

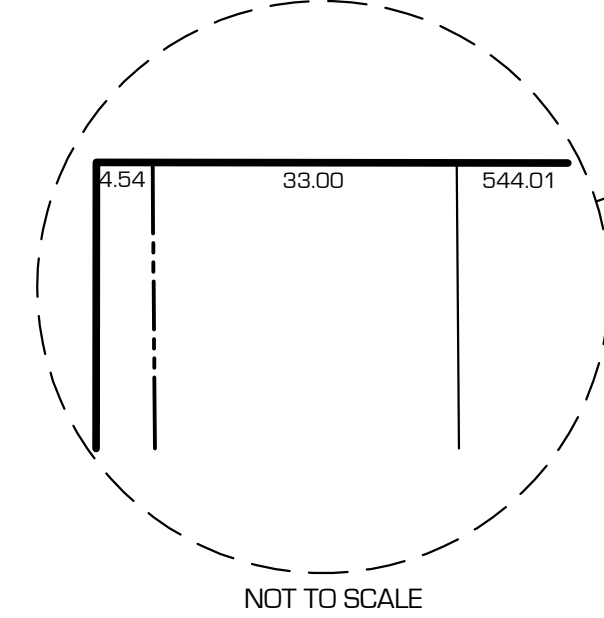
VICINITY MAP

# LW SUBDIVISION

LOCATED IN THE SE  $\frac{1}{4}$  OF SECTION 9, T12N, R1E, SLB&M  
HYDE PARK, UTAH

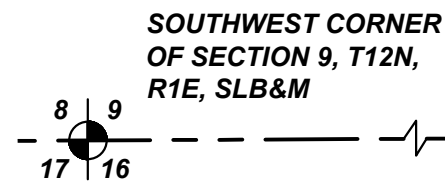
04-030-0012  
THE LYNN F. JAMES FAMILY TRUST  
THE MARCILE R. JAMES FAMILY TRUST  
1835/1887

PROVENTUS  
COMMERCIAL  
SUBDIVISION  
LOT 1

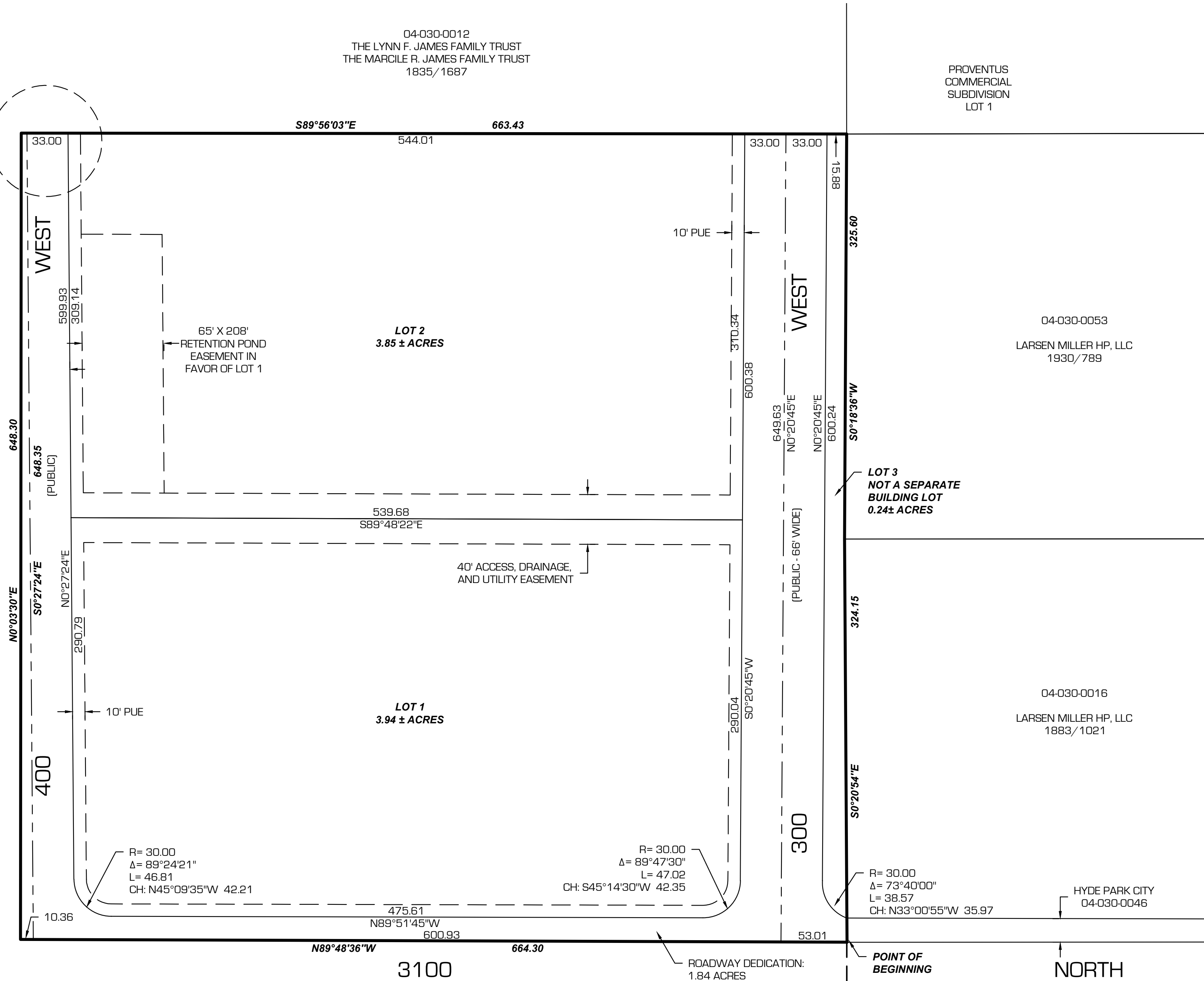
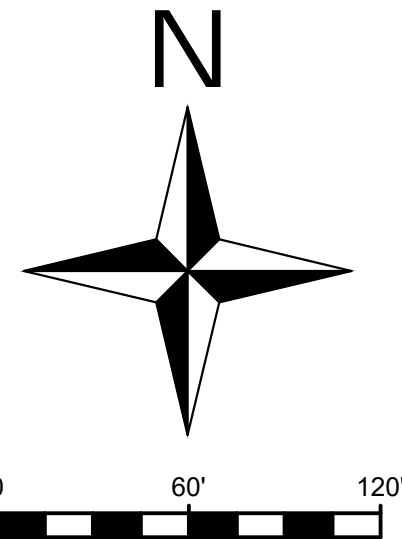
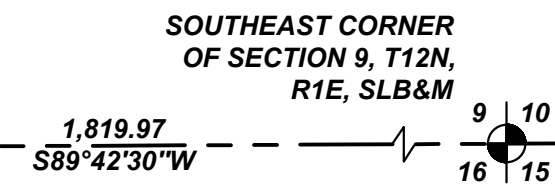


NOT TO SCALE

04-029-0005  
THE LYNN F. JAMES FAMILY TRUST  
THE MARCILE R. JAMES FAMILY TRUST  
1313/1076



BASIS OF BEARING: S89°42'30"W (SECTION LINE) MEASURED: 5359.08



- NOTES:
1. TYPICAL UTILITY EASEMENT IS 10 FT UNLESS OTHERWISE INDICATED
  2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEM, POTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
  3. ALL REAR PROPERTY CORNERS TO BE MARKED WITH  $\frac{3}{8}$  REBAR AND CAP. CURB PINS TO BE SET AT PROPERTY LINE EXTENSIONS AT THE CURB.

## SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675

DATE

## BOUNDARY DESCRIPTION

A portion of the SE  $\frac{1}{4}$  of Section 9, Township 12 North, Range 1 East, Salt Lake Base & Meridian, more particularly described by survey as follows:  
Beginning at a point in an existing fence line on the northerly side of 3100 North located S89°42'30"W along the Section line 1,819.97 feet and North 139.23 feet from the Southeast Corner of Section 9, T12N, R1E, S.L.B.& M.; thence N89°48'36"W along said fence line 664.30 feet to a rebar & cap (found) at a fence corner; thence N0°03'30"E along a fence line 648.30 feet to a rebar & cap (found) at a fence corner; thence S89°56'03"E along a fence line 663.43 feet to a rebar & cap (found) at the southwest corner of Lot 1, PROVENTUS COMMERCIAL Subdivision, according to the Official Plat thereof on file in the office of the Cache County Recorder; thence along a fence line the following 2 (two) courses and distances: S0°18'36"W 325.60 feet; thence S0°20'54"E 324.15 feet to the point of beginning.  
Contains: 9.88 +/- acres

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREINAFTER KNOWN AS:

## LW SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

LARSEN MILLER HP, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

## LIMITED LIABILITY ACKNOWLEDGEMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF LARSEN MILLER HP, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

# LW SUBDIVISION

LOCATED IN THE SE  $\frac{1}{4}$  OF SECTION 9, T12N, R1E, SLB&M  
HYDE PARK, UTAH

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net



## CITY COUNCIL'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY HYDE PARK CITY COUNCIL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

MAYOR

ATTEST:

## PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE

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

## CITY ATTORNEY'S CERTIFICATE OF APPROVAL

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

DATE

CITY ATTORNEY

## RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

\$ FEE \_\_\_\_\_ CACHE COUNTY RECORDER