

FINDINGS OF FACT
APRIL 14, 2016
SHADY HILLS MINI SUBDIVISION
350 SOUTH 300 EAST

1. ZONING

R-2 OK

2. SEWER

Available on 300 East

3. CULINARY WATER

Available on 300 East

4. PRESSURIZED IRRIGATION

Available on 300 East

5. ELECTRICAL

Available on 300 East

6. FRONTAGE & AREA

OK

NOTES: This lot split appears to meet city code requirements and city staff recommends approval.

Shady Hills "Mini" Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 9
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M.
ALSO A PART OF LOTS 1, 6, 7 AND 8, PLAT "B" OF THE HYRUM CITY SURVEY
HYRUM CITY, CACHE COUNTY, UTAH

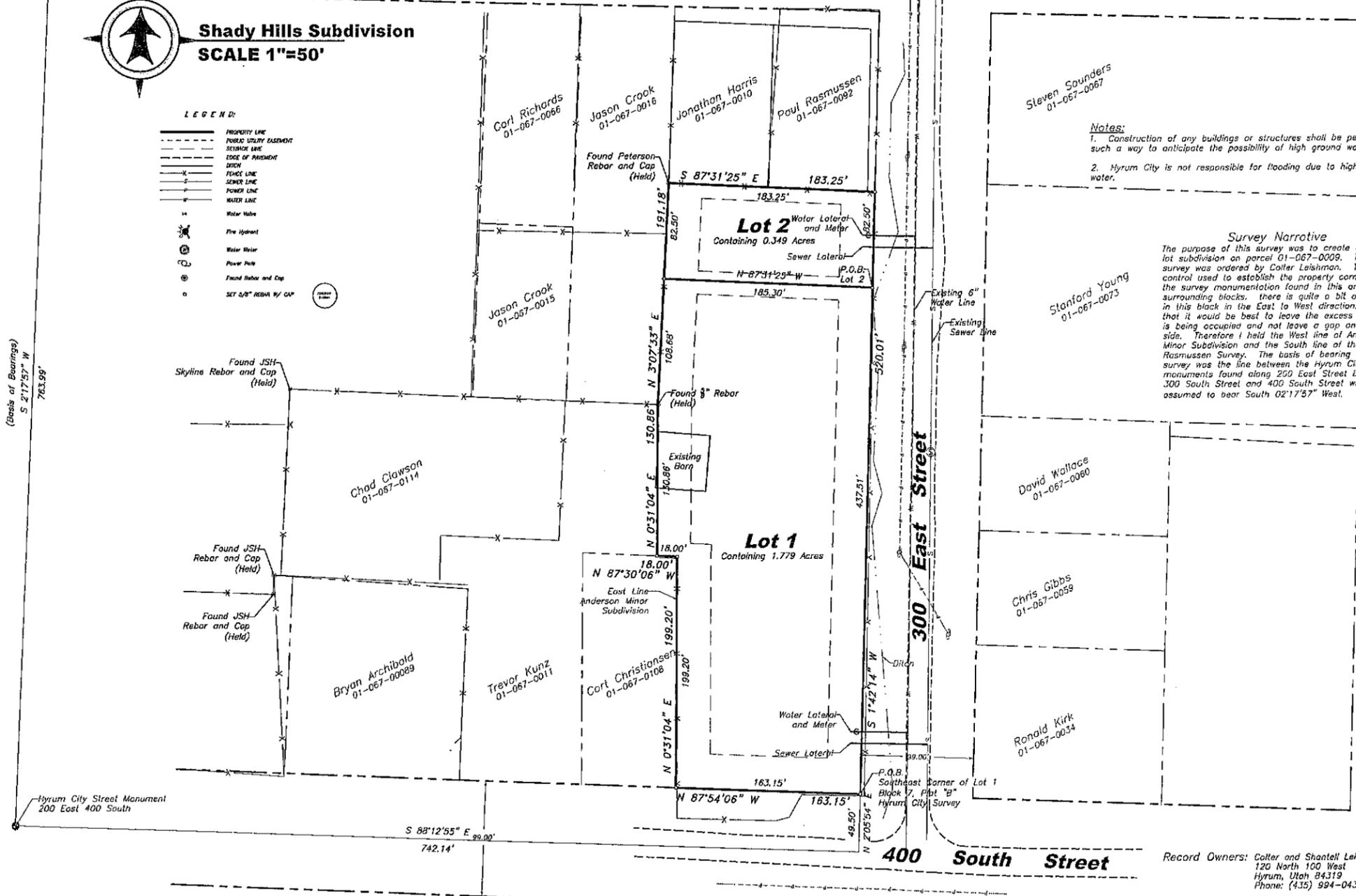
Shady Hills Subdivision

SCALE 1"=50'



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 0.2" REBAR w/ CAP



Notes:
1. Construction of any buildings or structures shall be performed in such a way to anticipate the possibility of high ground water.
2. Hyrum City is not responsible for flooding due to high ground water.

Survey Narrative
The purpose of this survey was to create a two lot subdivision on parcel 01-067-0009. The survey was ordered by Colter Leishman. The control used to establish the property corners was the survey monumentation found in this and the surrounding blocks. There is quite a bit of access in this block in the East to West direction. I felt that it would be best to leave the excess where it is being occupied and not leave a gap on the West side. Therefore I held the West line of Anderson Minor Subdivision and the South line of the Paul Rasmussen Survey. The basis of bearing for this survey was the line between the Hyrum City street monuments found along 200 East Street between 300 South Street and 400 South Street which was assumed to bear South 02°17'57" West.

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5192661 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: SHADY HILLS "MINI" SUBDIVISION AND THE SAME HAVE BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

LOT 1
A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 1, 6, 7 AND 8, BLOCK 7, PLAT "B" OF THE HYRUM CITY SURVEY. BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 87°54'06" WEST, A DISTANCE OF 183.15 FEET (153.91' RECORD) TO THE SOUTHEAST CORNER OF ANDERSON SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°31'04" EAST, A DISTANCE OF 199.20 FEET; (2) NORTH 87°30'06" WEST, A DISTANCE OF 18.00 FEET; (3) NORTH 00°31'04" EAST, A DISTANCE OF 130.88 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND AN EXISTING FENCE CORNER; THENCE NORTH 03°07'33" EAST, A DISTANCE OF 108.68 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 87°31'25" EAST, A DISTANCE OF 185.30 FEET TO THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE SOUTH 01°42'14" WEST, A DISTANCE OF 437.51 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.779 ACRES.

LOT 2
A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 6 AND 7 BLOCK 7, PLAT "B" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 01°42'14" EAST A DISTANCE OF 437.51 FEET FROM THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 7 AND RUNNING THENCE NORTH 87°31'25" WEST, A DISTANCE OF 185.30 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 03°07'33" EAST, A DISTANCE OF 82.50 FEET ALONG SAID FENCE LINE TO THE SOUTHWEST CORNER OF THE PAUL RASMUSSEN SUBDIVISION; THENCE SOUTH 87°31'25" EAST, A DISTANCE OF 183.25 FEET ALONG SAID SOUTH LINE TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°42'14" WEST, A DISTANCE OF 82.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.349 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)
16-14.dwg March 31, 2016

Record Owners: Colter and Shantell Leishman
120 North 100 West
Hyrum, Utah 84319
Phone: (435) 984-0431

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. 2016, 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: SHADY HILLS "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 _____, 2016.

ACKNOWLEDGMENT
state of UTAH
County of CACHE
on this _____ day of _____
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. 2016 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 _____, 2016.
DATE _____ HYRUM CITY ATTORNEY _____

ACKNOWLEDGMENT
state of UTAH
County of CACHE
on this _____ day of _____
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