

JARED CLAWSON MINI-SUBDIVISION
475 SOUTH 800 EAST
PLANNING COMMISSION MEETING
NOVEMBER 9, 2023

Summary: Jared Clawson is seeking approval for a mini-subdivision located at 475 South 800 East (Parcel 01-073-0006). The current lot is approximately 14.7 acres. A home exists on the current parcel. The remainder parcel is intended to not be used as a building lot and is to be kept for agricultural production.

ZONING: R-2 Residential

UTILITIES:

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

PARKING & ROADS: Paved roads, no curb, existing access is to Highway 165

NOTES:

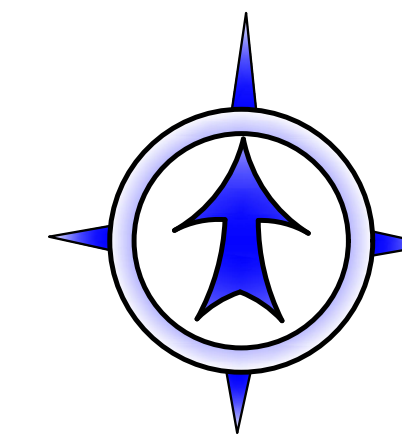
Remainder parcel shall not be addressed until future development.

Utilities need to be updated to match current locations. (water, sewer, irrigation)

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

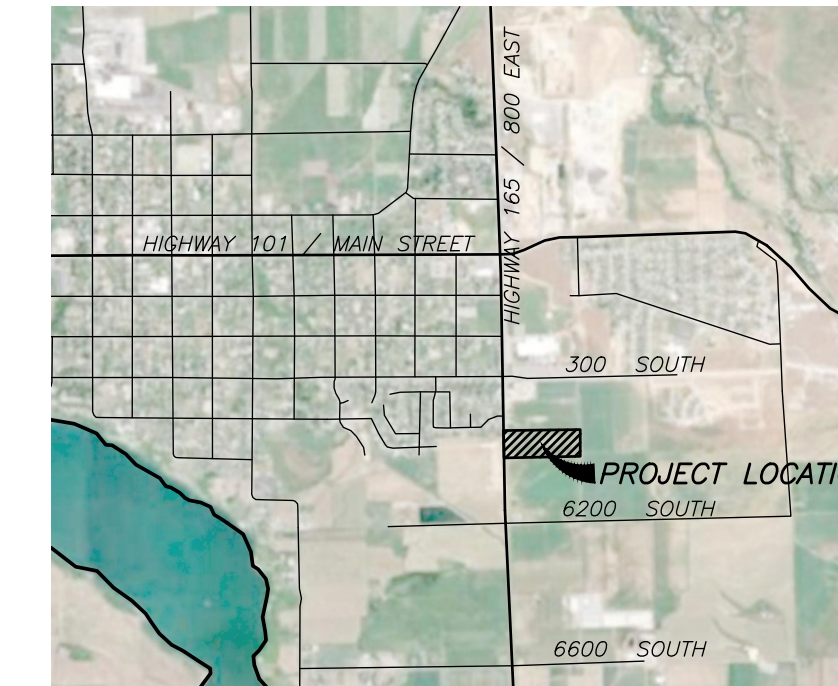
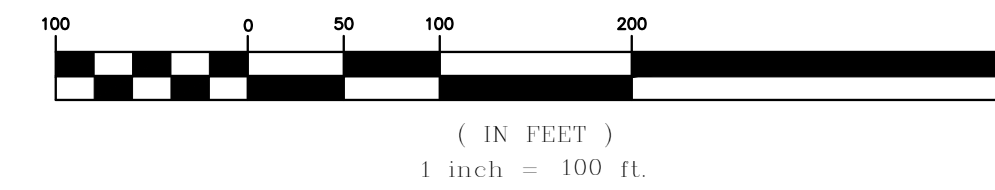
Jared Clawson "Mini" Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 10, T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH



May 4, 2023

GRAPHIC SCALE



Vicinity Map
Hyrum, Utah

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- EDGE OF PAVEMENT
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITY
- FIRE HYDRANT
- SEWER MANHOLE
- FOUND REBAR
- SECTION MONUMENT
- SET 5/8" REBAR W/CAP

Survey Narrative

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON PARCEL 01-073-0006. THE SURVEY WAS ORDERED BY JARED CLAWSON. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE SURVEY MONUMENTATION FOUND WITHIN SURROUNDING AREA. THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 10, T10N, R1E OF THE S.L.B.&M. ASSUMED TO BEAR SOUTH 00°33'22" WEST.

FORESIGHT
LAND SURVEYING

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

Project No. 23-050
Prepared by JH, 5/4/23

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 HEREAFTER TO BE KNOWN AS: JARED CLAWSON "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 165 LOCATED SOUTH 00°33'22" WEST, A DISTANCE OF 999.89 FEET AND SOUTH 89°41'55" EAST, A DISTANCE OF 33.00 FEET FROM THE RAILROAD SPIKE MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE ALUMINUM CAP MONUMENTING THE WEST QUARTER OF SAID SECTION BEARS SOUTH 00°33'22" WEST, A DISTANCE OF 2650.31 FEET; THENCE SOUTH 89°41'55" EAST, ALONG THE SOUTH LINE OF PARCEL 01-073-0005 A DISTANCE OF 1,292.22 FEET TO A POINT ON THE WEST LINE OF PARCEL 01-073-0007; THENCE SOUTH 00°18'50" WEST, ALONG SAID WEST LINE A DISTANCE OF 518.02 FEET TO THE NORTHEAST CORNER OF PARCEL 01-073-0009; THENCE NORTH 87°47'47" WEST, A DISTANCE OF 1,294.93 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°33'22" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 475.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.74 ACRES IN 1 LOT AND AN AGRICULTURAL REMAINDER

LOT 1
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 165 LOCATED SOUTH 00°33'22" WEST, A DISTANCE OF 999.89 FEET AND SOUTH 89°41'55" EAST, A DISTANCE OF 33.00 FEET FROM THE RAILROAD SPIKE MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE ALUMINUM CAP MONUMENTING THE WEST QUARTER OF SAID SECTION BEARS SOUTH 00°33'22" WEST, A DISTANCE OF 2650.31 FEET; THENCE SOUTH 89°41'55" EAST, ALONG THE SOUTH LINE OF PARCEL 01-073-0005 A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°33'22" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°41'55" WEST, A DISTANCE OF 175.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°33'22" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.50 ACRES

AGRICULTURAL REMAINDER
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 165 LOCATED SOUTH 00°33'22" WEST, A DISTANCE OF 999.89 FEET AND SOUTH 89°41'55" EAST, A DISTANCE OF 208.00 FEET FROM THE RAILROAD SPIKE MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 10 FROM WHICH THE ALUMINUM CAP MONUMENTING THE WEST QUARTER OF SAID SECTION BEARS SOUTH 00°33'22" WEST, A DISTANCE OF 2650.31 FEET; THENCE SOUTH 89°41'55" EAST, ALONG THE SOUTH LINE OF PARCEL 01-073-0005 A DISTANCE OF 1,117.22 FEET TO A POINT ON THE WEST LINE OF PARCEL 01-073-0007; THENCE SOUTH 00°18'50" WEST, ALONG SAID WEST LINE A DISTANCE OF 518.02 FEET TO THE NORTHEAST CORNER OF PARCEL 01-073-0009; THENCE NORTH 87°47'47" WEST, A DISTANCE OF 1,294.93 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°33'22" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 350.04 FEET; THENCE SOUTH 89°41'55" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°33'22" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.24 ACRES

DRAFT

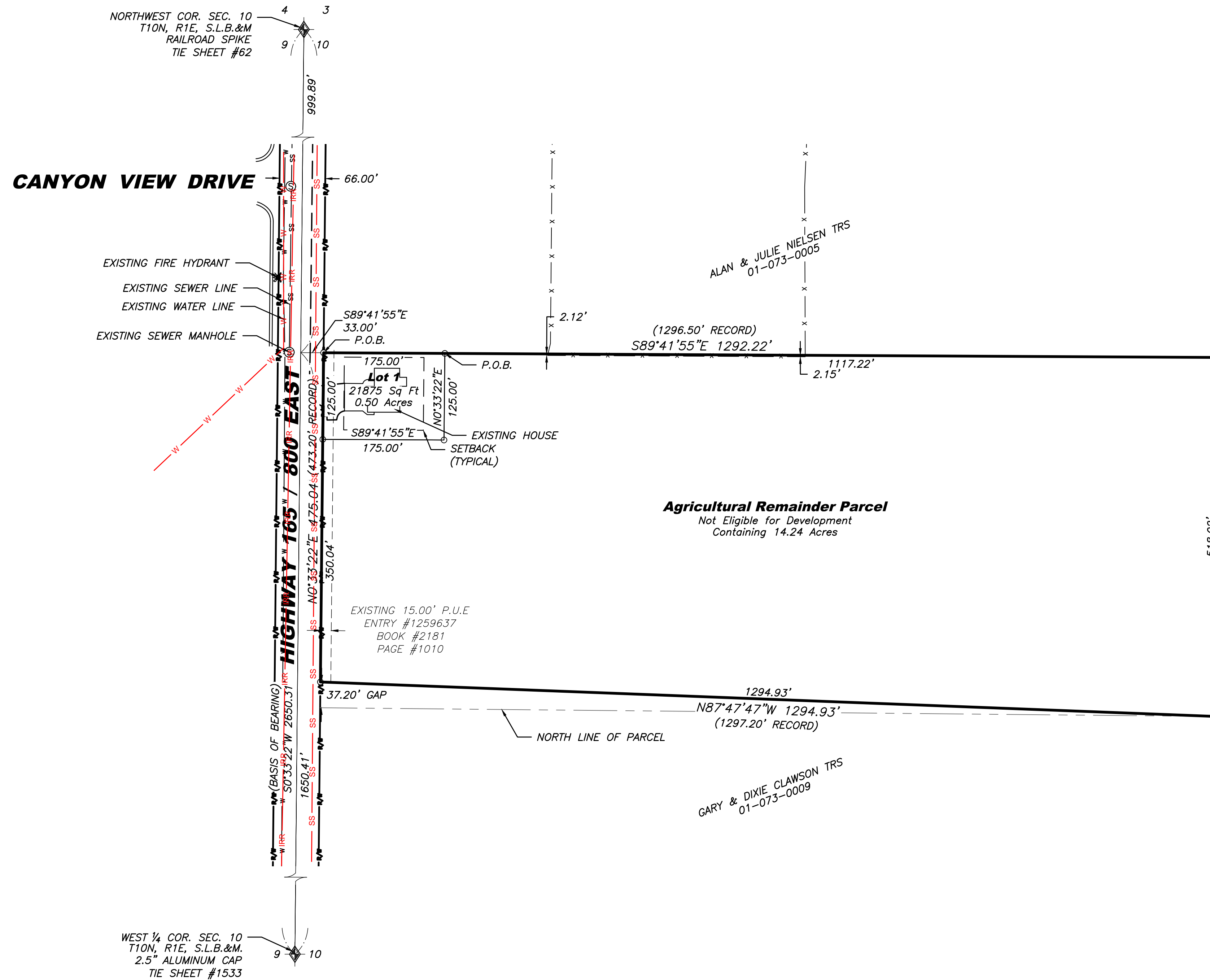
TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____, 2023, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF CACHE, IN THE STATE OF UTAH, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE(S) OF THE _____ THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE(SHE) EXECUTED THE SAME PURSUANT TO AND IN ACCORDANCE WITH THE POWER VESTED IN HIM(HER) BY THE TERMS OF SAID TRUST AGREEMENT.

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.
- Two (2) street trees, having a minimum diameter of one and one half (1½) inches, are required per lot. (Four (4) on corner lots).
- Setback lines are for set by current code and its the applicants responsibility to comply. Setbacks are for primary buildings only.

Front: 30.00'
Rear: 30.00'
Side: 8.00' & 10.00'

Record Owners: Jared L. & Tina K. Clawson Trs.
475 South 800 East
Hyrum, Utah 84319

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 _____

DOMINION ENERGY _____ 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 _____, 2023.
DATE _____ HYRUM CITY ATTORNEY _____

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: JARED CLAWSON "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 _____, 2023.

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

LAND USE AUTHORITY
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____ ATTEST _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 2023, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.
BY: _____ CHAIRPERSON