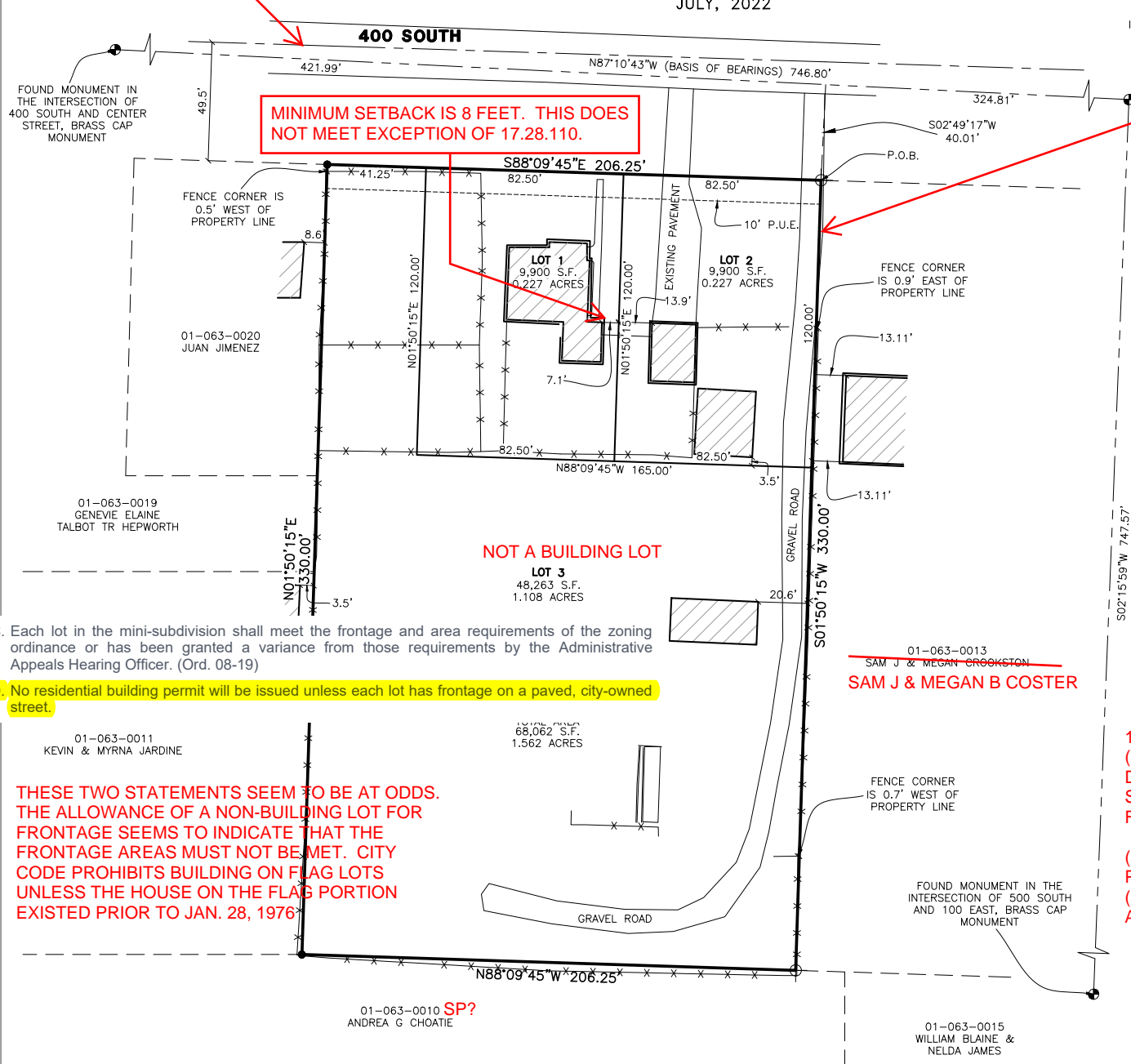


LABEL C/L RIGHT OF WAY

CROOKSTON SUBDIVISION

PART OF BLOCK 8, PLAT B, HYRUM CITY SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HYRUM CITY, CACHE COUNTY, UTAH
JULY, 2022



FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND 100 EAST, BRASS CAP MONUMENT

IS THIS ROAD TO REMAIN? EASEMENT WILL NEED TO BE PROVIDED IF KEPT.

MINIMUM SETBACK IS 8 FEET. THIS DOES NOT MEET EXCEPTION OF 17.28.110.

NOT A BUILDING LOT

01-063-0013
SAM J & MEGAN CROOKSTON
SAM J & MEGAN B COSTER

01-063-0011
KEVIN & MYRNA JARDINE

THESE TWO STATEMENTS SEEM TO BE AT ODDS. THE ALLOWANCE OF A NON-BUILDING LOT FOR FRONTAGE SEEMS TO INDICATE THAT THE FRONTAGE AREAS MUST NOT BE MET. CITY CODE PROHIBITS BUILDING ON FLAG LOTS UNLESS THE HOUSE ON THE FLAG PORTION EXISTED PRIOR TO JAN. 28, 1976

01-063-0010 SP?
ANDREA G CHOATIE

01-063-0015
WILLIAM BLAINE & NELDA JAMES

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PART OF BLOCK 8, PLAT B, HYRUM CITY SURVEY, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT BEING N87°10'43"W 324.81 FEET AND S02°49'17"W 40.01 FEET FROM A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND 100 EAST (FOUND MONUMENT BEING S87°10'43"E 746.80 FEET FROM A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND CENTER STREET; THENCE S01°50'15"W 330.00 FEET; THENCE N88°09'45"W 206.25 FEET; THENCE N01°50'15"E 330.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH; THENCE S88°09'45"E 206.25 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH TO THE POINT OF BEGINNING.

CONTAINING 68,062 SQUARE FEET OR 1.562 ACRES MORE OR LESS.

BASIS OF BEARINGS

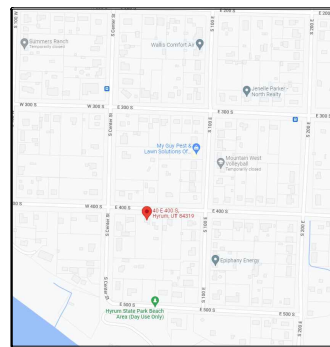
THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND 100 EAST AND A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND CENTER STREET SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N87°10'43"W.

16.28.020
(D) REQUIRES A METES AND BOUNDS DESCRIPTION OF EACH LOT. (THIS SHOULD INCLUDE POB/TPOB SHOWN FOR EACH LOT)

(E) REQUIRES UTILITIES (EXISTING AND PROPOSED) TO BE SHOWN.
(H) REQUIRES STREET TREES - PLEASE ADD NOTE

DEVELOPER:

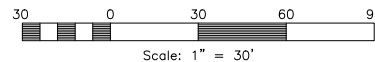
NICHOLAS CROOKSTON
410 S 100 E
HYRUM, UT 84319



VICINITY MAP
NOT TO SCALE

LEGEND

- SET 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND ENTELLUS REBAR AND CAP
- MONUMENT
- BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- ADJOINING PROPERTY
- MONUMENT TIE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- EXISTING BUILDING



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED BY RETRACING BLOCK 8 OF HYRUM CITY SURVEY. THERE IS A RECORD OF SURVEY ON FILE FOR THE ADJACENT PARCEL TO THE EAST, FILED AS RECORD OF SURVEY # 2022-0083. I ACCEPTED THE RETRACEMENT DONE ON SAID SURVEY AS BY SO DOING, ALL OCCUPATION LINES MATCH VERY WELL WITH DEEDS. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

HYRUM CITY CULINARY WATER

APPROVED THIS ____ DAY OF _____, 20____.

REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS ____ DAY OF _____, 20____.

REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

HYRUM CITY ATTORNEY

CITY PLANNING AND ZONING

APPROVED THIS ____ DAY OF _____, 20____, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 THAT 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 THAT THIS PLAT OF ~~XXXX~~ IN **HYRUM CITY, CACHE COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **CACHE COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.



9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **BRIDLE PATH ESTATES PHASE 1**, AND DO HEREBY DEDICATE PUBLIC UTILITY, DRAINAGE AND CANAL MAINTENANCE EASEMENTS: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 20____.

THIS ENTIRE STATEMENT IS INCORRECT

NICHOLAS CROOKSTON

ACKNOWLEDGMENT

THIS NEEDS TO BE CHANGED TO ALLOW FOR NICK AND MANDI TO SIGN AS INDIVIDUALS, NOT AN LLC.

STATE OF UTAH)
COUNTY OF _____)

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES

THESE LINES NEED TO BE INCLUDED TO ALLOW FOR PROVISION OF UCA 46-1-16 (7). THEY CAN STILL SEAL THIS BUT TOO MANY TIMES THE SEAL IS ILLEGIBLE AND THE INFORMATION MUST THEN BE FILLED IN BY HAND.
(SEAL)

HYRUM CITY SANITARY SEWER

APPROVED THIS ____ DAY OF _____, 20____.

REPRESENTATIVE

APPROVAL AND ACCEPTANCE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

HYRUM CITY MAYOR

ATTEST

CITY RECORDER

COMCAST

APPROVED THIS ____ DAY OF _____, 20____.

REPRESENTATIVE

HYRUM CITY POWER AND LIGHTS

APPROVED THIS ____ DAY OF _____, 20____.

REPRESENTATIVE

COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION OF FILE IN THIS OFFICE.

DATE

COUNTY SURVEYOR

HYRUM CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION OF FILE IN THIS OFFICE.

DATE

CITY ENGINEER

BEAR RIVER DISTRICT HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT THIS ____ DAY OF _____, 20____.

BY

TITLE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

HYRUM CITY ATTORNEY

CITY PLANNING AND ZONING

APPROVED THIS ____ DAY OF _____, 20____, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN

RECORDED

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF

DATE ____ TIME ____ BOOK ____ PAGE ____

FEE \$

CACHE COUNTY RECORDER