

NIEDERHAUSER SUBDIVISION PHASE 1

A PART OF THE SE/4 OF SEC 9 & SW/4 SEC 10, T 12 N, R 1 E, SLB&M

HYDE PARK, UTAH

LEE C STEVENS TR ETAL
TAX PARCEL NO. 04-030-0027

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TAX PARCEL NO. 04-030-0027

THAIN PROPERTIES LLC
TAX PARCEL NO. 04-037-0002
- MOONLIGHT DIESEL -

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TAX PARCEL NO. 04-037-0002
- MOONLIGHT DIESEL -

SUPERIOR I & LLC
TAX PARCEL NO. 04-037-0003

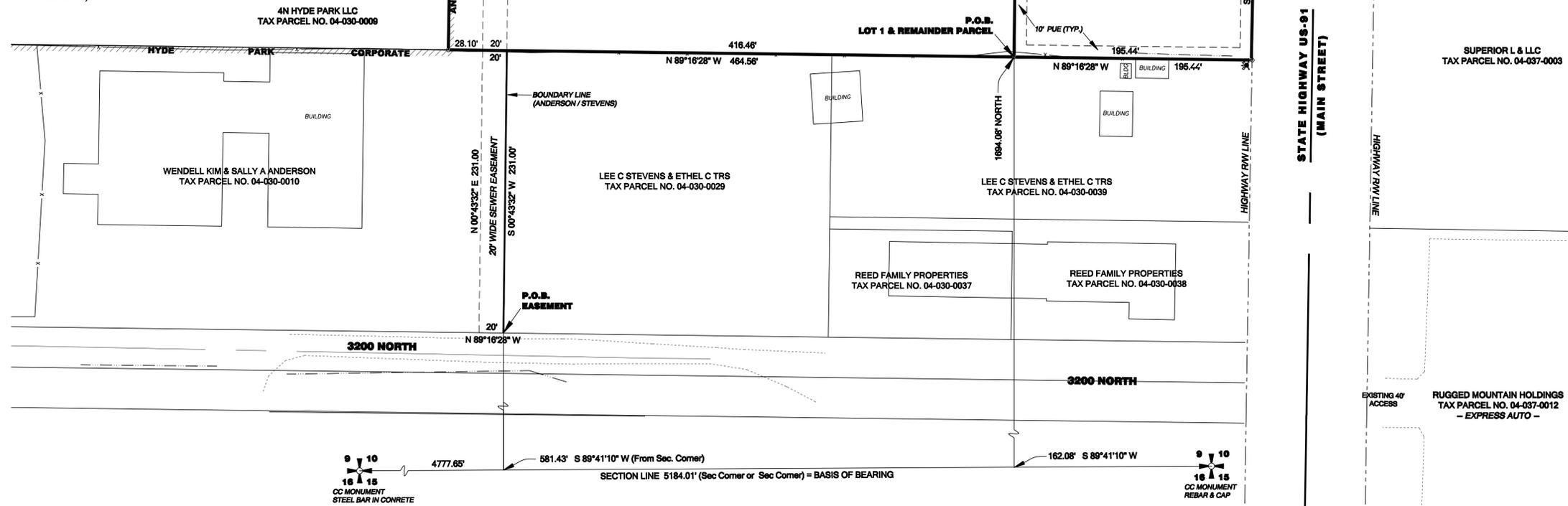
RUGGED MOUNTAIN HOLDINGS
TAX PARCEL NO. 04-037-0012
- EXPRESS AUTO -



- LEGEND**
- CC Section Corner Monument Of Record
 - CC Quarter Section Monument Of Record
 - Rebar & Cap, *PLS 334398 for Property Corner
 - Boundary Line
 - Existing Fence Line
 - Existing Ditch Line
 - Highway Right-of-Way Line
 - P.U.E. (10' Public Utility Easement)
 - Corporate Limit Line
 - UDOT RW Marker
 - Power Pole

NARRATIVE:
The purpose of this survey create 0.73 acre parcel (LOT 1) from the southeast corner of Tax Parcel No 04-030-0028 and an 35 foot wide access to said parcel. Said parcel is bounded on the east by U.S. Highway 91 and on the south by Lee Stevens Property. A sewer easement was created over and across the easterly 20 feet of the Wendell Kim and Sally A Anderson property for sewer to access to LOT 1. This survey is at the request of Darrin Michaelis, developer of LOT 1.

BASIS OF BEARING: is the South Line of Section 9, Township 12 North, Range 1 East, SLB&M bearing S 89°41'10" W along the Section Line between the Southwest Corner (CC Rebar and Cap) and the Southwest Corner (CC Steel Pin in Concrete)



SURVEYOR'S CERTIFICATE

I, BENJAMIN W. JOHNSTON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND HOLD CERTIFICATE NO. 334398 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

BENJAMIN W. JOHNSTON
DATE _____
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH # 334398

DESCRIPTIONS

LOT 1:
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST, SLB&M.

Beginning on the north line of the Lee & Ethel Stevens property (Tax Parcel No. 04-030-0039) at a point 162.08 feet S 89°41'10" W along the Section Line (Basis of Bearing) and 1694.08 feet NORTH from the Southeast Corner of Section 9, Township 12 North, Range 1 East, SLM&M; and running N 00°43'32" E 162.03 feet; thence S 89°16'28" E 196.11 feet to the west right-of-way line of Highway 91; thence S 00°57'41" W 162.03 feet along said right-of-way to the north line of said Stevens property; thence N 89°16'28" W 195.44 feet to the point of beginning. Containing 0.73 acres more or less.

TOGETHER WITH AN ACCESS ROAD AND UTILITY EASEMENT:
Beginning at a point 162.08 feet S 89°41'10" W along the Section Line (Basis of Bearing) and 1694.08 feet NORTH and 162.03 feet N 00°43'32" E from the Southeast Corner of Section 9, Township 12 North, Range 1 East, SLM&M; and running N 00°43'32" E 60.00 feet; thence S 89°16'28" E 196.36 feet to the west right-of-way line of Highway 91; thence S 00°57'41" W 60.00 feet along said right-of-way; thence N 89°16'28" W 196.11 feet to the point of beginning.

REMAINDER PARCEL:
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST, SLB&M.

Beginning on the north line of the Lee & Ethel Stevens property (Tax Parcel No. 04-030-0039) at a point 162.08 feet S 89°41'10" W along the Section Line (Basis of Bearing) and 1694.08 feet NORTH from the Southeast Corner of Section 9, Township 12 North, Range 1 East, SLM&M; and running N 89°16'28" W 464.56 feet along the north line of said Stevens property (Tax Parcel No's. 04-030-0039 and 04-030-0029) and the north line of the Wendell Kim & Sally Anderson property to the Corporate Limit Line of Hyde Park; thence N 00°57'41" E 385.30 feet to the south line of The Lee & Ethel Stevens property (Tax Parcel No. 04-030-0027); thence S 89°08'45" E 660.00 feet along said south line to the west right-of-way of Highway 91; thence S 00°57'41" W 221.78 feet along said line; thence N 89°16'28" W 191.11 feet; thence S 00°43'32" W 162.03 feet to the point of beginning. Containing 5.10 acres more or less.

SUBJECT TO ACCESS ROAD AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT:

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO (A) LOT(S) AND STREET(S), AS PERTAINS, TO HEREAFTER BE KNOWN AS **NIEDERHAUSER SUBDIVISION PHASE 1**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

DATE _____
DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID CACHE COUNTY IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNER'S CERTIFICATE OF DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

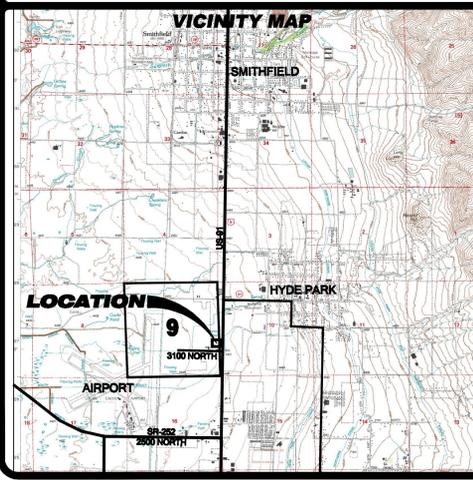
NO.	DATE	REVISION

JOHNSTON ENGINEERING P.C.
CIVIL • SURVEYING • STRUCTURAL

844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

DRAWN: BWJ
CHECKED: DJJ
SCALE: 1" = 50'
DATE: 07-01-15

SHEET 1 OF 1 SHEETS
JOB NUMBER 15CA216



CANAL / IRRIGATION COMPANY CERT. OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE RESPECTIVE CANAL / IRRIGATION COMPANY

CITY ATTORNEY

HYDE PARK COUNCIL'S CERTIFICATE OF APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE HYDE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 2015.

MAYOR

ATTST

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY HYDE PARK

DATE

CITY ATTORNEY

HYDE PARK CITY LAND USE AUTHORITY

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE HYDE PARK CITY PLANNING AND ZONING COMMISSION.

PLANNING COMMISSIONER

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

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

CITY ENGINEER

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND HYDE PARK CITY'S SUBDIVISION ORDINANCE.

DATE

CITY ENGINEER

PLANNING & ZONING CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE HYDE PARK CITY PLANNING AND ZONING COMMISSION.

DATE

CHAIRPERSON

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____

ABSTRACTED _____

INDEX _____

COUNTY RECORDER