

FINDINGS OF FACT
SEPTEMBER 8, 2016
MINI SUBDIVISION
500 NORTH 600 EAST

1. ZONING

R-A OK- Mini subdivisions allowed

2. SEWER

Available on 500 North- Sewer to be placed on the West side of this property. Easements are provided

3. CULINARY WATER

Available on 500 North and 600 East. Water line will be required to be extended across front of full property down 600 East. Eight-inch line required with fire hydrants according to city code.

4. PRESSURIZED IRRIGATION

It would need to be extended down 600 East if wanted. Not required to have the irrigation water.

5. ELECTRICAL

Available on 600 East

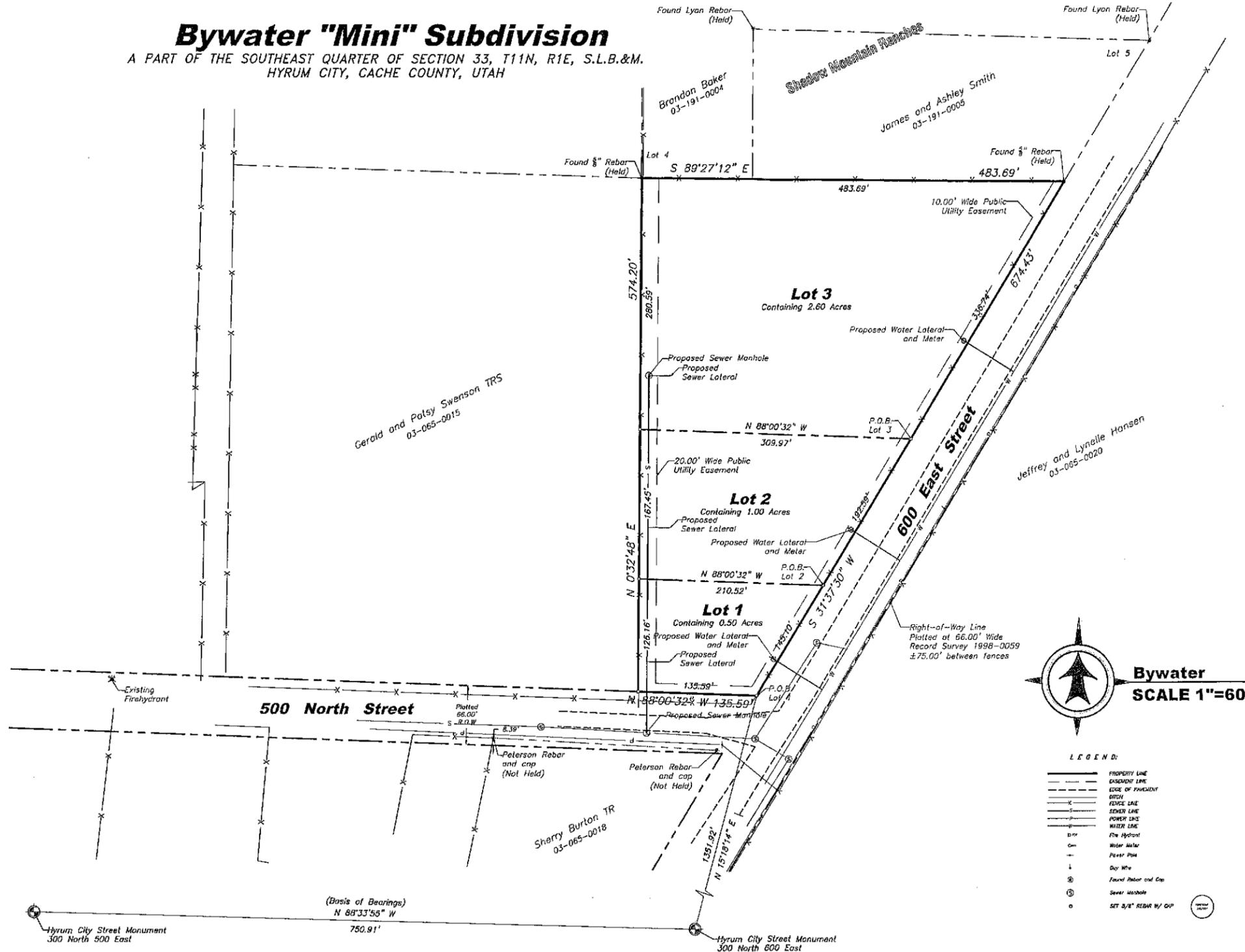
6. FRONTAGE & AREA

OK

NOTES: This lot split appears to meet city code requirements and city staff recommends approval with the conditions of the utility extensions made as needed.

Bywater "Mini" Subdivision

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, T11N, R1E, S.L.B.&M.
HYRUM CITY, CACHE COUNTY, UTAH



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: BYWATER "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 33, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 500 NORTH STREET AND THE WEST RIGHT-OF-WAY LINE OF 600 EAST STREET LOCATED NORTH 15°18'14" EAST, A DISTANCE OF 1351.92 FEET FROM THE HYRUM CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF 300 NORTH AND 600 EAST STREET; RUNNING THENCE NORTH 88°00'32" WEST, A DISTANCE OF 135.59 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°32'48" EAST, A DISTANCE OF 126.16 FEET; THENCE SOUTH 88°00'32" EAST, A DISTANCE OF 210.52 FEET TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 31°37'30" WEST, A DISTANCE OF 145.10 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.50 ACRES.

LOT 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 EAST STREET LOCATED NORTH 15°18'14" EAST, A DISTANCE OF 1351.92 FEET AND NORTH 31°37'30" EAST, A DISTANCE OF 145.10 FEET FROM THE HYRUM CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF 300 NORTH AND 600 EAST STREET; RUNNING THENCE NORTH 88°00'32" WEST, A DISTANCE OF 309.97 FEET; THENCE NORTH 00°32'48" EAST, A DISTANCE OF 167.45 FEET; THENCE SOUTH 88°00'32" EAST, A DISTANCE OF 309.97 FEET TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 31°37'30" WEST, A DISTANCE OF 192.59 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

LOT 3
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 EAST STREET LOCATED NORTH 15°18'14" EAST, A DISTANCE OF 1351.92 FEET AND NORTH 31°37'30" EAST, A DISTANCE OF 337.89 FEET FROM THE HYRUM CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF 300 NORTH AND 600 EAST STREET; RUNNING THENCE NORTH 88°00'32" WEST, A DISTANCE OF 309.97 FEET; THENCE NORTH 00°32'48" EAST, A DISTANCE OF 280.59 FEET TO THE SOUTH LINE OF SHADOW MOUNTAIN RANCHES; THENCE SOUTH 89°27'12" EAST, A DISTANCE OF 483.69 FEET ALONG SAID SOUTH LINE TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 31°37'30" WEST, A DISTANCE OF 336.74 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.60 ACRES.



SIGNATURE _____ DATE _____



- LEGEND:**
- PROPERTY LINE
 - - - EASEMENT LINE
 - EDGE OF PAVEMENT
 - - - - - FENCE LINE
 - - - - - SEWER LINE
 - - - - - POWER LINE
 - - - - - WATER LINE
 - Fire Hydrant
 - Meter
 - Meter Pit
 - Day Well
 - Found Rebar and Cap
 - Sewer Manhole
 - SET 3/4" REBAR W/ CP

FORESIGHT SURVEYING
Professional Land Surveyors

2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435)-755-3213 Fax

16-91 8/30/2016

ACKNOWLEDGMENT

state of UTAH
County of CACHE

on this _____ day of _____, 2016,
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 _____, 2016,
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. 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: BYWATER "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.

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 _____