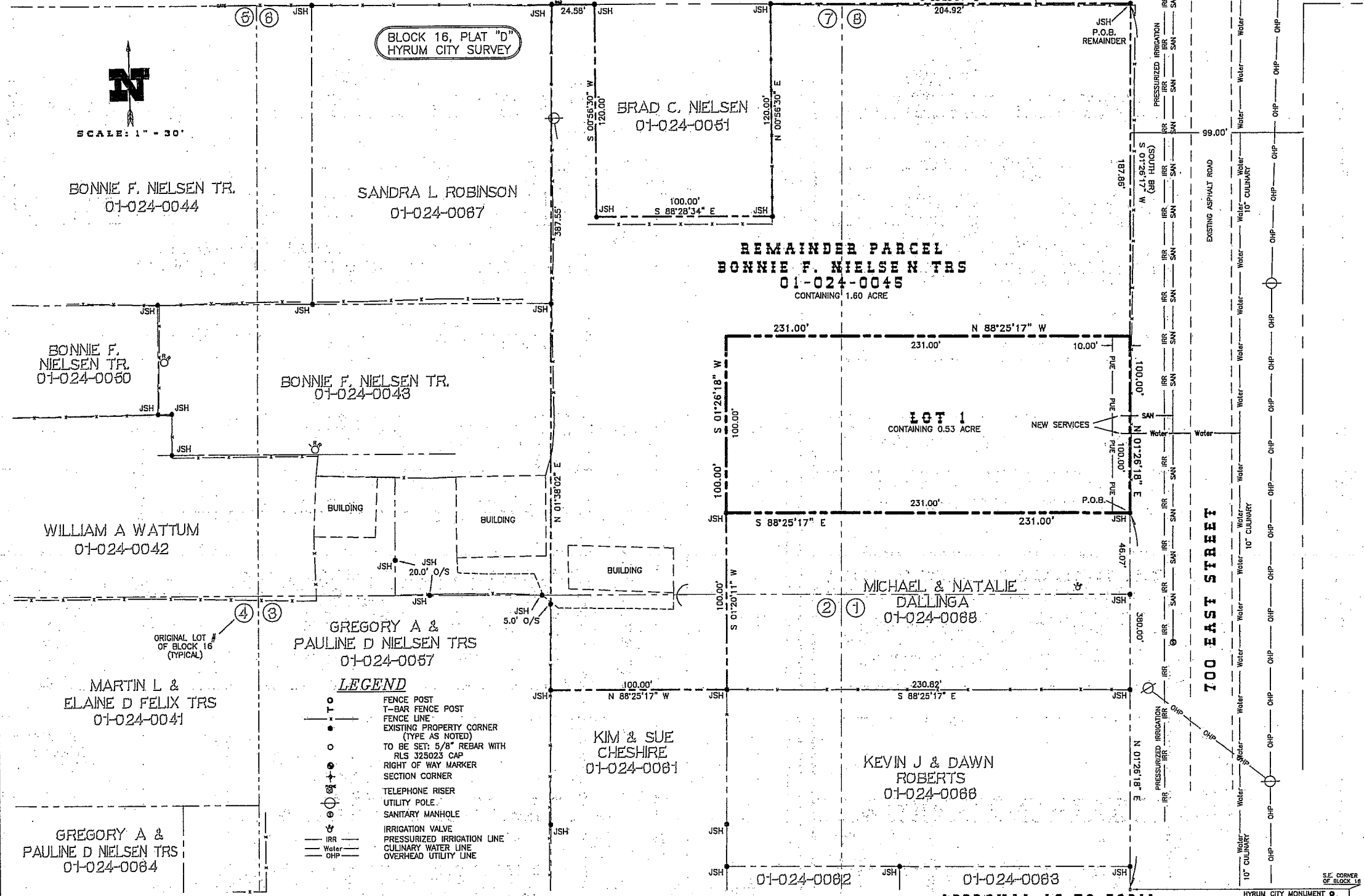
OK

NOTES: This vacant lot is being split into two building lots. This lot split appears to meet city code requirements and city staff recommends approval.

BONNIE NIELSEN'S 5TH MINI SUBDIVISION
 LOCATED IN THE S.E. 1/4 OF SECTION 4,
 TOWNSHIP 10 NORTH, RANGE 1 EAST S.L.B.&M.
 HYRUM CITY, CACHE COUNTY, UTAH
 JANUARY 2015



SCALE: 1" = 30'

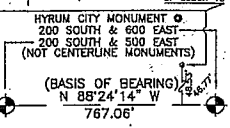


- LEGEND**
- FENCE POST
 - T-BAR FENCE POST
 - FENCE LINE
 - EXISTING PROPERTY CORNER (TYPE AS NOTED)
 - TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
 - RIGHT OF WAY MARKER
 - SECTION CORNER
 - TELEPHONE RISER
 - UTILITY POLE
 - SANITARY MANHOLE
 - IRRIGATION VALVE
 - PRESSURIZED IRRIGATION LINE
 - CULINARY WATER LINE
 - OVERHEAD UTILITY LINE

HYRUM CITY CULINARY WATER AUTHORITY
 APPROVED THIS _____ DAY OF _____ A.D. 20____
 BY THE HYRUM CITY CULINARY WATER AUTHORITY.

HYRUM CITY SANITARY SEWER AUTHORITY
 APPROVED THIS _____ DAY OF _____ A.D. 20____
 BY THE HYRUM CITY SANITARY SEWER AUTHORITY.

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



SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 INTO LOTS, HEREAFTER TO BE KNOWN AS THE "BONNIE NIELSEN'S 5TH MINI SUBDIVISION", AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



LEGAL DESCRIPTIONS

REMAINDER PARCEL LEGAL DESCRIPTION
 A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY, BEING 667.66 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID BLOCK, AND RUNNING THENCE SOUTH 01°26'17" WEST 187.85 FEET; THENCE NORTH 88°25'17" WEST 231.00 FEET; THENCE SOUTH 01°20'11" WEST 100.00 FEET; THENCE SOUTH 01°20'11" WEST 100.00 FEET TO THE NORTHEAST CORNER OF THE KIM CHESHIRE PARCEL 01-024-0061; THENCE NORTH 88°25'17" WEST 100.00 FEET TO THE NORTHWEST CORNER OF SAID CHESHIRE PARCEL AND THE CENTERLINE OF BLOCK 16; THENCE NORTH 01°38'02" EAST (NORTH BY RECORD) ALONG SAID BLOCK CENTERLINE 367.55 FEET; THENCE SOUTH 88°28'34" EAST (EAST BY RECORD) 24.58 FEET; THENCE SOUTH 00°56'30" WEST 120.00 FEET; THENCE SOUTH 88°28'34" EAST 100.00 FEET; THENCE NORTH 00°56'30" EAST 120.00 FEET; THENCE SOUTH 88°28'34" EAST 204.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES, MORE OR LESS.

LOT 1 LEGAL DESCRIPTION
 A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED NORTH 01°26'18" EAST (NORTH BY RECORD) 46.07 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY; AND RUNNING THENCE NORTH 01°26'18" EAST (NORTH BY RECORD) 100.00 FEET; THENCE NORTH 88°25'17" WEST 231.00 FEET; THENCE SOUTH 01°26'18" WEST 100.00 FEET; THENCE SOUTH 88°25'17" EAST 231.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS.

ENGINEER'S CERTIFICATE

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.

DATE _____ ENGINEER _____

OWNER'S ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HERINAFTER KNOWN AS THE "BONNIE NIELSEN'S 5TH MINI SUBDIVISION"

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ FEE _____
 INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

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

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

SUBDIVISIONS
 PROPERTY SURVEYS
 TOPOGRAPHIC SURVEYS
 CONSTRUCTION STAKING

JSH JOB # 15-001
SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84339
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