WOLFPACK WAY 1 SUBDIVISION

PART OF SECTION 15 T12N R1E, SALT LAKE MERIDIAN

NORTH LOGAN CITY, CACHE COUNTY, UTAH

0 25' 50' 100'

GRAPHIC SCALE 1"= 50'

LEGEND

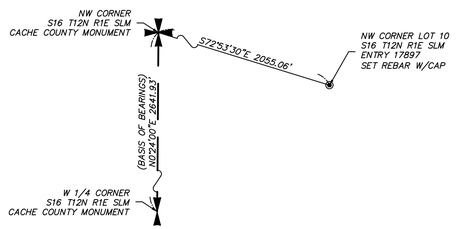
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- PARCEL LINE
- PUBLIC STREET HEREBY DEDICATED
- PRIVATE ACCESS RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT 5', 10' WIDE, EXCEPTIONS NOTED
- BUILDING SETBACK *50' FRONT
- SET 5/8" REBAR W/ORANGE PLASTIC CAP STAMPED "STEVEN C. EARL PLS 318575"
- LJS FOUND REBAR W/SMITH CAP
- 1234 STREET ADDRESS
- SECTION CORNER
- ¼ SECTION CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	33.07'	N1°59'35"E
L2	33.01'	S0°36'22"E
L3	4.04'	S88°22'14"W
L4	64.21'	N88°22'54"E
L5	62.99'	S88°22'56"W

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	22.55'	28.99'	44°34'26"	S69°20'33"E	21.99'
C2	135.21'	57.99'	133°34'43"	S66°09'18"W	106.60'
C3	137.20'	58.00'	135°31'14"	S68°23'41"E	107.38'
C4	22.55'	29.01'	44°31'31"	S66°06'28"W	21.98'



SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 318575-2201, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WOLFPACK WAY 1 SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 12 NORTH RANGE 1 EAST SALT LAKE MERIDIAN; ALSO PART OF LOT 35, BLOCK 2 OF PLAT "A" OF THE HYDE PARK FARM SURVEY, LOCATED IN NORTH LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 2600 NORTH STREET AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 91;
THENCE N89°51'14"E 670.64 FEET;
THENCE 20.84 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 718.00 FEET AND A CHORD BEARING N89°10'07"E 20.84 FEET TO THE POINT OF BEGINNING;
THENCE 160.69 FEET ALONG SAID CURVE WITH A CHORD BEARING N81°31'36" 160.28 FEET;
THENCE S7°36'04"E 50.00 FEET;
THENCE S90°00'00"E 10.00 FEET;
THENCE S7°36'04"E 150.63 FEET TO THE NORTH LINE OF BULLEN, INC AND AN EXISTING FENCE LINE;
THENCE N88°18'10"W 210.00 FEET TO AN EXISTING FENCE LINE;
THENCE N1°18'12"E 163.64 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES, MORE OR LESS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:
WOLFPACK WAY 1 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, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

BY: NORTH LOGAN CITY CORPORATION

_____ _____
DAMON CANN, MAYOR SCOTT BENNETT, RECORDER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
} §
COUNTY OF CACHE

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED DAMON CANN, MAYOR OF NORTH LOGAN CITY CORPORATION AND SCOTT BENNETT, RECORDER OF NORTH LOGAN CITY CORPORATION PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED THAT THIS DOCUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF STATE AND LOCAL LAWS AND SAID DAMON CANN AND SCOTT BENNETT EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL FIXED IS THE SEAL OF SAID CORPORATION.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTES & RESTRICTIONS

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (I) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (II) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (III) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (IV) ANY OTHER PROVISION OF LAW.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____, 20____

BY _____

TITLE _____

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS

_____
COUNTY RECORDER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

DOMINION ENERGY _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK COMMUNICATIONS _____ DATE _____
COMCAST COMMUNICATIONS _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 2021.

_____
CITY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS _____ DAY OF _____, 2021.

_____
CITY ENGINEER

PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE

PRESENTED TO THE NORTH LOGAN CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____, A.D. 2021, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____
PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE NORTH LOGAN CITY MAYOR THIS _____ DAY OF _____, 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
STATE OF UTAH

SHEET DESCRIPTION: FINAL PLAT

PROJECT TITLE: WOLFPACK WAY 1 SUBDIVISION

C·L
Cache • Landmark
Engineers
Surveyors
Planners
95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 FEBRUARY 2021
SCALE: 1" = 100'
CALCULATIONS BY: J. JENSEN
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 680-2010
SHEET: 1 of 1