

PLANNING COMMISSION
FEBRUARY 12, 2015
GARY CLAWSON MINI SUBDIVISION
375 SOUTH 800 EAST

1. ZONING

R-2 OK

2. SEWER

Available on 800 East

3. CULINARY WATER

Available on 800 East

4. PRESSURIZED IRRIGATION

Available on 800 East

5. ELECTRICAL

Available on 800 East

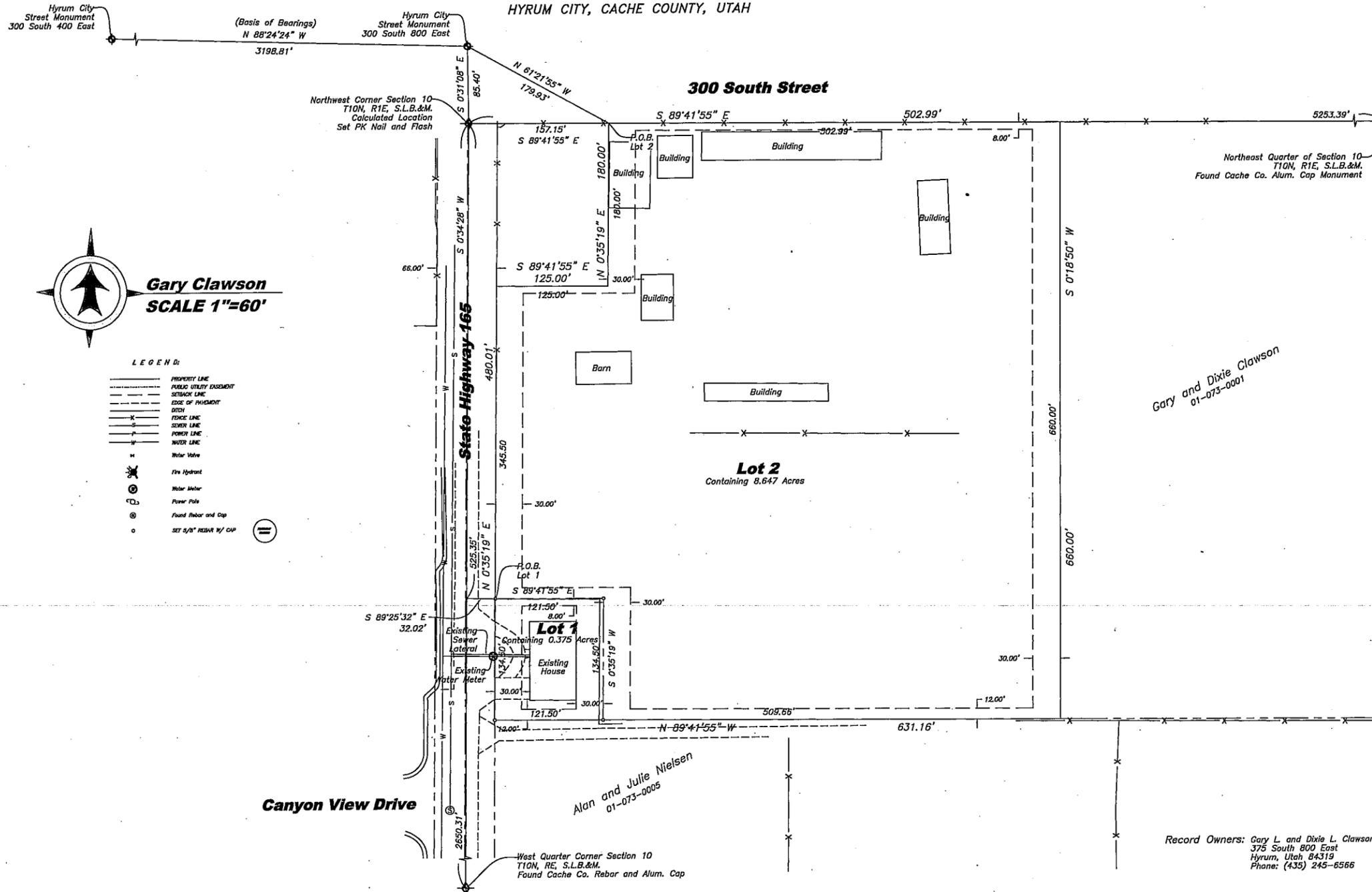
6. FRONTAGE & AREA

OK

NOTES: There is an existing home on Lot one. Lot 2 also has existing accessory buildings. This split is being done to separate the existing house off from the Dairy Operations. This lot split appears to meet city code requirements and city staff recommends approval.

Gary Clawson "Mini" Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M.
HYRUM CITY, CACHE COUNTY, UTAH



Gary Clawson
SCALE 1"=60'

- 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

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: GARY CLAWSON "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

Lot 1
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 165 LOCATED SOUTH 00°34'28" WEST, A DISTANCE OF 525.35 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND SOUTH 89°25'32" EAST, A DISTANCE OF 32.02 FEET FROM THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 89°41'55" EAST, A DISTANCE OF 121.50 FEET; THENCE SOUTH 00°35'19" WEST, A DISTANCE OF 134.50 FEET TO THE NORTH LINE OF PARCEL 01-073-0005; THENCE NORTH 89°41'55" WEST, A DISTANCE OF 121.50 FEET ALONG SAID NORTH LINE TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°35'19" EAST, A DISTANCE OF 134.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.375 ACRES.

Lot 2
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET LOCATED SOUTH 89°41'55" EAST, A DISTANCE OF 157.15 FEET FROM THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 89°41'55" EAST A DISTANCE OF 502.99 FEET; THENCE SOUTH 00°18'50" WEST, A DISTANCE OF 660.00 FEET; THENCE NORTH 89°41'55" WEST, A DISTANCE OF 509.66 FEET; THENCE NORTH 00°35'19" EAST, A DISTANCE OF 134.50 FEET; THENCE NORTH 89°41'55" WEST, A DISTANCE OF 121.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 165; THENCE NORTH 00°35'19" EAST, A DISTANCE OF 345.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°41'55" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00°35'19" EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.647 ACRES.



SIGNATURE _____ DATE _____

FORESIGHT SURVEYING
Professional Land Surveyor
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435-755-3213 Fax
15-4 Jan. 29, 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

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 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: GARY CLAWSON "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 _____