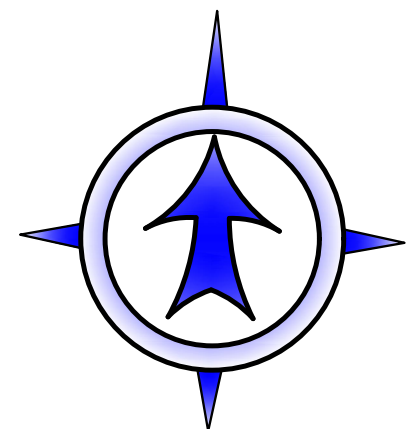
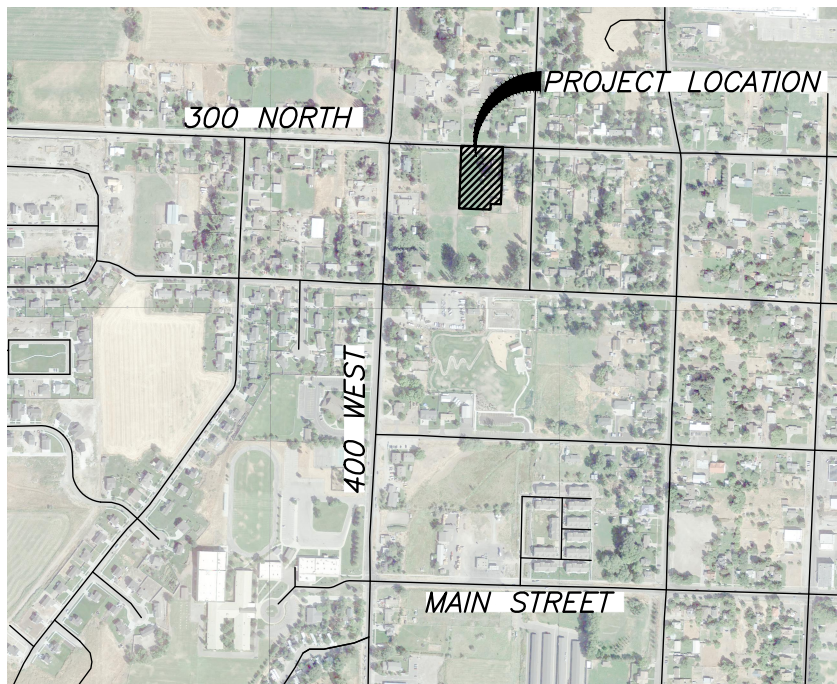
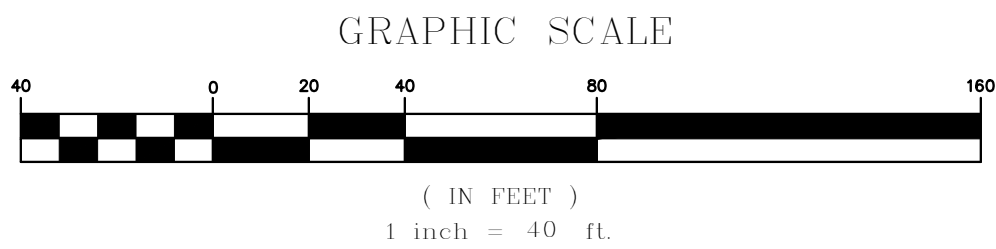


A FINAL PLAT FOR:
Garner "MINI" Subdivision
A PART OF THE NORTHWEST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.
ALSO A PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" HYRUM CITY SURVEY.
HYRUM, CACHE COUNTY, UTAH
Containing 1.593 Acres and 2 Lots



December 1, 2021



Vicinity Map
Hyrum, Utah

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITY
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL
- FOUND REBAR
- STREET MONUMENT
- SET 3/4" REBAR W/CAP

Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 01-030-0001. The survey was ordered by Adam Tripp. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 300 North Street and 300 West Streets and 300 North and 400 West Streets and was assumed to bear North 88°02'09" West.

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 21-148
Prepared by JH, 12/1/21

OWNERS DEDICATION

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

I/WE, HAVE EXECUTED THIS PLAT AND

DEDICATION THE _____ DAY OF _____, 2021.

SIGN	SIGN
PRINT	PRINT
TITLE (OWNER)	TITLE (OWNER)

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 152661 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: GARNER "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6 LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 111.10 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 02°07'21" WEST, A DISTANCE OF 299.00 FEET; THENCE NORTH 88°08'59" WEST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 87°53'35" WEST, A DISTANCE OF 163.58 FEET TO THE EAST LINE OF ZX INVESTMENTS "MINI" SUBDIVISION; THENCE NORTH 02°04'31" EAST, ALONG SAID SUBDIVISION A DISTANCE OF 326.27 FEET TO THE NORTH LINE OF SAID BLOCK 5; THENCE SOUTH 88°24'37" EAST, ALONG SAID NORTH LINE A DISTANCE OF 216.87 FEET TO THE POINT OF BEGINNING. CONTAINING 1.593 ACRES AND 2 LOTS

LOT 1

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6 POINT BEING LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 111.10 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 02°07'21" WEST, A DISTANCE OF 299.00 FEET; THENCE NORTH 88°08'59" WEST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 28.99 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 87°53'35" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 62.96 FEET; THENCE NORTH 02°08'31" EAST, A DISTANCE OF 327.18 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 88°24'37" EAST, ALONG SAID NORTH LINE A DISTANCE OF 115.87 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES.

LOT 2

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6 POINT BEING LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 327.97 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 88°24'37" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 101.00 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 327.18 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 87°53'35" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 100.62 FEET TO THE EAST LINE OF THE ZX INVESTMENT "MINI" SUBDIVISION 1; THENCE NORTH 02°04'31" EAST, ALONG SAID SUBDIVISION A DISTANCE OF 326.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES.

DRAFT

ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF CACHE

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 _____ OF _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES _____

(SEAL)

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

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation 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 dedication 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 1-800-366-8532.
- Setback lines are for primary buildings only.

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

Record Owners: Kevin Jay Garner
325 West 300 North
Hyrum, UT 84319

NOTE:
BUILDING SETBACKS WILL BE
THOSE REQUIRED FOR THE ZONE
AT THE TIME THE BUILDING
PERMIT IS APPLIED FOR.

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 _____

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 _____

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 _____, 2021.

DATE _____ HYRUM CITY ATTORNEY _____

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