

Mini Subdivision Plat for  
**350 North Subdivision**

A Part of the Southwest Quarter of Section 32, Township 11 North,  
Range 1 East, of the Salt Lake Base & Meridian and  
Adjacent to Block 18, Plat "C" of the Hyrum City Survey, Cache County Utah

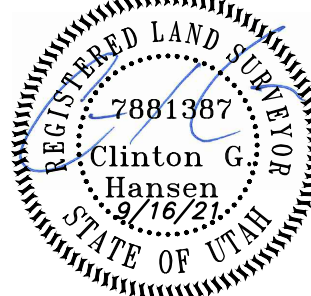
SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered 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 **350 North Mini-Subdivision** in Hyrum City, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the 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 16th day of September, 2021

SEPTEMBER

Clinton G. Hansen P.L.S.  
Utah Land Surveyor License No. 7881387



COUNTY RECORDER HAS ASKED THAT A DESCRIPTION OF THE ENTIRE AREA ALSO BE INCLUDED. PLEASE INCLUDE PARENT PARCEL NUMBER AT END OF THIS DESCRIPTION

LOT 1 DESCRIPTION

A Part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East, of the Salt Lake Base and Meridian and adjacent to Lot Fractional Lot 5 and Fractional Lot 6 of Block 18, Plat "C" of the Hyrum City Survey

Beginning at a Point on the Northerly Projection of the Center of said Block 18, said point is Located 164.32 Feet North 01°48'16" East (North by Record) from the Southeast Corner of said Lot 6 and RUNNING THENCE North 88°05'10" West 330.00 Feet to the East Right-of-Way Line of 400 West Street; Thence North 01°48'16" East (North by Record) 167.50 Feet Along said East Right-of-Way Line; Thence South 87°46'12" East (East by Record) 330.00 Feet to said Northerly Projection of the Center of said Block 18; Thence South 01°48'16" West 165.68 Feet Along said Block Center to the Point of Beginning. Containing 1.262 Acres.

LOT 2 DESCRIPTION

A Part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East, of the Salt Lake Base and Meridian and a Part of Lot Fractional Lot 5 and Fractional Lot 6 of Block 18, Plat "C" of the Hyrum City Survey

Beginning at the Southeast Corner of said Lot 6 and RUNNING THENCE North 87°46'12" West (West by Record) 330.00 Feet to the Southwest Corner of said Lot 5 and the East Right-of-Way Line of 400 West Street; Thence North 01°48'16" East (North by Record) 162.50 Feet Along said East Right-of-Way Line; Thence South 88°05'10" East 330.00 Feet to the Northerly Projection of the Center of said Block 18; Thence South 01°48'16" West (West by Record) 164.32 Feet Along said Block Center to the Point of Beginning. Containing 1.238 Acres.

OWNER'S SIGNATURE

Deann Adams Date

(Trustee for the Deann Adams Revocable Trust, Dated July 17, 2019)

TRUST ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Deann Adams, Trustee for the Deann Adams Revocable Trust, dated July 17, 2019, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached mini subdivision, who duly acknowledged to me they signed it freely and voluntarily and for the purpose herein mentioned.

NOTARIES ARE INCONSISTENT WITH THEIR SEAL IMPRINTING CLEARLY, PLEASE INCLUDE THESE SIGNATURE LINES SO THAT WE CAN BE CONSISTENT WITH STATE CODE.

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH  
(PRINT NAME)

COMMISSION NUMBER - EXPIRES

COUNTY RECORDER'S NO. \_\_\_\_\_

State of Utah, County Cache, Recorded and Filed at the

Request of \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_

Abstracted \_\_\_\_\_

Index \_\_\_\_\_

Filed in: File of Plats \_\_\_\_\_

County Recorder

NORTH



Scale: 1" = 30'  
0 30' 60'  
Scale in Feet

LEGEND

- Primary Boundary Line
- Lot Line
- Adjoining property Line
- Setback Line
- Public Utility Easement (P.U.E.)
- Fence Line
- Existing Power
- Existing Ditch Flowline
- Existing Sewer
- Existing Water
- Existing Irrigation
- Power Pole
- Fire Hydrant
- Set 5/8" by 24" Rebar With Cap

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 acknowledgment 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, this \_\_\_\_\_ day  
of \_\_\_\_\_ A.D., 20\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

Notes:

1- The Development Contains 2 Lots and 2.50 Acres. Approx. 1.25 Acres per Lot.

2- Residential Sewer and Water Laterals must be installed at right angles from the house to the City Service Lines.

3- Two, 1.5 Inch Ø Trees are required along the Frontage of Lot 1 and Lot 2.

4- Servicing Laterals or connections for Lot 2 will be the responsibility of the individual property owners

NARRATIVE

The purpose of this survey was to establish and set the property corners of the Mini Subdivision as shown and described hereon. The survey was ordered by Will Adams. The control used to establish the property corners was the Cache County and Hyrum City Survey monumentation around Block 18, Plat "C" of the Hyrum City Survey, located in the Southwest Quarter of Section 32, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is a line from the Hyrum City reference monument at 300 North and 400 West to the reference monument at 400 North and 400 West, which bears North 02°48'00" East, "Utah Coordinate System 1983 North Zone."

HYRUM CITY ENGINEER'S CERTIFICATE

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.

City Engineer

Date

HYRUM CITY SANITARY SEWER AUTHORITY

Approved by the Hyrum City Sanitary Sewer Authority This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_

Date

HYRUM CITY CULINARY WATER AUTHORITY

Approved by the Hyrum City Culinary Water Authority This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_

Date

HYRUM CITY COUNCIL'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Council This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_

Chairperson

Date

Attest

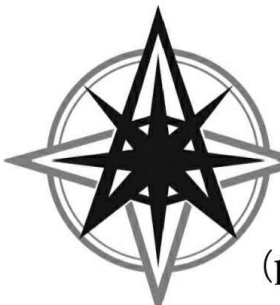
HYRUM CITY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Planning Commission This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_

Chairperson

Date

Developer:  
Will Adams  
350 N 400 W  
Hyrum UT 84319  
(801)-636-3578



**ADVANCED**  
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