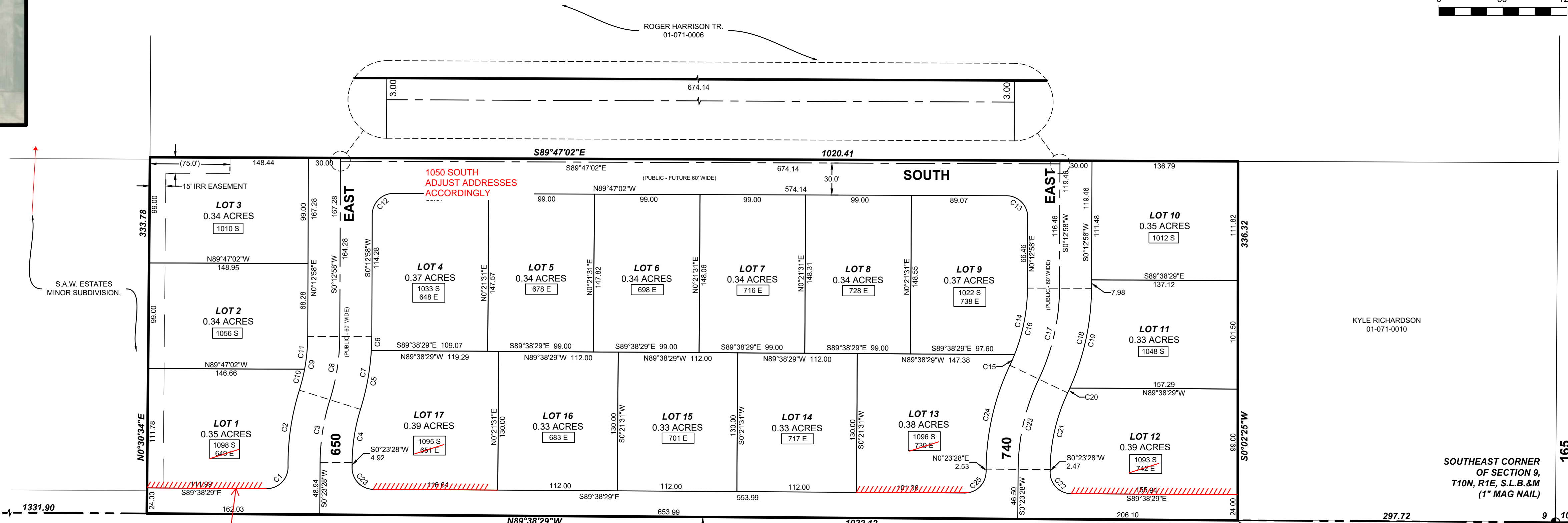
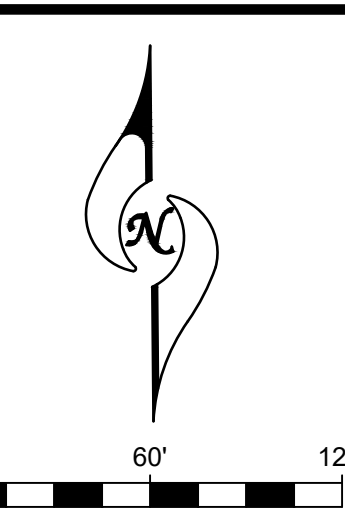




VICINITY MAP  
NTS

PRELIMINARY PLAT  
OF  
**NIELSON SUBDIVISION**

LOCATED IN THE SE 1/4 OF SECTION 9, T10N, R1E, SLB&M  
HYRUM, UTAH



**SURVEYOR'S CERTIFICATE**  
I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11207308-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(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.

KEVIN M. BALLS  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 11207308-2201

**BOUNDARY DESCRIPTION**  
A PORTION OF THE SE 1/4 OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING N89°38'29"W 297.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 9, T10N, R1E, S.L.B.& M. (BASIS OF BEARINGS: N89°38'29"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 9);  
AND RUNNING THENCE N89°38'29"W 1022.12 FEET ALONG THE SECTION LINE; THENCE N00°30'34"E 333.78 FEET ALONG AN EXISTING FENCE LINE; THENCE S89°47'02"E 1020.41 FEET MORE OR LESS ALONG AN ANCIENT FENCE LINE; THENCE S00°02'25"W 336.32 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS: 7.85 ACRES

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS 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 HEREAFTER KNOW AS:

**NIELSON 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. THE UNDERSIGNED OWNER(S) 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\_\_\_\_.

\_\_\_\_\_  
(SIGNATURE)  
BY: \_\_\_\_\_  
(PRINTED NAME)  
ITS: EXECUTIVE DIRECTOR

**ACKNOWLEDGMENT**  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ EXECUTED THE SAME.

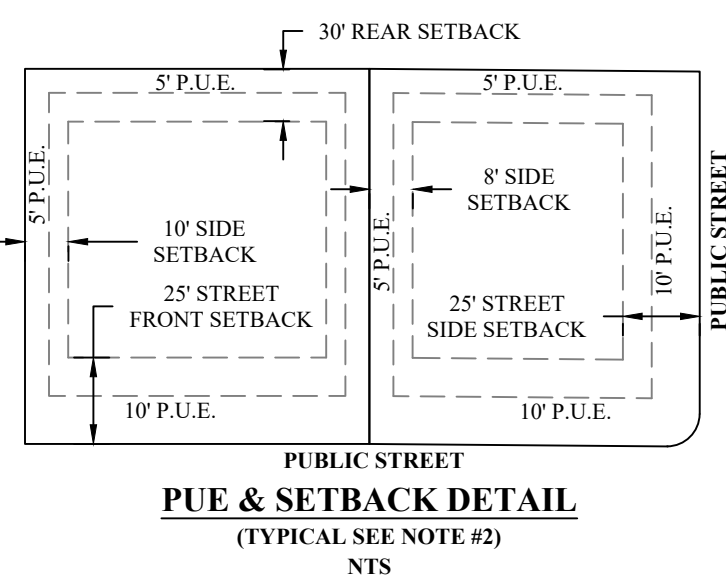
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY  
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

**CITY COUNCIL APPROVAL**  
PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
HYRUM CITY MAYOR \_\_\_\_\_ DATE  
HYRUM CITY RECORDER \_\_\_\_\_ DATE

PRELIMINARY PLAT  
OF  
**NIELSON SUBDIVISION**  
LOCATED IN THE SE 1/4 OF SECTION 9, T10N, R1E, SLB&M  
HYRUM, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\$ \_\_\_\_\_  
FEE \_\_\_\_\_ CACHE COUNTY RECORDER

| CURVE # | RADIUS | DELTA     | LENGTH | CHORD              |
|---------|--------|-----------|--------|--------------------|
| C1      | 20.00  | 89°58'03" | 31.40  | N45°22'29"E 28.28  |
| C2      | 230.00 | 18°18'28" | 73.49  | N8°20'49"E 73.18   |
| C3      | 200.00 | 17°04'01" | 59.58  | S8°55'29"W 59.36   |
| C4      | 170.00 | 17°04'01" | 50.64  | S8°55'29"W 50.45   |
| C5      | 230.00 | 13°59'54" | 56.19  | S10°27'33"W 56.05  |
| C6      | 230.00 | 3°14'38"  | 13.02  | S1°50'17"W 13.02   |
| C7      | 230.00 | 17°14'31" | 69.21  | N8°50'14"E 68.95   |
| C8      | 200.00 | 17°14'31" | 60.19  | N8°50'14"E 59.96   |
| C9      | 170.00 | 17°14'31" | 51.16  | S8°50'14"W 50.97   |
| C10     | 170.00 | 6°49'58"  | 20.27  | N14°02'31"E 20.26  |
| C11     | 170.00 | 10°24'34" | 30.89  | N5°25'15"E 30.84   |
| C12     | 20.00  | 90°00'00" | 31.42  | S45°12'58"W 28.28  |
| C13     | 20.00  | 90°00'00" | 31.42  | N44°47'02"W 28.28  |
| C14     | 170.00 | 21°30'44" | 63.83  | N10°58'20"E 63.45  |
| C15     | 170.00 | 3°42'39"  | 11.01  | N23°35'01"E 11.01  |
| C16     | 170.00 | 25°13'23" | 74.84  | S12°49'40"W 74.24  |
| C17     | 200.00 | 25°13'23" | 88.04  | N12°49'40"E 87.34  |
| C18     | 230.00 | 25°13'23" | 101.25 | S12°49'40"W 100.44 |
| C19     | 230.00 | 23°58'40" | 96.25  | S12°12'18"W 95.55  |
| C20     | 230.00 | 1°14'43"  | 5.00   | S24°49'00"W 5.00   |
| C21     | 170.00 | 25°02'53" | 74.32  | S12°54'54"W 73.73  |
| C22     | 20.00  | 90°01'57" | 31.43  | S44°37'31"E 28.29  |
| C23     | 20.00  | 90°01'57" | 31.43  | S44°37'31"E 28.29  |
| C24     | 230.00 | 25°02'53" | 100.55 | N12°54'54"E 99.75  |
| C25     | 20.00  | 89°58'03" | 31.40  | N45°22'29"E 28.28  |



| LAND USE TABLE                  |                |
|---------------------------------|----------------|
| TOTAL PROJECT AREA:             | 7.85 ACRES     |
| TOTAL AREA OF OPEN SPACE LOTS:  | 0 SF           |
| TOTAL AREA OF RESIDENTIAL LOTS: | 5.94 +/- ACRES |
| TOTAL # OF RESIDENTIAL LOTS:    | 17             |
| TOTAL # OF OPEN SPACE LOTS:     | 0              |
| TOTAL ROAD AREA:                | 1.91 +/- ACRES |
| TOTAL ROAD MILES:               | 0.45 +/- MILES |

**LEGEND**  
XXX LOT ADDRESSES  
SECTION MONUMENT  
NEED NOTE FOR MONUMENTS SET FOR THIS SUBDIVISION

ADD NOTES THAT ALL SWALES SHALL NOT BE FILLED IN AND NEED TO MAINTAIN THE MINIMUM STORAGE AS DESIGNED.  
DRIVEWAYS SHALL BE LIMITED TO 20 FEET WIDE AT THE SWALE.

- NOTES:**
- EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
  - ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:
    - FRONT 25'
    - REAR 30'
    - SIDE 8' & 10' (SEE DETAIL)
    - 25' (IF SIDE YARD FRONTS A STREET)
  - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK. THE DEVELOPER WILL PLANT TWO (2) TREES HAVING A MINIMUM DIAMETER OF ONE AND ONE HALF (1 1/2) INCHES FOR EACH APPROVED SUBDIVISION LOT. FOUR (4) TREES SHALL BE PLANTED ON CORNER LOTS.
  - REBAR AND CAP MARKED WITH CSG ENG & SURVEY TO BE PLACED AT PROLONGATION OF PROPERTY LINES IN THE TOP OF THE CURB.

ADD NOTE THAT THERE SHALL BE NO PLANTING OF TREES WITHIN A DISTANCE EQUAL TO THE MATURE HEIGHT OF THE TREE AS MEASURED FROM THE CENTERLINE OF THE IRRIGATION EASEMENT.  
**ENGINEER'S APPROVAL**  
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.

**OWNER**  
MATT NIELSON  
EMAIL: MATTRNIELSON@YAHOO.COM  
PHONE: 435.757.3070

**ATTORNEY APPROVAL**  
APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CITY ATTORNEY \_\_\_\_\_ DATE

**CULINARY WATER AND SANITARY SEWER**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY HYRUM CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

CULINARY WATER AUTHORITY \_\_\_\_\_ SANITARY SEWER AUTHORITY \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
PRESENTED TO THE HYRUM CITY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE

**COUNTY SURVEYOR'S APPROVAL**  
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 FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR \_\_\_\_\_ DATE

**UTILITY COMPANIES**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.  
DOMINION ENERGY\* \_\_\_\_\_ DATE \_\_\_\_\_ HYRUM POWER \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_ CENTURYLINK COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

\*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING 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 EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS 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.

**civilsolutionsgroup inc.**  
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SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
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