

**PLANNING COMMISSION**  
**JANUARY 8, 2015**  
**DOUGLAS NIELSEN MINI SUBDIVISION**  
**160 SOUTH 600 EAST**

**1. ZONING**

R-2 OK

**2. SEWER**

Available on 600 East

**3. CULINARY WATER**

Available on 600 East

**4. PRESSURIZED IRRIGATION**

Available on 600 East

**5. ELECTRICAL**

Available on 600 East

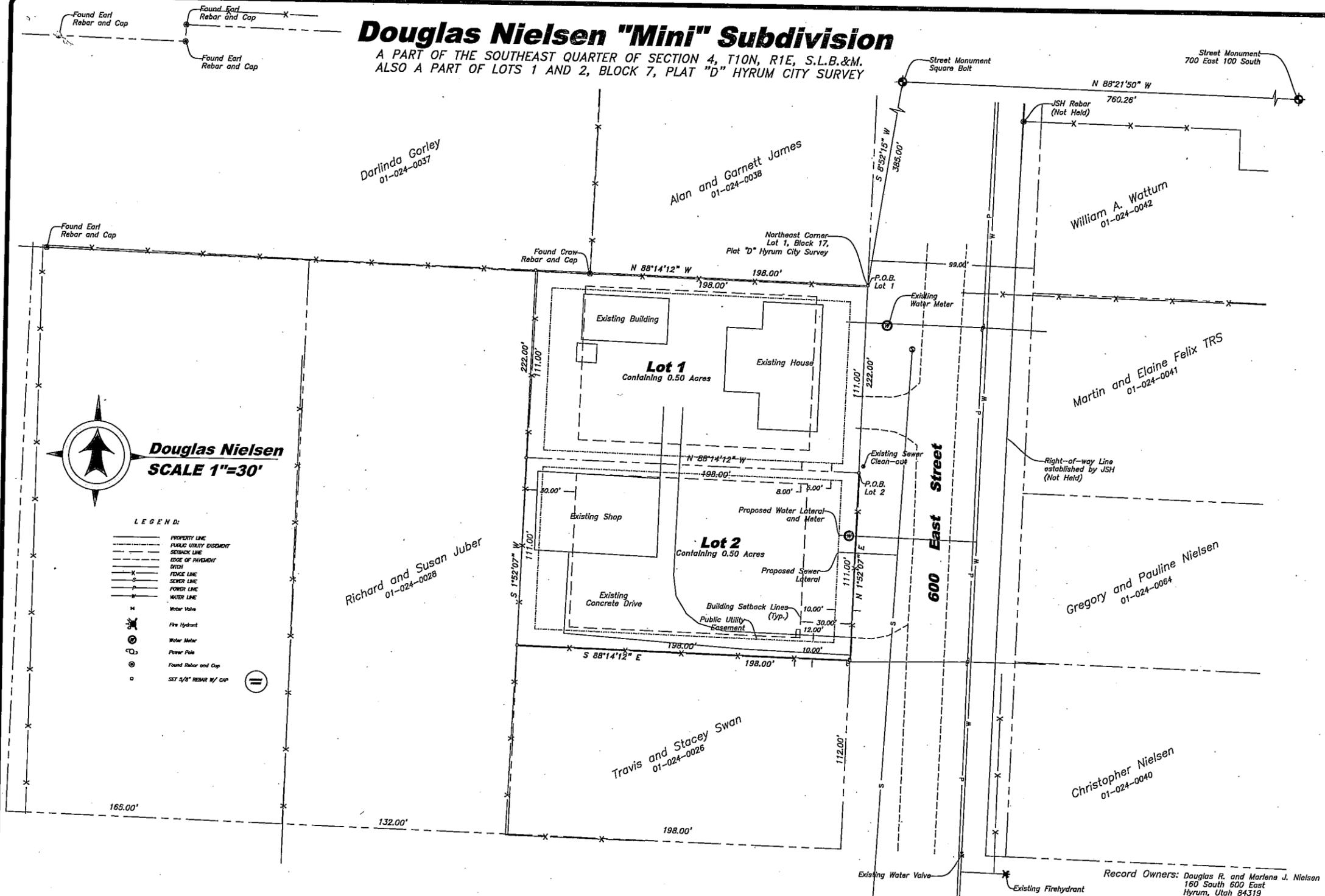
**6. FRONTAGE & AREA**

OK

NOTES: There is an existing home and accessory buildings on Lot one. Lot two will be divided off for a building lot. Lot 2 also has an existing accessory building. This lot split appears to meet city code requirements and city staff recommends approval.

# Douglas Nielsen "Mini" Subdivision

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.  
ALSO A PART OF LOTS 1 AND 2, BLOCK 7, PLAT "D" HYRUM CITY SURVEY



**Douglas Nielsen**  
SCALE 1"=30'

**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 1/8" REBAR W/ CAP

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

**Boundary Descriptions**

**Lot 1**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 1 AND 2, BLOCK 7, PLAT "D" OF THE HYRUM CITY SURVEY. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTH 01°52'07" WEST, A DISTANCE OF 111.00 FEET; THENCE NORTH 88°14'12" WEST, A DISTANCE OF 198.00 FEET; THENCE NORTH 01°52'07" EAST, A DISTANCE OF 111.00 FEET; THENCE SOUTH 88°14'12" EAST, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.50 ACRES.

**Lot 2**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 1 AND 2, BLOCK 7, PLAT "D" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT LOCATED SOUTH 01°52'07" EAST A DISTANCE OF 111.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTH 01°52'07" WEST, A DISTANCE OF 111.00 FEET; THENCE NORTH 88°14'12" WEST, A DISTANCE OF 198.00 FEET; THENCE NORTH 01°52'07" EAST, A DISTANCE OF 111.00 FEET; THENCE SOUTH 88°14'12" EAST, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.50 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

14-111 12/24/2014

**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: DOUGLAS NIELSEN "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.

**ACKNOWLEDGMENT**

state of UTAH  
County of CACHE

on this \_\_\_\_\_ day of \_\_\_\_\_, 2015,

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 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 \_\_\_\_\_

**ACKNOWLEDGMENT**

state of UTAH  
County of CACHE

on this \_\_\_\_\_ day of \_\_\_\_\_, 2015,

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