

**SKEEN MINI SUBDIVISION**  
**504 WEST 200 SOUTH**  
**PLANNING COMMISSION MEETING**  
**NOVEMBER 14, 2019**

**1. ZONING**

R-2 OK- Mini-subdivisions allowed

**2. FRONTAGE & AREA**

OK

**3. SEWER**

Available on 200 South.

**4. CULINARY WATER**

Available on 200 South.

**5. PRESSURIZED IRRIGATION**

Available on 200 South.

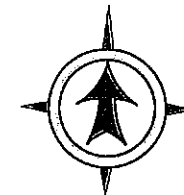
**6. ELECTRICAL**

Available on 200 South.

NOTES: This is a simple request. There is a current home on lot 1 & a new building lot will be created on lot 2. City Staff recommends approval as proposed.

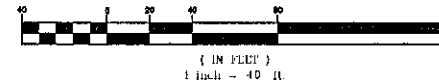
# Skeen "Mini" Subdivision

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.  
HYRUM, CACHE COUNTY, UTAH

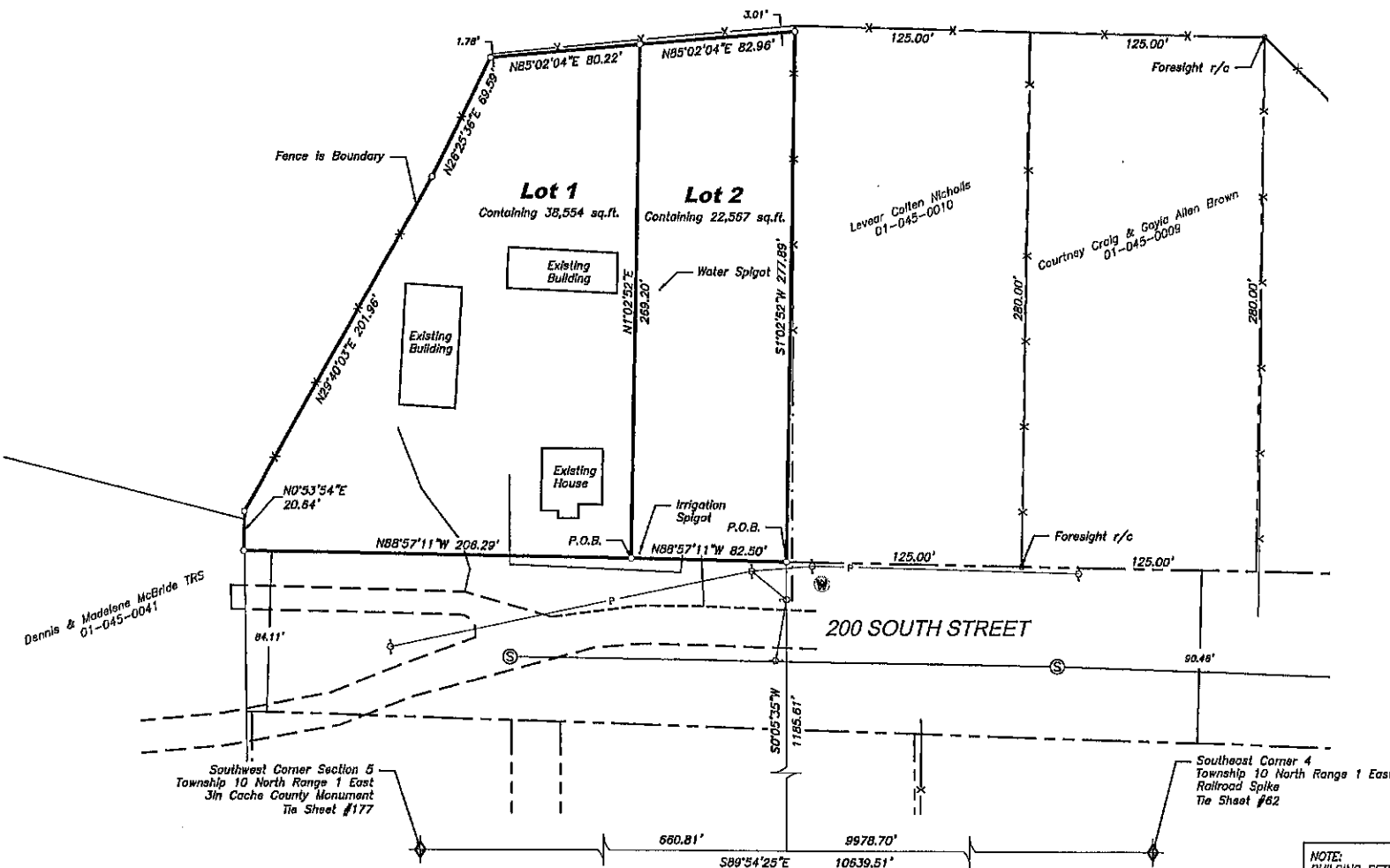


October 24, 2019

GRAPHIC SCALE



Valley View Mobile Home Park LLC  
01-045-0005



## GENERAL NOTES:

1. Dominion Energy approves this plot solely for the purpose of confirming that the plot contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute approval or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's declaration and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-3532.

2. Setback lines are for primary buildings only.

Front: 30.00'  
Rear: 30.00'  
Side: 12.00'  
Side along Roadway: 30.00'

## CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: \_\_\_\_\_

CHAIRPERSON

## CITY ENGINEER'S 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

## 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

## 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

OWEST

DATE

## Survey Narrative

The purpose of this survey was to create a two lot "mini" subdivision on parcel 01-045-0011. The survey was ordered by Jenice Skeen. The control used to establish the property corners was survey monumentation, and fence lines found in the area. An existing fence controls the west boundary, and the existing occupation fits well with the parcels to the east. The basis of bearings for this survey was the line between the Southwest corner of Section 5 and the Southeast corner Section 4 and was assumed to bear South 89°54'25" East.

Record Owners: Carl J. Sorenson TR  
504 West 200 South  
Hyrum, Utah 84319

## OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: SKEEN "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.

## SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152861 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: SKEEN "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

## Boundary Descriptions

### LOT 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 200 SOUTH STREET LOCATED SOUTH 89°54'25" EAST ALONG THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION FIVE AND THE SOUTHEAST CORNER OF SECTION 4, A DISTANCE OF 660.81 FEET AND NORTH 00°05'35" EAST, A DISTANCE OF 1,185.61 FEET AND NORTH 88°57'11" WEST, A DISTANCE OF 82.50 FEET FROM THE SAID SOUTHWEST CORNER OF SECTION 5; THENCE ALONG SAID NORTH LINE OF 200 SOUTH STREET NORTH 88°57'11" WEST, A DISTANCE OF 206.29 FEET; THENCE NORTH 00°53'54" EAST, A DISTANCE OF 20.04 FEET; THENCE NORTH 29°40'03" EAST, A DISTANCE OF 201.96 FEET; THENCE NORTH 26°29'36" EAST, A DISTANCE OF 69.59 FEET; THENCE NORTH 85°02'04" EAST, A DISTANCE OF 80.22 FEET; THENCE SOUTH 01°02'52" WEST, A DISTANCE OF 269.20 FEET TO THE POINT OF BEGINNING. CONTAINING 38,554 SQ.FT.

### LOT 2

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 200 SOUTH STREET LOCATED SOUTH 89°54'25" EAST ALONG THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION FIVE AND THE SOUTHEAST CORNER OF SECTION 4, A DISTANCE OF 660.81 FEET AND NORTH 00°05'35" EAST, A DISTANCE OF 1,185.61 FEET FROM THE SAID SOUTHWEST CORNER OF SECTION 5; THENCE ALONG THE NORTH LINE OF 200 SOUTH STREET NORTH 88°57'11" WEST, A DISTANCE OF 82.50 FEET; THENCE NORTH 01°02'52" EAST, A DISTANCE OF 209.20 FEET; THENCE NORTH 85°02'04" EAST, A DISTANCE OF 82.98 FEET; THENCE SOUTH 01°02'52" WEST, A DISTANCE OF 269.20 FEET TO THE POINT OF BEGINNING. CONTAINING 22,567 SQ.FT.



SIGNATURE

DATE

## FORESIGHT SURVEYING

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

19-170.dwg October 24, 2019

## ACKNOWLEDGMENT

STATE OF UTAH )

COUNTY OF CACHE ) SS.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE \_\_\_\_\_ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

## COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED

AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_

ABSTRACTED

INDEXED  
FILED IN: FILE OF PLATS COUNTY RECORDER