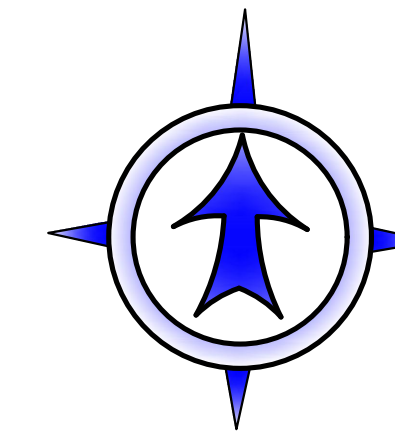
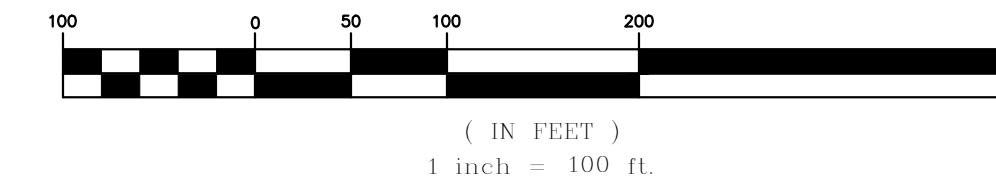


A FINAL PLAT FOR
Hyde Park Commons Phase 2
 A PART OF LOT 16 AND 17, BLOCK 3, PLAT "A", HYDE PARK FARM SURVEY
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, T12N, R1E, S.L.B.&M.
 HYDE PARK, CACHE COUNTY, UTAH
 CONTAINING 1 COMMERCIAL PARCEL AND A REMAINDER PARCEL IN 17.79 ACRES



May 6, 2019

GRAPHIC SCALE



Final Plat Legend:

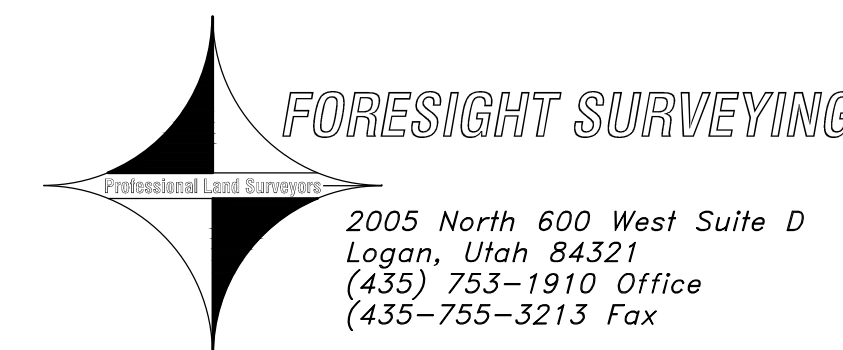
- SUBDIVISION LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- EX. SEWER LINE
- NEW SEWER LINE
- EX. WATER LINE
- NEW WATER LINE
- RIGHT-OF-WAY DEDICATION
- SET 5/8" REBAR W/CAP
- SECTION CORNER

GENERAL NOTES:

- Current Zone: Commercial
- Setback lines are for primary buildings only.
 Front: 40.00'
 Rear: As required by current fire codes
 Side: As required by current fire codes
 Side along Roadway: 20.00'
- Storm water will be managed through the existing system of catch basins, piping, and detention basins. The existing basins will be expanded if current calculations show a need.
- All expenses involving the necessary improvements or extensions for a sanitary sewer system, water lines, gas service, electrical service, rough grading, storm drain systems, curbs and gutters, and fire hydrants, pavement, sidewalks, irrigation delivery systems and signing, and other improvements shall be financed by the subdivider.

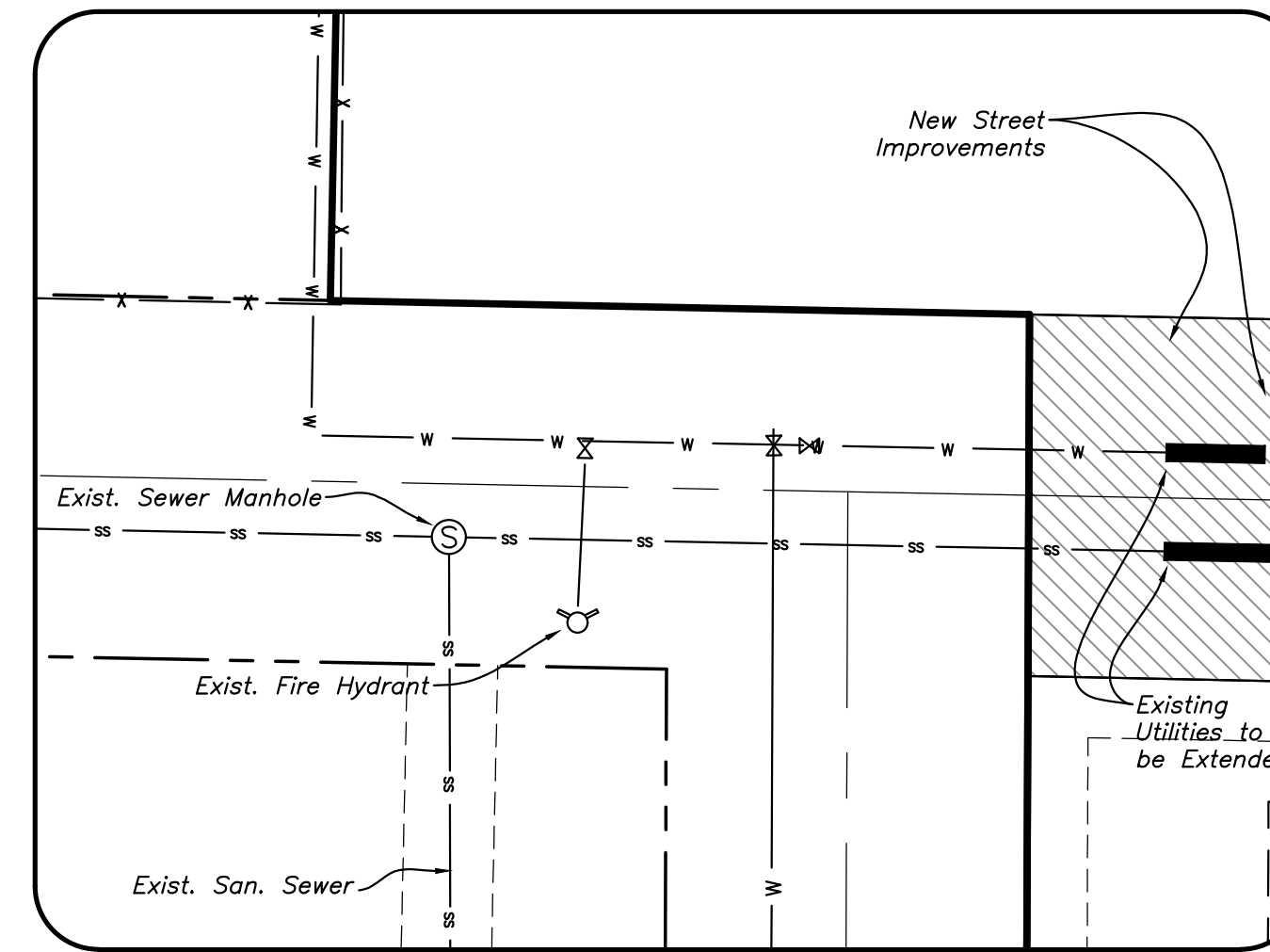
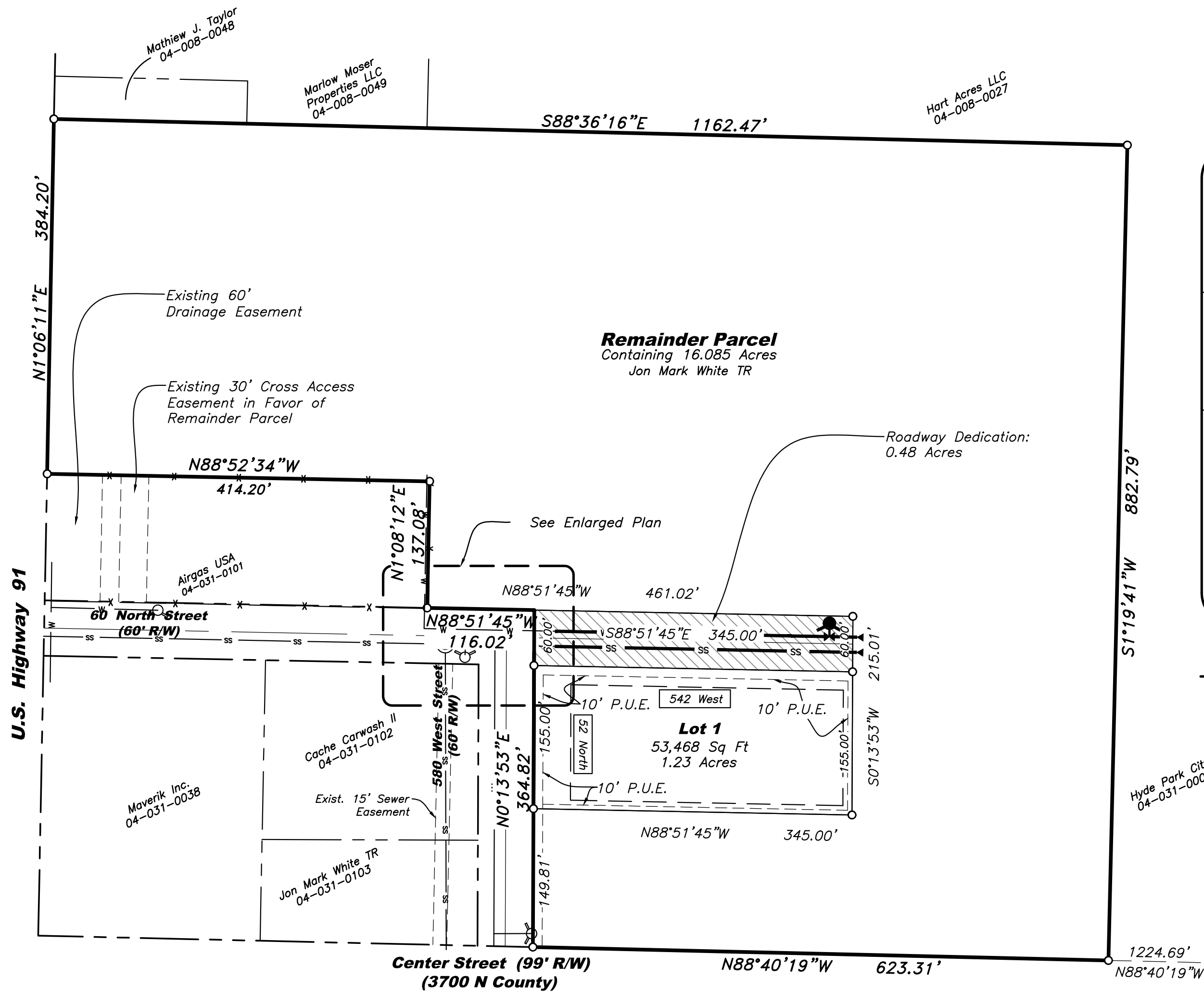
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 04-031-0002 INTO A COMMERCIAL LOT AND A REMAINDER PARCEL.

THE BASIS OF BEARINGS IS THE LINE BETWEEN THE MONUMENTS MARKING THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST, SLB&M, AND IS ASSUMED TO BE SOUTH 89°31'46" WEST.

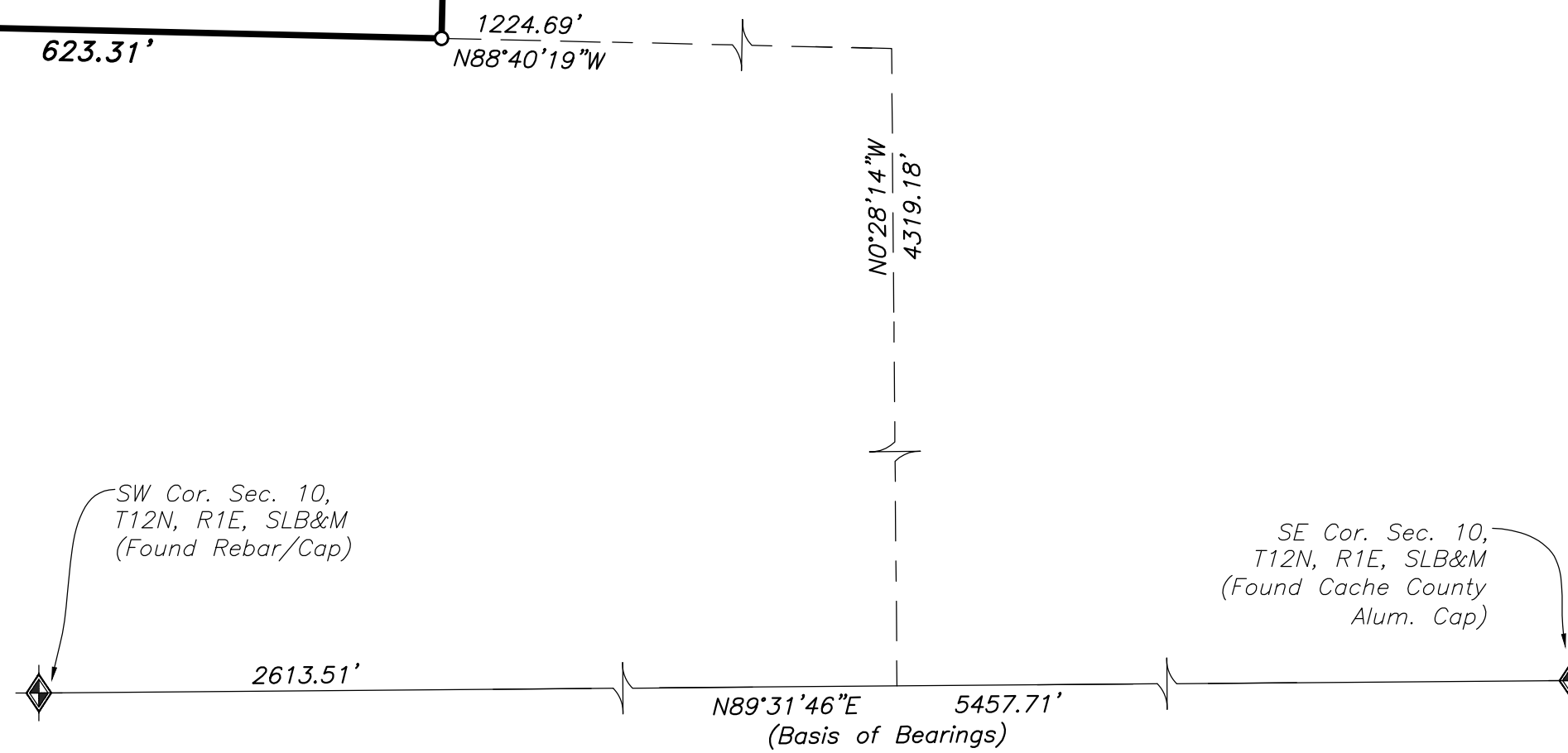


2005 North 600 West Suite D
 Logan, Utah 84321
 (435) 753-1910 Office
 (435-755-3213 Fax
 Project No. 19-065
 Prepared by DB, 5/06/19

Record Owners: Jon Mark White TR
 12176 North 1400 Cove, UT 84320



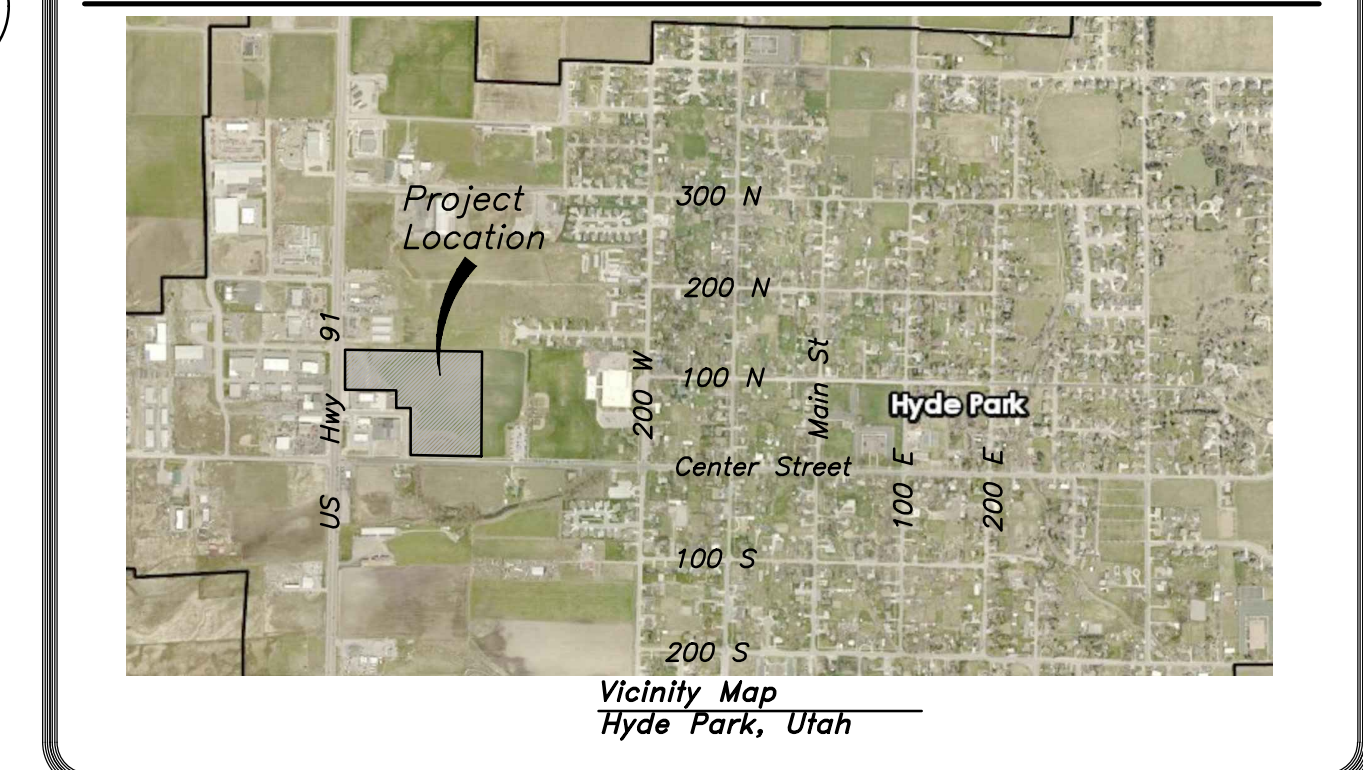
Enlarged Plan
 Scale: 1" = 30'



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: HYDE PARK COMMONS PHASE 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary
 A PART LOT 16 AND 17, BLOCK 3, PLAT "A", HYDE PARK FARM SURVEY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET (HYDE PARK CITY) LOCATED NORTH 89°31'46" EAST, A DISTANCE OF 2,613.51 FEET AND NORTH 00°28'14" WEST, A DISTANCE OF 4,319.18 FEET AND NORTH 88°40'19" WEST, A DISTANCE OF 1,224.69 FEET FROM THE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°40'19" WEST, A DISTANCE OF 623.31 FEET TO THE SOUTHEAST CORNER OF HYDE PARK COMMONS PHASE 1, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF CENTER STREET AND THE EAST LINE OF 580 WEST STREET (HYDE PARK CITY); THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°13'53" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 364.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 60 NORTH STREET (HYDE PARK CITY); (2) ALONG SAID NORTH LINE NORTH 88°51'45" WEST, A DISTANCE OF 116.02 FEET; THENCE NORTH 01°08'12" EAST, A DISTANCE OF 137.08 FEET; THENCE NORTH 88°52'34" WEST, A DISTANCE OF 414.20 FEET TO THE NORTHWEST CORNER OF SAID PHASE 1 AND THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 91; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 01°06'11" EAST, A DISTANCE OF 384.20 FEET; THENCE SOUTH 88°36'16" EAST, A DISTANCE OF 1,162.47 FEET; THENCE SOUTH 01°19'41" WEST, A DISTANCE OF 882.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.79 ACRES
 SIGNATURE _____ DATE _____
 REGISTERED LAND SURVEYOR
 5152661
 JEFF C. NIELSEN
 STATE OF UTAH



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 LOTS AND STREETS TO HEREAFTER BE KNOWN AS HYDE PARK COMMONS PHASE 2, 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. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR SIGNATURES THIS _____ DAY OF _____, 20____.

TRUSTEE ACKNOWLEDGMENT
 state of UTAH
 County of CACHE
 On this _____ day of _____, 20____
 personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the _____, the signer(s) of the within instrument, who duly acknowledged to me he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

 NOTARY PUBLIC

COUNTY RECORDER'S NO.
 STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
 AT THE REQUEST OF: _____
 DATE: _____ TIME: _____ FEE: _____
 ABSTRACTED _____
 INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL
 I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY HYDE PARK CITY.

 DATE _____ CITY ATTORNEY

CITY COUNCIL'S CERTIFICATE OF APPROVAL
 THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE HYDE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 20____.

 MAYOR ATTEST: _____

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

 DATE _____ CHAIRPERSON

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

UTILITY COMPANY APPROVALS
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED
 Rocky Mountain Power _____ DATE _____
 Dominion Energy _____ DATE _____
 Comcast _____ DATE _____