

BYWATER ESTATES MINI SUBDIVISION

340 NORTH 400 WEST

PLANNING COMMISSION MEETING

DECEMBER 14, 2023

Summary: Bret Bywater is seeking approval for a two lot mini subdivision located at 340 North 400 West. This subdivision is on Parcel 01-028-0008 and contains approximately 1.76 acres.

ZONING: M-1 Light Industrial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

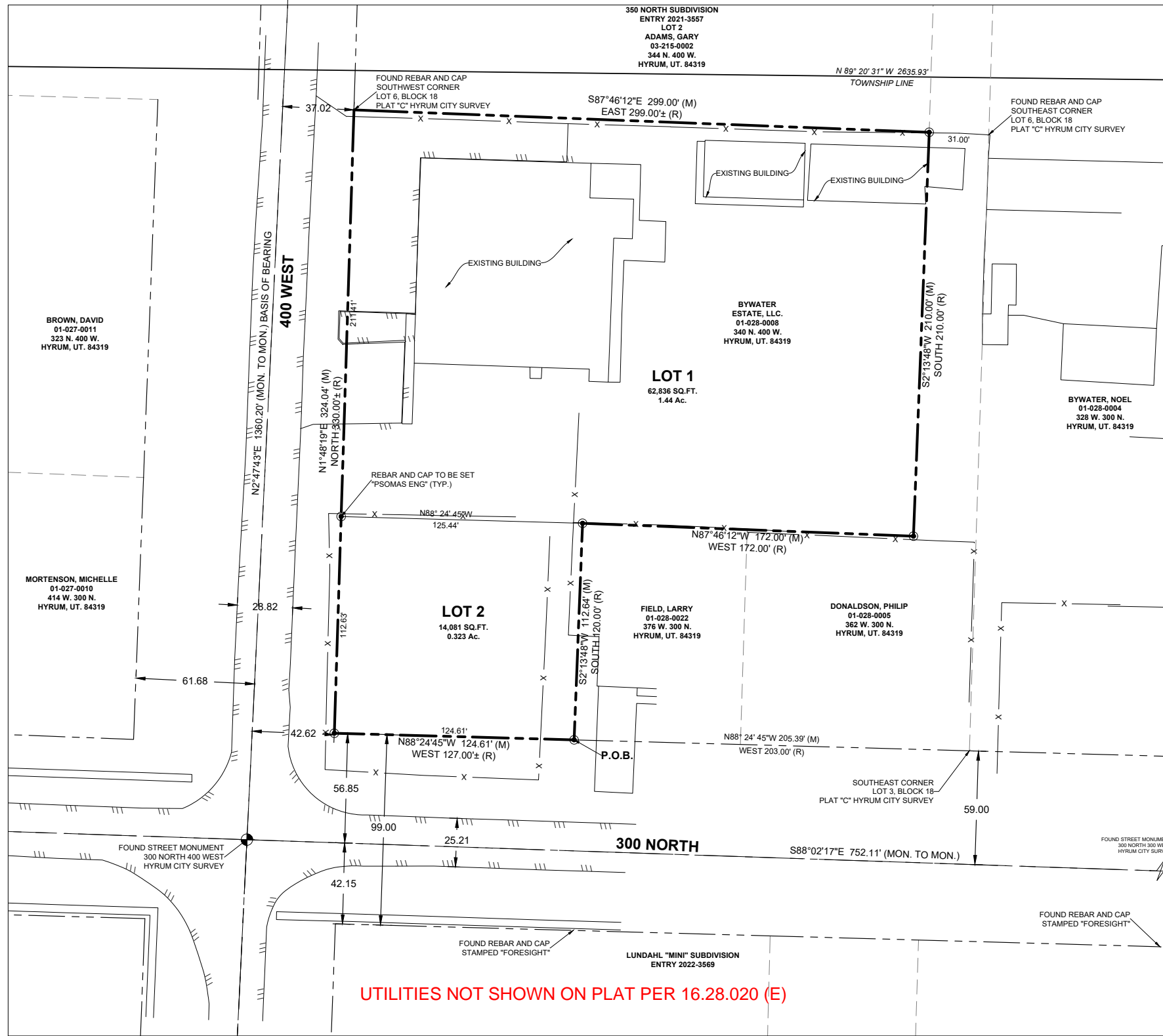
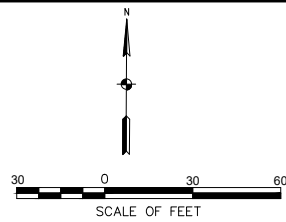
PARKING & ROADS: Paved roads, no curb, access will be on city streets and is adjacent to State Route 101.

NOTES:

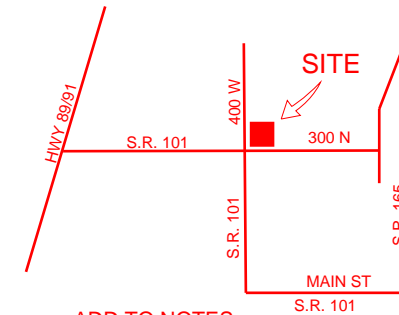
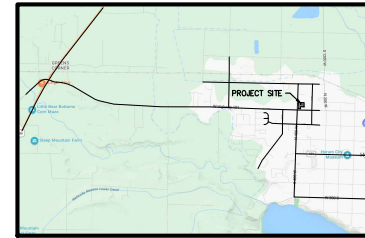
Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

BYWATER ESTATES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY, UTAH



THIS VICINITY MAP IS NOT GOING TO BE LEGIBLE ON REPRODUCTION. A SIMPLE N.T.S. VICINITY AS BELOW IS ADEQUATE.



**ADD TO NOTES:
STREET TREES PER HCC
16.28.020(H)**

SURVEYOR'S CERTIFICATE

I, CRAIG E. AHRENS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS BYWATER ESTATES SUBDIVISION IN HYRUM CITY, UTAH AND HAS BEEN CORRECTLY DRAWN AT THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE CACHE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HYRUM CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT

SIGNED THIS _____ DAY OF _____, 20__

CRAIG E. AHRENS, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 270814



LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY, UTAH, COMPRISING 78,030 SQ.FT. OR 1.79 AC.

BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 02°47'43\"/>

BEGINNING AT A POINT 203 FEET WEST OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 18, PLAT "C" HYRUM CITY SURVEY, AND RUNNING THENCE WEST 127 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK AND PLAT; THENCE NORTH 330 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST 299 FEET, MORE OR LESS TO A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 210 FEET; THENCE WEST 172 FEET; THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT NORTH 88°24'45\"/>

CONTAINS: 76795.92 SQ.FT. OR 1.76 AC.
PLEASE PROVIDE METES AND BOUNDS DESCRIPTION FOR EACH LOT PER HCC 16.28.020 (D) NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE OVERALL PROPERTY AND CREATE A PARCEL FOR DOMINION ENERGY FOR A FUTURE FACILITY ON THE SOUTHWESTERN PORTION OF THIS PROPERTY. IN DETERMINING THE BOUNDARY, THE "350 NORTH SUBDIVISION" WAS USED WITH EVIDENCE FOUND AND ACCEPTED TO BE THE NORTH LINE OF THE SUBJECT PROPERTY. THE WEST LINE OF THE SAID SUBDIVISION BOUNDARY WAS THEN EXTENDED TO THE SOUTH TO DEFINE THE EASTERN RIGHT-OF-WAY OF 400 WEST. THE SOUTH RIGHT-OF-WAY LINE OF 300 NORTH WAS DETERMINED FROM USING THE FOUND MONUMENTATION FROM THE LUNDAHL "MINI" SUBDIVISION AND HOLDING THE ORIGINAL 99.00 FOOT RIGHT-OF-WAY FROM OFFSETTING THE NORTH LINE OF THIS BOUNDARY. THE SCHUCHERT HYRUM MONUMENT REFERENCE MAP WAS USED TO TRY AND BREAK THE BLOCK DOWN BUT PRESENTED PROBLEMS AND DID NOT AGREE WITH THE ABOVE MENTIONED SUBDIVISIONS AND WAS DISREGARDED. THE TWO SOUTHEASTERN CALLS WITH ADJOINERS WERE DETERMINED FROM BOTH DEED DIMENSIONS AND OCCUPATION/FENCE LINES TO COMPLETE THE BOUNDARY.

OWNER'S DEDICATION

Know all men by these presents that we, the Bywater Estate L.L.C. undersigned owner of the above described tract of land known as,

Bywater Estates Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 2023.

By _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF SUMMIT

It's _____

On this _____ day of _____, 2023, personally appeared before me _____, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he is the Manager of Bywater Estates L.L.C. by Authority of its Bylaws/Resolution of the Board of Directors, and said _____ acknowledged to me that said Corporation executed the same.

NEEDS MORE ROOM TO WRITE IN NAMES

SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN UTAH (PRINT NAME)

COMMISSION NUMBER - EXPIRES _____

PLEASE USE THIS FORMAT. SEALS BLEED AND SMEAR ON MYLAR. MUST BE LEGIBLE

(SEAL)

NOTES:

- CURRENT ZONING IS M-1 LIGHT MANUFACTURING
- THERE ARE NO AREA, FRONTAGE OR HEIGHT REGULATIONS
- THE BUILDING SHALL HAVE A SETBACK OF THIRTY (30) FEET FROM THE FRONT PROPERTY LINE, UNLESS OTHERWISE SPECIFIED BY THE PLANNING COMMISSION PRIOR TO ERECTION OF THE BUILDING.

UTILITY COMPANY APPROVAL

HYRUM CITY POWER	DATE
COMCAST	DATE
CENTURYLINK	DATE

DOMINION ENERGY

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 ACKNOWLEDGEMENT 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

APPROVED BY DOMINION ENERGY UTAH, THIS DAY OF _____ A.D. 20__

BY: _____ TITLE: _____

PSOMAS
11456 South Temple Dr.
South Jordan, Utah 84095
(801) 270-5777 (801) 270-5782 (FAX)

HYRUM CITY PLANNING COMMISSION

APPROVED BY THE HYRUM CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20__

PLANNING COMMISSION CHAIR DATE

HYRUM CITY CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

HYRUM CITY ENGINEER DATE

HYRUM CITY SANITARY SEWER AUTHORITY

APPROVED BY THE HYRUM CITY SANITARY SEWER AUTHORITY THIS _____ DAY OF _____ A.D., 20__

DIRECTOR DATE

HYRUM CITY CULINARY WATER AUTHORITY

APPROVED BY THE HYRUM CITY CULINARY WATER AUTHORITY THIS _____ DAY OF _____ A.D., 20__

DIRECTOR DATE

HYRUM CITY COUNCIL'S APPROVAL

APPROVED BY THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D., 20__

HYRUM CITY MAYOR

HYRUM CITY RECORDER

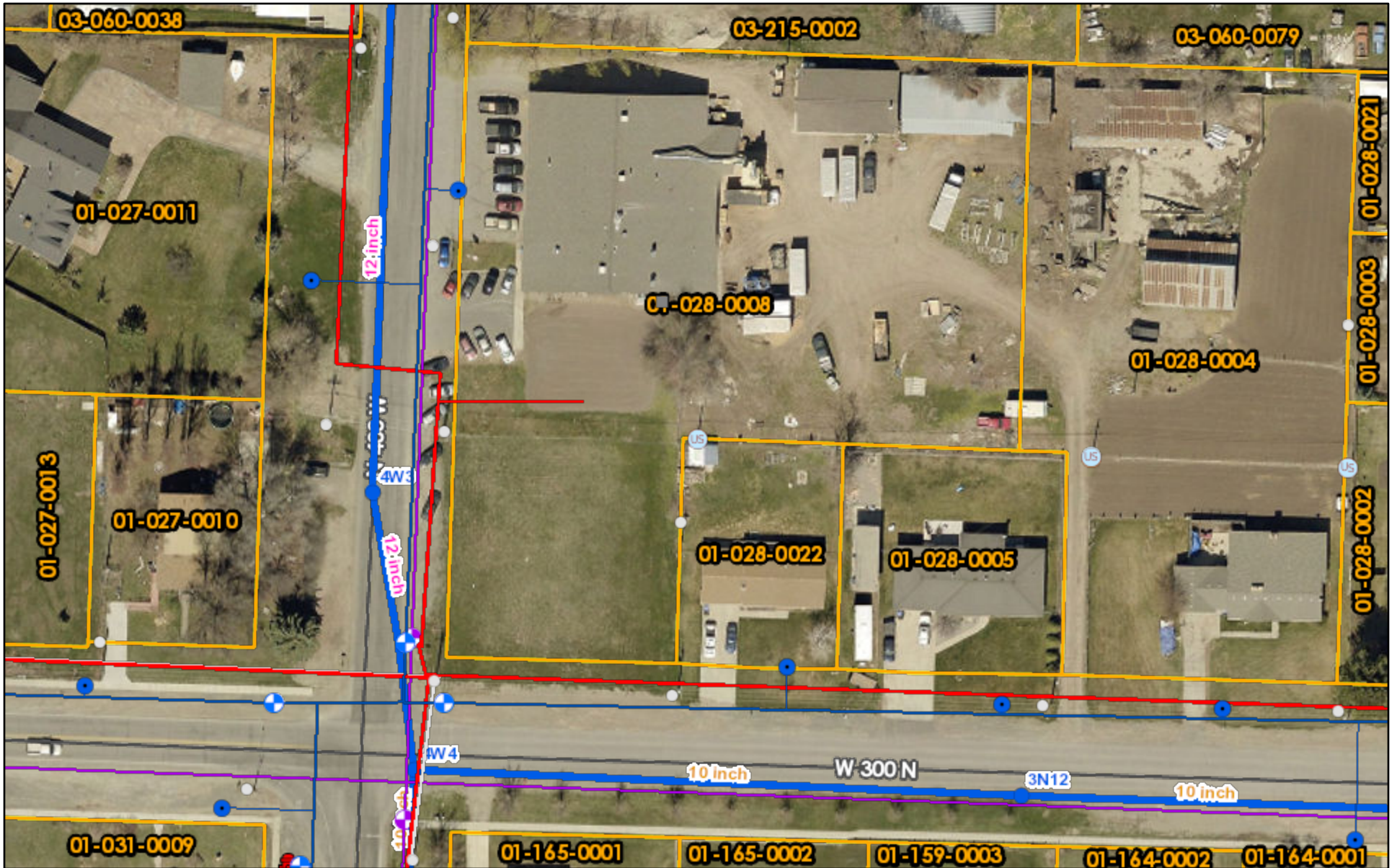
COUNTY RECORDER'S NO.

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

INDEX _____

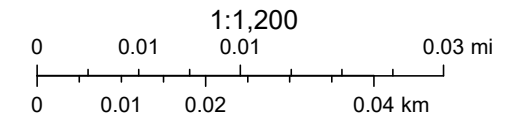
FILED IN: FILE OF PLATS _____ CACHE COUNTY RECORDER

Map



12/7/2023, 2:38:31 PM

- | | | | | | | |
|---|--|--|--|---|---|--|
| <ul style="list-style-type: none"> PRV Station Cullinary Leaks Service Line Fire Water Line Fire Hydrants Water Meters Water Mains | <ul style="list-style-type: none"> Water Valves Powerlines Feeders No Feeder cct Value Assigned Hammer #1 Hammer #2 Hammer #3 Hammer #4 | <ul style="list-style-type: none"> 100 North 46 kV Canyon Lincoln MC RMP Ridgecrest Sewer Secondary | <ul style="list-style-type: none"> Locations No Location Type Value Assigned Building Decorative Pole Junction Box 3 Phase Junction Box Secondary Junction Box Single Phase Pole Millers Private Pole Private Pole US West Power Meters Power Pole Primary | <ul style="list-style-type: none"> Power Pole Secondary Reclosure Regulators Sub Station Switch Fuse Switch Gear Transformer Pad Transmission Pole Service Line Pressurized Mains Pressurized | <ul style="list-style-type: none"> Gravity Mains Gravity Irrigation Leaks Irrigation Valves Irrigation Valves within Parks Lift Station | <ul style="list-style-type: none"> Cleanout Sewer Mains 4" Force Main 6 inch 8 inch 10 inch 12 inch 15 16 18 21 24 8" 6" |
|---|--|--|--|---|---|--|



Maxar, Microsoft, City and JUB engineering

