

BEAR RIVER SOUTH SUBDIVISION
PRELIMINARY PLAN
750 EAST 730 NORTH
CITY COUNCIL MEETING
OCTOBER 20, 2022

Summary: Bear River Health Department is seeking preliminary plat approval for a subdivision of Parcel 03-204-1002. The current 3.56 acre parcel is to be divided into two commercial lots. Lot 1 is to be 2.43 acres and Lot 2 is to be 0.52 acres. 0.61 acres is to be dedicated to Hyrum City as public right of way. This lot is a remainder of the previous subdivision, Scenic Mountain P.U.D.

ZONING: C-1 Commercial

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Paved roads were constructed as part of the PUD

NOTES: A future site plan will be submitted for Bear River Health Department on Lot 1. This subdivision is only to subdivide the existing land. Each lot will be required to submit a full site plan for review at the time of development.

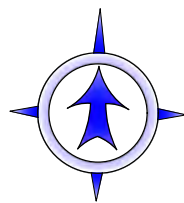
Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

A PRELIMINARY PLAT FOR:

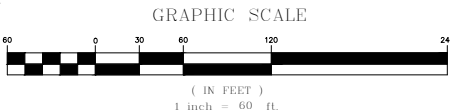
Bear River South Subdivision

A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 33,
T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH

MISSING:
TABULATION OF ACRES, LOTS, OPEN SPACE
ZONING BOUNDARIES



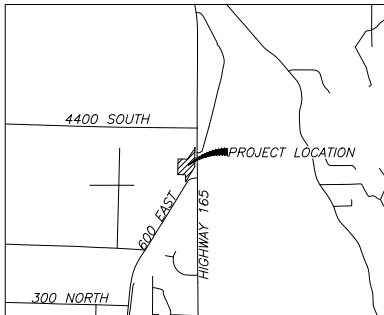
September 21, 2022



Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 01-030-0001. The survey was ordered by Joshua Greer. The control used to establish the property corners was the survey monumentation found in the area and by retracing record of survey 2020-3349 performed by Jeff C. Nielsen. The basis of bearings for this survey was the line between the East quarter corner and the Northeast corner of section 33, T10N, R1E, S.L.B.&M. and was assumed to bear North 00°01'36" West.

RECORD OWNERS: Bear River Health Department
655 East 1300 North
Logan, Utah 84341



Vicinity Map
Hyrum, Utah

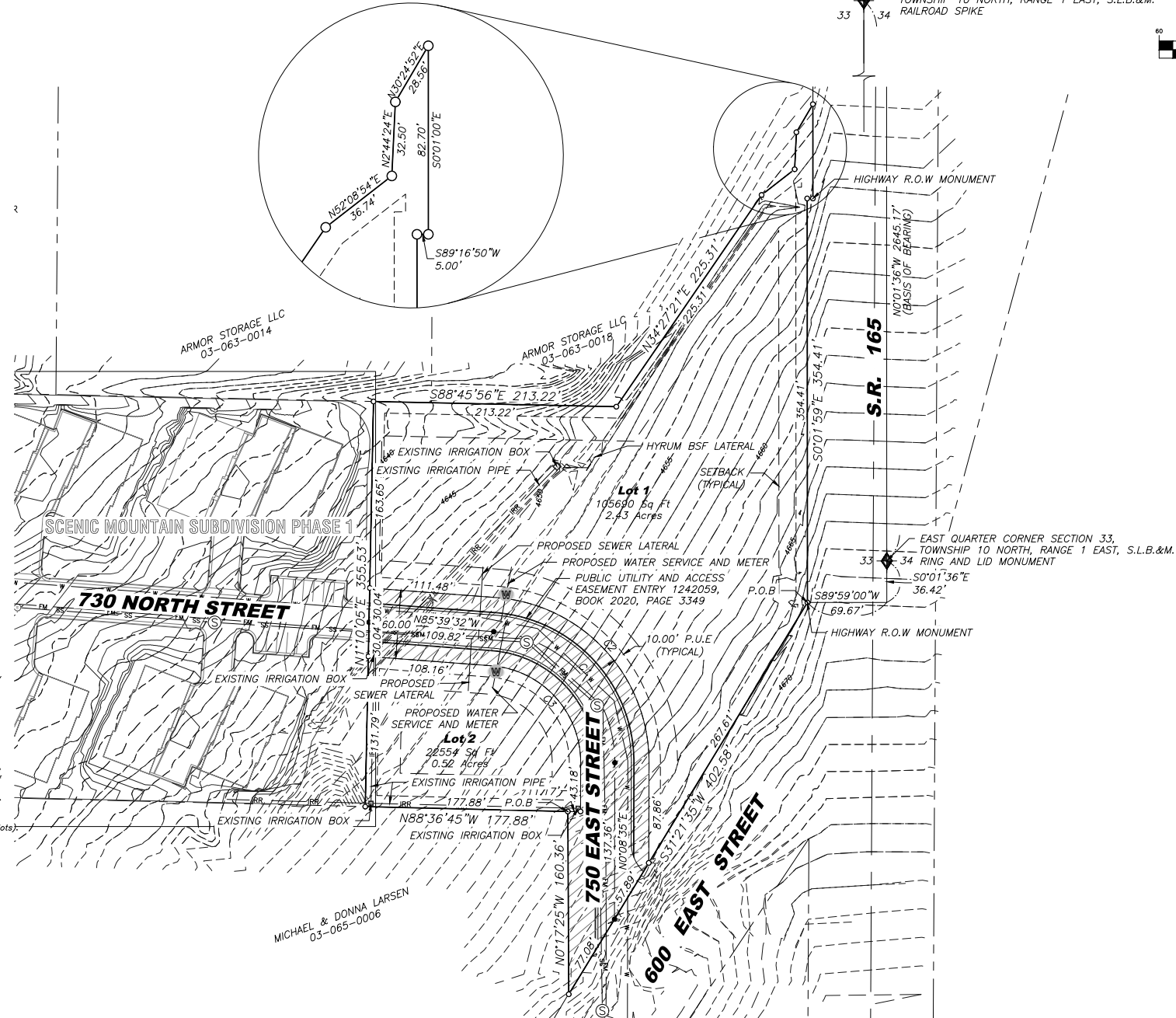
LEGEND:

—	PROPERTY LINE
- - -	ADJACENT PROPERTY
—	CENTERLINE
- - -	PUBLIC UTILITY EASEMENT
- - -	SETBACK
- - -	DITCH
X	FENCE LINE
—	CURB
—	EDGE OF PAVEMENT
W	WATER LINE
SS	SEWER LINE
FM	SEWER FORCED MAIN
—	ROADWAY DEDICATION
—	SEWER MANHOLE
—	WATER METER
—	FOUND REBAR
—	SECTION MONUMENT
—	SET 3/4" REBAR W/CAP

GENERAL NOTES:

- 750 East Street and 730 North Street are existing streets which are to be dedicated to Hyrum City.
- All utilities in 750 East Street and 730 North Street have already been installed.
- 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.
- Two (2) street trees, having a minimum diameter of one and one half (1½) inches, are required per lot. (Four (4) on corner lots).
Front: 25.00'
Rear: 30.00'
Side: 8.00' & 10.00'
Side along Roadway: 25.00'
- Setback lines are for set by current code and its the applicants responsibility to comply. Setbacks are for primary buildings only.

COMMERCIAL SETBACKS
ARE 30' FROM THE STREET.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	172.22	115.00	85°48'07"	N42° 45' 28"W	156.57
C2	217.14	145.00	85°48'07"	N42° 45' 28"W	197.41
C3	127.29	85.00	85°48'07"	N42° 45' 28"W	115.72

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE 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

DOMINION ENERGY DATE

QWEST DATE

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: BEAR RIVER SOUTH 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 , 2022.

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. 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 HEREFTER TO BE KNOWN AS: BEAR RIVER SOUTH SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING A HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF STATE ROAD 165 AND THE NORTHERLY LINE OF 600 EAST STREET AND RUNNING THENCE SOUTH 31°21'35" WEST, ALONG SAID 600 EAST STREET A DISTANCE OF 402.58 FEET; THENCE NORTH 00°17'25" WEST, A DISTANCE OF 160.36 FEET; THENCE NORTH 88°36'45" WEST, A DISTANCE OF 177.88 FEET TO THE EAST LINE OF THE SCENIC MOUNTAIN SUBDIVISION PHASE 1; THENCE NORTH 01°10'05" EAST, ALONG SAID EAST LINE A DISTANCE OF 355.53 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 213.22 FEET; THENCE NORTH 34°27'21" EAST, A DISTANCE OF 225.31 FEET TO THE SOUTHERLY BANK OF A DITCH; THENCE RUNNING ALONG SAID DITCH THE FOLLOWING THREE (3) COURSES: (1) NORTH 52°08'54" EAST, A DISTANCE OF 36.74 FEET; (2) NORTH 02°44'24" EAST, A DISTANCE OF 32.50 FEET; (3) NORTH 30°24'52" EAST, A DISTANCE OF 28.56 FEET TO SAID WEST LINE OF HIGHWAY 165; THENCE RUNNING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°01'00" EAST, A DISTANCE OF 82.70 FEET; (2) SOUTH 89°16'50" WEST, A DISTANCE OF 5.00 FEET; (3) SOUTH 00°01'59" EAST, A DISTANCE OF 354.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.56 ACRES IN TWO LOTS

SIGNATURE DATE

5152661
JEFF C. NIELSEN
STATE OF UTAH

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910
Project No. 22-266
Prepared by JH, 9/21/22

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 SATISFACTORY EVIDENCE TO BE , WHO PROVED ON BASIS OF OF 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

LAND USE AUTHORITY

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 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 , 2022.

DATE HYRUM CITY ATTORNEY